



Mountain Springs Citizens Advisory Council

Mountain Springs Fire Station

18500 State Highway 160
Mountain Springs, NV 89161

June 15, 2022

6:00pm

AGENDA

Note:

- Items on the agenda may be taken out of order.
- The Council may combine two (2) or more agenda items for consideration.
- The 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 Lara McAdam at 702-592-1441.
 - 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 at <https://clarkcountynv.gov/MountainSpringsCAC>

Board/Council Members: Rick Schmalz, Chair Tanya Harrah, Vice Chair
Douglas Thompson Paul Whissel Chase Bustos

Secretary: Lara McAdam, 702-592-1441, LaraTAB.CAC@gmail.com
Clark County Department of Administrative Services,
500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

County Liaison(s): Meggan Holzer, 702-455-0341, meggan@clarkcountynv.gov
Clark County Department of Administrative Services,
500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

I. Call to Order, 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 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 Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Council by majority vote.

I. Approval of Minutes from the meeting of April 13, 2022 (For possible action)

II. Approval of Agenda for June 15, 2022 and Hold, Combine or Delete Any Items (For possible action)

III. Informational Items

1. Receive a report from Metro regarding activity and statistics during the past month and other area policing concerns (for discussion only)
2. Receive a report from BLM Law Enforcement about recent events in the area and public lands policing concerns (for discussion only)
3. Receive a report from Clark County Administrative Services regarding Transform Clark County, Short Term Rentals and any other updates from Clark County (for discussion only)

IV. Planning & Zoning

06/22/22 BCC

1. **AR-22-400073 (UC-21-0072)-BOY SCOUTS AMER LV AREA COUNCIL:**
USE PERMITS FIRST APPLICATION FOR REVIEW for the following: **1)** recreational facility (off-roading experience); and **2)** live entertainment.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase building height; and **2)** parking lot landscaping.
DESIGN REVIEW for a recreational facility (off-roading experience) on a portion of 1,137 acres in an R-U (Rural Open Land) Zone. Generally located on the south side of Mount Potosi Canyon Road, 1,550 feet southwest of SR 160 within Mountain Springs. JJ/hw/syp (For possible action)

V. General Business

None.

III. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the 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 Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Council by majority vote.

IV. Next Meeting Date: July 13, 2022.

V. Adjournment.

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

Mountain Springs Fire Station, 18500 State Highway 160, Mountain Springs, NV 89161

<https://notice.nv.gov>



Mountain Springs Citizens Advisory Council

April 13, 2022

MINUTES

Board Members: Rick Schmalz, Chair Tanya Harrah, Vice Chair
Douglas Thompson Paul Whissel Chase Bustos

Secretary: Lara McAdam, 702-592-1441, LaraTAB.CAC@gmail.com

Town Liaison: Meggan Holzer, 702-455-0341, meggan@clarkcountynv.gov

- I. Call to Order, Pledge of Allegiance, Roll Call
The meeting was called to order at 6:00pm
Rick Schmalz – absent
All other members - present
- II. Public Comment
None
- III. Approval of Minutes for September 15, 2021
Moved by: Paul Whissel
Action: Approved
Vote: 4/0; Unanimous
- IV. Approval of Agenda for April 13, 2022
Moved by: Chase Bustos
Action: Approved, with moving the NDOT presentation to the beginning of the agenda
Vote: 4/0; Unanimous
- V. Informational Items
 1. Receive a report from Metro regarding activity and statistics during the past month and other area crime concerns (for discussion only)
Officer Farrah was present with no news to report.
 2. Receive a report from BLM Law Enforcement about recent events in the area and public lands policing concerns (for discussion only)
Ranger Boyle reported that the BLM is currently hiring new Rangers. The Fire Prevention rules for public lands are in effect for the summer months.
 3. Receive a report from Clark County Administrative Services regarding street sign requests and any other updates from Clark County (for discussion only)
Meggan Holzer reported that after discussing the issue with Clark County Public Works, it was confirmed that Pinion Drive and Mule Deer Drive are private roads, so the residents in that area

can put up any signage they choose. The Forest Service has received a grant to build a Fire Station in Mountain Springs with the location to be determined.

