



Moapa Valley Town Advisory Board

Moapa Valley Community Center

320 N. Moapa Valley Blvd

Overton, NV. 89040

May 12, 2021

7:00pm

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 **Amelia Smith at 702-704-4572** and is/will be available on the County's website at 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 **Amelia.Smith@ClarkCountyNV.gov**, before 04:00 pm, on the date of the meeting. 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: Lois Hall - Chairperson
Megan Porter - Vice Chairperson
Kristen Pearson
Shana Munn
Brian Burris

Secretary: Amelia Smith, 702-704-4572, Amelia.Smith@ClarkCountyNV.gov

County Liaison(s): William Covington, 702-455-2540, William.Covington@ClarkCountyNV.gov

I. Call to Order, Invocation, 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 **Amelia Smith, before 4:00 pm, on the date of the meeting.** 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.

- III. Approval of Minutes for April 14, 2021. (For possible action)
- IV. Approval of the Agenda for May 12, 2021 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items

- 1. Town Board representative to provide an update discussing the current phase of the Transform Clark County Master Plan & Development Code rewrite process, focusing on the draft Area-Specific Policies and consolidated Land Use Categories. Clark County is seeking assistance from Town Advisory Boards (TABs) and Citizen Advisory Councils (CACs), and community-members in different parts of the County to help review and provide input on the portions of the draft materials that pertain to their Planning Areas and local communities. This is your opportunity to provide feedback to the County on the process and to ensure the updated Master Plan reflects what's important to your community. (for discussion only)
- 2. Moapa Valley Town Advisory Board will temporarily change their meeting location from the Moapa Valley Community Center to the Moapa Valley Recreation/Senior Center due to construction. (for discussion only)

VI. Planning and Zoning

NONE

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 Amelia Smith, before 04:00 pm, on the date of the meeting. 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: June 9, 2021.

X. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:

Moapa Valley Community Center - 320 N. Moapa Valley Blvd. Overton, NV. 89040

Overton Post Office - 275 Moapa Valley Blvd. Overton, NV. 89040

Logandale Post Office - 3145 N. Moapa Valley Blvd. Logandale, NV. 89021

Green Valley Grocery - 3685 N. Moapa Valley Blvd. Logandale, NV. 89021

<https://notice.nv.gov>



Moapa Valley Town Advisory Board

April 14, 2021

MINUTES

Board Members:	Lois Hall– Chairperson – PRESENT Megan Porter– Vice Chairperson – PRESENT Kristen Pearson – PRESENT	Shana Munn – PRESENT Brian Burris – PRESENT
Secretary:	Amelia Smith, 702-704-4572, Amelia.Smith@ClarkCountyNV.gov	
Liaison:	William Covington, 702-455-2540, William.Covington@ClarkCountyNV.gov	

- I. Call to Order, Invocation, Pledge of Allegiance, Roll Call
The meeting was called to order at 7:00 p.m.
- II. Public Comment
Ralph and Dorene Starita provided a public comment opposed to the Mesas at Logandale items. Comment will be provided as an attachment with the minutes. Joe Davis provided a public comment for the Dr. office in support of the project. Comment will be provided with the minutes
- III. Approval of February 24, 2021 Minutes
Moved by: Brian Burris
Action: Approved
Vote: 5-0 Unanimous
- IV. Approval of Agenda for April 14, 2021
Moved by: Meggan Porter
Action: Approved, hold Zachery Weiss item for a later date
Vote: 5-0/Unanimous
- V. Informational Items
1. Zachary Weiss to discuss plans for a campground/RV park (for discussion only)

Due to scheduling conflicts, Zachary was unable to attend. The Moapa Valley Town Board will hold this item until a future date.

VI. Planning & Zoning

04/21/21 BCC

1. **ET-21-400010 (ZC-18-0819)-THE MESA'S AT LOGANDALE, LLC:**
HOLDOVER USE PERMIT FIRST EXTENSION OF TIME for a single family residential detached planned unit development.
DESIGN REVIEWS for the following: 1) proposed single family residential detached planned unit development; and 2) hammerhead street design in an R-E (Rural Estates Residential) Zone. Generally located on the south side of Gubler Avenue and the east side of Yamashita Street within Moapa Valley (description on file). MK/jgh/jd (For possible action)
2. **ET-21-400009 (VS-18-0820)-THE MESA'S AT LOGANDALE, LLC:**
HOLDOVER VACATE AND ABANDON FIRST EXTENSION OF TIME portions of a right-of-way being Whitmore Street located between Gubler Avenue and Claridge Avenue and Ash Street located between Gubler Avenue and Claridge Avenue within Moapa Valley (description on file). MK/jgh/jd (For possible action)

