MT. CHARLESTON TOWN ADVISORY BOARD

Mt. Charleston Volunteer Fire Station

25 Ski Chalet Place
Mt Charleston NV, 89124
October 29, 2026
6:00pm

AGENDA

Note:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Tracy Chaney at tracymctabsec@gamil.com.
    - Supporting material is/will also available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155
    - https://www.clarkcountynv.gov/government/departments/administrative_services/town___liaison_services/mt_charleston_tab.php

Board/Council Members:	Dan Chaney - Chair Randy Soltero – Vice Chair Brenda Talley Sean Reeh Ernesto Freggiaro
Secretary:	Tracy Chaney, tracymctabsec@gmail.com Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155
County Liaison(s):	Michelle Baert, 702-455-5882 , Michelle.Baert@ClarkCountyNV.gov Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

I. Call to Order, Invocation, Pledge of Allegiance, and Roll Call

II. Public Comment- This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

III. Approval of Minutes for July 30, 2026. (For possible action)

IV. Approval of Minutes for Oct 1, 2026. (For possible action)

V. Approval of the Agenda for Oct 29, 2026 and Hold, Combine, or Delete any Items. (For possible action)

VI. Planning and Zoning

1. **TEXT AMENDMENT** to amend Table 30.03-1 and section 30.03.OSA1 to allow a banquet facility in the RSSO (Residential Single-Family 80) Zone. RS40 (Residential Single-Family 40) Zone. and RS20 (Residential Single-Family 20) Zone with a special use permit. md (For possible action)

VII. Informational Items

1. Receive a report from Metro & Metro Volunteers regarding recent activity and other area policing concerns (for discussion only)
2. Receive a report from the Mt. Charleston Fire Protection District & Volunteer Fire Department regarding calls for service and other fire prevention issues (for discussion only)
3. Receive a report from Nevada Highway Patrol regarding activity and statistics during the last month and other public safety concerns (for discussion only)
4. Receive a report from the Las Vegas Valley Water District regarding the status of the water system (for discussion only)
5. Receive a report from NV Energy with updates and other service-related concerns (for discussion only)
6. Receive a report from the United States Forest Service regarding current issues and activities and other forest related concerns like fires and closures (for discussion only)
7. Receive a report from CCSD regarding activity and events (for discussion only)
8. Receive a report for the Clark County Library. (for discussion only)
9. Receive a report from Clark County Administrative Services regarding communications with any updates from Clark County (for discussion only)

VIII. General Business – None

IX. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No discussion, action, or vote may be taken on this agenda item. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell y**our last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

X. Next Meeting Date: January 28, 2027

XI. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:
Mt Charleston Library 75 Ski Chalet Place, Mt Charleston NV 89124 & https://notice.nv.gov

Mt. Charleston Town Advisory Board

July 30, 2026

MINUTES

Board/Council Members:	Dan Chaney, Chair Randy Soltero, Vice Chair Brenda Talley Ernie Freggiaro Sean Reeh
Secretary:	Tracy Chaney, tracymctabsec@gmail.com Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155
County Liaison(s):	Michelle Baert, 702.455.5882, Michelle.Baert@clarkcountynv.gov Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

I. **Call to Order, Pledge of Allegiance, Roll Call**
The meeting was called to order at approximately 6:07 p.m.
Roll call taken
Dan Chaney- Present
Brenda Talley - Present
Ernesto Freggiaro - Present
Randy Soltero - Present
Sean Reeh - Present

II. **Public Comment**
None

III. **Approval of May 28, 2026 meeting minutes**
Motion to approve by: Brenda Talley
Action: Approved
Vote: 5/0 – Unanimous
Approval of July 30, 2026 Agenda
Motion to approve with adjustments by: Ernesto Freggiaro
Action: Approved
Vote: 5/0 - Unanimous

IV. **Planning & Zoning**
Fire Chief Jason Douglas gave a presentation on both the zoning and design for the new fire house proposed. He thanked Commissioner April Becker for the support. The design team and project management team attended the meeting to present and answer questions. This is a CMAR Project.

1. **ZC-26-0336-COUNTY OF CLARK (LIBRARY):**
ZONE CHANGE to reclassify 3.25 acres from an RS80 (Residential Single-Family 80) Zone to a PF

(Public Facility) Zone. Generally located south of Kyle Canyon Road and west of Ski Chalet Place within Mt Charleston (description on file). AB/rk (For Possible Action). Brenda Talley motioned to approve said permit, Randy Soltero 2nd and all in favor for approval.

