

06/22/22 BCC AGENDA SHEET

RECREATIONAL FACILITY
(TITLE 30)

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

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

AR-22-400073 (UC-21-0072)-BOY SCOUTS AMER LV AREA COUNCIL:

USE PERMITS FIRST APPLICATION FOR REVIEW 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 Mountain Springs. JJ/hw/syp (For possible action)

RELATED INFORMATION:

APN:

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

USE PERMITS:

1. Recreational facility for off-roading experiences.
2. Live entertainment.

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).

DESIGN REVIEW:

Recreational facility for off-roading experiences on a portion of 1,137 acres in an R-U (Rural Open Land) Zone.

LAND USE PLAN:

NORTHWEST COUNTY (MOUNTAIN SPRINGS) - OPEN LANDS

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 review the repurposing of 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, which includes incidental retail sales, live entertainment, and driving tours only on established designated trails. The applicant is further requesting that any time limits be removed.

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.

Fifteen buildings, structures, and key facilities exist on the site; however, only 7 buildings, structures, and facilities are utilized by the new operators. The previously approved plans show 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, a registration lodge, open air pavilion (demolished and rebuilt), a storage trailer, trash enclosure, prefabricated restroom building, and a new outdoor seating area used for live entertainment were also shown. Lastly, the approved plans show different off-road trails that circumnavigate the entire site with the trails generally meeting near the centralized gathering area.

Landscaping

Due to the alpine environment, the site already included trees and vegetation native to the area. No changes to the existing landscaping were proposed to be made.

Elevations

The approved elevations showed the maintenance garage as 14 feet high and consisting of vertical metal panels. The ranger house was shown as 14 feet high to the peak of a pitched metal roof and the exterior materials as concrete block and wood siding. Similar in style to the ranger house, the dining hall building was shown as 19 feet high to the peak of a pitched roof and the exterior materials as also concrete block. The registration lodge was shown with a large roof overhang, a parapet wall along the front roofline for signage, and an overall height of 35 feet. Exterior materials consisted of painted wood siding. Lastly, the previously existing outdoor pavilion was demolished and rebuilt to a height of 26 feet. Since this was a new accessory structure, a waiver of development standards was necessary to increase the height to 26 feet

where 25 feet is the maximum. The pavilion consists of wood columns and an exposed trellis system supporting a pitched metal roof.

Floor Plans

The approved floor plans show the maintenance garage at 1,998 square feet and consisting of 5 storage bays, storage room, and restroom (vehicles will be stored in this building). The ranger house is 1,514 square feet with 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 included a dining hall, commercial kitchen, and an area for commercial cooking, and staff gatherings. The registration lodge building was 2,610 square feet and at the remodel added an additional 332 square feet with several offices creating a registration lobby and merchandise sales area. Lastly, the previously existing 2,400 square foot open air pavilion was 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 was repurposed for the new use. The approved plans for the sign show 2 stone clad concrete plinths on either side of the gate and timber framing above the gate. Signage attached to the timbers were updated and the signage is 130 square feet; fourteen feet of vertical clearance will be maintained for vehicles passing underneath the sign.

Previous Conditions of Approval

Listed below are the approved conditions for UC-21-0072:

Current Planning

- 1 year to review as a public hearing;
- 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.

Applicant's Justification

The applicant indicates that they are requesting this application review per the conditions of UC-21-0072. They state that they have been in operation since August 2021 and have received no complaints and that operations have been injury free. The applicant is requesting that no further reviews be required.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|---------------------------|-------------------------------------------------------------------------------------------------------------------------------------|-----------------|-------------|
| UC-21-0072 | Allowed a recreational facility and live entertainment with waivers to increase building height and reduced parking lot landscaping | Approved by BCC | May 2021 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|----------------------|----------------------------------|------------------------|--------------------------|
| North, South, & East | Open Lands | R-U | Undeveloped |
| West | Open Lands | R-U | Campground |

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis**Current Planning**

Title 30 standards of approval for an application for review state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred since the original approval.

Since the approval of the original application in May 2021, the applicant has obtained building permits (BD21-14214 and BD21-17985) and completed the described pavilion and thus have commenced per previous conditions. Staff notes that there are no Clark County Public Response Office violations associated with the site, and the applicant indicates no injuries have been reported; therefore, staff can support the review. Given that operations have only been ongoing for 9 months, staff cannot support a removal of the time limit as more time is needed to review for possible impacts that have not yet arisen and to assure continued compliance with Clark County regulations.

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:**Current Planning**

- 1 year to review as a public hearing.

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: JACKSON DAWSON COMMUNICATIONS, INC.

CONTACT: PARKER SIECK, 1980 FESTIVAL PLAZA DR., SUITE 650, LAS VEGAS, NV 89135