



MT. CHARLESTON TOWN ADVISORY BOARD

Mt. Charleston Library

75 Ski Chalet Place

Mt Charleston NV, 89124

July 30, 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@gmail.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
Ernie 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

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- 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 May 28, 2026. (For possible action)
 - IV. Approval of the Agenda for July 30, 2026 and Hold, Combine, or Delete any Items. (For possible action)

BOARD OF COUNTY COMMISSIONERS
MICHAEL NAFT, Chair – WILLIAM MCCURDY II, Vice-Chair
APRIL BECKER – JAMES B. GIBSON – JUSTIN C. JONES – MARILYN KIRKPATRICK – TICK SEGERBLOM
KEVIN SCHILLER, County Manager

V. Planning and Zoning

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).
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)

VI. 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)

VII. General Business – None

VIII. 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** 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.

IX. Next Meeting Date: October 29, 2026

X. 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

May 28, 2026

MINUTES

Board/Council Members:	Dan Chaney, Chair Ernie Freggiaro	Randy Soltero, Vice Chair Sean Reeh	Brenda Talley
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 6:21 p.m.

Roll call taken

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

II. Public Comment

None

III. Approval of April 2, 2026 meeting minutes

Motion to approve by: Ernie Freggiaro

Action: Approved

Vote: 3/0 – Unanimous

Approval of May 28, 2026 Agenda

Motion to approve with adjustments by: Ernie Freggiaro

Action: Approved

Vote: 3/0 - Unanimous

IV. Planning & Zoning

1. UC UC-26-0250 – County of Clark (FYS):

USE PERMIT for a communication tower and all ancillary equipment. NV Energy looking for a use permit for a microwave site to link the main substations. This location is adjacent to the existing Angle Peak Substation. USFS has signed off on the use permit. Dan Chaney motioned to approve said permit, Ernie Freggiaro 2nd and all in favor for approval.

BOARD OF COUNTY COMMISSIONERS
MICHAEL NAFT, Chair – WILLIAM MCCURDY II, Vice-Chair
APRIL BECKER – JAMES B. GIBSON – JUSTIN C. JONES – MARILYN KIRKPATRICK – TICK SEGERBLOM
KEVIN SCHILLER, County Manager

V. Informational Items

1. **Receive a report from Metro regarding activity and statistics during the past reporting period and other area crime concerns (for discussion only)** Officer Harrison gave a report from Jan 1, 2026 to today. There have been 632 total events, 138 calls for service, 263 proactive, and 231 arrest & citations. A lot of good events are coming up. Careers on wheels, walk with a Cop in Indian Springs and coming soon the mountain, plus Coffee with a Cop.
Metro Volunteer – no report – just need more volunteers.
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)**
VFD Chief Dave Martin gave stats from last meeting to now. 23 calls for service – 19 EMS, 1 Fire, 3 vehicle accidents. Pine Needle Pick Up was a success. CPR and Fire extinguisher training to come in the Fall for mountain residents. The new fire station is on track with the architect and should have a good update at the next meeting.
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
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 received 1” of precipitation in March & April. Aaron reported the construction at the Rainbow well is completed. There will be a planned test on the Echo well that will last 24hrs. Water will be flowing consistently during this test. 1 service line leak was detected and repaired.
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 May 17/18. Not able to use the microgrid due to the 68 mph gusts at Angle Peak and 58 mph gusts in the canyon. PSOM due to windy weather on May 26/27 but was able to use the microgrid so the power was off for a short time each day to turn on and off. Fire season is here and will be switching into Fire Season Mode for the summer. This means the circuits will not heal themselves if there is a power outage. NVE will have to manually check the area before turning circuits back on if an outage occurs. Permanent microgrid construction continues in the design phase and currently looking at contractors. Completion of that project is still end of 2028-2029. NVE does have current approvals for tree and brush clean up on properties that they will be working on.
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. Fire engines and staff are at full capacity. May 29th starts the Fire Season with fire restrictions. Recreation has a full staff. Campgrounds and picnic areas are open. Trail work is currently getting done at the Visitors Center for ADA approved trails. Mary Jane and Trail Canyon are getting worked on but will not open until the 2027 season. Residents are concerned about the asphalt parking lot around the water wells, but USFS does have LVVWD sign off. LVVWD offered a hydrologist to come and speak on it.
7. **Receive a report from CCSD regarding activity member activities and events (for discussion only)**
Note read by Dan Chaney by Michelle as she was not able to attend. It was a great year. We have 11 students for next year and school starts on Aug 10th, 2026.
8. **Receive a report from The Library District Clark County (for discussion only)** Kim announced upcoming events and invited residents to come enjoy the community library. She has posted the events calendar.

