



Laughlin Town Advisory Board
Laughlin Regional Government Center
101 Civic Way
Laughlin, NV 89029
 April 12, 2022
 1:30pm

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 Tammy Harris at (702) 298-0828.
- 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.
- Supporting material is/will be available on the County's website at <https://clarkcountynv.gov/LaughlinTAB>

Board/Council Members: Kathy Ochs – Chair
 Kathleen Hoss – Vice Chair
 Fred Doten
 Hermon Walker
 Pamela Walker

Secretary: Tammy Harris, (702) 298-0828, tammy.harris@clarkcountynv.gov
 Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

County Liaison(s): Mark Moskowitz, (702) 298-0828, (702) 455-6173, mark.moskowitz@clarkcountynv.gov
 Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

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

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 YOLANDA T. KING, County Manager

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 March 8, 2022. (For possible action)
- IV. Approval of the Agenda for April 12, 2022 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
 - 1. Receive a report and updates from the South County Liaison Mark Moskowitz. (For discussion only)
 - 2. Receive a report from Lt. Rogers with Metro Police regarding activity and statistics during the past month and other area crime concerns. (For discussion only)
 - 3. Receive a report from Clark County Fire Department regarding calls for service during the past month and other fire prevention issues. (For discussion only)
 - 4. Joanna Jacob from Clark County Administrative Services will share information about the Short Term Rental ordinance and receive input from the community. (For discussion only)
 - 5. Receive a report on water safety and updates from the Nevada Department of Wildlife (NDOW). (For discussion only)
 - 6. Receive a report from Will Smith with Clark County Water Reclamation District regarding the status of the waste water system. (For discussion only)
 - 7. Receive a report from Jason Bailey with Big Bend Water District regarding the status of the water system. (For discussion only)
 - 8. Receive a report from A'Lonn Bilbray with Parks & Recreation regarding the status of programs and upcoming activities. (For discussion only)
 - 9. Receive a report from Jackie Wallin with Laughlin Chamber of Commerce regarding current and upcoming business activities in Laughlin. (For discussion only)
 - 10. Receive a report from Jackie Wallin with the Laughlin Tourism Commission regarding current and upcoming events and activities. (For discussion only)
 - 11. A discussion and community input with the Fines and Justice Center (FFJC) regarding experiences with fines and fees stemming from traffic and misdemeanor tickets. (For discussion only)
 - 12. Receive a report from Tanya Brown-Wirth with Laughlin Library regarding current and upcoming activities. (For discussion only)

13. Receive a report from Laughlin school system regarding the status of programs and upcoming activities. (For discussion only)
14. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)

VI. Planning and Zoning:

1. **UC-22-0064-AMERICAN LEGION POST #60:**
USE PERMIT to allow accessory structures not architecturally compatible with the existing building.
DESIGN REVIEW for accessory structures on 5.1 acres in an R-U (Rural Open Land) zone. Generally located on the north side of Bruce Woodbury Drive, 330 feet east of Cougar Drive within Laughlin. To the PC 04/05/2022

NO NOTICE OF FINAL ACTION AT THE TIME OF THIS POSTING.

2. **UC-21-0753-COUNTY OF CLARK (ADMINISTRATIVE):**
USE PERMITS for the following **1)** electric generating station (solar photovoltaic facility); **2)** electrical substation; **3)** overhead power transmission line; **4)** increase the height of utility structures; **5)** public utility structures with all accessory structures; **6)** waive landscaping and screening requirements; **7)** eliminate trash enclosure; and **8)** allow signage in conjunction with the electric generating station and electrical substation.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** off-site improvements (curb, gutter, sidewalk, streetlights, and paving); and **2)** dedication of right-of-way.
DESIGN REVIEWS for the following: **1)** electric generating station (solar photovoltaic facility) **2)** electrical substation; **3)** overhead power transmission line; **4)** maintenance and operations building; **5)** public utility structures with all accessory/ancillary structures and uses; **6)** preliminary grading for a hillside development (slopes greater than 12%); and **7)** finished grade on 10,846 acres in an R-U (Rural Open Land) Zone, an M-D (Designed Manufacturing) Zone, an M-2 (Industrial) Zone, and a P-F (Public Facility) Zone. Generally located on the west side of Casino Drive and Needles Highway, 1.3 miles west of Casino Drive within Laughlin.

CONDITIONS OF APPROVAL - Current Planning

- Prior to the issuance of building and grading permits, or subdivision mapping, mitigate the impacts of the project including, but not limited to, issues identified by the technical reports and studies, and issues identified by the Board of County Commissioners or commit to mitigating the impacts of the project by entering into a Development Agreement with Clark County;
- Prior to the issuance of building and grading permits, enter into a Performance Agreement with Clark County or provide evidence of an agreement with the Bureau of Land Management which includes a Decommissioning Plan specifying the actions to be taken by the Developer or County in the event construction of the project is stopped or abandoned;
- Bond or other form of financial security, acceptable to Clark County or the Bureau of Land Management, shall be provided with the Performance Agreement as security of the full and complete fulfillment of the decommissioning actions identified in the Decommissioning Plan.

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a final grading plan must be reviewed and approved by the Board of County Commissioners prior to the commencement of grading on the project site; the installation and use of cooling systems that consumptively use water will be prohibited; compliance with all air quality rules and regulations required by the Department of Environment and Sustainability; 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

- Comply with approved drainage study PW-21-11008;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Road alignments shown on the Transportation Element must be dedicated at the widths shown on the Element;
- Full off-site improvements shall be required with future development as determined by Public Works - Development Review Division; • Applicant acknowledges that right-of-way dedications may be required in the future if the use changes; Page 6 of 19
- Utility pole locations must comply with Subsection 30.52.060(b)(2) of County Code.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace

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determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

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 vote may be taken on a matter not listed on the posted 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.

IX. Next Meeting Date: April 26, 2022

X. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:
Laughlin Regional Government Center, 101 Civic Way, Laughlin, NV 89029
<https://notice.nv.gov>

To see live stream of the Laughlin Town Advisory Board meeting, go to You Tube and in the search bar type: LaughlinTown as one word. Or use address <https://www.youtube.com/channel/UCWo5ABfxMjLhtQ5keDBhEOQ>

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