



Moapa Valley Town Advisory Board

Moapa Valley Community Center

320 N. Moapa Valley Blvd.

Overton, NV. 89040

August 30, 2023

7:00pm

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) 385-7480 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 Judy Metz, (702) 397-6475
 - Supporting material is/will also be available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155 & Moapa Valley Community Center 320 N. Moapa Valley Blvd. Overton, NV. 89040
 - Supporting material is/will be available on the County's website at <https://clarkcountynv.gov/MoapaValleyTAB>.

Board/Council Members: Janice Ridondo – Chairperson
 Brian Burris - Vice-Chair
 Jill Williams
 Lori Houston
 Lois Hall

Secretary: Judith Metz, 702-397-6475. Judith.Metz@ClarkCountyNV.gov
 Business Address: Moapa Valley Community Center
 320 N. Moapa Valley Blvd. Overton, NV. 89040

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

III. Approval of Minutes for July 26, 2023. (For possible action)

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

IV.Approval of the Agenda for August 30, 2023, and Hold, Combine, or Delete any Items. (For possible action)

V.Informational Items

Presentation by Joe Davis (MVWD) on proposed signage and placement for Overton, Moapa Valley Welcome Sign.

VI.Planning and Zoning

NONE

VII.General Business

Review previous fiscal year budget requests and take public input regarding requests for the next fiscal year budget. (For discussion only)

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.

IX.Next Meeting Date: September 13, 2023.

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
<https://notice.nv.gov>

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



Moapa Valley Town Advisory Board

July 26, 2023

DRAFT/ MINUTES

Board Members: Janice Ridondo, Chairperson - Present
Brian Burris, Vice Chair - Present
Lois Hall - Present
Jill Williams – Excused
Lori Houston – Present

Secretary: Judith Metz, 702-397-6475, Judith.Metz@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

NONE

III Approval of May 10, 2023, Minutes

Moved by: Lois Hall

Action: Approved

Vote: 4-0/Unanimous

IV. Approval of Agenda for July 26, 2023

Moved by: Brian Burris

Action: Approved

Vote: 4-0/Unanimous

BOARD OF COUNTY COMMISSIONERS
JAMES B. GIBSON, Chair
JUSTIN C. JONES - MARILYN KIRKPATRICK - WILLIAM MCCURDY II - ROSS MILLER - MICHAEL NAFT - TICK SEGERBLOM
KEVIN SCHILLER, County Manager

V. Informational Items

NONE

VI. Planning and Zoning

08/15/23 PC

1. **PA-23-700019-SCHLAF WILLIAM M 1986 TRUST & SCHLAF WILLIAM M TRS:**
PLAN AMENDMENT to redesignate the existing land use category from Corridor Mixed-Use (CM) to Entertainment Mixed-Use (EM) on 9.0 acres. Generally located on the north side of Moapa Valley Boulevard, 350 feet west of Whitmore Street (alignment) within Moapa Valley. (MK/gc)
(For possible action)

2. **ZC-23-0357-SCHLAF WILLIAM M 1986 TRUST & SCHLAF WILLIAM M TRS:**
ZONE CHANGE to reclassify 9.0 acres from an R-U (Rural Open Land) Zone, R-E (Rural Estates Residential) Zone, C-1 (Local Business) Zone, and C-2 (General Commercial) Zone to an R-V-P (Recreational Vehicle Park) Zone.
USE PERMIT for accessory commercial uses (retail merchandise) in conjunction with a recreational vehicle park.
WAIVER OF DEVELOPMENT STANDARDS for alternative landscaping adjacent to a less intensive use.
DESIGN REVIEWS for the following: 1) lighting; 2) signage; and 3) a recreational vehicle park in the Moapa Valley Overlay District. Generally located on the north side of Moapa Valley Boulevard, 350 feet west of Whitmore Street (alignment) within Moapa Valley (description on file). MK/hnd/syp
(For possible action)

There were concerns regarding traffic. Would like NDOT to lower speed limit at the corner. Requests for no oleander bushes. Ingress and egress would be on La Pointe St. Need sidewalks, Since it is the route children take to Mack Lyon Middle School. A crosswalk should be installed @ LaPoint and Moapa Valley Blvd.

