



# Enterprise Town Advisory Board

August 26, 2020

## MINUTES

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Board Members: Jenna Waltho, Chair - **PRESENT** Barris Kaiser, Vice Chair **PRESENT**  
Rachel Pinkston **PRESENT via WebEx** David Chestnut **PRESENT**  
Kendal Weisenmiller **PRESENT via WebEx**

Secretary: Carmen Hayes 702-371-7991 [chayes70@yahoo.com](mailto:chayes70@yahoo.com) **PRESENT**

County Liaison: Tiffany Hesser 702-455-7388 [tlh@clarkcountynv.gov](mailto:tlh@clarkcountynv.gov) **EXCUSED**  
: Mike Shannon, 702 455-8338, [mds@clarkcountynv.gov](mailto:mds@clarkcountynv.gov) **PRESENT**

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I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions(see above)

The meeting was called to order at 6:00 p.m.

Lorna Phegley, Current Planning

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 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 Chair or the Board/Council by majority vote.

None.

III. Approval of August 12, 2020 Minutes (For possible action)

Motion by Jenna Waltho

Action: **APPROVE** Minutes for August 12, 2020 as revised.

Motion **PASSED** (5-0) /Unanimous

IV. Approval of Agenda for August 26, 2020 and Hold, Combine or Delete Any Items (For possible action)

Motion by Jenna Waltho

Action: **APPROVE**

Motion **PASSED** (5-0) /Unanimous

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (for discussion)
  - None

VI. Planning & Zoning

1. **ET-20-400069 (VS-18-0408) -LEWIS INVESTMENT COMPANY NEVADA, LLC:**  
**VACATION AND ABANDONMENT FIRST EXTENSION OF TIME** for easements of interest to Clark County located between Oleta Avenue and Blue Diamond Road and between Conquistador Street and Grand Canyon Drive within Enterprise (description on file). JJ/jor/jd (For possible action) **08/19/20 BCC**

**NO ACTION:** Approved by the Board of County Commissioners on August 19, 2020

2. **UC-20-0319-HECKMAN, BRUCE & SANDRA:**  
**USE PERMIT** for modified development standards for a reduced setback in conjunction with an existing single family residence on 0.16 acres in an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone in the Mountains Edge Master Planned Community. Generally located on the north side of Benidorm Avenue, 187 feet east of Almenia Street within Enterprise. JJ/jor/jd (For possible action) **09/01/20 PC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions.

Motion **PASSED** (5-0) /Unanimous

3. **UC-20-0320-BAYUDAN, DANIEL & CHRISTINE MARIE:**  
**USE PERMIT** for modified development standards for a reduced setback for a patio cover in conjunction with an existing single family residence on 0.08 acres in an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone in the Mountains Edge Master Planned Community. Generally located on the west side of Jeffcott Street, 36 feet north of Cabarita Avenue within Enterprise. JJ/jor/jd (For possible action) **09/01/20 PC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions.

Motion **PASSED** (5-0) /Unanimous

4. **VS-20-0339-KB HOME L V ECHO PARK, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Ford Avenue and Pebble Road, and between Durango Drive and Riley Street within Enterprise (description on file). JJ/jt/jd (For possible action) **09/15/20 PC**

Motion by Jenna Waltho

Action: **APPROVE** per staff conditions.

Motion **PASSED** (5-0) /Unanimous

5. **WS-20-0337-BOUQUET INC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to eliminate landscaping.  
**DESIGN REVIEW** for modifications to an approved convenience store with gasoline station and vehicle wash on 1.6 acres in a C-1 (Local Business) Zone. Generally located on the southwest corner of Cactus Avenue and Dean Martin Drive within Enterprise. JJ/jt/jd (For possible action) **09/16/20 BCC**

Motion by David Chestnut  
Action: **APPROVE** per staff conditions.  
Motion **PASSED** (5-0) /Unanimous

VII. General Business:

1. Review FY 2021 budget request(s) and take public input regarding suggestions for FY 2022 budget request(s). See Attachment A. (For possible action).
  - The las years budget request was reviewed for County actions.
  - Changes were suggested and discussed.
  - Dave Chestnut will prepare a draft for the FY 2022 budget requests at the TAB meeting on September 9, 2020 TAB meeting.
  
