



Moapa Valley Town Advisory Board

Moapa Valley Community Center

320 N. Moapa Valley Blvd.

Overton, NV. 89040

February 27, 2019

7:00 p.m.

AGENDA

NOTE:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two 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 Board of County Commissioners Zoning Commission (BCC) or 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 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 or TDD 702-385-7486 or Relay Nevada toll free 800-326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from insert name of contact at phone number and is/will be available at the County's website at www.clarkcountynv.gov.

Board Members: Marjorie Holland - Chair Lois Hall
 Kristen Pearson – Vice Chair Megan Porter
 Gene Houston

Secretary: Amelia Smith, 702-397-6475, Amelia.Smith@ClarkCountyNV.gov

County Liaison: Janice Ridondo, 702-455-3504, JRidondo@ClarkCountyNV.gov

- I. Call to Order, Invocation, Pledge of Allegiance, 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 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 Chair or the Board/Council by majority vote.
- III. Approval of February 13, 2019 Minutes (For possible action)
- IV. Approval of Agenda for February 27, 2019 and Hold, Combine or Delete Any Items (For possible action)

BOARD OF COUNTY COMMISSIONERS
 MARILYN KIRKPATRICK, CHAIR - LAWRENCE WEEKLY, Vice-Chair
 LARRY BROWN - JAMES GIBSON - JUSTIN JONES - MICHAEL NAFT - TICK SEGERBLOM
 YOLANDA KING, County Manager

V. Informational Items

None

VI. Planning & Zoning

1. **UC-19-0078-CHURCH BAPTIST LAKE MEAD:**

USE PERMITS for the following: **1)** a proposed communications facility with cell tower; and **2)** reduce setbacks.

WAIVER OF DEVELOPMENT STANDARDS to increase architectural intrusions.

DESIGN REVIEW for a proposed communications facility with cell tower and ground level equipment on a portion of 1.8 acres in a P-F (Public Facility) Zone within the Moapa Valley Design Overlay District. Generally located on the northwest corner of Moapa Valley Boulevard and Bryner Avenue within Moapa Valley. MK/al/ja (For discussion and possible action)

3/19/19 PC

VII. General Business

1. **CP-19-900037:** That the Moapa Valley Town Advisory Board hold a public meeting for an update to the Northeast Land use Plan and take appropriate action (for discussion and possible action)

3/19/19 PC

VIII. Comments by the General Public - A period devoted to comments by the general public about matters relevant to the Board's/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 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 Chair or the Board/Council by majority vote.

IX. Next Meeting Date: March 13, 2019

X. Adjournment

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:

Moapa Valley Community Center- 320 N. Moapa Valley Blvd.

Overton Post Office- 275 Moapa Valley Blvd.

Logandale Post Office- 3145 N. Moapa Valley Blvd.

Shell Gas Station- 3685 N. Moapa Valley Blvd.

<https://notice.nv.gov/>

BOARD OF COUNTY COMMISSIONERS
MARILYN KIRKPATRICK, CHAIR - LAWRENCE WEEKLY, Vice-Chair
LARRY BROWN - JAMES GIBSON - JUSTIN JONES - MICHAEL NAFT - TUCK SEGERBLOM
YOLANDA KING, County Manager



Moapa Valley Town Advisory Board

February 13, 2019

MINUTES

Board Members:	Marjorie Holland – Chair – PRESENT Kristen Pearson – Vice Chair – PRESENT Gene Houston – EXCUSED	Lois Hall – PRESENT Megan Porter – PRESENT
Secretary:	Amelia Smith 702-397-6475 Amelia.Smith@clarkcountynv.gov	
County Liaison:	Janice Ridondo 702-455-3504 JRidondo@clarkcountynv.gov	

I. Call to Order, Invocation, Pledge of Allegiance, Roll Call
The meeting was called to order at 7:00 p.m.

II. Public Comment

Lee Kirk- Bureau of Land Management (BLM)- BLM is still working on signage for the Back Country Byway and looking to begin a project at the end of March beginning of April where they are coordinating with Clark County Public Works to use cold mix to provide a temporary fix to a portion of the road. They are working with different groups for volunteers to assist in laying the material to cover pot holes. BLM will look into permanent solutions in the future and will update the board as information is available.

III. Approval of December 12, 2018 & January 16, 2019 Minutes

Moved by: Marjorie Holland

Action: Approved December 12, 2018 & January 16, 2019 minutes as submitted

Vote: December 12, 2018 3-0/Unanimous and January 16, 2019 4-0 Unanimous

IV. Approval of Agenda for February 13, 2019

Moved by: Marjorie Holland

Action: Approved agenda with the Corrections. The next meeting date is February 27th and item CP-19-900037 will be held until February 27th.