Motion to Approve Items 1 & 2 as written.
Motion by: Brian Burris
Action: Approval
Vote: 4-0 Unanimous

VII. General Business

NONE

VIII. Public Comment

Brian reminded people of the Balloon Fight at Logandale Park on August 3rd at 6PM.
Lois asks that we get SNHD out here once a month, at least for immunizations.

BOARD OF COUNTY COMMISSIONERS
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JUSTIN C. JONES - MARILYN KIRKPATRICK - WILLIAM MCCURDY II - ROSS MILLER - MICHAEL NAFT - TUCK SEGERBLOM
KEVIN SCHILLER, County Manager

Lori reminds us that school is starting in one week, watch out for kids walking and riding their Bikes.

Janice reports MVHS play was fabulous. Mentioned that long time residents, Ralph & Dorene Starita are in failing health, and having to go to California for health care. We will miss them and their devotion to this town.

Kristen Pearson was happy to see the artwork being constructed, and hoped everyone would come out for the dedication.

Jill had asked Lori to mention we will be getting an update on the improvements at the airport.

Judy mentioned that Clark County Economic Development and RPN would like to make a presentation to the Board.

IX Next Meeting Date

The next regular meeting will be August 9, 2023

X Adjournment

The meeting was adjourned at 7:54 p.m.

