



Laughlin Town Advisory Board
Laughlin Regional Government Center
101 Civic Way
Laughlin, NV 89029
December 13, 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

BOARD OF COUNTY COMMISSIONERS
JAMES B. GIBSON, Chair • JUSTIN C. JONES, Vice Chair
MARILYN KIRKPATRICK • WILLIAM MCCURDY II • ROSS MILLER • MICHAEL NAFT • TICK SEGERBLÖM
KEVIN SCHILLER, 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 November 8, 2022. (For possible action)
- IV. Approval of the Agenda for December 13, 2022 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
 1. Recognition for the Winners, Finalist, and Judges for the Nevada Region of the 2022 Community Achievement Awards. (For discussion only)
 2. Receive a report and updates from the South County Liaison Mark Moskowitz. (For discussion only)
 3. 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)
 4. Receive a report from Clark County Fire Department regarding calls for service during the past month and other fire prevention issues. (For discussion only)
 5. Receive a report from Will Smith with Clark County Water Reclamation District regarding the status of the waste water system. (For discussion only)
 6. Receive a report from Jason Bailey with Big Bend Water District regarding the status of the water system. (For discussion only)
 7. Receive a report from A'Lonn Bilbray with Parks & Recreation regarding the status of programs and upcoming activities. (For discussion only)
 8. Receive a report from Sabrina Mills with University of Nevada, Extension 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. Receive a report from Tanya Brown-Wirth with Laughlin Library regarding current and upcoming activities. (For discussion only)
 12. Receive a report from Laughlin school system regarding the status of programs and upcoming activities. (For discussion only)

13. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
14. Laughlin Town Advisory Board is accepting nominations for the 2023 Laughlin Citizen of the Year and nominations will close on **December 30, 2022**.

Nomination forms are available at the Laughlin Library, Community Resource Center, Spirit Mountain Activity Center, the Laughlin Administrative Office, or on the Clark County website at: <https://clarkcountynv.gov/LaughlinTAB>

Nomination forms must be turned into the Laughlin Administrative Office, Laughlin Regional Government Center, 101 Civic Way, Laughlin, NV 89029, by **December 30, 2022**, 5:00 p.m. Only nominations utilizing the nomination form will be accepted.

The Laughlin Citizen of the Year Award is given annually in honor of the late Jim Edwards and is intended to recognize and thank the outstanding citizen of Laughlin who has given his / her private time and effort to help local government make Laughlin a better place to live.

It is expected that the 2023 Citizen of the Year recipient will be announced and honored at the Tuesday, **February 14, 2023**, meeting of the Laughlin Town Advisory Board, at 1:30 p.m.

VI. Planning and Zoning:

1. **DR-22-0615-COUNTY OF CLARK (ADMINISTRATIVE):**

DESIGN REVIEW for a final grading plan in conjunction with a previously approved electric generating station (solar photovoltaic facility) and electrical substation on 5,077.1 acres in an R-U (Rural Open Land) Zone and M-D (Designed Manufacturing) Zone. Generally located on the west side of Casino Drive and Needles Highway, 1.3 miles west of Casino Drive within Laughlin. (For possible action) To the BCC 12/21/22

VII. General Business:

1. Nominate and appoint ten (10) members for Citizen of the Year Review Committee. (For possible action)
2. Review and finalize the FY 2023 – 2024 budget requests and take public input regarding budget requests. (For possible action)

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: January 10, 2023

X. Adjournment.

BOARD OF COUNTY COMMISSIONERS
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KEVIN SCHILLER, County Manager

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/UCWo5ABfxMjLhtQ5keDBhEQQ>

BOARD OF COUNTY COMMISSIONERS
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FY 2023-24 Capital Budget Requests

Laughlin

Please Score 1 - 10 (10 being the highest)

	Kathy Ochs	Kathleen Hoss	Fred Doten	Hermon Walker	Pamela Walker	Total	Priority
Community Digital Marquee	9	6	9	9	8	41	1
RGC Mtg. RM Audience chair replacement	10	10	6	4	10	40	T-2
Romtec Building Air Conditioning--Pyramid Park	6	8	7	10	9	40	T-2
Spirit Mountain Electronic Marquee Sign	8	7	8	5	7	35	3
Dedicated Motor Sports Park w/ WIFI	7	5	10	7	4	33	T-4
Heritage Trails Host Site	5	9	5	8	6	33	T-4
Creation of a Laughlin Cemetery	4	4	4	6	5	23	5