Vote: 4-0/Unanimous

V. Informational Items

1. The Bureau of Land Management (BLM) is preparing an Environmental Assessment for interpretation and recreation amenities at three sites Falling Man, Kirk's Grotto, and Whitney Pocket (for discussion)

BLM received funds and are looking at ways to improve the Gold Butte Monument. Areas of interest are Falling Man, Kirk's Grotto and Whitney Pocket. Potential improvements would include kiosks, restrooms, improving upon access points, designated trails and improving upon the camp grounds while protecting vegetation. They are also looking to fence areas of interest for the sake of preserving petroglyphs and cultural sites.

2. Clark County is offering out Town Board members business cards (for discussion only)

Only 1 board member expressed interest in cards so we'll make them with a space to write in specific contact information.

3. Moapa Valley Town Advisory Board Members to complete training videos online if they did not attend training in January (for discussion only)

The attending board members confirmed the completion of their training requirements

VI. Planning & Zoning

None

VII. General Business

1. **CP-19-900037:** That the Moapa Valley Town Advisory Board hold a public meeting for an update to the Northeast Land Use Plan and take appropriate action. (For discussion and possible action)

Moved by: Megan Porter

Action: Hold until February 27, 2019

Vote: 4-0/Unanimous

1. Moapa Valley Town Advisory Board members to discuss the proposed Resource Management Plan for "we the people" and take public input (for discussion and possible action)

Moved by: Marjorie Holland

Action: Hold until March 13, 2019 meeting. Board would like to look over the documents that Cliven is basing his draft on.

Vote: 4-0/Unanimous

VIII. Public Comment

Dorene Starita- Would like to clarify that when Comprehensive Planning personnel come before the board on February 27, 2019, if that's when neighbors opposing the suggested changes should show up to express their opposition? Also, are these changes being voted on by the Planning Commission? Janice Ridondo – Yes, you can express opposition then. The Planning Commission will either vote to approve or deny changes. Comprehensive Planning staff are submitting a recap of the past 3 meetings. Dorene requested the following to be read into record: Dorene doesn't believe the Land Use process was adequately explained. She was unaware that residents would only be allowed to make changes to their own property.

IX. Next Meeting Date

The next regular meeting will be February 27, 2019

X. Adjournment

The meeting was adjourned at 9:06 p.m.

DRAFT

MOAPA VALLEY TOWN ADVISORY BOARD

ZONING / SUBDIVISIONS / LAND USE

AGENDA ITEM

PETITIONER:	Nancy A. Amundsen, Director, Department of Comprehensive Planning
RECOMMENDATION:	CP-19-900037: That the Moapa Valley Town Advisory Board hold a public meeting for an update to the Northeast Land Use Plan and take appropriate action. (For possible action)

FISCAL IMPACT:

None by this action.

BACKGROUND:

Since March 2018, staff has been actively meeting with all interested parties in updating the Northeast County Land Use Plan. Meetings occurred with stakeholders, including property owners, and members of the development community. During the update of the land use plan, three open house style workshops were held to elicit feedback, suggestions, and allow for further collaboration with all stakeholders within the Northeast Planning area. These workshops gave area residents and property owner's additional forums to participate in the planning process and comment on the recommend changes to the land use plan.

Recommendations on changes to the plan from the Moapa Valley Town Advisory Board will be forwarded and heard by the Planning Commission on March 19, 2019, and by the Board of County Commissioners on April 17, 2019.

Staff recommends that the Moapa Valley Town Advisory Board hold a public meeting for an update to the Northeast Land Use Plan and take appropriate action.

Respectfully Submitted,

Nancy A. Amundsen
Director, Department of Comprehensive Planning
NA/pd
03/19/19

03/19/19 PC AGENDA SHEET

COMMUNICATIONS FACILITY
(TITLE 30)

MOAPA VALLEY BLVD/BRYNER AVE
(MOAPA VALLEY)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-19-0078-CHURCH BAPTIST LAKE MEAD:

USE PERMITS for the following: 1) a proposed communications facility with cell tower; and 2) reduce setbacks.

WAIVER OF DEVELOPMENT STANDARDS to increase architectural intrusions.

DESIGN REVIEW for a proposed communications facility with cell tower and ground level equipment on a portion of 1.8 acres in a P-F (Public Facility) Zone within the Moapa Valley Design Overlay District.