2. Receive update on Master Plan and Development Code Rewrite from Enterprise TAB representative Dave Chestnut. See Attachment B. (for discussion).
  - Dave Chestnut presented Rural Low Residential Recommendations (RNP-1) submitted to the County by the Enterprise TAB as part of Clark County Community Plan Working Group in 2014
  - No action was taken on the recommendations.
  - Changes were suggested and discussed.
  - Dave Chestnut will prepare a draft for the TAB meeting on September 9, 2020 TAB meeting.

VIII. Public Comment:

A period devoted to comments by the general public about matters relevant to the Board's/Council's jurisdiction will be held. No vote may be taken on a matter not listed on the posted agenda. Comments will be limited to three 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 Chair or the Board/Council by majority vote.

None.

IX. Next Meeting Date

The next regular meeting will be September 9, 2020 at 6:00 p.m.

X. Adjournment:

Motion by Jenna Waltho  
**ADJOURN** meeting at 6:59 p.m.  
Motion **PASSED** (5-0) /Unanimous

## **RURAL LOW RESIDENTIAL RECOMMENDATIONS (RNP-1)**

Approved by Enterprise Town Advisory Board on September XX, 2020.

The Rural Low Residential land use has evolved over the last decade in the Enterprise, Spring Valley and Lone Mountain land use plans. At first, it covered land in the RNP overlay where the rural character preservation is required. Then it was expanded to include large lot development outside the RNP where the rural character preservation is not required.

The Rural Low Residential goal, policies and code must be better defined to distinguish RNP uses from large lot uses outside the RNP overlay. The goals, policies and code developed must be consistent with the NRS and Title 30. Title 30 needs to better define the RNP-1.

### **NRS 278.0177**

The NRS 278.0177 defines a “Rural Preservation Neighborhood” as:

“Rural preservation neighborhood” means a subdivided or developed area:

1. Which consists of 10 or more residential dwelling units;
2. Where the outer boundary of each lot that is used for residential purposes is not more than 330 feet from the outer boundary of any other lot that is used for residential purposes;
3. Which has no more than two residential dwelling units per acre; and
4. Which allows residents to raise or keep animals non-commercially.

### **TITLE 30.48 PART C**

Title 30.48 Part C is used to implement the “Rural Preservation Neighborhood”

#### **30.48.170**

Purpose.

The Rural Neighborhood Preservation Overlay District, hereinafter referred to as RNP, is established to ensure that the character of rural and other residential development is preserved.

### **ANALYSIS**

The key word in both the State and County code on the RNP is preservation. The preservation element must be included in the policies for Rural Low Residential. The County code introduces “rural character” as an element in Rural Low Residential and provides the distinguishing characteristic between the RNP and large lot developments. The two terms, “preserve” and “rural character”, taken together mean RNP neighborhoods must be developed/protected.

A developed/protected neighborhood is a concept currently used by master planned communities and HOAs to maintain the neighborhood character and prevent parcel removal. The difference between large lot and RNPs is who drives the neighborhood development/protection. The County is required to developed/preserve the RNP while private developers or HOAs develop/preserve the master planned community and other neighborhoods.

### **RURAL CHARACTER**

The verbiage below defines rural character that should be developed into a goals, policies and code. These were developed by examining how other government bodies in the valley approach the development/protection of Rural Low Residential uses.

## **RURAL LOW RESIDENTIAL RECOMMENDATIONS (RNP-1)**

Approved by Enterprise Town Advisory Board on September XX, 2020.

RNP neighborhood is defined by some or all of the characteristics below:

- Populated by residents with common interests in more open space lifestyles than experienced in suburban/urban neighborhoods. Homes front on local streets or 4 house cul-de-sacs.
- Custom built homes.
- No mandatory conditions, covenants, and restrictions (CC&Rs) or homeowners' associations
- Suitable for raising or keeping animals non-commercially and/or riding horses in a rural residential setting.
- Trail access to county trail system or internal trail systems.
- Residential net lot size large enough to park boats, horse trailers, and other recreational vehicles behind the front setback line and with enough rear yard area to construct accessory buildings.
- Residential densities low enough to provide greater setbacks between neighboring dwellings than typically found in suburban/urbanized areas.
- Modified pavement sections and few public streetlights and sidewalks.
- Less light pollution from fewer residential nighttime activities and reduced house lighting in general.