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p>APPLICATION TYPE</p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input type="checkbox"/> ZONE CHANGE</p> <p style="padding-left: 20px;"><input type="checkbox"/> CONFORMING (ZC)</p> <p style="padding-left: 20px;"><input type="checkbox"/> NONCONFORMING (Nzc)</p> <p><input type="checkbox"/> USE PERMIT (UC)</p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p><input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)</p> <p><input checked="" type="checkbox"/> DESIGN REVIEW (DR)</p> <p style="padding-left: 20px;"><input type="checkbox"/> PUBLIC HEARING</p> <p><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)</p> <p><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)</p> <p><input type="checkbox"/> WAIVER OF CONDITIONS (WC)</p> <p style="padding-left: 20px;">(ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANX)</p> <p><input type="checkbox"/> EXTENSION OF TIME (ET)</p> <p style="padding-left: 20px;">(ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR)</p> <p style="padding-left: 20px;">(ORIGINAL APPLICATION #)</p>	STAFF	<p>APP. NUMBER: <u>WS-22-0615</u> DATE FILED: <u>10/26/22</u></p> <p>PLANNER ASSIGNED: <u>MNO</u></p> <p>TAB/CAC: <u>LAUGHLIN</u> TAB/CAC DATE: <u>12/13/22 @ 1:30</u></p> <p>PC MEETING DATE: <u>-</u></p> <p>BCC MEETING DATE: <u>12/21/22 @ 9:00 A.M.</u></p> <p>FEE: <u>\$1,150.00</u></p>
	PROPERTY OWNER	<p>NAME: <u>Clark County Real Property Management</u></p> <p>ADDRESS: <u>500 S. Grand Central Pkwy P.O. Box 551825</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89155</u></p> <p>TELEPHONE: _____ CELL: _____</p> <p>E-MAIL: _____</p>
	APPLICANT	<p>NAME: <u>326FW 8me, LLC</u></p> <p>ADDRESS: <u>5455 Wilshire Blvd., Suite 2010</u></p> <p>CITY: <u>Los Angeles</u> STATE: <u>CA</u> ZIP: <u>90036</u></p> <p>TELEPHONE: <u>415-317-7450</u> CELL: _____</p> <p>E-MAIL: <u>dlundgren@8minute.com</u> REF CONTACT ID #: _____</p>
	CORRESPONDENT	<p>NAME: <u>Linda M. Bullen, Esq.</u></p> <p>ADDRESS: <u>8635 W. Sahara Ave. #454</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89117</u></p> <p>TELEPHONE: <u>702-279-4040</u> CELL: _____</p> <p>E-MAIL: <u>linda@bullenlaw.com</u> REF CONTACT ID #: _____</p>

ASSESSOR'S PARCEL NUMBER(S): 266-00-001-001; -009; -010; 266-00-002-002 & 003; 265-00-002-001

PROPERTY ADDRESS and/or CROSS STREETS: 265-00-001-010; -012; -013; -014; -041; -043

PROJECT DESCRIPTION: Industrial - Solar Site

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

_____ Lisa Kremer - Director of Real Property Management
 Property Owner (Signature)* Property Owner (Print)

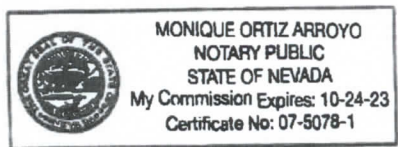
STATE OF NEVADA

COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON APRIL 8, 2021 (DATE)

By LISA KREMER, DIRECTOR

NOTARY PUBLIC: _____



*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.



