



Lone Mountain Citizens Advisory Council

May 28, 2024

MINUTES

Board Members: Don Cape– Chair – **PRESENT**
Kimberly Burton – Vice Chair – **PRESENT**
Chris Darling – **ABSENT**
Carol Peck – **PRESENT**
Allison Bonanno – **PRESENT**

Secretary: Dawn vonMendenhall, clarkcountycac@hotmail.com

Town Liaison: Marcelo Erosa, marcelo.erosa@clarkcountynv.gov
William Covington, William.Covington@clarkcountynv.gov

- I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions
The meeting was called to order at 6:31 p.m.
- II. Public Comment
None
- III. Approval of April 30, 2024, Minutes
Moved by: DON CAPE
Action: Approved subject minutes as submitted
Vote: 4/0 -Unanimous
- IV. Approval of Agenda for May 28, 2024
Moved by: DON CAPE
Action: Approved agenda as submitted
Vote: 4/0 - Unanimous
- V. Informational Item(s)
None

VI. Planning & Zoning

1. **AR-24-400047 (UC-22-0081)-GREENGALE PROPERTIES, LLC: USE PERMITS SECOND APPLICATION FOR REVIEW** for the following: **1)** recreational facility; **2)** sale of produce/crops not grown on-site; **3)** allow customers on-site; **4)** farmer’s market; **5)** allow live entertainment; **6)** food processing; **7)** retail sales and services; **8)** major training facility; and **9)** allow temporary outdoor commercial events without a timeframe limit and extended hours. **WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce the separation of proposed live entertainment from a residential use; **2)** alternative landscaping along all property lines; **3)** allow existing landscaping adjacent to Elkhorn Road; **4)** allow alternative landscaping adjacent to a less intense use; **5)** eliminate landscape finger islands; **6)** waive on-site loading requirements; **7)** reduce parking; **8)** allow alternative paving; and **9)** waive off-site improvements (curbs, gutters, sidewalks, streetlights, and partial paving). **DESIGN REVIEWS** for the following: **1)** recreational facility; and **2)** finished grade in conjunction with a proposed recreational facility on 25.0 acres in an RS40 (Residential Single-Family 40) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Elkhorn Road and the west side of Rainbow Boulevard within Lone Mountain. MK/nai/ng (For possible action)

Action: APPROVED as submitted subject to staff conditions and the following conditions: (1) annual review for the next five years, (2) Sound plan prior to each event to show compliance with sound requirements, and (3) height of any structure (temporary or permanent) will not exceed 35 feet.

Moved By: ALLISON BONANNO

Vote: 3/1

Don Cape made the first motion to approve the application with staff conditions and additional conditions that there be an annual review for the next five years and that any structure, temp or permanent, should not exceed the height of the trees. The motion failed 2-2.

VII. General Business

None

VIII. Public Comment

None

IX.. Next Meeting Date

The next regular meeting will be June 25, 2024

X. Adjournment

The meeting was adjourned at 8:25 p.m.