

IV. Approval of the Agenda for February 8, 2022 and Hold, Combine, or Delete any Items. (For possible action)

V. Informational Items

1. Receive a report from Sandy Valley Volunteer Fire Department regarding calls for service during the past month and other fire prevention and safety issues. (For discussion only)
2. Receive a report from Metro regarding activity and statistics during the past month and other area crime concerns. (For discussion only)
3. Receive a report from Sandy Valley Schools regarding recent news, upcoming activities, and events. (For discussion only)
4. Receive a report from Clark County Parks and Recreation regarding current programs and upcoming activities. (For discussion only)
5. Receive a report from Valley Electric regarding current programs and new information. (For discussion only)
6. Receive a report from Clark County Administrative Services on any updates with area development projects (For discussion only)

VI. Planning and Zoning

1. **ET-21-400186 (UC-0652-17)-ARROW DEVELOPMENT CORP:**
USE PERMITS SECOND EXTENSION OF TIME for the following: **1)** major training facility (outdoor shooting range); and **2)** waive applicable design standards for accessory structures (storage container and trailer).
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** landscaping adjacent to a less intensive use; **2)** parking lot landscaping; **3)** required trash enclosure; and **4)** required paving and striping.
DESIGN REVIEWS for the following: **1)** major training facility (outdoor shooting range); **2)** accessory structures (storage container and trailer); and **3)** grading plan in conjunction with a hillside development (slopes greater than 12%) on 124.0 acres in an R-U (Rural Open Land) Zone. Generally located approximately 5.9 miles west of SR 161, on the south side of Sandy Valley Road within the South County Planning Area. JJ/jgh/jd (For possible action)
2. **DR-21-0653-MEDINA, LUCIO:**
DESIGN REVIEW for finished grade in conjunction with a proposed single family residential development on 2.0 acres in an R-U (Rural Open Land) Zone. Generally located on the north side of Woods Avenue and the west side of Potomac Street within Sandy Valley. JJ/jgh/jo (For possible action)

VII. General Business

VIII. 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.

IX. Next Meeting Date: March 8, 2022.

X. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:
Sandy Valley Community Center, 650 W. Quartz Avenue, Sandy Valley, NV 89019.
<https://notice.nv.gov>



Sandy Valley Citizens Advisory Council

January 11, 2022

Minutes

Board/Council Members: Brian Kahre, Chairperson
Lori Marker, Vice Chairperson
Greg Neff
Randy Imhausen

Secretary: Electra Smith, (702) 370-6297, sandyvalleycac@gmail.com
Business Address: 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
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

- I. Call to Order, Pledge of Allegiance, Roll Call
The meeting was called to order at 7:30 pm by Brian Kahre. Lori Marker was absent.
- II. Public Comment
There was none
- III. Approval of Minutes for November 9, 2021.
Moved by: Greg
Action: Approved
Vote: 3-0/ Unanimous
- IV. Approval of Agenda for January 11, 2022
Moved by: Randy
Action: Approved
Vote: 3-0/Unanimous
- V. Informational Items
 1. Received a report from SVVFD; Chief Ken Smith reported calls for the 2021 year.
 2. Received a report from Metro; Sergeant Pickerel showed his appreciation for Sandy Valley.
 3. Received a report from Sandy Valley School; Electra Smith announced a 5 day pause.
 4. Received a report from Parks and Recreation; Shawna Robinson had nothing to report except they were open .
 5. There was no report from Valley Electric; .
 6. Received a report from County Administration; Meggan Holzer, County Liaison reported Family Dollar incurred more hiccups, no opening date yet. No update on Starbucks. Gas Station has one more inspection. No update on skatepark but they are working on a budget. Debbie Madril has resigned as a board member due to relocation, Meggan is looking to fill the vacancy. There was discussion in working with NDOT for signage for on ramps to prevent wrong way drivers after a recent fatal accident on the I15.

- VI Planning and Zoning
None
- VII General Business
1. Representatives from Tolles Development will share information about their proposed industrial project in Jean that will include warehouse and distribution center uses; Ken Ackeret, Marianna Hunnicut, and Tony Celeste discussed the traffic plans of the project in Jean to change 140 acres of the current zoning for Hotel Resort to Large Scale Distribution. The community shared their concerns and questions were answered.
2. Review and approve the 2022 meeting calendar (for possible action).
Moved by: Greg
Action: Approved
Vote: 3-0/Unanimous
- VIII Comments by the General Public
Paving of Jade of Miami will be complete this year. Earthday event is planned for April 22, 2022.
- IX Next Meeting Date
The next regular meeting will be March 8, 2022.
- X Adjournment
The meeting was adjourned at 8:32pm.