9. **Receive a report from Clark County Administrative Services regarding communications with any updates from Clark County (for discussion only)**

Commissioner Liaison Michelle Baert reported with follow ups: debris clean up at the entrance of Echo was completed, broken and abandoned utility boxes were cleaned up and Echo Rd will be repaired in summer of 2026. District C event calendar is posted.

VI. **General Business**

None

VII. **Public Comment**

There is a web camera to look at the mountain.

Brian Johnson is concerned about the new parking lot at the Trail Canyon and Mary Jane trailheads.

IX. **Next Meeting Date**

July 30, 2026

X. **Adjournment**

The meeting was adjourned at approximately 7:41 pm.

**ATTACHMENT A
MT. CHARLESTON TOWN ADVISORY BOARD
ZONING AGENDA
THURSDAY, 6:00 P.M., JULY 30, 2026**

08/05/26 BCC

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)

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)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

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)

RELATED INFORMATION:

APN:

129-36-101-013

LAND USE PLAN:

NORTHWEST COUNTY (MOUNT CHARLESTON) - OPEN LANDS

BACKGROUND:

Project Description

General Summary

- Site Address: 75 Ski Chalet Place
- Site Acreage: 3.25
- Existing Land Use: Library & fire station

Applicant's Justification

This request is a zone boundary amendment from RS80 (Residential Single-Family) to PF (Public Facility) zoning. According to the applicant, the shift from the RS80 to the PF zoning is more appropriate to the current and future uses on the parcel (Clark County Library and this Clark County Fire Station). Additionally, the parcel is owned and operated by Clark County and reclassifying the parcel to PF is especially appropriate.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0305-15	Zone change the entire site to R-U (now RS80) zoning to correct property line errors with the adjacent single-family development	Approved by BCC	July 2015
UC-0248-10	Use permit for the expansion of an existing fire station	Approved by PC	August 2010
UC-160-91	Use permit for Fire Station 81	Approved by PC	June 1991

Prior Land Use Requests

Application Number	Request	Action	Date
VC-327-91	Variances to waive landscaping, on-site paving, and reduced separation for a trash enclosure	Approved by PC	June 1991
AC-31-86	Architectural supervision (design review) for modifications to the approved library	Approved by PC	April 1986
VC-128-86	Variance to waive on-site paving for the library	Approved by PC	April 1986
ZC-260-85	Zone change for a portion of the site to a P-F zoning for a library	Approved by BCC	December 1985
UC-265-85	Use permit for a library	Approved by BCC	December 1985

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Open Lands	RS80	Undeveloped
South, East, & West	Open Lands & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS80	Single-family residences & undeveloped

Related Applications

Application Number	Request
DR-26-0337	A design review for a new fire station with ancillary uses is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis**Comprehensive Planning**

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. PF zoning is a conforming zone boundary amendment in all land use plan categories. Currently, the property is zoned RS80 and has been occupied with public use for many years. Public safety is of vital importance to every citizen within Clark County and the Mount Charleston community. The key factor is the ability to quickly deliver sufficient personnel and equipment to a site in need of an updated facility. For these reasons, staff finds the request for PF zoning is appropriate for this location.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property appears to have an existing septic system; to contact the Southern Nevada Health District with regard to modifying existing plumbing fixtures.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CLARK COUNTY REAL PROPERTY MANAGEMENT DESIGN & CONSTRUCTION

