



## CLARK COUNTY COMMUNITY PLAN WORKING GROUP

PUEBLO ROOM  
CLARK COUNTY GOVERNMENT CENTER  
500 S. GRAND CENTRAL PARKWAY  
THURSDAY, August 21, 2014 – 6:30 P.M.

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### MINUTES Community Plan Work Group Meeting August 6, 2014 – 6:30 P.M.

#### Attendees:

Dave Chestnut - Enterprise  
Danielle Walliser A.I.A., NCARB - Sunrise  
Robert Singer - Lone Mountain  
Angie Heath Younce  
Robert Orgill - Paradise  
Jason Thompson – Planning Commission  
Michael Dias - Sunrise

#### Staff

Michael Popp, Senior Management Analyst  
Jon Wardlaw, Planning Manager  
Garrett TerBerg, Principal Planner

- 1) **Call to Order.** Michael Popp called the meeting to order at 6:30 p.m.
- 2) **Welcome and Introduction**
- 3) **Public Comment.** None.
- 4) **Approval of the Agenda.** Motion to approve by Robert Orgill, Paradise and second by Dave Chestnut, Enterprise.
- 5) **Approval of the Minutes.** Motion to approve by Angie Heath Younce, Spring Valley and second Robert Orgill, Paradise
- 6) **Planning Policies.** Garrett TerBerg, Principle Planner introduced the residential policies to the workgroup. There were roughly 300 policies. Many of the policies were redundant, out dated and not helpful. The planning team was able to reduce the residential policies down to about 50. Staff walked through each residential land use category for each TAB. Mr. TerBerg discussed that each TAB booklet is color coated red, green and blue. Policies outlined in Red are duplicate policies and are recommended for deletion, policies that are highlighted in blue are recommended to keep in the Comprehensive plan within the Land Use Policy book, and policies that are highlighted in green are recommended to keep in the Comprehensive plan under any one of the other seven (7) Comprehensive Plan Elements. The working group commented on using the words encourage and discourage as opposed to using shall when writing policies. The group expressed that policies should be backed up by Title 30 code. The group also approved by vote Overall Residential. Mr. TerBerg introduced the next category Large Lot Residential. It was suggested by the workgroup that staff consider splitting this category into two parts- Rural Estates (two types RNP overlay or Major Project outside the RNP both governed differently.) Workgroup asked about transitions and how it is defined. Some thoughts were that beyond policy level it is not defined. Secondly residential low has two definitions, one existing plans 3.5 units per acre and new proposed 10 units to the acre. Staff will have to make sure definitions will have to match land use density. It is possible that current policies may not be up to the task to meet the new land use categories and close to what the TAB need to function. The workgroup approved Large Lot Residential. Single Family Residential was introduced by Mr. TerBerg. The workgroup suggested a stronger definition needs to be made for open spaces. The group also approved by vote Single Family Residential. Single Family Residential policies were approved with the following conditions, with policy one attached single family to be copied into multi Family section, delete policy three, six, and fifteen,

and combine policies eleven, twelve and seventeen. The group also approved by vote Multi Family Residential. The group commented that Xeriscaping should be moved to general policies and that policy five merits further discussion down the road to determine if will be applicable. Policy six should be moved to over general policies. Policies seven and eight should be merged. Policy twelve should remove second sentence. Policy fourteen should be deleted. Multi Family The group discussed a phase two workgroup get together with the County. That would entail the group getting together and refining the language with each policy. The workgroup decided that it would best to reassemble sometime in the next year.

7) **Community Plan Template.** No Report.

8) **Land Use Categories.** No Report.

9) **Public Comment.** John Getter noted that the Spring Valley TAB will be meeting next Tuesday to update its land use plan. Mr. Getter briefed the workgroup on issues that are arising with land owned by Clark County that violates county policy. Mr. Getter explained that Commercial property is being proposed on top of Rural Neighborhood Preservation areas. An example Mr. Getter used was the disposing of Clark County aviation owned property within in the Cooperative Management Area (CMA) and the department of aviation's agenda is to sell the land at the highest and best use without regard to the surrounding area. Mr. Getter stated that the County should consider a policy that public owned land should be sold at the highest and best use for the needs of the neighborhood and not just for the highest and best financial value. Mr. Chestnut agreed and also commented on the number of county owned parcels with the Enterprise Town Board labeled affordable housing.

10) **The next date and location for a regular meeting of the Clark County Community Plan Work Group is tentatively scheduled for September 4, 2014 at 6:30 p.m. in the Pueblo Room.**

11) **Adjournment.** The meeting was adjourned at 8:05 p.m.

Respectfully submitted,

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Michael Popp, Senior Management Analyst

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Date