24 October 2022

Clark County Current Planning Division
500 South Grand Central Parkway
Las Vegas, NV 89155-1741

**PLANNER
COPY**

Re: 326FW 8me LLC Clark County, Justification Letter for Design Review and Waiver of Standards for the Final Grading Plan and Hillside Development associated with UC-21-0753

To Whom It May Concern,

Energy Project Solutions, on behalf of the Applicant, 326FW 8me LLC (326FW), respectfully submits this justification letter and application for design review and waiver of development standards for the final grading and hillside development as required by condition for the Use Permit for the Arida Solar Project (Project) (UC-21-0753) approved February 16, 2022 and Notice of Final Action received March 1, 2022, and in accordance with Development Code Chapter 30.56. The approved project (UC-21-0753) consists of a 370 megawatt-alternating current (MWac) Solar Photovoltaic (PV) Electric Generating Facility, a Battery Energy Storage System (BESS), a 500-kilovolt (kV) substation, a 500 kV Generation Intertie Transmission Line (Gen-tie) that is approximately 8.8 miles and ancillary components.

The Project would be located seven (7) miles southwest of Laughlin in Clark County, Nevada. The Solar PV Generating Facility and BESS will be located on approximately 4,250 acres of Clark County lands and a new transmission line that will total 8.8 miles in length. Approximately 7.2 miles of the transmission line will cross on federal land (administered by the Bureau of Land Management and Bureau of Reclamation), and approximately 1.6 miles crossing lands owned and operated by Southern California Edison (SCE). The Gen-tie is needed to interconnect the 370 MWac Solar PV Generating Facility to the regional electrical grid at the existing SCE Mohave Substation.

The previously approved Solar PV Generating Facility and BESS site associated with the subject entitled area is approximately 4,250 gross acres. The generation Intertie Transmission Line is a linear, contiguous project.

Design Review

The design review for the final grading plan and hillside development is requested for the development of a Solar PV Electric Generating Facility for the entitled area of approximately 4,250 gross acres, of which the total fenced area will be approximately 2,854 acres. Major components included within the generating facility are multiple blocks of PV solar panels, associated inverter and transformer equipment, a project substation, BESS area and an Operations and Maintenance Building. A security fence will surround the perimeter of the site and separate the array area from the natural areas. Additionally, a proposed Overhead Gen-tie will connect the electric generating facility with the existing Mohave substation northeast of the site. Work within the existing Mojave Substation will include electrical infrastructure upgrades.



PLANNER
COPY

Access to the site will be from Needles Highway along the east side of the development and would be controlled access by means of swing or roller gates. No public access will be allowed outside of construction crews and O&M staff. Through the site, access will be provided by a minimum of 16-foot-wide compacted native material roads between each row of solar modules and around the perimeter. Onsite parking would be provided at the Operations and Maintenance building for a minimal staff that performs facilities functions. Construction and maintenance vehicles traveling through the site will stop temporarily at places of work throughout the site. There are no proposed occupiable structures proposed with this development, but a prefabricated metal operations and maintenance building will be erected for the operations of the facility and is consistent with Table 30.56-2 Exterior Materials 2a and similar projects in Clark County.

A majority of the site will include solar modules. A typical solar module will be mounted to a driven steel pile foundation mounted on single axis tracking systems at roughly existing grade. As a site designed to follow existing terrain with minimal proposed grading as required to meet equipment and access tolerances. Existing vegetation will remain in place and/or mowed to a lower height throughout, except where improvements require removal, such as at access roads or structures. Temporary construction access corridors shall maintain vegetation as much as possible, especially root structures, to allow revegetation; however, it is anticipated that some vegetation will be cleared for construction access. The existing drainage patterns across the site remain largely unchanged to ensure stable slopes and reduce water runoff, however, it is anticipated that approximately 35 acres of slopes greater than 12% will need to be graded for array areas to meet slopes of maximum 10% in all directions. The approximate 35-acre slopes that will be graded include 32.73 acres of 12-25% slopes and 1.88 acres of >25% slopes. These areas are minimal and make up less than 1% of the total area which meets and exceeds the thresholds allowed within Table 30.56-1. The additional slopes that are 12% or greater will be left undisturbed and preserved as hillside environment. These areas will be revegetated as part of a decommissioning plan that will be submitted to Clark County per UC-21-0753. The site is surrounded by rural, vacant lands to the north, south, and west that are primarily owned by the BLM and Clark County, and that are not anticipated for future development.

Waiver of Standards

The project is being processed as an Electric Generating facility in accordance with Title 30 and 30.56. This request is to incorporate approved waivers requested in UC-21-0753 and define waivers of Title 30.56 for the project needed to develop the site and anticipated product. The waivers being requested are:

1. **Request:** Waive restoration and re-vegetation requirements per Chapter 30.56.100 Section D, No. 3 & No. 5.