Overton Welcome Sign

Design Draft

7/17/2023

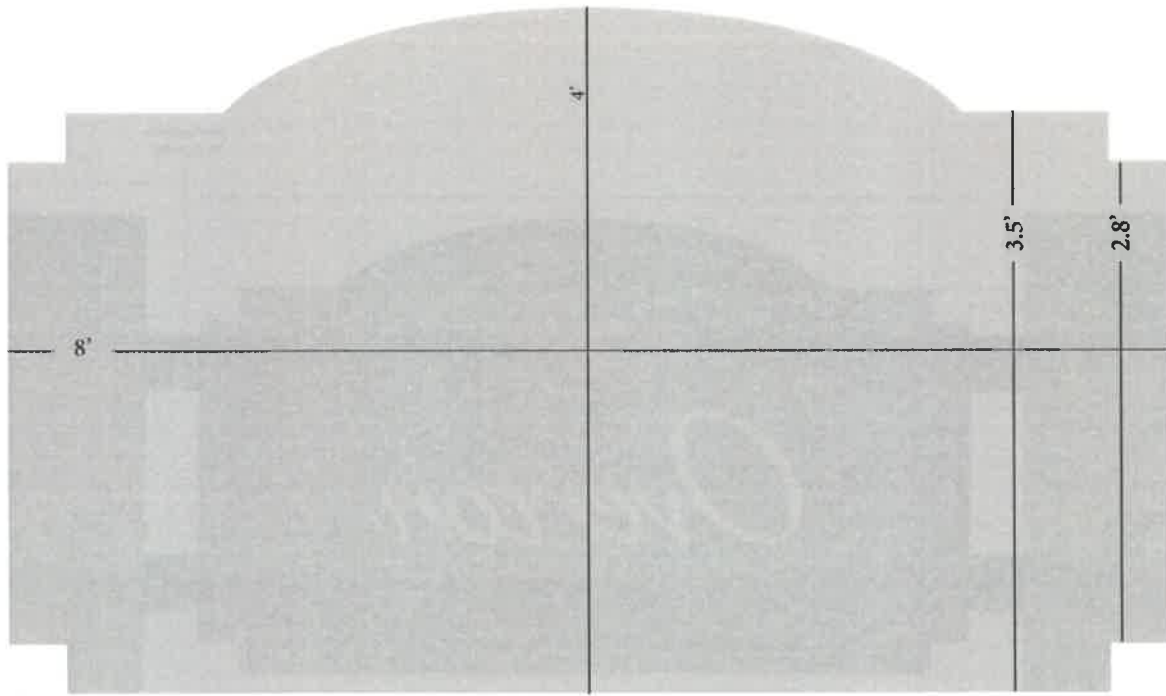
FRONT



BACK



DETAILED SIGN MEASUREMENTS



LED SIGN LIGHTING

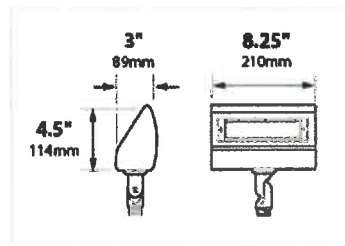
LED FLOOD LIGHT, LFL-01-LEDP SERIES

FRONT



SIDE PROFILE

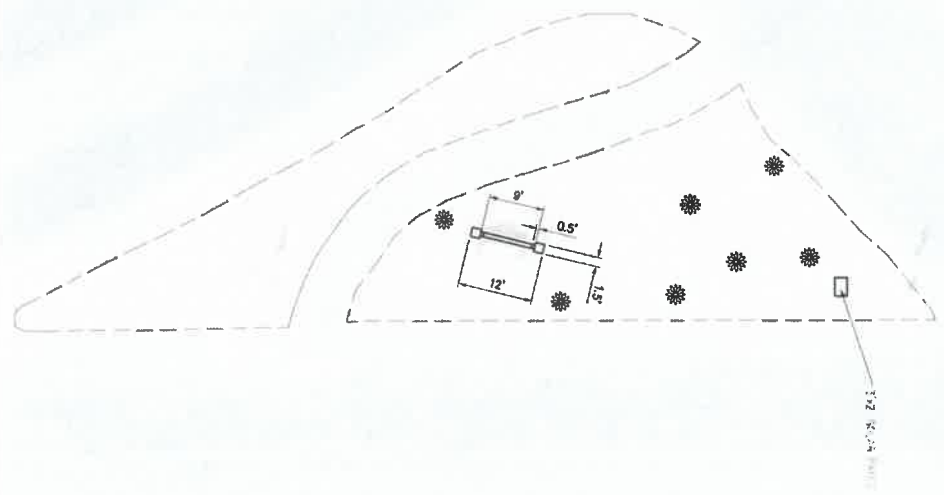
MEASUREMENTS



SIGN MOCK-AT LOCATION



MOAPA VALLEY WATER DISTRICT
OVERTON WELCOME SIGN
8 August 2023



Moapa Valley Budget Requests:
Please refer to the 9.14.22 Minutes

Parks and Recreation

1. Finish ball fields & add play area for children. Add shade for bleachers with misters.

Currently in predesign

2. Clark County Fairgrounds Upgrades:

- o Fix and cover Rodeo Arena bleachers & add walkway.

Bleachers have been brought to ADA Standard

Description: Bleachers need to be brought to ADA standards including handicapped accessible seating. Lack of visibility is an issue because the bleachers are same height. The board would like the walkway to be lowered so avoid visibility issues when event goers are going to concessions and using the restroom.

- o Extend the JR Livestock's existing awning heading into the area by approximately 6'.

- o Cover Existing Practice Arena with possible lighting

Description: The board discussed looking at two possibilities- a brand new covered arena or covering the existing arena and requested a cost comparison from Horseman's Park. During the 7.10.19 MVTAB meeting Janice provided the cost for Horseman's Park COVER ONLY in the amount of \$4,777,000. The town board members discussed the possibility of a self-imposed tax which could be added to the ballot during an election cycle.

3. Commercial septic for Fairgrounds

Description: Clark County staff will work to identify a location; there are two possible sites: the east side of the Fairgrounds or at a site located off the main boulevard.

Additional Comments for Clarification: this item is to request a commercial septic dumping station to serve RV's/visitors.

4. 4-H building enlarged (livestock building at the Fairgrounds)
5. Add splash pad to Logandale Park
6. New chairs with new storage racks for community center.
7. Add a separately designated pickle ball court to the Logandale Park.

Other

1. Shooting area with lights and maintained road (N. 200 acres of Heyer on the East side of Heyer)

Description: Board needs the County and BLM to designate the area of the shooting park so residents can legally shoot there. Shooting at night would be more convenient because of the desert heat.