The characteristics are essential to describe RNPs within the Rural Low Residential land use category. The RNP characteristics must be included in the description for the Rural Low Residential land use category.

### **SUGGESTED GOAL, POLICIES and CODE:**

Given the information above the following goal and policies are suggested:

**Rural Low Residential** Goal adopted by BCC

Rural Neighborhood Residential to provide for large lot residential uses with two distinct land uses, large lot homes and the Rural Neighborhood Preservation (RNP).

### **Additional Estate Residential Policies:**

- Rural Neighborhood Residential uses should be developed to two units or less per acre.
- RNP should be developed to and maintain rural characteristics.
- Development within or abutting RNP overlay uses should preserve the RNP rural character and limit any impacts of non-residential development.
- Develop/preserve existing Rural Neighborhood Preservation Overlay Districts by discouraging reclassification of viable neighborhood areas for other uses.
- Provide the opportunity for RNP in areas to conform with the NRS and Clark County criteria for "Rural Preservation Neighborhood".

### **Code Changes and Additions**

## RURAL LOW RESIDENTIAL RECOMMENDATIONS (RNP-1)

Approved by Enterprise Town Advisory Board on September XX, 2020.

- Establish the RNP as a zone district.
- Define the RNP characteristics

Change the following to Title 30.48.170 Purpose.

- The Rural Neighborhood Preservation Overlay District, hereinafter referred to as RNP, is established to ensure that the character of rural ~~and other residential~~ development is preserved.
- RNP neighborhood is defined by some or all of the characteristics below:
  - Populated by residents with common interests in more open space lifestyles than experienced in suburban/urban neighborhoods. Homes front on local streets or 4 house cul-de-sacs.
  - Custom built homes.
  - No mandatory conditions, covenants, and restrictions (CC&Rs) or homeowners' associations
  - Suitable for raising or keeping animals non-commercially and/or riding horses in a rural residential setting.
  - Trail access to county trail system or internal trail systems.
  - Residential net lot size large enough to park boats, horse trailers, and other recreational vehicles behind the front setback line and with enough rear yard area to construct accessory buildings.
  - Residential densities low enough to provide greater setbacks between neighboring dwellings than typically found in suburban/urbanized areas.
  - Modified pavement sections and few public streetlights and sidewalks.
  - Less light pollution from fewer residential nighttime activities and reduced house lighting in general.

Change the following to 30.48.190 STANDARDS

- b. Adequate buffer areas, screening, and an orderly and efficient transition of land uses, as determined by the Board, shall be provided between the RNP and a development with a higher density or intensity of use.
- c. New residential developments abutting existing RNP shall be transition at appropriate densities (lot sizes of 10,000 square feet or greater) and be of similar height. Significantly smaller lot sizes should be located beyond any appropriate transition areas.
- d. Local roads adjacent to the RNP-1 shall be developed to rural road standards.

Jenna Waltho  
Chair, Enterprise Town Advisory Board

***Enterprise’s need for multiple County facilities***

*Enterprise requires multiple community centers, seniors’ facilities, aquatic facilities, parks and trails due to rapidly increasing population, significant connectivity barriers and physical size.*

**Rapidly Increasing Population**

- *There are 214,000+ citizens in Enterprise.*
  - *Enterprise population in 2000 was approximately 14,000*
  - *Enterprise population in 2010 was approximately 108,000*
- *Enterprise covers 67 sq. miles.*
- *Residential uses are increasing rapidly.*
  - *More higher density multifamily projects are being built or planned.*
  - *Lower density land use is being replaced with higher density land use.*

**Significant connectivity barriers**

- *Interstate 15 limits east/west access.*
- *4 Major Projects, 3 are active (Southern Highlands, Mountain’s Edge and Rhodes Ranch), one failed (Pinnacle Peaks).*
  - *Arterial and collector roads have been removed from the transportation grid.*
  - *Enclosed subdivisions have vacated local roads for more homes.*
  - *Major projects’ plans have not added sufficient facilities to serve the public.*
- *South of CC 215, only three east/west arterials are available, two are not fully built out from I-15 to Fort Apache Rd.*
  - *UPRR tracks block or inhibit arterial and collector road development.*
  - *Geographic features, 12% or greater slopes block arterial and collector road development.*
- *Local roads are being vacated to build enclosed subdivisions.*
- *The connectivity barriers significantly increase travel time to county facilities currently planned for western Enterprise.*
  - *The planned regional park facilities in Mountain’s Edge are not centrally located in Enterprise.*
  - *Individuals east of I-15 most likely will not use those facilities.*

