



# Laughlin Town Advisory Board

April 27, 2021

## 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](mailto:tammy.harris@clarkcountynv.gov)

---

I. Call to Order by Chair Kathy Ochs, Invocation by Pastor Doug Westly, Pledge of Allegiance led by Fred Doten.

II. Public Comment: None

III. Approval of agenda for April 27, 2021 and hold, combine or delete any items (For possible action)

Moved by: Herm Walker

Action: Approved

Vote: 5-0

IV. Informational Items: None

V. Planning & Zoning: None

VI. General Business:

1. Discuss the current phase of the Transform Clark County Master Plan & Development Code rewrite process, focusing on the draft Area-Specific Policies and consolidated Land Use Categories. Clark County is seeking assistance from Town Advisory Boards (TABs) and Citizen Advisory Councils (CACs), and community-members in different parts of the County to help review and provide input on the portions of the draft materials that pertain to their Planning Areas and local communities. This is your opportunity to provide feedback to the County on the process and to ensure the updated Master Plan reflects what's important to your community. (For Discussion only)

Comprehensive Planning Mario Bermudez, Planning Manager, Paul Doerr, Senior Planner and Shane Ammerman, Asst. Planning Manager discussed via the teleconference phone the current phase for the Master Plan.

Herm Walker commented that the plan needs major changes. Mario Bermudez clarified that the document shows what is currently in the land use plan and comments from Commissioners and survey results, discussions with TAB representatives and the community. Nothing has been drastically changed other than tweaked some language. The last update was done in 2017.

### BOARD OF COUNTY COMMISSIONERS

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

Chair Ochs read the background provided by Comprehensive planning, Transform Clark County Master Plan and Development Code rewrite. A copy can be requested from the Laughlin Admin office.

Feedback may be provided by email to [transformclarkcounty@clarkcountynv.gov](mailto:transformclarkcounty@clarkcountynv.gov)

Or directly on the draft documents using [www.transformclarkcounty.com](http://www.transformclarkcounty.com)

Mr. Bermudez said there is a third option, if the TAB would like to submit their feedback as a whole they can do that as well.

He went on to say this is a three year project. The County Commissioners gave direction originally to look at the development code and to do that properly they needed to look at the Master Plan and bring that up to date. That is what they are doing today. All eleven Master Plans will be incorporated into one document to be easier to be used by public and staff. The draft will be a transfer of all the existing policies and goals with clarification on the language. The land use categories were amended in order to better reflect the community. This is not the time to make any major changes to a specific parcel.

Chair Ochs spoke about the zoning in Laughlin and the changes needed for the Laughlin Community. Mr. Bermudez said if you don't have it today you won't have it tomorrow unless you request it. Ms. Ochs said there is zoning that Laughlin does not have and clarified if it's not changed today Laughlin won't have it in the future? Mr. Bermudez said he is not talking about zoning but land use.

Mr. Bermudez took the board through the documentation that was provided and explained each category. Chair Ochs said this is what we are doing is the re-definitions / Words. Mr. Bermudez said that is correct. A public draft of a zoning code assessment will completed in June and that is where it gets into the zoning and proposals of the districts and names.

Chair Ochs asked for a discussion with the board. Herm Walker inquired about the South Lands. Chair Ochs put the map up and commented about the land use. She inquired about the land use for the former power plant that has been up for sale for many years and asked about changing the land use to mixed use.

Mr. Bermudez said now is not the time to make these changes, what they are doing is changing the categories from the 2017 maps to the current categories. He said they are not looking at a parcel by parcel change. When they get to the land use plan is when they will entertain those changes.

Kane Wickham with Mohave Daily News asked if Comprehensive Planning is renaming existing categories rather than inventing new categories. Mr. Bermudez said a little bit of both, and to see the changes go to the Comprehensive Planning website and look at Laughlin land use plan and get the map, or go to TransformClarkCounty.com and click on virtual open house.

Kathleen Hoss asked for more clarification on the current land use and proposed land use categories.

Mario Bermudez thanked the board for their comments and Chair Ochs said the town board would like to submit their suggestion collectively and have an item on the next agenda to discuss it before submitting.

VII. Public Comment: None

VIII. Next Meeting Date: May 11, 2021

IX. Adjournment: 2:28 pm

***These minutes are in draft form and will be formally approved at the May 11, 2021 meeting.  
Any corrections to these minutes will be reflected in the meeting minutes of the June 8, 2021 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**

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