VI. Planning & Zoning
None.

VII. General Business

1. A representative for the Bronco Rodeo will provide updates about the project (for discussion only).
Brianna Martinez reported that the facility is receiving overall positive feedback. This location has the most reservations of all of the facilities throughout the country.
2. NDOT will share information and accept input about their upcoming SR 159/160 corridor study (for discussion only).
Matt Bradley with NDOT and Chad Anson with the CA Group gave a brief overview of the corridor study being conducted and encouraged the group to visit www.NDOTSR160.com to provide input since they drive this area daily. Comments are being accepted through April 27, 2022. NDOT anticipates releasing the results of the study and the proposed plans to the public this fall. Council Members expressed that their main concerns are noise, center dividers, deceleration lanes, and speeding.

VIII. Comments by the General Public

1. **Chuck Hoover is the new Volunteer Fire Chief and he reported 24 incidents/calls for service since 1/27/2022.**
2. **Tanya Harrah inquired about the dumpsters for Memorial Day weekend. Meggan will get them scheduled and request the same locations as last year.**
3. **Paul Whissel requested that the next CAC meeting be held at the Mountain Spring Saloon. Meggan will check with the County to make sure that is allowed.**

IX. Next Meeting Date
The next meeting will be June 15, 2022

X. Adjournment
The meeting was adjourned at approximately 6:42pm

**ATTACHMENT A
MOUNTAIN SPRINGS CITIZENS ADVISORY BOARD
ZONING AGENDA
WEDNESDAY, 6:00 P.M., JUNE 15, 2022**

06/22/22 BCC

1. **AR-22-400073 (UC-21-0072)-BOY SCOUTS AMER LV AREA COUNCIL:**
USE PERMITS FIRST APPLICATION FOR REVIEW for the following: 1) recreational facility (off-roading experience); and 2) live entertainment.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; and 2) parking lot landscaping.
DESIGN REVIEW for a recreational facility (off-roading experience) on a portion of 1,137 acres in an R-U (Rural Open Land) Zone. Generally located on the south side of Mount Potosi Canyon Road, 1,550 feet southwest of SR 160 within Mountain Springs. JJ/hw/syp (For possible action)

RECREATIONAL FACILITY
(TITLE 30)

MT. POTOSI CANYON RD/SR 160
(MOUNTAIN SPRINGS)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

AR-22-400073 (UC-21-0072)-BOY SCOUTS AMER LV AREA COUNCIL:

USE PERMITS FIRST APPLICATION FOR REVIEW for the following: **1)** recreational facility (off-roading experience); and **2)** live entertainment.

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DESIGN REVIEW for a recreational facility (off-roading experience) on a portion of 1,137 acres in an R-U (Rural Open Land) Zone.

Generally located on the south side of Mount Potosi Canyon Road, 1,550 feet southwest of SR 160 within Mountain Springs. JJ/hw/syp (For possible action)

RELATED INFORMATION:

APN:

174-31-000-003; 174-32-000-001; 194-00-001-002; 194-00-001-003 ptn

USE PERMITS:

1. Recreational facility for off-roading experiences.
2. Live entertainment.

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase building height to 26 feet where 25 feet is the maximum height allowed per Table 30.40-1 (a 4% increase).
2. Eliminate parking lot landscaping where parking lot landscaping is required per Figure 30.64-14 (a 100% decrease).

DESIGN REVIEW:

Recreational facility for off-roading experiences on a portion of 1,137 acres in an R-U (Rural Open Land) Zone.

LAND USE PLAN:

NORTHWEST COUNTY (MOUNTAIN SPRINGS) - OPEN LANDS

BACKGROUND:

Project Description

General Summary

- Site Address: 10877 Mount Potosi Canyon Road

- Site Acreage: 1,137 (portion)
- Project Type: Recreational facility (off-roading experience)
- Pavilion
 - Number of Stories: 1
 - Building Height (feet): 26
 - Square Feet: 3,600
- Combined area of utilized buildings and structures (square feet): 14,436
- Parking Required/Provided: 58/64

Request

This application is to review the repurposing of a former Boy Scouts of America facility with associated buildings and structures into an off-road facility for Ford Bronco vehicle owners and invited guests, which includes incidental retail sales, live entertainment, and driving tours only on established designated trails. The applicant is further requesting that any time limits be removed.

Site Plan

The facility is accessed through a gated entrance from Mt. Potosi Canyon Road, which is a graded dirt road that connects to SR 160. Proceeding southwest through the gated entrance, a gravel road connects to several different buildings, facilities, and parking areas throughout the site.

