



Spring Valley Town Advisory Board

March 8, 2022

MINUTES

Board Members:	Yvette Williams, Chair - PRESENT Rodney Bell - PRESENT Brian A. Morris - PRESENT	Catherine Godges, Vice Chair - EXCUSED John Getter - PRESENT
Secretary:	Carmen Hayes, 702 371-7991, chayes70@yahoo.com PRESENT	
County Liaison:	Mike Shannon 702-455-8338 mds@clarkcountynv.gov PRESENT	

I. Call to Order, Pledge of Allegiance and Roll Call

Yvette Williams called the meeting to order at 6:04pm
Al Laird, Current Planner

II. Public Comment

- **None**

III. Approval of **February 22, 2022** Minutes

Motion by: **Rodney Bell**
Action: **Approve as published**
Vote: **3/0 Yvette Williams abstained**

IV. Approval of Agenda for **March 8, 2022** and Hold, Combine or Delete Any Items (For possible action)

Motion by: **Yvette Williams**
Action: **Approve noting General Business (VII) would be heard after Informational Items (V)**
Vote: **4/0 Unanimous**

V. Informational Items

1. Announcements of upcoming meetings and County and community meetings and events. (for discussion)

Mike Shannon announced Short Term Rental Meeting at Desert Breeze on March 24, 2022 at 5:30pm.

VI. Planning & Zoning

1. **ET-22-400014 (UC-0787-17)-LAUB JOEL A AND LAUB KIMBERLY L FAMILY TRUST: USE PERMITS SECOND EXTENSION OF TIME** for the following: 1) increase manager's unit area; and 2) waive mixed-use development design standards.
DESIGN REVIEWS for the following: 1) modify an approved office/warehouse complex with manager's units; and 2) modify a parking lot on 5.6 acres in conjunction with an existing office/warehouse complex with manager's units in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District. Generally located on the west side of Tenaya Way, 660 feet north of Sunset Road within Spring Valley. MN/jgh/syp (For possible action) **04/05/22 PC**

Motion by: **John Getter**

Action: **Approve** with staff conditions

Vote: **4/0 Unanimous**

2. **NZC-22-0068-DEAN JERRY & DEANNA FAMILY TRUST-EXEMPTION TRUST & DEAN DEANNA S TRS: ZONE CHANGE** to reclassify 8.3 acres from an R-E (Rural Estates Residential) Zone to an R-4 (Multiple Family Residential - High Density) Zone.
USE PERMIT for senior housing.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; and 2) reduced throat depth.
DESIGN REVIEWS for the following: 1) senior housing (multiple family development); and 2) finished grade. Generally located on the north side of Russell Road and the west side of Redwood Street within Spring Valley (description on file). MN/md/jo (For possible action) **04/05/22 PC**

Applicant requested HOLD to the Spring Valley TAB Meeting on March 29, 2022.

3. **VS-22-0069-DEAN JERRY & DEANNA FAMILY TRUST-EXEMPTION TRUST & DEAN DEANNA S TRS: VACATE AND ABANDON** easements of interest to Clark County located between Dewey Drive and Russell Road, and between Rainbow Boulevard and Redwood Street; and a portion of right-of-way being Russell Road located between Rainbow Boulevard and Redwood Street within Spring Valley (description on file). MN/md/jo (For possible action) **04/05/22 PC**

Applicant requested HOLD to the Spring Valley TAB Meeting on March 29, 2022.

4. **AR-22-400013 (UC-17-1014)-CHURCH HAMERE N.K.M.W ST. M.E.O.T: USE PERMIT SECOND APPLICATION FOR REVIEW** to expand an existing place of worship.
WAIVER OF DEVELOPMENT STANDARDS for off-site improvements (including curb, gutter, sidewalk, streetlights, and partial paving).
DESIGN REVIEW for a proposed parking lot on 1.0 acre in conjunction with an existing place of worship on 2.4 acres in an R-E (Rural Estates Residential) (RNP-I) (AE-60) Zone in the CMA Design Overlay District. Generally located on the southwest corner of Lindell Road and Oquendo Road within Spring Valley. MN/jgh/syp (For possible action) **04/06/22 BCC**

Motion by: **John Getter**

Action: **DENY due to ongoing concerns with upkeep of the property**

Vote: **4/0 Unanimous**

5. **ET-22-400021 (WS-0793-16)-TPG/CORE ACQUISITIONS, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS THIRD EXTENSION OF TIME for the following: 1) increase building height; and 2) alternative landscaping.
DESIGN REVIEWS for the following: 1) multiple family residential development; and 2) finished grade on 10.5 acres in an R-4 (Multiple Family Residential - High Density) Zone in the CMA Design Overlay District. Generally located on the east side of Durango Drive and the north side of Badura Avenue within Spring Valley. MN/sd/syp (For possible action) **04/06/22 BCC**

Motion by: **Yvette Williams**

Action: **Approve until April 19, 2023 to commence**

Vote: **4/0 Unanimous**

VII General Business

1. **Steven DeStefano answered questions related to expectations and policies of Republic Services related to trash removal in residential areas. Mr. DeStefano discussed hammerhead streets, landscape refuse, paint disposal, light bulbs, transfer stations and service restrictions.**

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.

- **An individual in attendance apologized to Chairwoman Yvette Williams for speaking out of turn.**
- **An individual expressed concern neighbors in his community consistently do not receive meeting announcements from Comprehensive Planning.**
- **Yvette Williams expressed concern Spring Valley has not received audiovisual equipment after multiple budget requests dating back to 2011. Yvette indicated she did not want to wait for the 2022-2023 budget cycle to make another request and asked Mike Shannon to seek an explanation why the request is continually ignored. Chairwoman Williams pointed out Spring Valley is now represented by three County Commissioners whom she hoped will advocate for the equipment.**
- **John Getter requested a future presentation by Community Resources regarding the role CDAC plays with Affordable Housing requests for land.**

IX. Next Meeting Date

The next regular meeting will be **March 29, 2022** at 6:00pm

X Adjournment

Motion by: **Yvette Williams**

Action: **Adjourn**

Vote: **4/0 Unanimous**

The meeting was adjourned at 7:47pm

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:
Desert Breeze Community Center, 8275 W. Spring Mountain Rd.
<https://notice.nv.gov/>

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