



Enterprise Town Advisory Board

September 9, 2020

MINUTES

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

Secretary: Carmen Hayes 702-371-7991 chayes70@yahoo.com **PRESENT**

County Liaison: Tiffany Hesser 702-455-7388 tlh@clarkcountynv.gov **EXCUSED**

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.

Al Laird, 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 26, 2020 Minutes (For possible action)

Motion by Jenna Waltho

Action: **APPROVE** Minutes as published for August 26, 2020.

Motion **PASSED** (4-0) /Unanimous

IV. Approval of Agenda for September 9, 2020 and Hold, Combine or Delete Any Items (For possible action)

Motion by Jenna Waltho

Action: **APPROVE** as amended

Motion **PASSED** (4-0) /Unanimous

Applicant requested holds:

1. ZC-20-0284-LH VENTURES, LLC: The applicant requested a **HOLD** to the October 14, 2020 Enterprise TAB meeting.
2. VS-20-0285-LH VENTURES, LLC: Related applications: The applicant requested a **HOLD**

to the October 14, 2020 Enterprise TAB meeting.

3. AG-20-900314: The applicant requested a **HOLD** to the October 14, 2020 Enterprise TAB meeting.

Related applications:

8. ZC-20-0357-COUNTY OF CLARK (AVIATION):
9. VS-20-0358-COUNTY OF CLARK (AVIATION):
10. TM-20-500121-COUNTY OF CLARK (AVIATION):

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (for discussion)
 - Call to Artists Group Youth Public Art Project. We are looking to hire 10 or more artists for the art call, so please apply or share this with artists you feel would show interest.
For Proposal criteria, requirements & to application please visit our link below:
https://www.clarkcountynv.gov/government/departments/parks___recreation/services/public_art/public_art_calls/index.php
 - Clark County Commissioner Michael Naft is hosting a “Curbside Care” event open to all residents. Services will include flu shots, secure shredding, electronics recycling, medication disposal, and personal care giveaways while supplies last. Residents are invited to attend the drive-thru event Saturday, Sept. 12, 10 a.m. to noon at the Windmill Library located at 7060 W. Windmill Lane.

VI. Planning & Zoning

1. **ZC-20-0284-LH VENTURES, LLC:**
HOLDOVER ZONE CHANGE to reclassify a 14.6 acre portion of a 37.5 acre site from an R-E (Rural Estates Residential) Zone to a P-F (Public Facility) Zone.
WAIVER OF DEVELOPMENT STANDARDS for full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along public streets.
DESIGN REVIEWS for the following: **1)** a proposed charter school site; and **2)** increase finished grade. Generally located on the east side of Tenaya Way and the north side of Agate Avenue within Enterprise (description on file). JJ/rk/jd (For possible action) **09/15/20 PC**

The applicant requested a **HOLD** to the October 14, 2020 Enterprise TAB meeting.

2. **VS-20-0285-LH VENTURES, LLC:**
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Tenaya Way and Montessouri Street (alignment), and between Agate Avenue and Raven Avenue within Enterprise (description on file). JJ/rk/jd (For possible action) **09/15/20 PC**

The applicant requested a **HOLD** to the October 14, 2020 Enterprise TAB meeting.

3. **AG-20-900314:** The Enterprise Town Advisory Board conduct a public hearing on a proposed amendment to the North Blue Diamond RNP equestrian trail alignments as part of the Clark County Trails Map-Las Vegas Valley; and after considering the request, forward a recommendation to the Planning Commission. (For possible action) **09/15/20 PC**

Staff requested a **HOLD** to the October 14, 2020 Enterprise TAB meeting.

4. **SC-20-0341-SOUTHERN HIGHLANDS INVEST PTNRS:**
STREET NAME CHANGE: to name an unnamed private road easement Robert Trent Jones Lane.
Generally located on the east side of Southern Highlands Parkway and the west side of I-15 within Enterprise. JJ/dm/jd (For possible action) **10/06/20 PC**

Motion by Jenna Waltho

Action: **APPROVE** per staff conditions.

Motion **PASSED** (4-0) /Unanimous

5. **ET-20-400090 (VS-17-1084) -ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**
VACATE AND ABANDON FIRST EXTENSION OF TIME for portions of a right-of-way being Rainbow Boulevard located between Meranto Avenue and Richmar Avenue within Enterprise (description on file). JJ/jgh/jd (For possible action) **10/07/20 BCC**

Motion by Jenna Waltho

Action: **APPROVE** per staff conditions.