ATTACHMENT A
SANDY VALLEY CITIZENS ADVISORY COUNCIL
ZONING AGENDA
TUESDAY, 7:30 P.M., FEBRUARY 8, 2022

02/15/22 PC

1. **ET-21-400186 (UC-0652-17)-ARROW DEVELOPMENT CORP:**
USE PERMITS SECOND EXTENSION OF TIME for the following: **1)** major training facility (outdoor shooting range); and **2)** waive applicable design standards for accessory structures (storage container and trailer).
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** landscaping adjacent to a less intensive use; **2)** parking lot landscaping; **3)** required trash enclosure; and **4)** required paving and striping.
DESIGN REVIEWS for the following: **1)** major training facility (outdoor shooting range); **2)** accessory structures (storage container and trailer); and **3)** grading plan in conjunction with a hillside development (slopes greater than 12%) on 124.0 acres in an R-U (Rural Open Land) Zone. Generally located approximately 5.9 miles west of SR 161, on the south side of Sandy Valley Road within the South County Planning Area. JJ/jgh/jd (For possible action)

03/02/22 BCC

2. **DR-21-0653-MEDINA, LUCIO:**
DESIGN REVIEW for finished grade in conjunction with a proposed single family residential development on 2.0 acres in an R-U (Rural Open Land) Zone. Generally located on the north side of Woods Avenue and the west side of Potomac Street within Sandy Valley. JJ/jgh/jo (For possible action)

MAJOR TRAINING FACILITY
(TITLE 30)

SR 161/SANDY VALLEY RD
(SANDY VALLEY)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-21-400186 (UC-0652-17)-ARROW DEVELOPMENT CORP:

USE PERMITS SECOND EXTENSION OF TIME for the following: **1)** major training facility (outdoor shooting range); and **2)** waive applicable design standards for accessory structures (storage container and trailer).

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** landscaping adjacent to a less intensive use; **2)** parking lot landscaping; **3)** required trash enclosure; and **4)** required paving and striping.

DESIGN REVIEWS for the following: **1)** major training facility (outdoor shooting range); **2)** accessory structures (storage container and trailer); and **3)** grading plan in conjunction with a hillside development (slopes greater than 12%) on 124.0 acres in an R-U (Rural Open Land) Zone.

Generally located approximately 5.9 miles west of SR 161, on the south side of Sandy Valley Road within the South County Planning Area. JJ/jgh/jd (For possible action)

RELATED INFORMATION:

APN:

218-05-000-002

USE PERMITS:

1. Major training facility (outdoor shooting range) per Table 30.44-1.
2.
 - a. Waive architectural enhancements on all elevations for accessory structures (storage container and an office/medical trailer) per Table 30.56-2.
 - b. Waive roof pitch requirement where a 3:12 roof pitch is required for accessory structures (storage container and an office/medical trailer) per Table 30.56-2.
 - c. Allow a flat roof for accessory structures (storage container and an office/medical trailer) where a parapet roof is required per Table 30.56-2.
 - d. Allow non-decorative vertical metal siding for accessory structures (storage container and an office/medical trailer) per Table 30.56-2.

WAIVERS OF DEVELOPMENT STANDARDS:

1. Provide no landscaping adjacent to a less intensive use where required per Figure 30.64-11.
2. Provide no parking lot landscaping where required per Figure 30.64-14.
3. Provide no trash enclosure where required per Section 30.56.120.
4. Provide no paving and striping where required per Section 30.60.020.

DESIGN REVIEWS:

1. A proposed major training facility (outdoor shooting range).
2. Accessory structures (storage container and an office/medical trailer).
3. A final grading plan within a Hillside and Foothills Transition Boundary Area.

LAND USE PLAN:

SOUTH COUNTY (SANDY VALLEY) - OPEN LANDS

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 124
- Project Type: Major training facility (outdoor shooting range)
- Building Height: 8.5 feet (1 storage container and an office/medical trailer)
- Square Feet: 400 (an office/medical trailer)/200 (storage container)
- Parking Required/Provided: 11/12

Site Plans

The original plans depict a 124 acre parcel for a major training facility (outdoor shooting range) with accessory structures including a storage container and an office/medical trailer. The shooting range with 4 short shot bays is located immediately to the north of an office/medical trailer and storage container area. The 4 short shot bays are 100 feet wide by 100 feet long and located to the northwest area of Bureau of Land Management (BLM) road (RS2477). Access to the site is granted from Sandy Valley Road via a BLM Access road (RS2477). Additionally, a portion of the subject parcel is within the 12% hillside development; however, the shooting bays and outdoor shooting range are located away from the hills. There will be no grading, alteration, or disturbance to the project site and the natural topography will remain the same. The number of students trained at the proposed facility will vary from 8 to 16 on average and up to as many as 50 students.

Landscaping

No landscaping is being provided with this application.

