



SANDY VALLEY CITIZENS ADVISORY COUNCIL

Sandy Valley Community Center

650 W. Quartz Ave.

Sandy Valley, NV 89019

October 8, 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.
 - o 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.
 - o 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 September 10, 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 October 8, 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 updates from Clark County. (For discussion only)

- VI. Planning and Zoning
 WS-24-0344-ZIELINSKI MICHAEL:
 WAIVER OF DEVELOPMENT STANDARDS to allow an accessory structure prior to the establishment of a primary structure on 2.06 acres within an RS80 (Residential Single-Family 80) Zone. Generally located on the north side of Garnet Avenue and the east side of Santee Street within Sandy Valley. JJ/hw/kh (For possible action) **11/05/24 PC**

- VII. General Business
 - 1. Receive an update on the requests from the last budget cycle and discuss 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: November 12, 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

September 10, 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 7:30 pm by Greg Neff. Brian Kahre, Jamie Scanlon, Greg Neff, and Randy Imhausen were present.

II. Public Comment

There was none

III. Approval of Minutes for August 13, 2024.

Moved by: Brian Kahre

Action: Approved

Vote: 4-0/Unanimous

IV. Approval of Agenda for September 10, 2024.

Moved by: Randy Imhausen

Action: Approved

Vote: 4-0/Unanimous

V. Informational Items

1. Received a report from Sandy Valley Volunteer Fire Department; **Chief Ken Smith reported the calls for the month of August, he thanked everyone for supporting the Spaghetti Dinner Drive thru and announced Chili Contest at Idle Spur for October. Advised to build defense for overgrowth on vegetation and check heater ducts.**
2. Received a report from Metro; **Officer Farran discussed Metro will be in new uniforms.**
3. Receive a report from BLM Law Enforcement; **Officer Boyle discussed light crews due to wildland deployments and spoke on fire restrictions.**
4. Received a report from Sandy Valley School; **Brian reported the MS and HS progress reports**

were going out and the success of home games recently.

5. Received a report from Parks and Recreation; **Shawna announced her September schedule and stated they started on the parking lot paving.**
7. Received a report from Valley Electric; **Kevin McMahan, District 5 Board Member, reported VEA is narrowing their search for a new CEO, cost adjuster in the negative, received government grant for battery storage, and fiber optic crews are busy at work.**
6. Received a report from County Administration; **Meggan reported there was nothing new on the pass, discussed animal control statistics and calls to service, and announced Shakesphere in the Park.**

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)

Moved by: Brian Kahre

Action: Approved

Vote: 4-0/Unanimous

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) **Pat Burke presented a check for \$500.00 to Chief Ken Smith.**
2. Receive an update on the requests from the last budget cycle and discuss on requests for the next budget cycle. (For possible action) **Meggan shared previous items and added new items.**

VIII. Comments by the General Public; **Gail Beckman announced the International Festival then introduced Fred Doton from the American Legion who gave a “911” history. Together they presented the SVVFD and GSVFD with gift cards as a thank you for their service. Rebecca Taylor, owner of the strip mall, reported they are waiting on permits to open the new restaurant.**

IX. Next Meeting Date: **October 8, 2024**

X. Adjournment; **the meeting was adjourned at 8:15 pm.**

**ATTACHMENT A
SANDY VALLEY CITIZENS ADVISORY COUNCIL
ZONING AGENDA
TUESDAY, 7:30 P.M., OCTOBER 8, 2024**

11/05/24 PC

1. **WS-24-0344-ZIELINSKI MICHAEL:**
WAIVER OF DEVELOPMENT STANDARDS to allow an accessory structure prior to the establishment of a primary structure on 2.06 acres within an RS80 (Residential Single-Family 80) Zone. Generally located on the north side of Garnet Avenue and the east side of Santee Street within Sandy Valley. JJ/hw/kh (For possible action)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0344-ZIELINSKI MICHAEL:

WAIVER OF DEVELOPMENT STANDARDS to allow an accessory structure prior to the establishment of a primary structure on 2.06 acres within an RS80 (Residential Single-Family 80) Zone.

Generally located on the north side of Garnet Avenue and the east side of Santee Street within Sandy Valley. JJ/hw/kh (For possible action)

RELATED INFORMATION:

APN:

200-23-201-008

LAND USE PLAN:

SOUTH COUNTY (SANDY VALLEY) - OUTLYING NEIGHBORHOOD (UP TO 0.5 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 1840 Garnet Avenue
- Site Acreage: 2.06
- Project Type: Accessory structure (conex box) prior to principal dwelling
- Building Height (feet): 8
- Square Feet: 160

Site Plan

The plan depicts an existing undeveloped residential lot located on the north side of Garnet Avenue and the east side of Santee Street. The plan shows that there is an existing propane tank in the central portion of the site that will be removed with an existing well located to the east of the tank. Two power poles are located to the west and southwest of the tank. The proposed conex box structure is shown to be 160 square feet and located in the west-central portion of the site. The plans show that the conex box will be setback 120 feet from the northern property line, 60 feet from Santee Street, 110 feet from Garnet Avenue, and 210 feet from the eastern property line. The conex box is shown to run vertically, north to south, within the property and will be 30 to 40 feet to the south and west of the power poles. The plans do not show an existing or proposed principal dwelling, resulting in the need for the waiver of development standards.