The parking lots appear to be paved, and a waiver of development standards was approved to not provide landscaping in the parking lots. The total combined area of the utilized buildings and structures is 14,436 square feet. Since parking requirements for a recreational facility are 4 parking spaces per 1,000 square feet, 58 parking spaces are required and 64 parking spaces are provided and distributed throughout the different parking areas.

Fifteen buildings, structures, and key facilities exist on the site; however, only 7 buildings, structures, and facilities are utilized by the new operators. The previously approved plans showed a maintenance garage located on the northwest portion of the site, a ranger house located on the northeast portion of the site, and a dining hall building located on the north/central part of the site being repurposed. In addition, a registration lodge (to be renovated), open air pavilion (demolished and rebuilt), a storage trailer, and trash enclosure were also shown as being repurposed. A prefabricated restroom building and a new outdoor seating area to be used for live entertainment were shown as new uses and structures on the previously approved plans. Some manufactured buildings and minor structures were proposed to be moved to different parts of the property. The approved plans showed 5 different off-road trails that will circumnavigate the entire site with the trails generally meeting near the centralized gathering area.

Landscaping

Due to the alpine environment, the site already included trees and vegetation native to the area. No changes to the existing landscaping were proposed to be made.

Elevations

The approved elevations showed the maintenance garage as 14 feet high and consisting of vertical metal panels. The ranger house was shown as 14 feet high to the peak of a pitched metal roof and the exterior materials as concrete block and wood siding. Similar in style to the ranger house, the dining hall building was shown as 19 feet high to the peak of a pitched roof and the exterior materials as also concrete block. The registration lodge was shown with a large roof overhang, a parapet wall along the front roofline for signage, and an overall height of 35 feet. Exterior materials consisted of painted wood siding. While the previous buildings remained unchanged, the existing registration lodge is to be renovated and enhanced. Lastly, the previously existing outdoor pavilion was demolished and rebuilt to a height of 26 feet. Since this was a new accessory structure, a waiver of development standards was necessary to increase the height to 26 feet where 25 feet is the maximum. The pavilion consists of wood columns and an exposed trellis system supporting a pitched metal roof.

Floor Plans

The approved floor plans showed the maintenance garage at 1,998 square feet and consisting of 5 storage bays, storage room, and restroom (vehicles will be stored in this building). The ranger house was depicted at 1,514 square feet with a kitchen, living room, 3 bedrooms, and 2 restrooms. The dining hall building was 3,345 square feet. Although the floor plan for this building included a dining hall, commercial kitchen, and existing dormitories, the applicant indicated that the dormitory use was for the previous Boy Scout facility, and the Bronco facility would only use this building for commercial cooking and staff gatherings. The registration lodge building was shown with 2,610 square feet and that the remodel would add an additional 332 square feet with several offices creating a registration lobby and merchandise sales area. Lastly, the previously existing 2,400 square foot open air pavilion was demolished and replaced with a 3,600 square foot open air pavilion.

Signage

An existing freestanding sign located over the gated entrance to the complex is to be repurposed for the new use. The approved plans for the sign show 2 stone clad concrete plinths on either side of the gate and timber framing above the gate. Signage attached to the timbers will be updated and the signage will be 130 square feet. No other changes were proposed for the sign structure. Fourteen feet of vertical clearance will be maintained for vehicles passing underneath the sign.

Previous Conditions of Approval

Listed below are the approved conditions for UC-21-0072:

Current Planning

- 1 year to review as a public hearing;
- Hours of operation limited from 6:00 a.m. to 10:00 p.m.;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- 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.

Applicant’s Justification

The applicant indicates that they are requesting this application review per the conditions of UC-21-0072. They state that they have been in operation since August 2021 and have received no complaints and that operations have been injury free. The applicant is requesting that no further reviews be required.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-21-0072	Allowed a recreational facility and live entertainment with waivers to increase building height and reduced parking lot landscaping	Approved by BCC	May 2021

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, & East	Open Lands	R-U	Undeveloped
West	Open Lands	R-U	Campground

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Title 30 standards of approval for an application for review state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred since the original approval.

Since the approval of the original application in May of 2021, the applicant has obtained building permits (BD21-14214, and BD21-17985) and completed the described pavilion and thus have commenced per previous conditions. Staff notes that there are no Clark County Public Response Office violations associated with the site and the applicant indicates no injuries have been reported; therefore, staff can support the review. Given that operations have only been ongoing for 9 months, staff cannot support a removal of the time limit as more time is needed to review for possible impacts that have not yet arisen and to assure continued compliance with Clark County regulations.