Motion **PASSED** (4-0) /Unanimous

6. **ET-20-400093 (ZC-0238-17) -CACTUS VILLAGE, LLC:**
ZONE CHANGE SECOND EXTENSION OF TIME to reclassify 6.5 acres from H-1 (Limited Resort and Apartment) Zone to C-2 (General Commercial) Zone for a proposed shopping center.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** alternative landscaping along Las Vegas Boulevard South; and **2)** non-standard commercial driveway geometrics.
DESIGN REVIEW for a proposed shopping center. Generally located on the northeast corner of Las Vegas Boulevard South and Cactus Avenue within Enterprise (description on file). MN/jgh/jd (For possible action) **10/07/20 BCC**

Motion by Jenna Waltho

Action: **APPROVE** per staff conditions.

Motion **PASSED** (4-0) /Unanimous

7. **ET-20-400094 (VS-17-0049) -LV RAINBOW, LLC:**
VACATE AND ABANDON FIRST EXTENSION OF TIME for easements of interest to Clark County located between Raven Avenue and Blue Diamond Road, and between Rainbow Boulevard and Montessouri Street (alignment) and a portion of right-of-way being Rosanna Street located between Raven Avenue and Agate Avenue and a portion of right-of-way being Agate Avenue located between Rosanna Street and Montessouri Street (alignment) within Enterprise (description on file). JJ/jgh/jd (For possible action **10/07/20 BCC**)

Motion by David Chestnut

Action: **APPROVE**

CHANGE Current Planning bullet #1 to read:

- Until December 5, 2021 to record.

Per staff conditions.

Motion **PASSED** (4-0) /Unanimous

8. **ZC-20-0357-COUNTY OF CLARK (AVIATION):**
ZONE CHANGE to reclassify 27.9 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** establish alternative yards for residential lots; **2)** modified residential driveway design; **3)** reduce street intersection off-set; and **4)** non-standard improvements in public right-of-way.
DESIGN REVIEWS for the following: **1)** proposed single family residential development; **2)** building orientation for proposed single family residences; and **3)** hammerhead street design. Generally located on the west side of Arville Street and the north side of Pyle Avenue within Enterprise (description on file). JJ/rk/jd (For possible action) **10/07/20 BCC**

Motion by David Chestnut

Action:

APPROVE Zone Change.

APPROVE Waiver of Development Standards.

APPROVE Design Review #2.

DENY Design Reviews #s 1 and 3.

ADD Current Planning conditions:

- Open space to be three lots minimum;
- Open space to connect between Ave D and Ave E.

Per staff if approved conditions.

Motion **PASSED** (4-0) /Unanimous

9. **VS-20-0358-COUNTY OF CLARK (AVIATION):**
VACATE AND ABANDON easements of interest to Clark County located between Arville Street and Cameron Street, and between Pyle Avenue and Le Baron Avenue and a portion of a right-of-way being Rogers Street (alignment) located between Pyle Avenue and Le Baron Avenue and a portion of right-of-way being Jo Rae Avenue located between Arville Street and Cameron Street within Enterprise (description on file). JJ/rk/jd (For possible action) **10/07/20 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions.

Motion **PASSED** (4-0) /Unanimous

10. **TM-20-500121-COUNTY OF CLARK (AVIATION):**
TENTATIVE MAP consisting of 214 single family residential lots and common lots on 27.9 acres in an R-2 (Medium Density Residential) Zone. Generally located on the west side of Arville Street and the north side of Pyle Avenue within Enterprise. JJ/rk/jd (For possible action) **10/07/20 BCC**

Motion by David Chestnut
Action: **DENY**
Motion **PASSED** (4-0) /Unanimous

VII. General Business:

1. Appoint a Town Advisory Board member to participate on the Southwest Ridge Park Sculpture Part 1 Committee. (For possible action)

Motion by David Chestnut
Action: To **APPOINT** Jenna Waltho to the South Ridge Park Sculpture Part 1 Committee.
Motion **PASSED** (4-0) /Unanimous

2. Review/finalize FY 2022 budget request(s) and take public comment on the budget request(s). (For possible action)

Motion by Jenna Waltho
Action: **APPROVE** with suggested revisions to be included (See Attachment A)
Motion **PASSED** (4-0) /Unanimous

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.

David Chestnut read the following about Transform Clark County:

On the September 15 PC meeting and the September 16 BCC meeting, there is an agenda item to discuss the Preliminary Plan Framework for the Comp Plan update. This is the next step in the process where we will discuss the direction that the Comp Plan will take with the commissioners. An invite will be sent next week for a meeting with the consultant during the week of either September 21 or September 28 to get your feedback. Please take a look at the document on the County's website (https://www.clarkcountynv.gov/government/board_of_county_commissioners/commission_meeting_agendas.php) and provide any feedback you may have during the upcoming meeting.

IX. Next Meeting Date

The next regular meeting will be September 30, 2020 at 6:00 p.m.

X. Adjournment:

Motion by Jenna Waltho

ADJOURN meeting at 7:05 p.m.

Motion **PASSED** (4-0) /Unanimous

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