**Other factors**

- *If the BLM disposal boundary is expanded, Enterprise will have 4 to 5 additional square miles available for development.*
- *BLM reservations are being released and sold, significantly decreasing land available for needed county facilities.*

**Budget Requests by Category**  
**The requested priority is listed within each category**

**County Major Facilities**

- **Priority #1: Enterprise Community Centers**
  - There are no recreational centers and/or aquatic facilities for the 214,000+ people living in Enterprise.
  - The recreational center and aquatic facility for Mountain’s Edge should be moved up on the priority list and funded with a cost estimate of \$23,715,000.
  - Build a second community center and aquatic facility in eastern Enterprise.
  - Funding approved for a community center.
    - Design Award scheduled October 2020
    - Construction Award scheduled March 2022
    - Completion scheduled July 2023
  
- **Priority #2: Enterprise Senior Centers**
  - Fund a senior center in Mountain’s Edge Regional Park or other west Enterprise location.
  - Mountain’s Edge Regional Park is too far west in Enterprise to accommodate seniors in eastern Enterprise.
    - Lack of effective public transportation.
    - Traffic density higher than seniors desire to drive in.
  - A senior center is needed east of I-15
    - Reserve property for a senior center east of I-15.
    - Add an eastern Enterprise senior center to CIP list and fund.
  
- **Priority #3: Aquatic Facilities**
  - There are no aquatic facilities for the 214,000+ people living in Enterprise.
  - Reserve property for two aquatic facilities
  - Add aquatic facilities to funding list.
  - Aquatic facilities are needed in Enterprise eastern and western locations.
  - Mountain’s Edge Aquatic Center project is unfunded with no cost estimate assigned. Fund this project.
    - The Mountain’s Edge Regional Park is too far west to accommodate individuals in eastern Enterprise.
    - Lack of effective east/west public transportation will hinder use.
  - There is no second aquatic facility currently on the CIP list.
  - Identify and add to the CIP list for a second aquatic facility east of I-15.
  - Drive time is too long from east of I-15 for a western aquatic facility.

**Public Works**

- **Priority #1: Connect Cactus Ave. from Buffalo Drive to Durango**
  - Currently programmed for Design 2018, Construction mid 2021
  - This project should be developed as rapidly as possible.
  - South of CC 215, there are only three roads that could provide full east/west travel routes.
  - Currently, only one east/west road, south of CC 215 is built out (Blue Diamond Rd).
  - South of CC 215, significant residential development west of Fort Apache Rd will require an alternate route(s) to Blue Diamond Rd for east/west traffic flow.

- **Priority #2: Complete the Bridge over the UPRR at Blue Diamond Rd.**
  - The Jones Blvd improvements south of Blue Diamond Rd have been completed.
  - The arterial north south route is needed to help relieve traffic on Rainbow Blvd.
  - The area south of Blue Diamond Rd has increasing residential density
  
- **Priority #3: Widen Warm Springs Rd from Dean Martin Dr. to Decatur Blvd.**
  - Warm Springs Rd is a two-lane road from Dean Martin Dr. to Decatur Blvd.
  - South of CC 215, there are only three roads that could provide full east/west travel routes.
  - Traffic is significantly increasing on Warm Springs Rd.
  - Currently, only one east/west road south of CC 215 is built out.
  - South of CC 215, significant development west of Fort Apache Rd will require an alternate route(s) to Blue Diamond Rd for east/west traffic flow.
  - Finish Western Trails Park by constructing a signalized horse crossing on Warm Springs Rd.
  
- **Priority #4: Install S island at Silverton southeast entry/exit on Dean Martin Dr.**
  - Dean Martin Dr. has downgraded to collector road status.
  - Dean Martin Dr. is developed to rural standards south of the Silverton to Silverado Ranch Blvd.
  - The RNP-1 residents would like to see the Silverton traffic directed back to Blue Diamond Rd.
  - Valley View Blvd will serve as the area's arterial road.
  - As the Silverton Casino grows, traffic into the RNP-1 has increased.
  - The Silverton has approval for large events on the vacant land adjacent to Dean Martin Dr.
  - RNP residents and Enterprise TAB have requested the S island each time a new Silverton addition was proposed.
  - The Silverton management position is the S island requirement and construction are solely the responsibility of Public Works.
  