2. **DR-26-0337-COUNTY OF CLARK (LIBRARY):**
   DESIGN REVIEW for a public facility (fire station) in conjunction with an existing library on a portion of 3.25 acres in a PF (Public Facility) Zone. Generally located south of Kyle Canyon Road and west of Ski Chalet Place within Mt Charleston. AB/lm/kh (For possible action). Ernesto Freggiaro motioned to approve said permit, Randy Soltero 2nd and all in favor for approval.

V. Informational Items

1. **Receive a report from Clark County Administrative Services regarding communications with any updates from Clark County (for discussion only)**
   Commissioner April Becker attended and Liaison Michelle Baert reported with follow ups: Echo Rd will be started in spring of 2027 and completed by summer. This update came from Dennis at Clark County Public Works. The Fire station will be funded by the capital improvements funds. Ernesto asked for an update on the Aspen paving project.
1. **Receive a report from Metro regarding activity and statistics during the past reporting period and other area crime concerns (for discussion only)** Metro Volunteer Donna gave a report on the volunteer activities on the mountain. Coffee with a Cop will start in August. 1st Wednesday of the month at 10:30 in the Library. Announced that new volunteers are always needed.
2. **Receive a report from Mt. Charleston Fire Protection District & Volunteer Fire Department regarding calls for service during the past month and other fire prevention issues (for discussion only)** Fire Chief Jason Douglas gave stats from last meeting to now. 41 calls for service – 5 EMS, 7 Fire, 29 vehicle accidents. Fire restrictions at stage 1. No open campfires, residents can have small, contained fires at home. Not in history of Mt Charleston has a resident caused a wildfire from having a small fire at home. Coffee with 1st responders on Aug 22nd at the Lodge.
3. **Receive a report from Nevada State Hwy Patrol regarding activity and statistics during the last month and other public safety concerns (for discussion only)**
   Not Present, but we do have a new officer
4. **Receive a report from LVVWD regarding the status of the water system (for discussion only)**
   Annalise Porter and Aaron Gamble attended. The wells are at sustainable levels. We did not have any precipitation in June or July. Home water kits are available, just need to ask Annalise. Water usage is up, no watering on Sundays. The water system is in good working order.
5. **Receive a report from NV Energy with updates and other service-related concerns (for discussion only)** Scott Kuffman reported. No planned PSOMs upcoming. Past PSOM due to windy weather on June 6th & 7th. Not able to use the microgrid due to the 68 mph gusts at Angle Peak and 58 mph gusts in the canyon. No work is planned until October. Then they will start transferring the new lines to new poles. Follow up – Revegetation will start after the construction. Old trees will be cut down as far as possible. There will be some contractors at the Lodge to update the radio system.
6. **Receive a report from United State Forest Service regarding current issues and activities in the forest and other forest-related concerns (for discussion only)** Taylor Timms, Develop Manager reported. Permits for fire wood will be available in the beginning of October. Fire patrols are seeing a lot of illegal fires that are being addressed. Closures – Mary Jane Falls and Trail Canyon. Max Canyon is now opened fully. Taylor gave a flyer with the updates from the last meeting and resident concerns (attached). The Mt Charleston area lost a fireman and USFS does not plan to replace him. Letters can be sent to Jeremy Dorsey on the importance of having a full fire staff on the mountain.

7. **Receive a report from CCSD regarding activity member activities and events (for discussion only)** Dr Michelle Muehleisen reported. It was a great year. School starts August 10th. Construction is finishing up, the school is fully staffed and they have 11 students. October Fall Festival will also be the schools 60th year anniversary. Oct 23rd 4-8pm
8. **Receive a report from The Library District Clark County (for discussion only)** Kim Newsom announced upcoming events and invited residents to come enjoy the community library. She has posted the events calendar. The new garden will be ready in January. They are looking for volunteers.

VI. **General Business**

None

VII. **Public Comment**

None

IX. **Next Meeting Date**

Oct 29, 2026

X. **Adjournment**

The meeting was adjourned at approximately 7:42 pm.

