



Goodsprings Citizens Advisory Council

July 30, 2019

MINUTES

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

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.
- II. Public Comment
- III. Approval of Minutes for May 28, 2019
Moved by: Dyann Widman
Action: Approved
Vote: 4-0/Unanimous
- IV. Approval of Agenda for July 30, 2019
Moved by: Dyann Widman
Action: Approved
Vote: 4-0/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 the side by side should be operational by Labor Day.
 2. Receive a report from Clark County Administrative Services regarding updates OHV designated trail, mile markers on SR 161, and any other updates from Clark County (for discussion only) – The County Commissioner will be getting involved with the OHV designated trail. The mile marker signs for SR161 are not ready yet. Meggan will check into the yellow flags on the Goodsprings Haul Road..
- VI. Planning & Zoning
None
- VII. General Business
None
- VIII. Comments by the General Public
Member of audience would like for town people to send a letter to modify the OHV designated trail.

IX. Next Meeting Date
August 28, 2019

X. Adjournment
The meeting was adjourned at 7:45 p.m.

DRAFT

**ATTACHMENT A
GOODSPRINGS CITIZENS ADVISORY COUNCIL
ZONING AGENDA
TUESDAY, 7:30 P.M., AUGUST 27, 2019**

09/18/19 BCC

1. **UC-19-0594-BLAKE, DONN I. & MARY E. REV TR & FLEMING, STEPHEN NEVADA TRUST:**
USE PERMITS for the following: 1) watchman's manufactured home; and 2) permit existing accessory structures (shipping containers) prior to a principal use or structure.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative street landscaping; 2) permit an existing non-decorative fence; 3) reduce access gate setback; and 4) waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving).
DESIGN REVIEWS for the following: 1) existing watchman's manufactured home; and 2) existing accessory structures (shipping containers) on 1.0 acre in a C-2 (General Commercial) Zone. Generally located on the north side of Spring Street (SR 161) and the east side of Revere Street within Goodsprings. JJ/md/ja (For possible action)

WATCHMAN'S MANUFACTURED HOME
(TITLE 30)

SPRING ST (SR 161)/REVERE ST
(GOODSPRINGS)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-19-0594-BLAKE, DONN I. & MARY E. REV TR & FLEMING, STEPHEN NEVADA TRUST:

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DESIGN REVIEWS for the following: **1)** existing watchman's manufactured home; and **2)** existing accessory structures (shipping containers) on 1.0 acre in a C-2 (General Commercial) Zone.

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RELATED INFORMATION:

APN:

202-26-601-004

USE PERMITS:

1. Permit a watchman's manufactured home per Table 30.44-1.
2. Allow existing accessory structures (3 shipping containers, storage buildings, garage, carport, wood shed, windmill, and outhouse) prior to the principal use or structure where not permitted per Table 30.44-1.

WAIVERS OF DEVELOPMENT STANDARDS:

1. Permit alternative street landscaping where landscaping is required per Figures 30.64-13, 17, 18, and Section 30.64.030.
2. Permit an existing 4 foot high non-decorative fence (wood posts with wire) adjacent to Spring Street, Revere Street, and Vegas Street where a decorative block wall with a maximum height of 3 feet is permitted per Section 30.64.020 (a 33% increase).
3. Reduce the required setback for existing access gates located along Revere Street and Vegas Street to zero feet where a minimum of 50 feet is required per Section 30.64.020 (a 100% reduction).
4. Waive full-off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Spring Street, Revere Street, and Vegas Street where required per Chapter 30.52.