Moved by: Brian Burris
Action: Approved 2-year extension
Vote: 5-0/Unanimous

05/04/21 PC

3. **WS-21-0115-VALLEY COMMERCIAL PROPERTIES, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative landscaping; 2) parking lot location; 3) reduced walkway requirements; 4) reduced parking; 5) eliminate cross access; and 6) driveway geometrics.
DESIGN REVIEWS for the following: 1) a medical office; 2) signage; and 3) lighting in conjunction with a proposed medical office development on 1.0 acre in a C-2 (General Commercial) and R-3 (Multiple Family Residential) Zone in the Moapa Valley Overlay District. Generally located on the south side of Bonelli Avenue and the west side of Moapa Valley Boulevard within Moapa Valley. MK/jor/jd (For possible action)

Moved by: Brian Burris
Action: Approved as requested
Vote: 5-0/Unanimous

VII. General Business

NONE

VIII. Public Comment

Brian Burris wanted to publicly acknowledge Commissioner Marilyn Kirkpatrick and staff for the putting on the Clark County Jr. Livestock Show & 4-H Festival. He expressed that it was a much-needed event for the healing of the community. Brian also thanked Criss Angel for his generosity towards the three local families who he graciously gave to during their time of need.

IX. Next Meeting Date

The next regular meeting will be May 12, 2021

X. Adjournment

The meeting was adjourned at 7:56 p.m.

Re The Mesas at Logandale extension requests, he says the following:

I think the extensions should be denied. I don't believe the development will ever take place and that they are simply speculating. The whole project should just be scrapped.

Re Valley Commercial Properties request for waiver of standards, he says the following:

I agree with staff that their request should be denied. There are too many unknowns of what is yet to be submitted.

The question is regarding the information item on a campground/RV park. Who is Zachery Weiss? Is he a local, from the County, out-of-state or what?

Dorene Starita
for Ralph Starita

Unfortunately, I'm out of town this week, or I would have attended in person.
I own the property at 163 W Thomas Ave Overton and would like to express my support for the Commercial project being proposed at 161 N. Moapa Valley Blvd.

Thank you,

Joseph Davis



Town Advisory Board and Citizen Advisory Council Outreach

Spring 2021

BACKGROUND

The current phase of the Transform Clark County process is focused on the draft Area-Specific Policies and consolidated Land Use Categories. Clark County is seeking assistance from Town Advisory Boards (TABs) and Citizen Advisory Councils (CACs), and community-members in different parts of the County to help review and provide input on the portions of the draft materials that pertain to their Planning Areas and local communities. This is your opportunity to ensure the updated Master Plan reflects what's important to your community!

DRAFT MATERIALS FOR REVIEW

The following new materials are available for review:

- [Draft Area-Specific Policies](#) for the Planning Area (which include community-specific policies, where applicable);
- [Draft Land Use Category descriptions](#);
- [Draft Land Use Plan map](#) for the Planning Area (provided for participant reference).

You may also find it useful to reference the draft [Countywide Goals and Policies](#) (released for review in December 2020) as you review the Area-Specific Policies.

DISCUSSION QUESTIONS

Once the new Master Plan is adopted, the Area-Specific Policies will be used as a “supplement” to the [Countywide Policies](#) to guide decision-making in different parts of Clark County. With that in mind we would like your feedback on the following questions:

- How well do the draft Area-Specific Policies reflect issues or opportunities that are unique to your Planning Area and community overall?
- Are there goals or policies that you think should be refined to better convey those unique issues?

- Are there issues or opportunities that you think are missing?
- Do you have other thoughts/suggestions that would help tailor the Area-Specific Policies to your Planning Area or community?

Please be as specific as possible when recording your group's input. Provide references to page numbers and/or goal and policy numbers where applicable. Your group's input will be used to help refine the draft Area-Specific Policies for incorporation as part of Clark County's Draft Master Plan that will be released for review this summer.

RECORDING YOUR FEEDBACK

Feedback may be provided in one of two ways:

- 1) Provide written notes via e-mail to TransformClarkCounty@ClarkCountyNV.gov; or
- 2) Record comments directly on the draft documents using the comment features provided as part of the [Virtual Open House](#).

Thank you for your participation!

www.transformclarkcounty.com