



Laughlin Town Advisory Board
Laughlin Regional Government Center
101 Civic Way
Laughlin, NV 89029
May 10, 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 April 12, 2022. (For possible action)
- IV. Approval of Minutes for April 26, 2022. (For possible action)
- V. Approval of the Agenda for May 10, 2022 and Hold, Combine, or Delete any Items. (For possible action)
- VI. Informational Items
 - 1. Receive a report and updates from the South County Liaison Mark Moskowitz. (For discussion only)
 - 2. Receive a report from Kevin Carey and Lt. Mann with Clark County Code Enforcement regarding services in Laughlin. (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 Mike Jackson, Executive Director with Southern Nevada Transit Coalition. (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)

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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)

VII. 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

CONDITIONS OF APPROVAL

Current Planning

- Paint accessory structures to match principal building.
- 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

- Drainage study and compliance.
- Applicant is advised that this site is located within a Special Flood Hazard Area (SFHA) as designated by the Federal Emergency Management Agency (FEMA).

2. **WS-22-0166-SOUTHERN CA EDISON CO & CITY OF LOS ANGELES:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** roadway dedication; and **2)** restrictive covenant for a decommissioned electric generating station on approximately 2,500 acres in an M-2 (Industrial) Zone. Generally located on the southeast corner of Needles Highway and Bruce Woodbury Drive within Laughlin. To the PC on 5/17/2022

No final action at the time of this posting.

VIII. General Business: None

- IX. 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.

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X. Next Meeting Date: May 31, 2022

XI. 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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YOLANDA T. KING, County Manager



Laughlin Town Advisory Board

April 12, 2022

MINUTES

Board Members:	Kathy Ochs – Chair Kathleen Hoss – Vice Chair Fred Doten	Hermon Walker- Excused absence 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	

Jackie Wallin and Renee Yopez representing the Rotary Club is honoring LVMPD Sergeant Gino Briscoe with the Quarterly First Responders award to recognize Laughlin's local first responders for their hard work and dedication to the Laughlin community. Sgt. Briscoe was appreciative and thanked everyone.

- I. Call to Order by Chair Kathy Ochs, Invocation by Father Charles Urnick, Pledge of Allegiance led by Fred Doten.
- II. Public Comment:

Michael Bohannon, resident of Henderson, NV shared the story of his daughter Isabella who was seriously injured last year when she was struck by an out of control personal watercraft by the Bullhead City Community Park. He commented to the Town Board "If you are not part of the solution you are part of the problem" and asked they do something.

Bullhead City, City Manager Toby Cotter commented about the Water Safety with Nevada Department of Wildlife and inquired when people should address their concerns during the meeting.

Mark Moskowitz and Chair Ochs commented by saying during the NDOW presentation would be the most useful to address the publics questions.

Mr. Cotter also thanked the Laughlin residents who work with them and have so many things in common and don't thank each other enough. We help each other every day.

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III. Approval of Minutes for March 8, 2022. (For possible action)

Moved by: Pamela Walker and Fred Doten
Action: Approved as written
Vote: 4-0

IV. Approval of agenda for April 12, 2022 and hold, combine or delete any items (For possible action)

Moved by: Pamela Walker and Fred Doten
Action: Approved
Vote: 4-0

V. Informational Items:

1. Receive a report and updates from the South County Liaison Mark Moskowitz. (For discussion only)

Mark Moskowitz thanked Kathy Ochs for joining him with the Spirit of the Land in Las Vegas.

Mr. Moskowitz also expressed his gratitude to Real Property management for the great job they did having the inside of the Government Center painted and getting phase one of the parking complete and completing the Laughlin Chamber parking lot.

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)

March 2022 Statistics:
Calls for Service: 385, increased 7.24% from this time last year
Traffic Citations: 275
DUIs: 4
Battery Domestic Violence Arrests: 4
Bookings: 29
Juvenile Citations: 2

Metro had their Coffee with a Cop at the American Legion and had a good turn out with the community. The next Coffee with a Cop will be at Crown Point to be held May 4th. You don't have to live there to attend.

Lt. Rogers said Metro was hiring for police offers and for the Metro support technician positions. There will be a safety assembly at the high school before school ends for the summer.

Chair Ochs inquired about the River Run being held in Bullhead City this year. Lt. Rogers said Metro will staff an approximately 25 additional offers during the events and will be working with Bullhead City Police.

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)

Fire Captain Damon Ruemmelle provided the March's report.

Statistics March 2022

Station 76:

Total responses: 189

Station 85:

Total responses: 115

Total Calls for service: 304. A 30.5% increase from this time last year.

Captain Ruemmele said he would stay during the NDOW water safety if anyone has any questions for the fire department.

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)

Joanna Jacob addressed Assembly Bill 363 and how it will effect short term rentals. (STR) The Board of County Commissioners will begin discussions on how Clark County will move forward with the STR and what will be required from the owners and from the renters.

She said she expects the new ordinance to pass by July first or soon after but it won't take effect for 7 months. Ms. Jacob said now is the time to take the survey and provide suggesting's while the ordinance is still in the draft form and changes can be made.