Justification: A decommissioning plan has been submitted to Clark County on August 30, 2022, and BLM, that details the restoration requirements and approach. The approach to the majority of the project will be to drive and crush in order to leave the vegetation root balls intact. Provisions within the prepared decommissioning plan state, *The Owner assumes that most of the site will be returned to shrubland after decommissioning and will implement appropriate measures to facilitate such uses. The project doesn't*



ENERGY PROJECT
SOLUTIONS

require extensive grading and therefore will not alter the natural hydrology of the site. After decommissioning the project, the site will maintain the same hydrology and plant communities to the greatest extent practicable while minimizing new disturbance and removal of native vegetation. In addition to the reclamation activities described above for each decommissioning activity, all unexcavated areas compacted by equipment and activity during the decommissioning will be decompacted to a depth of 18 inches or a depth as needed to ensure proper density of topsoil consistent and compatible with the surrounding area and associated land use. All materials and debris associated with the Facility decommissioning will be removed and properly recycled or disposed of at off-site facilities.

Final Grading Plan Design Review

The request is for an application for design review and waiver of development standards for the final grading and hillside development as required by condition for the Use Permit for the Arida Solar Project (Project) (UC-21-0753). The approved project and Notice of Final Action (UC-21-0753) included waiver of standards for the elimination of constructing offsite pedestrian realms and improvements, elimination of requirements to construct offsite improvements including curb, gutter, streetlight, sidewalk and paving along the 50-foot right-of-way dedication and eliminated the need for trash enclosures. The grading plan is consistent with Title 30 and will be in compliance with all air quality rules and regulations required by Department of Environment and Sustainability.

If you have any questions, please feel free to contact me at (702) 816-1730.

Sincerely,

Nancy Moran
Development Coordinator
Energy Project Solutions

Cc: David Lundgren, Avantus;
Jason Moretz, Avantus;
Linda Bullen, Bullen Law, LLC;
Clay Jensen, Energy Project Solutions;

**PLANNER
COPY**

**ATTACHMENT A
LAUGHLIN TOWN ADVISORY BOARD
ZONING AGENDA
TUESDAY, 1:30 P.M., DECEMBER 13, 2022**

12/21/22 BCC

1. **DR-22-0615-COUNTY OF CLARK (ADMINISTRATIVE):**
DESIGN REVIEW for a final grading plan in conjunction with a previously approved electric generating station (solar photovoltaic facility) and electrical substation on 5,077.1 acres in an R-U (Rural Open Land) Zone and M-D (Designed Manufacturing) Zone. Generally located on the west side of Casino Drive and Needles Highway, 1.3 miles west of Casino Drive within Laughlin. MN/md/syp (For possible action)

ELECTRIC GENERATING STATION
(TITLE 30)

NEEDLES HWY/CASINO DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-22-0615-COUNTY OF CLARK (ADMINISTRATIVE):

DESIGN REVIEW for a final grading plan in conjunction with a previously approved electric generating station (solar photovoltaic facility) and electrical substation on 5,077.1 acres in an R-U (Rural Open Land) Zone and M-D (Designed Manufacturing) Zone.

Generally located on the west side of Casino Drive and Needles Highway, 1.3 miles west of Casino Drive within Laughlin. MN/md/syp (For possible action)

RELATED INFORMATION:

APN:

265-00-001-010; 265-00-001-012 through 265-00-001-014; 265-00-001-041; 265-00-001-043; 265-00-002-001; 266-00-001-001; 266-00-001-009 through 266-00-001-010; 266-00-002-002; 266-00-002-003

LAND USE PLAN:

LAUGHLIN - BUSINESS EMPLOYMENT
LAUGHLIN - OPEN LANDS

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5,077.1
- Project Type: Electric generating station (solar photovoltaic facility)

History and Request

An electric generating station (solar photovoltaic facility), electrical substation, overhead transmission lines, and public utility structures with all accessory/ancillary structures and uses on a project site consisting of 10,846 acres via UC-21-0753 was approved by the Board of County Commissioners (BCC) in February 2022. A preliminary grading plan for the development was also approved by the BCC with the previous application; however, a design review for a final grading plan for a hillside development is required for the portion of the site containing the electric generation station and electrical substation.