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

- 1 year to review as a public hearing.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that 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.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that there are no public sanitary sewer facilities available and none are planned within the next 5 years.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: JACKSON DAWSON COMMUNICATIONS, INC.

CONTACT: PARKER SIECK, 1980 FESTIVAL PLAZA DR., SUITE 650, LAS VEGAS, NV 89135



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input checked="" type="checkbox"/> APPLICATION REVIEW (AR) UC-21-0072 (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>AR-22-400073</u> DATE FILED: <u>5/11/22</u> PLANNER ASSIGNED: <u>HW</u> TAB/CAC: <u>Mountain Springs</u> TAB/CAC DATE: <u>(TBD)</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>6/22/22 (7-6)</u> FEE: <u>\$1,425</u>
	PROPERTY OWNER NAME: <u>Boy Scouts of America Las Vegas Area Council</u> ADDRESS: <u>7220 S Paradise Rd.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-736-4366</u> CELL: _____ E-MAIL: <u>todd.walter@scouting.org</u>
	APPLICANT NAME: <u>Jackson Dawson Communications, Inc.</u> ADDRESS: <u>One Parklane Blvd., 11th Floor</u> CITY: <u>Dearborn</u> STATE: <u>MI</u> ZIP: <u>48126</u> TELEPHONE: <u>313-593-0690</u> CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Bob Gronauer - Kaempfer Crowell</u> ADDRESS: <u>1980 Festival Plaza Dr., Suite 650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-792-7000</u> CELL: _____ E-MAIL: <u>psieck@kcrnlaw.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 174-32-000-001; 174-31-000-003 & 194-00-001-002; 003

PROPERTY ADDRESS and/or CROSS STREETS: 10877 Mt. Potosi Canyon Rd.

PROJECT DESCRIPTION: Application Review for a Use Permit for a recreational facility and design review

(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.

Warren Todd Walter
Property Owner (Signature)*

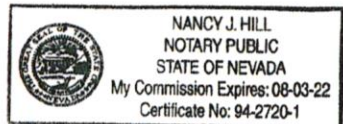
Warren Todd Walter
Property Owner (Print)

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 4-24-2022 (DATE)

By Warren Todd Walter

NOTARY PUBLIC: Nancy J Hill



*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.

LAS VEGAS OFFICE

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Fax: 775.882.0257

April 23, 2022

VIA UPLOAD

CLARK COUNTY COMPREHENSIVE PLANNING
500 S. Grand Central Parkway, 1st Floor
Las Vegas, NV 89106

**PLANNER
COPY**

AR-22-400073

**Re: Justification Letter – Required Review
Jackson Dawson Communications, Inc. – Bronco Off-Rodeo
APNs: 174-32-000-001; 174-31-000-003; 194-00-001-002; and 003**

To Whom It May Concern:

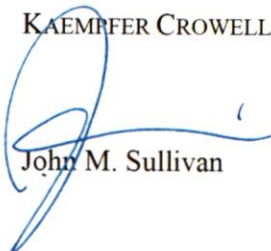
This firm represents Jackson Dawson Communications, Inc. (the “Applicant”) in the above referenced matter. The property is located at 10877 Mt. Potosi Canyon Road (the “Property”). The Applicant is submitting its required review per the conditions of approval for previously approved application UC-21-0072 for a Use Permit for a recreational facility.

By way of background, the Property was approved by the Clark County Board of County Commissioners for a recreational facility on May 5, 2021. Due to its location within the Boy Scouts’ Kimball Ranch property in Mountain Springs, the Applicant was conditioned upon and agreed to a 1 year review as a public hearing as part of its approval.

In compliance with the condition, the Applicant is now seeking review of the recreational facility. The Applicant has been hosting customers for the Bronco Off-Rodeo experience since August of 2021. There have been no code violations, noise or injury-related issues, nor any negative issues related to the approval of operating a recreational facility. Because of the compliance and no known issues, the Applicant is requesting no additional reviews.

We thank you in advance for your time and consideration of this matter. Should you have any questions or concerns, please feel free to contact me.

Sincerely,
KAEMPFER CROWELL



John M. Sullivan

JMS/tr