



SANDY VALLEY CITIZENS ADVISORY COUNCIL

Sandy Valley Community Center

650 W. Quartz Ave.

Sandy Valley, NV 89019

September 10, 2024

7:30pm

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 Electra Smith at 702-370-6297.
 - Supporting material is/will be 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/SandyValleyCAC>

Board/Council Members: Greg Neff, Chairperson Randy Imhausen, Vice Chairperson
 Brian Kahre Jamie Scanlon

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

County Liaison: 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.

III. Approval of Minutes for August 13, 2024 {For possible action}

BOARD OF COUNTY COMMISSIONERS
 TICK SEGERBLOM, Chair – WILLIAM MCCURDY II, Vice-Chair
 JAMES B. GIBSON – JUSTIN JONES – MARILYN KIRKPATRICK – ROSS MILLER – MICHAEL NAFT – TICK SEGERBLOM
 KEVIN SCHILLER, County Manager

- IV. Approval of the Agenda for September 10, 2024 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 BLM Law Enforcement about recent events in the area and public lands policing concerns. (For discussion only)
 - 4. Receive a report from Sandy Valley Schools regarding recent news, upcoming activities, and events. (For discussion only)
 - 5. Receive a report from Clark County Parks and Recreation regarding current programs and upcoming activities. (For discussion only)
 - 6. Receive a report from Valley Electric regarding current programs and new information. (For discussion only)
 - 7. Receive a report from Clark County Administrative Services on Public Works update, Animal Control stats, and any other updates from Clark County. (For discussion only)

- VI. Planning and Zoning
 - 1. ZC-24-0375-NIPATIAKUL RERAI & AREE RENA:
 ZONE CHANGE to reclassify a portion of a 2.78 acre site from an RS80 (Residential Single-Family 80) Zone to an IL (Industrial Light) Zone. Generally located on the west side of Kingston Road, 300 feet north of Beech Avenue within Sandy Valley (description on file). JJ/gc (For possible action) **09/18/24 PC**

- VII. General Business
 - 1. Pat Burke with PFC will present a check to Sandy Valley Volunteer Fire Department (for discussion only)
 - 2. Receive an update on the requests from the last budget cycle and discuss on requests for the next budget cycle. (For possible action)

- 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: October 8, 2024.

- 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>

BOARD OF COUNTY COMMISSIONERS
 TICK SEGERBLOM, Chair – WILLIAM MCCURDY II, Vice-Chair
 JAMES B. GIBSON – JUSTIN JONES – MARILYN KIRKPATRICK – ROSS MILLER – MICHAEL NAFT – TICK SEGERBLOM
 KEVIN SCHILLER, County Manager



Sandy Valley Citizens Advisory Council

August 13, 2024

Minutes

Board/Council Members: Greg Neff, Chairperson
Randy Imhausen, Vice Chairperson
Brian Kahre
Jamie Scanlon

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 7:35 pm by Greg Neff. Brian Kahre, Jamie Scanlon, and Greg Neff were present. Randy Imhausen was absent.

II. Public Comment

There was none

III. Approval of Minutes for July 9, 2024.

Moved by: Brian Kahre

Action: Approved

Vote: 3-0/Unanimous

IV. Approval of Agenda for August 13, 2024.

Moved by: Brian Kahre with change of V.4 to V.1 and then follow subsequent.

Action: Approved

Vote: 3-0/Unanimous

V. Informational Items

1. Received a report from Sandy Valley School; **Mr. Hadavi, Principal of Sandy Valley and Goodsprings Schools announced that the 2023-2024 school year had reported the greatest growth in 11 years. He states there will be a new AG Mechanics program this year and a new school police officer on site.**
2. Received a report from Sandy Valley Volunteer Fire Department; **Chief Ken Smith reported the calls for the month of July, he thanked everyone for supporting the Chicken Dinner Drive thru and announced Spaghetti is on the menu for September.**
3. Received a report from Metro; **Officer Harrison reminded everyone that enjoys target shooting, explosions are prohibited and was available for questions.**
4. Receive a report from BLM Law Enforcement; **None**

5. Received a report from Parks and Recreation; **Shawna reported there will be some paving and reconstruction to the Community Center parking lot for the next month or so.**
7. Received a report from Valley Electric; **Kevin McMahan, District 5 Board Member, reported VEA is doing a search for a new CEO and the time of use rates are being delayed.**
6. Received a report from County Administration; **Meggan reported she understands the potholes are terrible and has been doing her best in reporting them. Still the first quarter next year as a start date for the pass.**

VI. Planning and Zoning

1. **WS-24-0154-BUSTAMONTE-RENTERIA, GUADALUPE:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) reduce building separation between accessory structures in conjunction with a proposed single-family residence on 1.93 acres in an RS80 (Residential Single-Family 80) Zone.