Landscaping

The plans indicate that there is no landscaping proposed and the existing natural desert landscaping will remain as is.

Elevations & Floor Plans

The elevations and floor plans show that the proposed accessory structure is a typical conex box with dark painted metal exteriors on all sides. Double doors are provided on 1 side of the structure. The structure is shown to be 8 feet tall, 20 feet long, and 8 feet wide for a total of 160 square feet. There are no interior improvements or proposed rooms shown on the plans.

Applicant’s Justification

The applicant states that they are requesting to place the proposed conex box on the property prior to a principal building so that they may store construction materials and equipment that will be used to develop the site. The applicant indicates that they will not be modifying the conex box in any way and will not be providing power or water to the structure either.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, East, & South	Outlying Neighborhood (Up to 0.5 du/ac)	RS80	Single-family detached residential
West	Outlying Neighborhood (Up to 0.5 du/ac)	RS80	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Staff cannot support the request to allow an accessory structure prior to a principal structure. Although the property owner intends to place a home/principal structure on the property in the future, there is no timeline or a guarantee as to when a home will be constructed on the property. Furthermore, Title 30 allows construction trailers, storage containers, and other structures/materials needed for construction on the site with the issuance of a building permit for the home, making this application for an accessory structure prior to a principal structure unnecessary. In addition, while the surrounding area appears to contain similar conex box structures, all the surrounding properties also appear to also have established primary dwellings,

meaning that the proposed accessory structure would be out of place within the area without an established primary dwelling.

Staff Recommendation

Denial.

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:

Comprehensive Planning

If approved:

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MICHAEL ZIELINSKI

CONTACT: MICHAEL ZIELINSKI, 5709 RUBYCREEK DRIVE, LAS VEGAS, NV 89142

24-100-343

APR 23 1:PM



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 200-23-201-008

PROPERTY ADDRESS/ CROSS STREETS: 1820 GARRET AVE / SHONRS AVE

DETAILED SUMMARY PROJECT DESCRIPTION

TO INSTALL A CONEX ON THE PROPERTY FOR STON AGE. (TOOLS ETC)

PROPERTY OWNER INFORMATION

NAME: MICHAEL ZIELINSKI
ADDRESS: 5709 RUBYCARPET DR.
CITY: L.V. STATE: NV ZIP CODE: 89142
TELEPHONE: 702-965-4925 CELL: _____ EMAIL: MZIEL52@GMAIL.COM

APPLICANT INFORMATION (must match online record)

NAME: SAME AS ABOVE
ADDRESS: _____
CITY: _____ STATE: _____ ZIP CODE: _____ REF CONTACT ID # _____
TELEPHONE: _____ CELL: _____ EMAIL: _____

CORRESPONDENT INFORMATION (must match online record)

NAME: SAME AS ABOVE
ADDRESS: _____
CITY: _____ STATE: _____ ZIP CODE: _____ REF CONTACT ID # _____
TELEPHONE: _____ CELL: _____ EMAIL: _____

*Correspondent will receive all communication on submitted application(s).

(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 and 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.

Michael Zielinski
Property Owner (Signature)*

MICHAEL ZIELINSKI
Property Owner (Print)

3/25/2024
Date

DEPARTMENT USE ONLY:

- | | | | | | | |
|------------------------------|-----------------------------|------------------------------|-------------------------------|-----------------------------|-----------------------------|--|
| <input type="checkbox"/> AC | <input type="checkbox"/> AR | <input type="checkbox"/> ET | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input type="checkbox"/> UC | <input checked="" type="checkbox"/> WS |
| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA | <input type="checkbox"/> SC | <input type="checkbox"/> TC | <input type="checkbox"/> VS | <input type="checkbox"/> ZC |
| <input type="checkbox"/> AG | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (s) 24-0344
PC MEETING DATE 11/5/24
BCC MEETING DATE _____
TAB/CAC LOCATION Sandy Valley

ACCEPTED BY Sm
DATE 7/1/24
FEES 800-00

DATE 10/8/24

I MICHAEL ZIELINSKI WOULD LIKE TO HAVE OR PUT A CONEX BOX ON MY PROPERTY AT 1820 GANNETT AVE SANDY VALLEY NV. SO I CAN STORE EQUIPMENT I WILL NEED TO BUILD ON THE PROPERTY. PLUS MATERIAL NEEDED FOR BUILDING PURPOSES, I AM NOT GOING TO MODIFY THE UNIT IN ANY SHAPE OR FORM, NO POWER TO IT OR ANY OTHER THINGS TO MODIFY IT. I AM REQUESTING A WAIVER OF DEVELOPMENT STANDARDS TO ALLOW AN ACCESSORY STRUCTURE BEFORE THE PRIMARY AS REQUIRED PER SECTION 30.03.01(D), CONEX IS GOING TO BE 10' WIDE X 20' LONG X 8' IN HEIGHT.