



# Mountain Springs Citizens Advisory Council

Mountain Springs Fire Station

18500 State Highway 160

Mountain Springs, NV 89161

April 5, 2021

6:00pm

## AGENDA

**Note:**

- Social distancing will be practiced during this meeting. You will be asked to keep appropriate spacing (six (6) feet) away from other meeting attendees.
- 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 Secretary Name at Secretary's Phone Number and is/will be available on the County's website at [www.clarkcountynv.gov](http://www.clarkcountynv.gov).
- If you do not wish to attend this meeting in person, but would like to comment on an item appearing on this agenda, or provide general public comment, please submit your comments to [meggan@clarkcountynv.gov](mailto:meggan@clarkcountynv.gov) before 4:00 pm on February 10, 2021. Please include your name, address, and identify which agenda item you are commenting on, and your comment. Comments will be read into the record. No comments over three (3) minutes in length will be read. All comments received will be compiled into a document and shared as part of the meeting's minutes.

Board/Council Members: Tanya Harrah Rick Schmalz Douglas Thompson Paul Whissel

Secretary: Sheryl Schmalz, 702-278-8433, sherylschmalz@gmail.com

County Liaison(s): Meggan Holzer, 702-455-0341, meggan@clarkcountynv.gov

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

If you do not wish to attend this meeting in person, but would like to comment on an item appearing on this agenda, please submit your comments to [meggan@clarkcountynv.gov](mailto:meggan@clarkcountynv.gov) before 4:00 pm on February 10, 2021.

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- III. Approval of Minutes. **N/A**
- IV. Approval of the Agenda for April 5, 2021 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items  
**None**
- VI. Planning and Zoning
  - 1. UC-21-0072-BOY SCOUTS AMER LV AREA COUNCIL:**  
**USE PERMITS 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 the Northwest County. JJ/jt/jd (For possible action) PC 4/6/21**
- VII. General Business  
**None**
- VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/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 Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.  
  
If you would like to provide a written general public comment on an item not appearing on this agenda, but within the general jurisdiction of this body, please submit your comments to [meggan@clarkcountynv.gov](mailto:meggan@clarkcountynv.gov) before 4:00 pm on February 10, 2021. Please include your name, address, and your comment. Comments will be read into the record. No comments over three (3) minutes in length will be read. All comments received will be compiled into a document and shared as part of the meeting's minutes.
- IX. Next Meeting Date: **April 14, 2021.**
- X. Adjournment.

**POSTING LOCATIONS:** This meeting was legally noticed and posted at the following locations:  
Mountain Springs Fire Station Bulletin Board, State Hwy 160, Mountain Springs, NV 89161  
North Frontage Road Mail Cluster, State Hwy 160, Mountain Springs, NV 89161  
Mountain Springs Saloon, 19050 State Hwy 160, Mountain Springs, NV 89161  
South Frontage Road Bulletin Board, State Hwy 160, Mountain Springs, NV 89161  
<https://notice.nv.gov>

**ATTACHMENT A  
MOUNTAIN SPRINGS CITIZENS ADVISORY  
BOARD ZONING AGENDA  
MONDAY, 6:00 P.M., APRIL 5, 2021**

**04/06/21 PC**

1. **UC-21-0072-BOY SCOUTS AMER LV AREA COUNCIL:**  
**USE PERMITS** 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 the Northwest County. JJ/jt/jd (For possible action)

04/06/21 PC AGENDA SHEET

RECREATIONAL FACILITY  
(TITLE 30)

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

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-21-0072-BOY SCOUTS AMER LV AREA COUNCIL:**

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

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RELATED INFORMATION:

**APN:**

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

**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).

**LAND USE PLAN:**

NORTHWEST COUNTY (MOUNTAIN SPRINGS) - MAJOR DEVELOPMENT PROJECT

**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 repurpose 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. Several buildings will be renovated and repurposed, and a pavilion structure will be rebuilt. The overall facility will include incidental retail sales, live entertainment, and driving tours only on established designated trails. Owners will drive the Broncos kept on site.

### 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 will be paved per Department of Environment and Sustainability standards; however, a waiver of development standards is necessary 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. Sixty-four 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 will be utilized by the new operators. For example, the following components will be repurposed for the new use: 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. In addition, there are several buildings and structures located near the center of the site that will be repurposed, such as a registration lodge (to be renovated), open air pavilion (to be rebuilt), a storage trailer, and trash enclosure. Other new items in this centralized area include a prefabricated restroom building and a new outdoor seating area to be used for live entertainment. Some manufactured buildings and minor structures will be moved to different parts of the property. Five different off-road trails will circumnavigate the entire site, and the trails generally meet near the centralized gathering area.

### Landscaping

Due to the alpine environment, the site already includes trees and vegetation native to the area. No changes to the existing landscaping are proposed.