Generally located on the north side of Woods Avenue and the east side of Pequot Street within SandyValley. JJ/my/ng (For possible action)

Moved by: Jamie Scanlon 2A

Action: Approved

Vote: 3-0/Unanimous

Moved by: Jamie Scanlon 2B, 1A, 1B

Action: Denied

Vote: 3-0/Unanimous

08/20/24 PC

VIII. Comments by the General Public; **Gail Beckman announces a fundraiser for the SMVDA. Stephanie Salinas of PTO gave the next few football and volleyball game schedules.**

IX. Next Meeting Date: **September 10, 2024**

X. Adjournment; **the meeting was adjourned at 8:20 pm.**

ATTACHMENT A
SANDY VALLEY CITIZENS ADVISORY COUNCIL
ZONING AGENDA
TUESDAY, 7:30 P.M., SEPTEMBER 10, 2024

09/18/24 PC

1. **ZC-24-0375-NIPATIAKUL RERAI & AREE RENA:**
ZONE CHANGE to reclassify a portion of a 2.78 acre site from an RS80 (Residential Single-Family 80) Zone to an IL (Industrial Light) Zone. Generally located on the west side of Kingston Road, 300 feet north of Beech Avenue within Sandy Valley (description on file). JJ/gc (For possible action)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-24-0375-NIPATIAKUL RERAI & AREE RENA:

ZONE CHANGE to reclassify a portion of a 2.78 acre site from an RS80 (Residential Single-Family 80) Zone to an IL (Industrial Light) Zone.

Generally located on the west side of Kingston Road, 300 feet north of Beech Avenue within Sandy Valley (description on file). JJ/gc (For possible action)

RELATED INFORMATION:

APN:

219-05-301-018 ptn

LAND USE PLAN:

SOUTH COUNTY (SANDY VALLEY) - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 651 S. Kingston Road
- Site Acreage: 2.78 (portion)
- Existing Land Use: Kennel

Request

This is a zone change request of the RS80 zoned portion of the site to IL zoning with no plans submitted. The RS80 zoned portion of the site is located on the east half of the parcel that fronts Kingston Road. The remaining rear portion (west half) of the site is currently zoned IL and will remain zoned IL. The site is currently developed with kennels located on the west half of the site. No changes are proposed to the site.

Applicant's Justification

The applicant states the request for IL zoning will allow for a uniform zoning category across the entirety of the site. Additionally, the properties to the north, west, and south are also zoned IL. The proposed zone change will not adversely impact the surrounding properties and could be a benefit to the overall area in the long term.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1026-97	Allowed pot belly pigs in conjunction with a kennel	Approved by PC	July 1997

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-066-79	Reclassified the west half of the subject property and the property to the south and west from R-U to M-1 zoning for a kennel	Approved by BCC	May 1979

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IL	Manufactured home
South & West	Business Employment	IL	Communications tower & outside storage
East	Business Employment	RS80	Undeveloped

STANDARDS FOR APPROVAL:

The applicant shall demonstrate the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Zone Change

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. The request for Industrial Light (IL) zoning is appropriate and compatible with the surrounding area and is conforming to the Business Employment (BE) land use category on the site. The adjacent properties to the north, south, and west are currently zoned IL, and the abutting property to the east is planned for BE uses. Furthermore, the rear portion of the subject site is already zoned IL and by reclassifying the RS80 zoned portion of the site to IL will allow for a single uniform zoning across the entire property. The request complies with Policy 1.6.3 of the Master Plan which supports opportunities for local economic development in outlying communities. For these reasons, staff finds the request for IL zoning is appropriate for this location.

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:

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: RENA AREE

CONTACT: RENA AREE, 9325 W. DESERT INN ROAD, UNIT 238, LAS VEGAS, NV
89117

DRAFT