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Mt. Charleston Town Advisory Board

October 1, 2026

MINUTES

Board/Council Members:	Dan Chaney, Chair Randy Soltero, Vice Chair Brenda Talley Ernie Freggiaro Sean Reeh
Secretary:	Tracy Chaney, tracymctabsec@gmail.com Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155
County Liaison(s):	Michelle Baert, 702.455.5882, Michelle.Baert@clarkcountynv.gov Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

I. **Call to Order, Pledge of Allegiance, Roll Call**

The meeting was called to order at approximately 6:07 p.m.

Roll call taken

Dan Chaney- Present
Brenda Talley - Absent
Ernesto Freggiaro - Present
Randy Soltero - Present
Sean Reeh - Present

II. **Planning & Zoning**

1. **WS-26-0511-CLINKSCALES DOUGLAS R & STACY: WAIVERS OF DEVELOPMENT STANDARDS for the following:** 1) reduce setbacks; 2) reduce and eliminate building separations; 3) increase hardscape for accessory structures in conjunction with an existing single-family residence on 0.07 acres in an RS80 (Residential Single-Family 80) Zone within the Spring Mountain Overlay. Generally located north of Kyle Canyon Road and west of Knotty Pine Way within Mt. Charleston. AB/jl/kh (For possible action) – The board asked to look at the drawings. The item in question is the variance for the offset for the roadway. Since the homeowner didn't have the proper paperwork, the board chose to move forward without a yay or nay. They will leave this decision up to the Clark County recommendation.

2. **WS-26-0527-LOLO TRUST & BAGDASARYAN AZNIV TRS: WAIVER OF DEVELOPMENT STANDARDS** to increase the retaining wall height in conjunction with an existing single family residence on 0.28 acres in an RS80 (Residential Single-family 80) Zone. Generally located south of Jack Frost Road and north of Crestview Drive within Mt. Charleston. AB/ji/kh (For possible action) – The engineer was not present and cannot speak of the structural drawings. The board asked that the engineer be at the meeting for more explanation. The neighbors wanted to know what side of the property this was going on. Ernesto motioned for denial, all in favor.

3. **<u>TA-26-0567-BSR 6276, LLC ET. AL.: TEXT AMENDMENT to amend Section 30.04.10.A.2</u>** to allow a body of water intended for fire suppression and life safety purposes as agreed upon with a State or Federal agency. JJ/md (For possible action) – The board asked if the system they are trying to build is private. This is, but this ask is for the text to be changed in Title 30 moving forward. Fire Chief Douglas likes this idea. The board approved as long as it can be used by any area. Dan motioned for approval, all in favor.

III. **Public Comment**
None

IX. **Next Meeting Date**
Oct 29, 2026

X. **Adjournment**
The meeting was adjourned at approximately 6:32 pm.

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ATTACHMENT A
MT. CHARLESTON TOWN ADVISORY BOARD
ZONING AGENDA
THURSDAY, 6:00 P.M., OCTOBER 29, 2026

11/03/26 PC

1. **TA-26-0591:**
TEXT AMENDMENT to amend Table 30.03-1 and Section 30.03.05.A.1 to allow a banquet facility in the RS80 (Residential Single-Family 80) Zone, RS40 (Residential Single-Family 40) Zone, and RS20 (Residential Single-Family 20) Zone with a special use permit. md (For possible action)

11/03/26 PC AGENDA SHEET

BANQUET FACILITY
(TITLE 30)

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TA-26-0591:

TEXT AMENDMENT to amend Table 30.03-1 and Section 30.03.05.A.1 to allow a banquet facility in the RS80 (Residential Single-Family 80) Zone, RS40 (Residential Single-Family 40) Zone, and RS20 (Residential Single-Family 20) Zone with a special use permit. md (For possible action)

RELATED INFORMATION:

BACKGROUND:
Project Description
Table 30.03-1 (Summary Table of Allowed Uses) within Title 30 currently reads:

Civic and Institutional Uses						
Group Assembly						
	CG	**CC**	**CU**	**CR**	**IP**	**IL**
Banquet Facility	S	C	C	C	S	S

C=Permitted with conditions
S=Special Use

Section 30.03.05.A.1 currently reads:

Banquet Facility

Zoning District	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**
	S	C	C	C	S	S

i. Location and Access
   (a) Shall be accessed from an arterial or collector street.
   (b) A facility shall not be located within 200 feet of areas subject to §30.04.06, *Residential Adjacency* unless separated by an arterial or collector street.