CONTACT: MONICA TATE, CLARK COUNTY RPM, 500 S. GRAND CENTRAL PKWY, LAS VEGAS, NV 89155

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

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)

RELATED INFORMATION:

APN:

129-36-101-013 ptn

LAND USE PLAN:

NORTHWEST COUNTY (MOUNT CHARLESTON) - OPEN LANDS

BACKGROUND:

Project Description

General Summary

- Site Address: 75 Ski Chalet Place
- Site Acreage: 3.25 (portion)
- Project Type: Public facility (fire station)
- Number of Stories: 2
- Building Height (feet): 32
- Square Feet: 10,628
- Parking Required/Provided: 6/ 6
- Sustainability Required/Provided: 7/ 7.5

Site Plans

The plans depict the existing Mount Charleston Library centrally located on the site, with its parking area situated on the east side of the building. An existing volunteer fire station structure is located at the northeast corner of the property; this structure will be removed and replaced by the proposed facility. The new fire station will be constructed north of the existing wash and drainage facilities. Access to the new station will be provided from the existing driveway on Ski Chalet Place, with a new apparatus driveway added along Kyle Canyon Road. Parking will be located primarily beneath the new structure, with an accessible parking space provided along Kyle Canyon Road. A new emergency signal will be installed to the west of the structure along Kyle Canyon Road. The trash enclosure and mechanical equipment will be located on the lower level of the building and screened from view. A new flagpole and bicycle parking area will be located on the north side of the station near the main entrance.

Landscaping

Street landscaping per Code is provided along Kyle Canyon Road while maintaining some of the existing trees to the west of the proposed driveway along Kyle Canyon Road. New site landscaping will be provided on the west and south sides of the fire station.

Elevations

The plans depict a 2 story fire station, 31 feet 8 inches in height, featuring a metal roof and fascia. The exterior consists of painted metal wall panels in rustic and black earth-tone colors, complemented by wood tongue-and-groove elements. Bi-folding apparatus doors face north, and aluminum storefront window systems are incorporated on each elevation. The building design includes multiple varied wall planes and rooflines that echo the surrounding mountain forms. Signage will be located on the north side of the building and painted to match the building façade.

Floor Plans

The plans depict a 2 story, 10,628 square foot fire station constructed on piers. The lower level includes parking and mechanical spaces, while the primary level contains the lobby, training facilities, apparatus bay, sleeping quarters, offices, dayroom, and kitchen facilities.

Applicant's Justification

Through coordination among the Clark County Library District, the Clark County Fire District, and Clark County Real Property Management, the Library has agreed to allow the Fire District to demolish the existing temporary volunteer facilities located at the corner of the parcel. A new fire station will be constructed between the existing wash and Kyle Canyon Road. The new facility will serve the surrounding mountain communities and introduce a cohesive, modern mountain aesthetic. In addition, the fire station will provide updated, purpose-built accommodations that enhance public safety for the community.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0305-15	Zone change the entire site to R-U (now RS80) zoning to correct property line errors with the adjacent single-family development	Approved by BCC	July 2015
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	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Open Lands	RS80	Undeveloped
South, East, & West	Open Lands & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS80	Single-family residences & undeveloped

Related Applications

Application Number	Request
ZC-26-0336	A zone change to reclassify 3.25 acres to PF zoning is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis**Comprehensive Planning****Design Review**

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

The proposed fire station facility will provide a modern public safety resource that is vital to residents of Clark County and the Mount Charleston community. A key benefit of the project is the improved ability to rapidly deploy sufficient personnel and equipment to emergency situations from an updated, purpose-built facility. For these reasons, staff finds that the request, as designed, is appropriate for this location.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property appears to have an existing septic system; to contact the Southern Nevada Health District with regard to modifying existing plumbing fixtures.

TAB/CAC:

APPROVALS:

PROTESTS:

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