LAND USE PLAN:
SOUTH COUNTY (GOODSPRINGS) - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 48 Revere Street
- Site Acreage: 1
- Project Type: Watchman's manufactured home/accessory structures
- Number of Stories: 1
- Building Height (feet): 8.5 (shipping containers)/9 (watchman's manufactured home)/7 (storage buildings, wood shed, outhouse)/9 (carport and garage)/25 (windmill)
- Square Feet: 320 (shipping containers)/160 (shipping container)/ 924 (watchman's manufactured home)/59 and 169 (storage buildings)/69 (outhouse)/368 (garage)/368 (carport)/123 (wood shed)

Site Plans

The plans depict an existing 1 acre site zoned C-2 with multiple accessory structures and an existing manufactured home. An existing manufactured home measuring 924 square feet is located at the northwest corner of the site with a setback of 5 feet from the north (side), 44 feet from the west (front), 123 feet from the east (rear), and 175 feet from the south (side) property lines. The applicant is proposing to utilize the residence as a watchman's manufactured home. Three existing accessory structures (shipping containers) are located at the south portion of the site with a setback of 12 feet from Spring Street. The shipping containers measure 320 square feet each and have been placed within an excavated area measuring between 7 feet to 8 feet in depth. The excavated area consists of an area measuring a minimum of 1,000 square feet. Additional existing accessory structures are located on the property that include 2 storage buildings, an outhouse, woodshed, and a garage with a carport. The garage and carport are set back 24.5 feet from the east property line along Vegas Street. A fourth shipping container measuring 160 square feet is located immediately to the north of the garage and carport. The shipping container is set back a minimum of 24.5 feet from Vegas Street. An existing 25 foot high windmill is located at the southwest portion of the site, between the existing storage containers and the wood shed. Access to the site is granted via existing gates along Revere Street (west property line) and Vegas Street (east property line). The property is enclosed by a 4 foot high non-decorative fence (wood posts with wire) located along the perimeter of the site. The existing fence is also located within the Nevada Department of Transportation's (NDOT) right-of-way, Spring Street.

Landscaping

Existing landscaping with mature trees is located along Spring Street, Vegas Street, and Revere Street. Mature trees are also located within the interior of the project site. Existing landscaping, consisting of trees, is also located within NDOT's right-of-way, Spring Street.

Elevations

The plans depict 4 shipping containers with an overall height of 8.5 feet with exterior metal siding. Per photographs submitted with the application, the shipping containers are painted with neutral, earth tone colors. The fourth shipping container has a height of 8.5 feet and is painted dark brown to match the existing storage buildings within the project site. The existing manufactured home has an overall height of 9 feet and is painted light blue with a white trim. The existing windmill has an overall height of 25 feet. The existing carport and garage have an overall height of 9 feet and are constructed of wood. The existing outhouse, wood shed, and storage buildings measure 7 feet in height and are constructed of wood.

Floor Plans

Three shipping containers measure 320 square feet while the fourth shipping container measures 160 square feet. The watchman's manufactured home has an overall area of 924 square feet. The garage and carport each measure 368 square feet in area. The outhouse measures 69 square feet and the 2 storage buildings have an overall area of 59 square and 169 square feet, respectively.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states the rural location of the subject property, 30 miles from Las Vegas, makes it vulnerable to vandalism, theft, and fire. There currently is no resident Metropolitan Police Officer in Goodsprings for the immediate area. The applicant has found it prudent to have a watchman on the premises. The Pioneer Saloon currently has a watchman's trailer on their property. The applicant states the watchman's home is needed to preserve the historic buildings and artifacts on the subject property.

The fencing around the perimeter of the property has been in place for 30 years. The vines on the fencing and the trees throughout the property are aesthetically pleasing, providing an option for landscaping that is not often seen in the desert. Nuts, fruits, and grapes are harvested annually from the trees.

The buildings that remain on the subject property were constructed between 1915 through 1925 and give a sense of what was needed by a family living on the property. These old buildings were used on a daily basis by the applicant's mother and her family for over 60 years. The applicant desires to preserve the structures.