### Elevations

Elevations are provided for only the existing buildings and structures that will be repurposed or rebuilt, which are described as follows. The maintenance garage is 14 feet high and consists of vertical metal panels. The ranger house is 14 feet high to the peak of a pitched metal roof, and the exterior materials are concrete block and wood siding. Similar in style to the ranger house, the dining hall building is 19 feet high to the peak of a pitched roof, and the exterior materials are also concrete block. The registration lodge has a large roof overhang, a parapet wall along the front roofline for signage, and an overall height of 35 feet. Exterior materials will consist of painted wood siding. While the previous buildings will remain unchanged, the existing registration lodge will be renovated and enhanced. Lastly, an existing outdoor pavilion will be demolished and rebuilt to a height of 26 feet. Since this is a new accessory structure, a waiver of development standards is necessary to increase the height to 26 feet where 25 feet is the

maximum. The pavilion will consist of wood columns and an exposed trellis system supporting a pitched metal roof.

### Floor Plans

Floor plans are provided for only the existing buildings and structures that will be repurposed or rebuilt, which are described as follows. The maintenance garage is 1,998 square feet and consists of 5 storage bays, storage room, and restroom (vehicles will be stored in this building). The ranger house is 1,514 square feet and consists of a kitchen, living room, 3 bedrooms, and 2 restrooms. The dining hall building is 3,345 square feet. Although the floor plan for this building includes a dining hall, commercial kitchen, and existing dormitories, the applicant indicates that the dormitory use was for the previous Boy Scout facility, and the Bronco facility will only use this building for commercial cooking and staff gatherings.

The registration lodge building is 2,610 square feet currently, and the remodel will add an additional 332 square feet. Prior to the proposed remodel, the building was used for offices; however, the remodel will combine several offices to create a registration lobby and merchandise sales area. Also, 2 existing cabooses located on the northwest and northeast of the building will be removed.

Lastly, an existing 2,400 square foot open air pavilion will be 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 will be repurposed for the new use. The sign consists of 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 are proposed for the sign structure. Fourteen feet of vertical clearance will be maintained for vehicles passing underneath the sign.

### Applicant's Justification

According to the applicant, the existing Boy Scouts of America facility will be repurposed for the next 3 years to create a unique off-road driving experience as a benefit for new Ford Bronco owners. No new trails will be graded into the site or adjacent hillsides, and the land will be retained as it currently exists to maintain the unique character. Some buildings and structures will be upgraded, renovated, and rebuilt, and new signage will be located above the gated entrance.

Regarding the deviations to Title 30 standards, the applicant indicates that the changes will have no negative impacts. For example, the increase to the height of the new open-air pavilion is negligible, and it will have no impacts on the surrounding area. Also, the waiver of parking lot landscaping is due to the rural and unique aspects of the site and adding landscaping would be out of character for the area. Lastly, live entertainment will only be for live music and outdoor movies, accessory to the recreational facility use.

The facility will only be open for registered attendees and their guests, and not for walk-in traffic. Guests will be responsible for their own lodging and travel to and from their location to

the facility. On-site shuttles will transport participants and staff around the facility. After the first day of driving a Ford Bronco on designated trails on the property, guests will meet back at basecamp for dinner, socializing, live music, yard games, outdoor movies, and stargazing. Guests will be invited back for a second day for additional off-road driving and education about the environment and vehicle features and capability.

An employee will reside in the ranger house to provide on-site security 24 hours a day. Overall, the applicant anticipates 36 participants and 15 staff members on-site for each 1.5 day experience. Retail sales will include shirts, jackets, hats, etc., as well as options to purchase photos and videos of the participants' adventures.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North, South, East, & West	Public Facilities	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**

Use Permits

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Comprehensive Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

A recreational facility (off-road driving experience) with live entertainment is appropriate at this location. The entire site is 1,137 acres, and the site is surrounded by USA Forest Service land. As a result, the uses will not impact any residences, which are located over 1 mile to the north of the perimeter of the site. In addition, the location of the live entertainment will occur another mile south of the northern property line (approximately 2 miles total from the residences). Staff has no concerns about the recreational facility use since the use will occupy existing, renovated, or rebuilt buildings and structures, and no new trails will be created on the property. However, staff recommends limiting operations to daytime hours (6:00 a.m. to 10:00 p.m.) to limit traffic to and from the facility and impacts on the Mountain Springs community.

Waivers of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

The increase in height for the open air pavilion will not be visible from the right-of-way or any adjacent property. In addition, the structure is aesthetically pleasing, and the design is appropriate for the alpine mountain aesthetic. Similarly, staff agrees that parking lot landscaping is not necessary or appropriate for the small parking areas located throughout the developed portions of the facility. Native trees and vegetation will provide a reasonable alternative to the standard parking lot landscaping requirements.

#### Design Review

Overall, the facility is incorporating an innovative use into an existing facility with minimal changes to the site. The changes to the buildings, structures, and signage will upgrade the existing facility and improve the amenities on the site. As a result, staff can support the request.

#### **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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

#### **PRELIMINARY STAFF CONDITIONS:**

##### **Current Planning**

- 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.

##### **Public Works - Development Review**

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** JACKSON DAWSON COMMUNICATIONS, INC

**CONTACT:** KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DR., STE 650, LAS VEGAS, NV 89135