Elevations

The original plans and photos submitted depict an 8.5 foot high storage container, consisting of vertical metal siding, store front windows, and is painted off white. The office/medical trailer is 8.5 feet high, consists of horizontal metal siding, store front windows, and is painted cream with grey borders. Since the original approval, Title 30 has been modified and the roof regulations have been removed.

Floor Plans

The approved storage container has a total area of 200 square feet, and the office/medical trailer is 400 square feet.

Previous Conditions of Approval

Listed below are the approved conditions for ET-19-400128 (UC-0652-17):

Current Planning

- Until September 19, 2021 to complete and 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

- Compliance with previous conditions.

Listed below are the approved conditions for UC-0652-17:

Current Planning

- 2 years to complete and review as a public hearing;
- Comply with the Department of Air Quality regulations regarding dust mitigation.
- 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

- Demonstrate legal access.

Building/Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to show on-site fire lane, turning radius, and turnarounds; to show fire hydrant locations both on-site and within 750 feet; operational permits may be required for Ammunition Storage at this facility; fire protection may be required for this facility; and that automatic fire sprinkler will be required for this facility and to contact fire prevention for further information (702) 455-7316.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states since 2017 the property owner has removed and harvested several hundred protected native desert flora in the areas marked for the weapons range and where the modular training and support units will be situated. In addition, a Department of Air Quality Permit is valid through June 30, 2022. However, the ongoing pandemic and supply chain has created unplanned delays in obtaining the temporary buildings for the command and control center.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-19-400128 (UC-0652-17)	First extension of time for a major training facility (outdoor shooting range)	Approved by PC	November 2019

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0652-17	Major training facility (outdoor shooting range)	Approved by PC	September 2017

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East, & West	Open Land (Open Space/Grazing/Vacant Land) & Residential (up to 1 du/10 ac)	R-U	Undeveloped

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 on an extension of time application 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 at the subject site since the original approval.

Due to unforeseen circumstances and since the applicant still has plans to move forward toward designing and purchasing the on-site temporary structures, staff can support this 2 year extension. However, staff cannot support another extension of time to complete the project. By 2024 it will have been 7 years since approval at which time it will be more appropriate to submit a new land use application rather than an extension of time.

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**

- Until September 19, 2024 to complete and review as a public hearing.
- Applicant is advised that this approval is for a shooting range and accessory structures only, other uses may require additional land use approval; 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 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

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: HDT LLC

CONTACT: JOHN VORNSAND, AICP, 62 SWAN CIRCLE, HENDERSON, NV 89074

DRAFT

FINISHED GRADE
(TITLE 30)

WOODS AVE/POTOMAC ST
(SANDY VALLEY)

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
DR-21-0653-MEDINA, LUCIO:

DESIGN REVIEW for finished grade in conjunction with a proposed single family residential development on 2.0 acres in an R-U (Rural Open Land) Zone.

Generally located on the north side of Woods Avenue and the west side of Potomac Street within Sandy Valley. JJ/jgh/jo (For possible action)

RELATED INFORMATION:

APN:
200-23-401-023

DESIGN REVIEW:
Increase finished grade for a single family residential development to 42 inches (3.5 feet) where 36 inches (3 feet) is the standard per Section 30.32.040 (a 17% increase).

LAND USE PLAN:
SOUTH COUNTY (SANDY VALLEY) - OUTLYING NEIGHBORHOOD (UP TO 0.5 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 1770 Woods Avenue
- Site Acreage: 2
- Number of Lots/Units: 1
- Project Type: Single family residential development

Site Plans

The plans depict a proposed single family residential development that has access from Potomac Street. The proposed development is for 1 single family home. The plans also depict the maximum finished grade of the site will be increased to 3.5 feet along the center of the pad.

Applicant's Justification

The applicant indicates the proposed finished grade of the proposed development exceeds 36 inches. The additional grading will allow for reasonable access to the project with the maximum proposed fill being 3.5 feet.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Outlying Neighborhood	R-U	Undeveloped
South	Outlying Neighborhood	R-U	Undeveloped & single family residential
West	Outlying Neighborhood	R-U	Single family residential

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

This design review represents the maximum grade difference within the boundary of this application. This information is based on preliminary data to set the worst case scenario. Staff will continue to evaluate the site through the technical studies required for this application. Approval of this application will not prevent staff from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approval.

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

- Drainage study and compliance;
- 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;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- 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.

Southern Nevada Health District (SNHD) - Septic

- Applicant is advised to contact the SNHD Environmental Health Division at septics@snhd.org or (702) 759-0660 to obtain written approval for a Tenant Improvement; so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: LUCIO MEDINA

CONTACT: PHILIP WAKEFIELD, BLUE DIAMOND CIVIL ENGINEERING, 9816 GILESPIE ST, BUILDING E, STE 120, LAS VEGAS, NV 89183