Generally located on the northwest corner of Moapa Valley Boulevard and Bryner Avenue within Moapa Valley. MK/al/ja (For possible action)

RELATED INFORMATION:

APN:

070-11-701-022

USE PERMITS:

1. A communications facility with cell tower and ground mounted equipment.
2. a. Reduce the setback for a cell tower to Bryner Avenue to 27 feet where a minimum of 40 feet is required per Table 30.44-1 (a 32.5% reduction).
- b. Reduce the setback for a cell tower to a residential development to 12 feet where a minimum of 160 feet is required per Table 30.44-1 (a 92.5% reduction).

WAIVER OF DEVELOPMENT STANDARDS:

Permit a 4 foot architectural intrusions into a setback where a maximum 3 foot intrusion is permitted per Section 30.56.404 (a 33.3% increase).

LAND USE PLAN:

NORTHEAST COUNTY (MOAPA VALLEY) - INSTITUTIONAL

BACKGROUND:

Project Description

General Summary

- Site Address: 725 N. Moapa Valley Boulevard
- Site Acreage: 1.8 (portion)
- Project Type: Communications facility with cell tower

- Tower Height (feet): 80
- Square Feet: 240 (facility lease area)

Site Plans

The plans depict a proposed communications facility with a cell tower located on the southwest corner of the property. There is an existing place of worship located on the northeast corner of the site. The communications facility will be located within a 240 square foot lease area that will be surrounded by an 8 foot block wall. The ground level equipment for the communication tower will be mounted on a concrete pad platform at the base of the communication tower. The proposed tower is required to be set back a minimum of 160 feet from residential development and the closest residential development is approximately 12 feet to the west; however, the closest residence is located over 500 feet to the northwest.

Landscaping

No landscaping is required or proposed with this request.

Elevations

The cell tower is a monopalm design that is 80 feet in height and is designed to accommodate 3 sets of antenna arrays. The ground equipment will be installed on a concrete pad at the base of the tower and will be screened by an 8 foot high block wall with an 8 foot wide double swing access gate on the south side of the lease space. The requested waiver for architectural intrusions is to allow artificial palm fronds at the top of the tower to give the tower the appearance of a palm tree.

Applicant's Justification

The applicant indicates that the proposed communications facility is necessary at this location in order to fill in a gap in cellular service for the area. The abutting properties consist of single family residences, office and storage yards for public utilities and undeveloped properties. The facility will be located more than 500 feet from any existing residences and the proposed facility will not have negative impacts on the surrounding area.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1865-97	Reclassified the site to a P-F zone, use permit for an addition to an existing place of worship and a waiver for off-site improvements	Approved by BCC	November 1997
UC-261-83	Place of worship	Approved by BCC	November 1983

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Rural Neighborhood (up to 2 du/ac)	R-E & C-1	Single family residences & undeveloped parcels

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South	Public Facilities	P-F	Office buildings and storage yards for the Moapa Valley Water District and Overton Power
East	Residential Low (up to 3.5 du/ac)	C-1 & R-E	Single family residences
West	Rural Neighborhood (up to 2 du/ac) & Residential Agricultural (up to 1 du/ac)	R-E & R-U	Single family residences & undeveloped parcels

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.

The proposed facility is located more than 500 feet from any existing single family residence. The proposed communication tower will serve an imperative purpose of wireless communication. Staff finds that the new communication tower will offer the public needed telecommunication services in the surrounding region. The ground equipment area is proposed to be visually screened by a block wall. Staff does not anticipate any negative impacts of the proposed communication tower with the surrounding area.

Waiver 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.

The architectural intrusion is to allow for artificial palm fronds to give the tower the appearance of a palm tree. Similar waivers have been approved for other cell towers in the County. Approval of this request will give the tower a more realistic appearance of a palm tree, which will help the facility to blend into the area and reduce the impacts of the tower on the surrounding properties.

Design Review

Staff finds that visually screening the ground equipment area and the mono-palm design of the tower reduces the visual impact of the facility on the abutting properties; therefore, staff can support this request.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Plant two mature palm trees, one tree on each side of the cell tower.
- Applicant is advised a bond (or other guarantee per Table 30.44) is required prior to the construction of the tower; that this approval also includes all future antennas proposed in conjunction with this tower, provided all future antennas are determined to not be visually obtrusive to this area; and that in order to construct this tower, building permits must be obtained for this tower prior to building permits being issued for any other communication tower within a radius of 600 feet otherwise additional land use applications may be required; 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

- No comment.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: AT&T

CONTACT: BLACK & VEATCH, 8965 SOUTH EASTERN AVENUE, SUITE 325, LAS VEGAS, NV 89123