Site Plans

The plans depict a 370 megawatt alternating current electric generating station (solar photovoltaic facility), electrical substation, maintenance and operations building with a BESS, on a portion of 4,250 acres of a 5,077 acre site. Hillside development (grading) is proposed on a total of 35 acres within the boundaries of the project site. Approximately 32.7 acres of the site that will be graded features slopes ranging between 12 percent to 25 percent. The remaining 1.9 acres proposed for hillside development features slopes in excess of 25 percent. Access to the site will be granted via an access road, measuring 1,800 feet in length, connecting to Needles Highway.

Landscaping

No landscaping is being provided with this request.

Signage

Signage is not a part of this request; however, a special use permit is requested to allow future signs in conjunction with the solar facility in an R-U and M-D zoning district.

Applicant's Justification

The applicant states the majority of the site will include solar modules. A typical solar module will be mounted to a driven steel pile foundation mounted on single axis tracking systems at roughly existing grade. The site is designed to follow existing terrain with minimal proposed grading as required to meet equipment and access tolerances. Existing vegetation will remain in place and/or mowed to a lower height throughout, except where improvements require removal, such as at access roads or structures. The existing drainage patterns across the site remain largely unchanged to ensure stable slopes and reduce water runoff, however, it is anticipated that approximately 35 acres of slopes greater than 12 percent will need to be graded for array areas to meet slopes of maximum 10 percent in all directions. The approximate 35 acre slopes that will be graded include 32.7 acres of 12 percent to 25 percent slopes, and 1.9 acres of slopes in excess of 25 percent. These areas are minimal and make up less than 1 percent of the total area of the site. The additional slopes that are 12 percent or greater will be left undisturbed and preserved as hillside environment. The site is surrounded by rural, vacant lands to the north, south, and west that are primarily owned by the BLM and Clark County, and that are not anticipated for future development.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-21-0753	Electric generating station (solar photovoltaic facility); electrical substation; overhead transmission lines; and public utility structures with all accessory/ancillary structures and uses	Approved by BCC	February 2022
UC-0385-11	Electric generating station with public utility structures and ancillary structures - expired	Approved by BCC	October 2011
ZC-0391-11	Reclassified a portion of the project site to M-D zoning for a future industrial park with a portion of the site utilized for a proposed electric generating station	Approved by BCC	October 2011

Prior Land Use Requests

Application Number	Request	Action	Date
DR-0395-11	Solar panel (photovoltaic) manufacturing facility - expired	Approved by BCC	October 2011
ZC-014-67	Reclassified a portion of the project site (APN 264-23-000-001) to M-2 zoning for an electric generating station	Approved by BCC	May 1967
VC-037-67	Electric generating station with ancillary structures	Approved by BCC	May 1967

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Open Lands	R-U	Undeveloped
South	Nevada-California state line	None	None
East	Outlying Neighborhood (up to 0.5 du/ac) & Business Employment	M-D	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis**Current Planning**

The purpose of the hillside development restrictions is to provide for the reasonable, safe and aesthetic use of the steep and inconsistent topography of natural hillsides within unincorporated Clark County. Staff finds the final grading plan complies with the development restrictions as there will be minimal to no slope disturbance by the proposed development. Therefore, staff recommends approval of the final grading plan.

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:**Current Planning**

- 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 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

- No comment.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: 326FW 8ME LLC

CONTACT: ENERGY PROJECT SOLUTIONS, 4675 W. TECO AVE, SUITE 230, LAS VEGAS, NV 89118



Laughlin Town Advisory Board

November 8, 2022

MINUTES

Board 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 by Chair Kathy Ochs at 1:30 pm, Pledge of Allegiance led by Kathleen Hoss.
- II. Public Comment: None
- III. Approval of Minutes for October 11, 2022. (For possible action)
- Moved by: Pamela Walker
Action: Approved as written
Vote: 5-0
- IV. Approval of agenda for November 08, 2022 and hold, combine or delete any items (For possible action)
- Moved by: Pamela Walker
Action: Approved
Vote: 5-0
- V. Informational Items:
1. Receive a report and updates from the South County Liaison Mark Moskowitz. (For discussion only)
- Mark Moskowitz said October was a busy month. The Silver Rider held their annual BUS ROADEO and employee appreciation BBQ. Everyone had a great time.