The applicant is proposing that this table and section of code be amended to read:

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Table 30.03-1 (Summary Table of Allowed Uses):

Civic and Institutional Uses									
Group Assembly									
	RS80	**RS40**	**RS20**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**
Banquet Facility	S	S	S	S	C	C	C	S	S

C=Permitted with conditions
S=Special Use

Section 30.03.05.A.1:

Zoning District	**RS80**	**RS40**	**RS20**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**
	S	S	S	S	C	C	C	S	S

i. Location and Access
   (a) Shall be accessed from an arterial or collector street.
   (b) A facility shall not be located within 200 feet of areas subject to §30.04.06, *Residential Adjacency* unless separated by an arterial or collector street.
   (c) In the RS20, RS40 and RS80 zoning districts, the property shall be a minimum of 5 acres. This condition shall not be waived.

Applicant's Justification
The applicant states the proposed text amendment serves the general prosperity, health, safety, and/or welfare of the entire County. As proposed, only properties meeting the minimum size requirement of 5 acres in the RS20, RS40, and RS80 zoning districts would be permitted to apply for a banquet facility. Further, the approval of a banquet facility for properties in RS20, RS40 and RS80 zoning district would be through a special use permit, which allows the determination on a case-by-case basis whether a proposed banquet facility is compatible with the surrounding area. The proposed text amendment is necessary to address a demonstrated community need. Clark County is home to a wide variety of wedding, event and celebration venues. This text amendment would provide an option for another type of banquet facility to host weddings, events and celebrations. Additional banquet facilities on larger properties will offer more choices to both residents and visitors alike.

The proposed text amendment is necessary to respond to substantial changes in conditions and/or policy. A banquet facility is currently allowed in certain zoning districts. However, it is a category that naturally lends itself to being permitted in the RS20, RS40 and RS80 zoning districts that meet the proposed minimum size requirements. This amendment may serve to assist in the preservation of larger tracts of land with well established, mature landscaping, particularly in areas that are developing or are slated for development in the future. It may also help to preserve existing properties that want to redevelop as a banquet use but maintain the character of the property.

STANDARDS FOR APPROVAL:
The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis
Comprehensive Planning
A banquet facility, as currently stated within Title 30, is classified within the land use category of Civic and Institutional Uses and the sub-category of Group Assembly. More specifically, this

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sub-category includes buildings, structures, or facilities that provide a service to the public. A special use permit is currently required for a banquet facility within the CG (Commercial General), IP (Industrial Park), and IL (Industrial Light) zoning districts. A banquet facility is classified as a conditional use within the CC (Commercial Core), CU (Commercial Urban) and CR (Commercial Resort) zoning districts. Title 30 currently prohibits banquet facilities in all other zoning districts. The applicant is proposing to allow special use permits to be requested for banquet facilities within the RS80, RS40, or RS20 zoning districts subject to 3 conditions. of which the minimum site acreage cannot be waived or varied. The intent of requiring a special use permit to evaluate these types of facilities is threefold. First, the proposed use shall be in harmony with the purpose, goals, objectives and standards of the Clark County Master Plan and Title 30. Secondly, the proposed use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or rights-of-way, or other matters affecting the public health, safety, and general welfare. Third, the proposed use will be adequately served by public improvements, facilities, and services and will not impose an undue burden.

There are multiple Group Assembly uses within Title 30 that require approval of a special use permit within the RS80, RS40, and RS20 zoning districts prior to operation such as daycare facilities, funeral homes, museums, and places of worship. Furthermore, a commercial use such as recreational or entertainment facility also requires approval of a special use permit within the RS80, RS40, and RS20 zoning districts. Although the intent of these residential zoning districts is to accommodate low-density, single-family residential development and agricultural uses, staff finds the conditions associated with the proposed text amendment should provide appropriate assurances to mitigate any impact on surrounding properties with a less intense use. Therefore, staff recommends approval.

Staff Recommendation
Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on December 2, 2026 at 9:00 a.m., unless otherwise announced.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised to contact the SNHD Environmental Health Division at septics@snhd.org or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

Clark County Water Reclamation District (CCWRD)

- No comment.

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TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: LAS VEGAS RACQUET CLUB, INC.
CONTACT: ELIZABETH SOROKAC, REISMAN SOROKAC, 8965 S. EASTERN AVENUE, SUITE 382, LAS VEGAS, NV 89123

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