NOTES: Brian Burris is interested into looking at possible funding from the NRA and Clark County

2. Construct a BMX track by Fire Station #73

Description: Would need a group, similar to the way little league runs the baseball games, to run the track. It would be a club ran by volunteers who would maintain the track.

A go cart racing track is coming soon

Moapa Valley Budget Requests:
Finalized during the 10.12.22 Meeting

Parks and Recreation

1. Finish ball fields & add play area for children. Add shade for bleachers with misters.
Currently in predesign

2. Clark County Fairgrounds Upgrades:

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Bleachers have been brought to ADA Standard

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Description: The board discussed looking at two possibilities- a brand new covered arena or covering the existing arena and requested a cost comparison from Horseman's Park. During the 7.10.19 MVTAB meeting Janice provided the cost for Horseman's Park in the amount of \$4,777,000. The town board members discussed the possibility of a self-imposed tax which could be added to the ballot during an election cycle.

3. Commercial dumping station for Fairgrounds

Description: Clark County staff will work to identify a location; there are two possible sites: the east side of the Fairgrounds or at a site located off the main boulevard.

Additional Comments for Clarification: this item is to request a commercial dumping station to serve RV's/visitors. This should be connected to sewer lines.

4. 4-H building enlarged (livestock building at the Fairgrounds)
5. Add splash pad to Logandale Park
6. New chairs with new storage racks for community center.
7. Add a separately designated pickle ball court to the Logandale Park.
8. Fund generators for the Moapa Valley Community Center and the Clark County Fairgrounds for assist the public during power outages and other community emergencies.

Other

1. Shooting area with lights and maintained road (N. 200 acres of Heyer on the East side of Heyer)

Description: Board needs the County and BLM to designate the area of the shooting park so residents can legally shoot there. Shooting at night would be more convenient because of the desert heat.

NOTES: Brian Burris is interested into looking at possible funding from the NRA and Clark County

2. Construct a BMX track by Fire Station #73

Description: Would need a group, similar to the way little league runs the baseball games, to run the track. It would be a club ran by volunteers who would maintain the track.

A go cart racing track is coming soon



Moapa Valley Town Advisory Board

September 14, 2022

MINUTES

Board Members: Lois Hall– Chairperson – **PRESENT**
Megan Porter– Vice Chairperson – **PRESENT**
Kristen Pearson – **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

NONE

- III. Approval of July 13, 2022 Minutes

Moved by: Brian Burris
Action: Approved
Vote: 4-0 Unanimous

- IV. Approval of Agenda for September 14, 2022

Moved by: Megan Porter
Action: Approved
Vote: 4-0/Unanimous

- V. Informational Items

NONE

VI. Planning & Zoning

NONE

VII. General Business

1. Review FY2022 budget request(s) and take public input regarding suggestions for FY2024 budget request(s) (for possible action)

No vote was made

Discussion as follows:

Parks and Recreation

Item 1 - is in predesign

Item 2 - the bleachers have been brought to ADA standard. Town board members have mixed feelings about the cost of covering the arena.

Item 3 - Lois is curious if Green Valley Grocery can assist with this cost since they are rebuilding across the street and upgrading their facilities.

Notes: Sewer line is being ran from the high school to the edge of Heyer and Frehner. Joe mentioned that there are elevation issues so that is something to consider. Brian - has concern about funding septic since there are current efforts to connect to sewer.

Description for Clarification: this item is to request a commercial septic dumping station to serve RV's/visitors.

Item 5 - a splash pad is included in the ball field upgrade

Other

Item 2 - a go cart racing track is coming soon as Jeff Hobbs has acquired land

Brian asked about the bleacher repairs and damage to the covered stalls. John Stastny - a total of 30 pods are going to be replaced and the project will take approx. 125 days to completion. The same contractors will reinstall the bleachers which will include the addition of a power box on the west end of the bleachers. The pad for the plaza stage is going to be redone with an addition of ground anchors. Concrete will also be installed on the south walkway leading into the midway.