BOARD OF COUNTY COMMISSIONERS
JAMES B. GIBSON, Chair • JUSTIN C. JONES, Vice Chair
MARILYN KIRKPATRICK • WILLIAM MCCURDY II • ROSS MILLER • MICHAEL NAFT • TICK SEGERBLOM
KEVIN SCHILLER, County Manager

Coffee with a Cop had a great turn out with wonderful communication with the residents. Several different Trunk and Treats were held in the community for Halloween Trick or Treaters.

A thank you to Jackie Wallin for facilitating the CAA awards and said she ran a flawless event, her and her team did a wonderful job. And a congratulations to Kathleen Hoss and the Laughlin Elks for their CAA award.

New Newsletters are available in the back with a lot of good information and the newsletter is also available electronically.

2. Receive a report from Lt. Grant Rogers with Metro Police regarding activity and statistics during the past month and other area crime concerns. (For discussion only)

Sgt. Gino Brisco provided the October report.

October 2022 Statistics:

Calls for Service: 312, decrease of 12.61 % from this time last year
Traffic Citations: 216
DUIs: 5
Battery Domestic Violence Arrests: 6
Bookings: 30
Juvenile Citations: 0

Chair Ochs asked to have the high school calls added to the monthly statistics report and inquired about the campus police at the high school. Sgt. Brisco said at this time Metro is providing that service when needed and Lt. Rogers is tracking the calls for service to possibly have a full time person for the campus.

Pamela walker inquired about the domestic violence and if there is anything that can help people. Sgt. Brisco said it fluctuates due to the Holidays causing stress and high emotions.

Jackie Wallin inquired about drills for an active shooter. Sgt. Brisco said there are safe guards already in place and Metro has keys to the building and are familiar with the layout of the building and teachers.

Vice chair Hoss commented that the National Night Out was a great success.

3. Receive a report from Sgt. Wayne Dice with Nevada State Police regarding activity and statistics during the past month. (For discussion only)

No report

4. Receive a report from Clark County Fire Department regarding calls for service during the past month and other fire prevention issues. (For discussion only)

No report

5. Receive a report from Will Smith with Clark County Water Reclamation District regarding the status of the wastewater system. (For discussion only)

The Laughlin Water Reclamation Facility treated an average of 1.73 MGD, producing clean water returned to the Colorado River. Flow increased by 130,000 gallons per day from this time last year.

Sewer Service Complaints: None

Odor Complaints: None.

Call Before You Dig: 27 C.B.Y.D. Laughlin tickets received for October 2022.

6. Receive a report from Jason Bailey with Big Bend Water District regarding the status of the water system. (For discussion only)

Diversions: October 2022, 272 acre feet. There are no issues or leaks.

2022 YTD Total diversions: 2,691 acre-feet

7. Receive a report from A'Lonn Bilbray with Parks & Recreation regarding the status of programs and upcoming activities. (For discussion only)

No report

Contact Info:

A'Lonn Bilbray, Supervisor

Laughlin Office – 702-298-3413

8. Receive a report from Sabrina Mills with University of Nevada, Extension regarding the status of programs and upcoming activities. (For discussion only)

Sabrina Mills provided information on upcoming classes, which includes:

A robotics class at Bennett Elementary School.

Master Gardner at the Library

Junior Master Gardner program

Ms. Mills is looking for volunteers. For additional information contact Sabrina Mills.

Contact information:

Sabrina Mills, Children's, Youth and Families, 4-H Youth Development

55 Civic Way, Laughlin, NV

(702) 299-1333

9. Receive a report from Jackie Wallin with Laughlin Chamber of Commerce regarding current and upcoming business activities in Laughlin. (For discussion only)

Laughlin Chamber of Commerce Events:

Christmas Mingle & Jingle Mixer. December 6, 2022, to benefit Feed a Family Program

Christmas Parade of lights on the River December 17, 2022 River Walk and Bullhead City Community Park

Connie Davis 5K Walk and Roll, March 4, 2023, to benefit the River Fund, Inc

Membership:

BOARD OF COUNTY COMMISSIONERS

JAMES B. GIBSON, Chair • JUSTIN C. JONES, Vice Chair

MARILYN KIRKPATRICK • WILLIAM MCCURDY II • ROSS MILLER • MICHAEL NAFT • TICK SEGERBLOM
KEVIN SCHILLER, County Manager

Members – 318
New Laughlin Members – 1

Volunteers in Partnership (VIPs). Anyone interested in volunteering as an Airport Ambassador, an Usher at town wide concerts and events are encouraged to pick up an application at the chamber.

