



COMPREHENSIVE PLANNING
NELLIS DUNES ADVISORY COMMITTEE
June 1, 2009

MEMBERS PRESENT:

Bureau of Land Management	Marilyn Peterson
Clark County Dept. of Air Quality & Environmental Management	Chuck Richter
Clark County Parks & Recreation	Steve Corry
Friends of Gold Butte	Terri Robertson
Horizon Properties	Virginia Pietrafeso
Nellis Air Force Base	Deborah MacNeill
Nevada Operating Engineers Local 12	Cary Parker
Skanche Consulting	Ryan Arnold
Southern Nevada Off Road Enthusiasts	Don Wall
Stanley Engineering	Dan Bender

MEMBERS NOT PRESENT:

Assembly District 20	Joe Hardy
Clark County Board of Commissioners	Tom Collins
Clark County Parks & Recreation	Michael Flores
Las Vegas Convention & Visitors Authority	Julian Dugas
Southern Nevada Trails	Zack Livreri
The Sixth Degree	Randi Lyn Reed
Thumpertalk	Brian Wilson

STAFF:

Clark County Comprehensive Planning	Michael Popp
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- 1. Compliance with Open Meeting Law.** Mr. Arnold called the meeting of the Clark County Comprehensive Planning Nellis Dunes Advisory Committee to order on Monday, June 1, 2009 at 6:00 p.m.
- 2. Approval of May 4, 2009 Meeting Minutes.** The minutes were unanimously held to the July 6, 2009 meeting to review and clarify corrections submitted by Mr. Richter.
- 3. Receive a report from the Uses Sub-Committee.** Mr. Bender stated that laboratory testing was performed on the road bond material and discovered that when the material got wet it turned into mud and fell apart. An alternative that could be used is a soil/cement material using native soil combined with cement which looks like a natural dirt road but has a hard surface. Mr. Popp remarked that an asphalt mix will most likely be used for the trails because of its durability. The intent is to not over engineer the trails and keep it in an OHV environmental state.

At the previous meeting it was suggested that the committee would develop a phase plan for the project, depending on available funding. However, phasing may not be necessary since there is a possibility that money is available to build the park all at once. The committee would draft an overall design including all the amenities and the County will figure out a way to fund it. Mr. Popp added that they will obtain a staff engineer to work with the committee to come up with specifications to get the design compatible with Clark County Public Works format to put out to bid.

Mr. Popp displayed a map created by the Comprehensive Planning GIS staff outlining slopes and their grade to determine which uses would work best on certain slopes. Mr. Bender created a



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matrix listing the uses and their criteria and will email the list to the committee for their review and provide their input to Mr. Bender about the uses.

- 4. Receive a report from the Financial Sub-Committee.** Items #4 and #6 were heard together. Mr. Corry stated that this park facility cannot have a fiscal impact to Clark County or its budget due to current economic and financial issues. Mr. Popp added that in the 1990's there was capital revenue, SNIPMA and/or public lands money available that were used to develop projects; however, all those sources have dried up. The new approach is financial sustainability without affecting the County budget and no impact to citizens. The goal is self-sustaining long-term operations and maintenance, and reduced or reasonable rates for users. Staff has come up with some creative ideas to get the facility operational and sustainable for example, placing solar/renewable energy in the eastern corridor, remote picnicking and rent sites for public use. Revenue from these types of sources would provide a perpetual fund to develop and continue developing the Nellis Dunes Park.

State law does not allow Clark County to build on federal land; therefore, a Memorandum of Understanding (MOU) document describing a bilateral agreement between BLM and Clark County will most likely be used. An MOU would give BLM control of and oversee the land and allow the County to build on federal land.

Mr. Popp stated there is a market for renewable energy, waste energy, green building, manufacturing and recycling. Because of the new federal administration there are incentives such as tax incentives/credits, state level tax incentives/credits. Long term lease arrangements are what staff is considering. If this committee could create a model and generate a revenue stream upfront then there is a possibility that staff can come back to the Board and request a long term bond for a certain number of dollars. Ms. MacNeill is pleased with the idea of installing solar energy on the east side of the site. Mr. Parker asked how vandalism would be handled. Mr. Corry remarked the revenue stream would be used for operation, maintenance, and security. Mr. Popp added that the solar companies are sophisticated and once they obtain a site, and through an agreement they would be accountable, responsible and will secure the equipment. Mr. Wall mentioned an instance in Eldorado Valley where an outside company came in to work on a project and when the job was completed, all the money left with the company. Mr. Parker recommends utilizing local companies to construct/install alternative energy and in turn would provide jobs and keep the money in the State of Nevada.

Mr. Popp hopes to get Congress to approve the economic model (map of the 3 areas). It would bring support power, resources and financial opportunity that can be placed in the infrastructure upfront. Mr. Popp outlined potential revenue amounts over the course of a perpetual 25 year build-out to give the committee a better understanding why the model is important.

Ms. MacNeill questioned whether the committee discussed the buffer area or not and Mr. Arnold interjected stating that it was discussed at the previous meeting. Ms. MacNeill commented that it's now probably clear why Nellis AFB wanted to protect the flight path as much as they could underneath and the weapons storage area footprint, which is not exact yet because Ms. MacNeill had not seen the current map presented at this meeting, they had a rendering. Mr. Popp will make sure they get a copy of the current map. Mr. Popp mentioned that the stakeholders have seen the current map being presented tonight and will have further discussions about it. A tour is going to be scheduled sometime this month just for BLM, Nellis and Senator Reid's office so they can see and discuss the area on the map (Range 63T20, Sections 10 and 11).



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Mr. Popp discussed “soft” numbers regarding participation, attendance and rider practices etc. using information taken from a 2006 study report released by the Forest Service about OHV to give the committee a sense of what is out there. Based on Clark County’s overall population of 1.9 million staff took 2% of that population, which equates to approximately 218,000 in the active OHV community. It is estimated that 23% of the population has some connectivity to the OHV community. If you take 2% of that number, that is approximately 19,000 people. Mr. Popp also gave examples of how much revenue some parks and venues generate based on fees and ticket sales.

5. **Receive a report from the Resources Sub-Committee (Water).** This item was unanimously held to the July 6, 2009 meeting.
 6. **Receive a presentation on Nellis Dunes Boundary Maps.** Mr. Popp praised BLM for their willingness about the project and working with the County to create a final map. Since conception of the project there was the entire park layout with 1,000 acres in the center and somewhere along Las Vegas Boulevard there was an economic support area. Over time it was apparent that the economic support had to be addressed. If the economic support models cannot be put in place the committee will have to create another economic support model. BLM came up with the idea to split the site, east and west. Local, regional and federal governments cannot develop recreational facilities without something to sustain them.
 7. **Legislative update.** Mr. Popp commented that the Bill, H.R. 765 is still in the House Arms Sub-Committee. Ms. MacNeill commented that the Bill needs to be changed because the legalities are not there to protect Nellis AFB. Nellis AFB, BLM and Clark County will get together soon to discuss and write the Interlocal Agreement.
 8. **Next Meeting.** It is suggested that the next meeting be set for July 6, 2009 at 6:00 p.m.
 9. **Public Comments & Discussion.** Mr. Wall suggested that they place discussion items on the next agenda regarding water, air quality, and Nellis AFB.
- Mr. Arnold asked about the status of Senate Bill, SB396. Mr. Popp remarked that it was approved.
10. **Adjournment.** The meeting adjourned at 7:15 p.m.

For more information about the Nellis Dunes project please visit our website:
www.accessclarkcounty.com/depts/comprehensive_planning/nellis/Pages/nellisdunes.aspx