VIII. Public Comment

Lois discussed the flooding issues and the large need for flood control for the community. Narita Espinosa - on behalf of Cappalappa, discussed the drainage issues at Bonneli Ave and Moapa Valley Blvd. They had to dispose of two dumpsters full of items due to water damage which includes office furniture. They are asking for the community's assistance. Brian -mentioned that the detention basin will be installed in the next couple of years and the approval to rebuild some of the dams that were previously ordered removed by the state. Wil - this issue has remained a priority for Marilyn. She is working with multiple entities on an organized effort. These projects are handled by the Regional Flood Control District. Lois thanked their local first responders for serving the community.

IX. Next Meeting Date

The next regular meeting will be October 12, 2022

X. Adjournment

The meeting was adjourned at 7:25 p.m.



Moapa Valley Town Advisory Board

October 12, 2022

MINUTES

Board Members: Lois Hall– Chairperson – **PRESENT**
Megan Porter– Vice Chairperson – **PRESENT**
Kristen Pearson – **PRESENT**
Brian Burris –**ABSENT**

Secretary: Cally Wade – 702-423-2940, ClarkCountyRuralTABSecretary@outlook.com

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

NONE

Approval of October 12, 2022 Minutes

Moved by: Megan Porter

Action: Approved

Vote: 3-0/Unanimous

IV. Approval of Agenda for November 9, 2022

Moved by: Kristen Pearson

Action: Approved

Vote: 3-0/Unanimous

V. Informational Items

NDOT Public Information Meeting (SR 169 Shoulder Widening and Truck Climbing Lane)
Tuesday November 15th from 4:00pm-7:00pm @ 320 N. Moapa Valley Blvd. Overton, Nv 89040

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

VI. Planning & Zoning

1. **VS-22-0577-MUAINA SHAUN K & JAMIE L;**
VACATE AND ABANDON a portion of a right-of-way being Lou Jeanne Avenue located between Yamashita Street and St. Joseph Street (alignment), and a portion of a right-of-way being Tami Street located between Ron Avenue and Pat Avenue (alignment) within Moapa Valley (description on file). MK/hw/syp (For possible action)

2. **UC-22-0578-MUAINA SHAUN K & JAMIE L;**
USE PERMIT to allow a second kitchen. **WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase building height; and 2) waive Moapa Valley Overlay District standards. **DESIGN REVIEW** for finished grade in conjunction with a proposed single-family residence on 19.3 acres in an R-U (Rural Open Land) Zone. Generally located on the west side of Yamashita Street and the south side of Lou Jeanne Avenue (alignment) within Moapa Valley. MK/hw/syp (For possible action)

Jean Gottschalk- Moapa Valley Builders LLC. Representing Shaun & Jamie Muaina- Provided maps explaining why each road is not a feasible option. Lou Jean is not usable, starts with a bluff, then has a large hole and dead ends into the river. Explained to public works, but needed Tami Street also vacated. Second kitchen is not a mother in law apartment it is in the pantry, the chimney is the only part of the home above the Overlay District Standard, asking to not have to build a wall with landscaping along Yamashita, Design review for Finish grade; hill cut back and built up pad for home, Paint colors should be earth colors, they are asking for black and white, balcony with sconce lighting over 14ft high.

Dieter Stussy- In favor County took Lou Jean in 1989 as a right of way and it has not been maintained, Tami also has a 30ft drop into a pond.

Letter Read from Wyatt & Connie Mortensen- Against

Clarification by Jean Gottschalk the letter was concerning a previous plan when they would be adding a cul-de-sac on Lou Jean which had changed after talking with the local Fire chief and public works, with the new plan everyone will be gaining property, not taken away, they will still have access to their property in the new plans through Ron.

Joseph Simpkins- wondering why they didn't get the postcards earlier

Moved by: Lois Hall

Action: Approved

Vote: 3-0/Unanimous

VII. General Business

None

VIII. Public Comment

None

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

1. Next Meeting Date

The next regular meeting will be December 14, 2022

Adjournment

The meeting was adjourned at 7:23 p.m.