- **Priority #5: Build full off-sites for Wigwam Ave from Rainbow Blvd to Montessori St.**
  - This area needs to be studied to help mitigate school traffic congestion.
  - Need to accommodate the traffic flow being generated by the high school and approved charter school.
  - Traffic flow on Rainbow Blvd is being hindered by school traffic.
  - The current local/collector roads cannot accommodate peak traffic.
  
- **Priority #6: Build full off-sites for Cougar Ave from Rainbow Blvd to Montessori St.**
  - This area needs to be studied to help mitigate school traffic congestion.
  - Need to accommodate the traffic flow being generated by the high school and approved charter school.
  - Traffic flow on Rainbow Blvd is being hindered by school traffic.
  - The current local/collector roads cannot accommodate the peak traffic.
  
- **Priority #7: Complete road markings at Blue Diamond Rd/Torrey Pines and Blue Diamond/ Lindell Rd.**
  - Per the design submitted to Public Works by NDOT.
  - The pavement markings no longer match the new configuration.
  - The road markings on Lindell Rd and Torrey Pines is the responsibility of Clark County.

- **Priority #8: Study how to mitigate traffic on Dean Martin Dr. between the Silverton Casino and Silverado Ranch Blvd.**
  - Study what traffic calming devices can be employed to mitigate traffic speed.
  - Cut through traffic is using Dean Martin Dr. to reach Silverado Ranch Blvd.
  - Dean Martin Dr. has downgraded to collector road status.
  - Valley View Blvd will serve as the area's arterial road.
  - As the Silverton Casino grows, the traffic into the RNP-1 has increased.
  
- **Priority #9: Require traffic studies to examine the cumulative traffic effects on a neighborhood.**
  - A systematic neighborhood approach needs to be established for traffic studies.
  - Current traffic studies only concern the traffic created by one project
  - Some areas in Enterprise have seen increasing traffic congestion without adequate alternate routes.
  - The increasing use of isolated subdivision has reduced alternative routes available.
  - Road vacations have reduced the availability of public sites for schools, parks, and a fire station.
  - The studies do not include the effects of removing local roads for additional homes or businesses.
  - As smaller projects are constructed in a neighborhood, the cumulative traffic effects are multiplied.

## Parks/RPM

- **Priority #1: Fund two additional neighborhood parks in Park District 4 bounded by Dean Martin Dr., Cactus Ave, Rainbow Blvd and Blue Diamond Rd.**
  - Enterprise population is growing rapidly.
    - Enterprise and Spring Valley towns are combined into the Southwest park plan area.
    - This combination makes the ratio of citizens to parks look better than it really is in Enterprise.
  - Current Enterprise population requires 836+ acres of developed parks (2.5 acres per 1000 residents).
  - At a growth rate of 10,000 resident per year, 25 acres of new parks is needed to meet the County standard.
  - Each year the ratio of park acres per 1,000 population is declining in Enterprise.
  - Park District 4 parks identified on the Neighborhood Parks CIP list include:
    - Valley View and Pyle – 10 acres, \$12,399,940 estimate – ranked #13
    - Cactus and Torrey Pines – 10 acres, \$9,079,645 estimate – ranked #21
    - LeBaron & Rainbow: On Parks CIP Request List
  - Add park at Agate and Jones to the funding list at APN 17624201045
  - All projects are unfunded.
  - Fund at least two parks.
  
- **Priority #2: Study and develop a plan to use electrical transmission easements for multi-modal trail system.**
  - 60 to 100 ft electrical transmission easements exist throughout Enterprise.
  - Many areas of Enterprise are connected via the electrical transmission easements.
  - Identify funding sources for the multi-modal trail system.

## Administrative Services

- **Priority #1: Provide presentation system for the Enterprise TAB.**
  - The plans and charts presented cannot be seen by the public or the board members.
  - The lack of presentation systems detracts from the public's ability to participate in the TAB hearings.
  - The number of individuals attending the TAB meetings is increasing.

- The Enterprise TAB moved from the Enterprise Library to the Windmill Library to obtain a larger meeting room.
- The meeting flow is often interrupted as individuals from the back of the room come forward to see what the applicant is presenting.

DRAFT