Four shipping containers are located on the subject property, 3 of which are located within the cellar area that previously served an existing historic single family residence and retail store on the subject property. However, due to a fire that was caused by trespassers, the residence and store were destroyed. The applicant states the existing cellar hole was cleaned out, the floor was laser leveled, and that type 2 gravel was placed within the hole. The applicant placed 2 foot by 2 foot footings for the containers' corners to rest on. The containers are on a solid foundation. When the containers are veneered with old wood, they will be unnoticeable among the other old structures on the historic site. The applicant states the area is safer without the hole that is

existing after the fire and the historic artifacts will be securely stored within the containers in the event of vandalism or another fire.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-0287-94 (VC-0499-89)	First extension of time to permit a manufactured home as a permanent single family residence with a condition of an additional 5 years to remove – expired	Approved by PC	October 1994
VC-0499-89	Permit a manufactured home as a permanent single family residence in a C-2 zone where a residence and mobile home are not permitted and a waiver for off-site improvements – expired	Approved by PC	September 1989
VC-0479-88	Established and maintained an overhead electrical service for an existing water well on a lot without a principal use	Approved by PC	September 1988

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Right-of-way (vacated per 20160219:329)	C-2	Undeveloped
South	Commercial General	C-2	Undeveloped
East	Commercial General and Rural Neighborhood (up to 2 du/ac)	C-2	Metal storage building
West	Rural Neighborhood (up to 2 du/ac)	C-2	Stone cabin & accessory structures

Clark County Public Response Office (CCPRO)

CE-19-05633 is an active zoning violation for 3 shipping containers without permits.

STANDARDS FOR APPROVAL:

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

**Analysis
Current Planning
Use Permits**

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Comprehensive Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

Use Permit #1 & Design Review #1

Staff cannot support the request to permit a watchman’s manufactured home at the project site. In October 1994, the Planning Commission granted an extension of time to a previously

approved variance (VC-0499-89) to permit a manufactured home within a C-2 zoning district with a condition for an additional 5 years to remove the structure. Staff finds the request to permit a watchman's manufactured home is an attempt to circumvent the standards of the Development Code as single family residences, including manufactured homes, are not permitted within commercial zoning districts. The intent of a watchman's manufactured home is to provide security to a site that is developed with a principal use, such as development containing commercial buildings, vehicle sales, or an outside storage yard (where permitted). The site currently does not have an established principal use and contains multiple accessory structures. Staff finds the proposed continuation of the watchman's manufactured home as a single family residence is not appropriate for the commercial zoned property; therefore, staff recommends denial of the use permit and design review.

Use Permit #2 & Design Review #2

Staff cannot support the request to permit the existing accessory structures, including the 4 shipping containers. Had building permits been submitted prior to the placement of the accessory structures, the shipping containers could have been considered and acted upon through the land use application process. Staff finds the proposed shipping containers are not an appropriate use at this location as the applicant has not demonstrated the structures will not result in a substantial or undue adverse effect on the adjacent properties. The excavated area where 3 of the 4 shipping containers it may also affect storm water runoff and drainage for the existing site. The existing storage buildings, outhouse, windmill, and garage with carport should have minimal to no impact on the surrounding properties; however, since staff is not supporting the shipping containers, staff cannot support the remaining accessory structures. Therefore, staff recommends denial of the use permit and design review.

Waivers of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Waivers of Development Standards #1 & #2

The existing street landscaping and non-decorative fence are consistent with the surrounding properties within Goodsprings. The existing conditions should have minimal to no impact on the abutting land uses; however, since staff is not supporting the use permits and design reviews, staff cannot support the waiver requests.

Waiver of Development Standards #3

The access gates are an existing condition and should have minimal to no impact on the surrounding land uses; however, since staff is not supporting the use permits and design reviews, staff cannot support the waiver request.

Public Works - Development Review
Waiver of Development Standards #4

Historical events have demonstrated how important off-site improvements are for drainage control. Additionally, full width paving allows for better traffic flow and sidewalks on public streets provide safer pathways for pedestrians and for children to walk to school. Therefore, staff cannot support the Waiver of Development Standards for full off-site improvements.

Staff Recommendation
Denial.

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

If approved:

- 1 year to complete with any extension of time to be a public hearing.
- 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; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Structures shall be removed from the right-of-way prior to the issuance of building permits.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: STEPHEN FLEMING

CONTACT: STEPHEN FLEMING, 5320 W. SAHARA AVE, LAS VEGAS, NV 89146