



Goodsprings Citizens Advisory Council

February 25, 2020

MINUTES

Board Members: Katie Hinzer – Chair absent Tom Shekells- Vice Chair
 Colleen Hicks Dyann Widman Chris Asnaran

Secretary: Jeri Pinkerton, 702-806-8660, pinkerton.family@yahoo.com

Town Liaison: Meggan Holzer, 702-455-0341, meggan@clarkcountynv.gov

- I. Call to Order, Pledge of Allegiance, Roll Call
 The meeting was called to order at 7:30 p.m.
 All members present

- II. Public Comment

- III. Approval of Minutes for January 28, 2020
 Moved by: Dyann Widman
 Action: Approved
 Vote:5-0/Unanimous

- IV. Approval of Agenda for February 25, 2020
 Moved by: Dyann Widman
 Action: Approved
 Vote: 5-0/Unanimous

- V. Informational Items
 1. Receive a report from Metro regarding activity and statistics during the past month and other area crime concerns (for discussion only) – Sgt. Dean reported that there have been 5 citizen calls for domestic issues but nothing of concern for the community.

 2. Receive a report from Clark County Administrative Services regarding updates from Clark County (for discussion only) – Commissioner Jones and Meggan Holzer met with Public Works to discuss work to be done on the unpaved roads in Goodsprings. The Starbucks in Jean is in progress and the truck stop on the east side of the highway is being remodeled.

- VI. Planning & Zoning
 WS-20-0062-WIEGAND FAMILY TRUST & WIEGAND STEVEN M & COLLEEN A TRS:
 WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) eliminate parking lot landscaping; 3) eliminate landscape buffer adjacent to a less intensive use (single family residence); 4) reduce trash enclosure setback; 5) allow vehicles to back out onto public streets; 6) reduce setback for an existing accessory structure; 7) on-site paving; 8) allow modified street standards; and 9) waive full off-site improvements (curb, gutter, sidewalk, street lights, and partial paving).
 DESIGN REVIEW for an off-highway vehicle rental facility on 0.5 acres in a C-2 (General

Commercial) Zone. Generally located on the south side of Main Street and the west side of Fayle Street within Goodsprings. JJ/md/ja (For possible action)

Moved by: Colleen Hicks

Action: Approved with the condition: no OHV will be drive on the road within the town

Vote:3-2

VII. General Business
None

VIII. Comments by the General Public

Bonnie Casto expressed concern about the street names near her property. The town Christmas tree was well appreciated by the town folks. Goodsprings Community clean-up is March 14th from 8-12. There will be a Craft Fair March 14th from 10-3. There will be an Easter celebration Saturday, April 11th, at the Community Center and park.

IX. Next Meeting Date
March 31, 2020

X. Adjournment
The meeting was adjourned at 7:28 p.m.

**ATTACHMENT A
GOODSPRINGS CITIZENS ADVISORY COUNCIL
ZONING AGENDA
TUESDAY, 7:30 P.M., JUNE 30, 2020**

07/21/20 PC

1. **ET-20-400050 (UC-18-0124) -ROADKILL RANCH, LLC:**
USE PERMIT FIRST EXTENSION OF TIME to allow a proposed accessory structure (garage) prior to the principal use (residence).
WAIVER OF DEVELOPMENT STANDARDS to increase the height of an accessory structure (garage) on 0.8 acres in an R-T (Manufactured Home Residential) zone. Generally located on the east side of Revere Street and the north side of Exchange Avenue within Goodsprings. JJ/tk/jd (For possible action)

07/21/20 PC AGENDA SHEET

ACCESSORY STRUCTURE
(TITLE 30)

REVERE ST/EXCHANGE AVE
(GOODSPRINGS)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-20-400050 (UC-18-0124) -ROADKILL RANCH, LLC:

USE PERMIT FIRST EXTENSION OF TIME to allow a proposed accessory structure (garage) prior to the principal use (residence).

WAIVER OF DEVELOPMENT STANDARDS to increase the height of an accessory structure (garage) on 0.8 acres in an R-T (Manufactured Home Residential) zone.

Generally located on the east side of Revere Street and the north side of Exchange Avenue within Goodsprings. JJ/tk/jd (For possible action)

RELATED INFORMATION:

APN:

202-26-610-023

WAIVER OF DEVELOPMENT STANDARDS:

Increase the height of a proposed accessory structure (garage) to 22 feet where a maximum of 14 feet is allowed (a 57.1% increase).

LAND USE PLAN:

SOUTH COUNTY (GOODSPRINGS) - RURAL NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 0.8
- Project Type: Accessory structure (garage)
- Number of Stories: 1
- Building Height (feet): 22
- Square Feet: 2,688

Site Plans

The approved plans depict an accessory structure (garage) being constructed prior to the principal use (residence). The garage is centrally located on the site surrounded by a chain-link fence. The site has access to Revere Street to the east.

Elevations

The approved plans show a 22 foot high metal building with a pitched roof. A 12 foot high door is located on the south side of the building.

Floor Plans

The approved plans depict a 2,688 square foot building consisting of three, 8 foot by 40 foot, storage containers connected in a “U” shape pattern and covered by a common roof.

Previous Conditions of Approval

Listed below are the approved conditions for UC-18-0124:

Current Planning

- 2 year review to obtain permit for the house.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; 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; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Right-of-way dedication to include corner spandrels.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that there are no public sanitary sewer facilities available and none are planned within the next five years.

Signage

Signage is not a part of this request.

Applicant’s Justification

The applicant states that he has been working diligently on this project and inadvertently let his use permit expire. He is finalizing his plans, and will be ready to submit within the next few months.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-18-0124	Use permit for accessory structure (garage) prior to the principal use (residence) with a waiver of development standard to increase the height	Approved by PC	April 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East, West	Rural Neighborhood (up to 2 du/ac)	R-T	Single family residential & undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval. The applicant is working towards finalizing his plans and should be ready to submit plans to the building department in the next few months. Staff can support this request and allow for an additional 2 years to complete the project.

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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Until April 3, 2022 to complete and obtain a permit to build the house.
- Applicant is advised that 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.

Public Works - Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: KATHY MEEHAN

CONTACT: THOMAS BILINSKI, 9567 WHIPTAIL ST, LAS VEGAS, NV 89178