5. Receive a report on water safety and updates from the Nevada Department of Wildlife (NDOW). (For discussion only)

Mark Moskowitz said Lt. Walther has a great partnership with Clark County and with Bullhead City. Mr. Moskowitz and the Commissioner have both been on a river tour with Lt. Walther to see firsthand the job they do.

Lt. Chris Walther with NDOW provided information on what they do and the challenges they face every day. Normally there would be two Wardens assigned to work this area but one officer was deployed overseas by the National Guard. There will be two Wardens starting in May through September to be on the river Friday through Monday. During the summer holiday weekend's four wardens will be working.

Lt. Walthers explained how the current laws affect the PWC and boating enforcements.

Fred Doten inquired about the requirements of boater safety and PWC education. Lt. Walther said the renter has to be 18 years of age in Nevada, and to operate a PWC the age in Nevada is 14 years old. A training video is not required but review of the laws or provide written proof the person has received previous instructions regarding safe operations of a PWC. Mr. Doten stated they were inadequate and legislature has to change it. According to Lt. Walther there needs to be more.

Chair Ochs spoke about a joint legislative task force who could lobby lawmakers on both sides of the river.

Lt. Walther stated NDOW is short staffed and agrees that updates are needed for both sides of the river. NDOW is a state agency and the LTAB nor Clark County have the ability to make changes, it would need to go to the State Legislation.

During public comment people from Bullhead voiced their concerns and provided suggestions, which included:

City Manager, Toby Cotter
Vice Mayor, Steve D'Amico

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Council Members, Annette Wegmann and Grace Hecht
Bullhead City Chamber, Executive Director, Bo Hellams
Michael Bohannon
Harvey Prior
Diana Smith
Ashley Gerich

Ginny Smith- Laughlin

Suggestions included: but not limited to:

Nevada to be more active and proactive regarding safety concerns.

Assigning more officers on the river.

Contributing to the cost of Certified Life Guards and other water safety expenses.

Concerns of water craft coming in to close to the shores at high speeds.

Having a joint committee to find solutions to water safety.

A follow up meeting

Mr. Cotter's concern was there could possibly be more people on the river this year than previous years due to the drought and lack of available water, which is a good thing for tourism and economy but water safety needs to be paramount. Generally there are four of the five police boats on the water when staff allows and Bullhead City hires a private company to staff certified California lifeguards. Mr. Cotter said this is very expensive and appreciates the Laughlin casino's providing free rooms to the lifeguards. He said he would support a joint legislative partnership with Laughlin, and more money is needed from Nevada to increase the safety on the water. We need more enforcement and that comes at a high cost.

Lt. Walther said life guards are invaluable. They are in the water and can assist injured people while waiting for additional help to arrive.

Bo Hellams, Executive Director of the Bullhead City Chamber and a certified lifeguard with water safety and rescue. He expressed his concerns regarding the cost of trained lifeguards and sharing that cost between Bullhead City and Nevada. Certified lifeguards are bussed in from San Diego, California on Thursday, Friday, Saturday and Sunday. Bullhead is paying for the highest quality of lifeguards that they can get.

Pamela Walker inquired about using volunteers as spotters and Lt. Walther said there was no reason why they couldn't be used, anything that can be utilized would be helpful. Chair Ochs commented about putting together a Colorado River volunteer base. The Lt. said the life guards are invaluable to have on the river and has spoken with Clark County to have lifeguards.

Jackie Wallin commented on the order of each solution starting with safety and then the legislation.

Mark Moskowitz commented that this being the jurisdiction of the state of Nevada and not Clark County, Clark County can't invest the money. Chair Ochs stated the Commissioner would know at the state level where that type of funding would come from. Mr. Moskowitz said they are trying to find ways to help and working towards finding solutions.

6. 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 1.65 MGD, producing clean water returned to the Colorado River. Flow same as last year.

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Sewer Service Complaints: None
Odor Complaints: None.
Call Before You Dig: 35 C.B.Y.D. Laughlin tickets received for March 2022.

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

Diversions: March 2022, 228 acre feet. There are no issues or leaks.
2022 YTD Total diversions: 659 acre-feet

Jason Bailey said they received 2.5 million for system improvements. In February a new billing system was started and was incorrectly branded but the bill was correct.

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

Statistics: March 2022 – 19 programs and 453 participants.

Updates:

Laughlin Egg Hunt to be held Saturday, April 16th at Mountain View Park starting at 10:00 am. Ages 12 and under.

Contact Info:

A'Lonn Bilbray, Supervisor
Laughlin Office – 702-298-3413

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

Backyard Spring Mixer was held Friday April 8th in the new parking lot. The River Fund's Cancer Connection was issued a check for \$13, 057. Monies were raised by the registered walkers, private donations, Harrah's Hero Foundation and the Chamber Volunteers.

Upcoming Concerts:

Pitbull – May 28th

Kid Rock – October 8th

Toby Keith – November 12th

Contact Info:

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)

Rockets over the River will be held Monday July 4th.