Additional Services:

Notary Service. Members are free. Non-members have a fee.
NDOW registered agent for fishing and small game licenses.

Laughlin Chamber of Commerce
(702) 298-2214
www.laughlinchamber.com

10. Receive a report from Jackie Wallin with the Laughlin Tourism Commission regarding current and upcoming events and activities. (For discussion only)

Sponsored Concerts by LTC:

Brooks and Dunn – April 29, 2023
Snore – Southern Nevada Off Road Enthusiasts, to be held December 9-11, 2022
Laughlin – Bullhead City Airshow, to be held April 1, 2023

For additional event information contact:

Executive Director Laughlin Tourism Commission, Jackie Wallin @ (702) 298-2214

11. Receive a report from Tanya Brown-Wirth with Laughlin Library regarding current and upcoming activities. (For discussion only)

No Report.

12. Receive a report from Laughlin school system regarding the status of programs and upcoming activities. (For discussion only)

No Report

13. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)

Pamela Walker provided information regarding the Avenue of the Flags event being held November 11th for Veterans Day.

Jackie Wallin provided information for the Dam Duck Event. Monies raised will benefit the River Fund, Inc.

14. **Announcement:** Applications are available until November 15, 2022 for appointments by the Clark County Board of County Commissioners to serve on the Laughlin Town Advisory Board for a two year term beginning January 2023. (For discussion only)

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15. **Announcement:** Laughlin Town Advisory Board will begin accepting nominations for the 2023 Laughlin Citizen of the Year on **November 8, 2022**, and nominations will close on **December 30, 2022**. Nomination forms are available at the Laughlin Library, Community Resource Center, Spirit Mountain Activity Center, the Laughlin Administrative Office, or on the Clark County website at: <https://clarkcountynv.gov/LaughlinTAB>

Nomination forms must be turned into the Laughlin Administrative Office, Laughlin Regional Government Center, 101 Civic Way, Laughlin, NV 89029, by **December 30, 2022**, 5:00 p.m. Only nominations utilizing the nomination form will be accepted.

The Laughlin Citizen of the Year Award is given annually in honor of the late Jim Edwards and is intended to recognize and thank the outstanding citizen of Laughlin who has given his / her private time and effort to help local government make Laughlin a better place to live.

It is expected that the 2023 Citizen of the Year recipient will be announced and honored at the Tuesday, **February 14, 2023**, meeting of the Laughlin Town Advisory Board, at 1:30 p.m. (For discussion only)

VI. Planning & Zoning: None

VII. General Business:

1. Review, discuss, and approve 2023 Laughlin Town Advisory Board meeting dates, and take any action deemed appropriate. (For possible action)

Fred Doten motioned to approve the meeting dates as presented. Upon a voice vote dates approved 5-0

2. Review and finalize the FY 2023 – 2024 budget requests and take public input regarding budget requests. (For possible action)

After a brief discussion the board tallied their priorities and a final vote will be held at the December 13, 2022 TAB meeting.

VIII. Public Comment:

Karen Kirchner voiced her concern regarding the feral cat population, Jackie Wallin said she had information she could share with Ms. Kirchner after the meeting.

Concerns were raised about Laughlin not having an animal control contract and leaving the community with no local resources.

Ralph Perez voiced his concerns of not getting a response from Code Enforcement regarding, according to Mr. Perez a building that was erected without proper permitting.

IX. Next Meeting Date: December 13, 2022

X. Adjournment: 2:42 pm

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*These minutes are in draft form and will be formally approved at the December 13, 2022 meeting.
Any corrections to these minutes will be reflected in the meeting minutes of the January 10, 2023 meeting.*

To listen to the audio recording of the Laughlin Town Advisory Board go to:
<http://www.clarkcountynv.gov/administrative-services/laughlin/Pages/LaughlinTownAdvisoryBoard.aspx>

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/UCWo5ABfxMjLhtQ5keDBhEQQ>

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