For additional event information contact:

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

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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)

Leisa Moseley, State director and Nick Shepack, State Deputy Director provided a PowerPoint presentation. The FFJC is a national organization working to end fees in the criminal legal system and make fines more reasonable and proportionate to an individual's ability to pay.

They spoke about AB116: Decriminalize minor traffic violations and makes them into civil infractions. Ends warrants and incarcerations for non-payment of fines and fees. This will become effective January 1, 2023. And SB219: Eliminate driver's license suspensions for nonpayment of fines and fees. This became effective October 1, 2021 and automatically reinstates previously suspended driver's licenses, and eliminates testing and fees for reinstatement.

For a copy of the entire presentation contact this office at (702) 298-0828.

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

No report.

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

No Report

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

Mark Moskowitz commented about Coffee with a Cop.

VI. Planning & 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

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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. To the BCC 2/16/2022

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;

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- 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 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. Public Comment: None

IX. Next Meeting Date: April 26, 2022

X. Adjournment: 04:30 pm

These minutes are in draft form and will be formally approved at the May 10, 2022 meeting. Any corrections to these minutes will be reflected in the meeting minutes of the June 14, 2022 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>

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LaughlinTown as one word. Or use address <https://www.youtube.com/channel/UCWo5ABfxMjLhtQ5keDBhEQQ>

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Laughlin Town Advisory Board

April 26, 2022

MINUTES

Board Members: Kathy Ochs – Chair
Kathleen Hoss – Vice Chair
Fred Doten – Absent
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

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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, Invocation by Pastor Doug Westly, Pledge of Allegiance led by Hermon Walker.
- II. Public Comment: None
- III. Approval of agenda for April 26, 2022 and hold, combine or delete any items (For possible action)

Moved by: Pamela Walker
Action: Approved
Vote: 4-0

IV. Informational Items

1. Receive a report and updates from the South County Liaison Mark Moskowitz. (For discussion only)

Mark Moskowitz provided updates for the upcoming services for Laughlin. Flyers provided on the back table. Anyone who would like to be on the Email Blast contact this office at (702) 298-0828 or email tammy.harris@clarkcountynv.gov.

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V. Planning & Zoning:

1. **WS-22-0166-SOUTHERN CA EDISON CO & CITY OF LOS ANGELES: WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) roadway dedication; and 2) restrictive covenant for a decommissioned electric generating station on approximately 2,500 acres in an M-2 (Industrial) Zone. Generally located on the southeast corner of Needles Highway and Bruce Woodbury Drive within Laughlin. (For possible action) To the PC on 5/17/2022

Five representatives which included Robert Stiens with Southern California Edison (SCE), Richard Fujikawa with SCE, Devlin Daneshforouz, NVE, Keith Spenser CBRE, Jake Kruger, Towel Surveying and Mapping, provided detailed information and answered questions.

Mr. Fujikawa had a large map where he drew an outline of part of the property that will not be included in the sale. This included the switching and transmission lines.

After a lengthy discussion by the residents and some of the members of LTAB the consensus was there was not enough information regarding the restrictive covenants and the item was being pushed through too fast to make an informed decision. Another concern was not knowing who may be purchasing the property and what the future developer's plans are for the property.

A LEDC representative Martin Knauss read a statement into the minutes for their support. Statement attached with the minutes.

Pamela Walker motioned to not approve item WS-22-0166 seconded by Hermon Walker. Upon a voice vote the motion was passed to not approve WS-22-0166. 3-1 Pamela walker, Hermon Walker and Kathleen Hoss, yay vote, Kathy Ochs nay vote.

VI. General Business: None

VII. Public Comment: None

VIII. Next Meeting Date: May 10, 2022

IX. Adjournment: 02:45 pm

These minutes are in draft form and will be formally approved at the May 10, 2022 meeting. Any corrections to these minutes will be reflected in the meeting minutes of the June 14, 2022 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/UCWo5ABfxMjLhtQ5keDBhEOQ>

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

LTAB on 04/26/2022

The Laughlin Economic Development Corporation mission is to create and implement a collaborative venture among civic and business leaders in the town of Laughlin; to promote the health, welfare and quality of life for the residents of Laughlin through economic development.

In that light, we ask the Laughlin Town Advisory Board to support the Land Use application made by Southern California Edison, Nevada Energy, and the Los Angeles Department of Water and Power. This applies to the 2500 acre Mohave Generating Station. LEDC has been a long standing proponent of the subdivision and sale of the properties involved to further the growth of Laughlin.

We hope to soon meet the project developer and prepare for the upcoming Major Project Review by Comprehensive Planning. We thank the entire team at Clark County Public Works for their assistance, as we have both been waiting for this time since the plant's decommissioning in 2005.

Additionally, we are one step closer to the two major transportation needs of Laughlin, the Casino Drive SID and then addressing the Bruce Woodbury Parkway SID from Needles Hwy to Casino Drive. We also look forward to the Clark County Regional Flood Control Districts' Hiko Springs Diversion Flood project which addresses our last remaining major alluvial fan, Bridge Canyon Wash.

This movement, as slight as it is, is exciting for our Community, that soon we will have someone whom the Community can confer with on a myriad of regional development, social and educational issues before us all. Thank you

LEDC