



Moapa Valley Town Advisory Board

Moapa Valley Community Center

320 N. Moapa Valley Blvd.

Overton, NV. 89040

March 15, 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) 385-7486, 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 Judy Metz at (702)397-6475
 - Supporting material is/will also 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.

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

III. Approval of Minutes for March 1, 2023. (For possible action)

IV. Approval of the Agenda for March 15, 2023, and Hold, Combine, or Delete any Items. (For possible action)

V. Informational Items

None

VI. Planning and Zoning

03/22/23 BCC

1. **WS-23-0044-RAWSON CASEY & KATIE:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1) full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving); 2) drainage study; 3) eliminate street landscaping, screening, and buffering on 1.9 acres in the R-T (Manufactured Home Residential) Zone in conjunction with a minor subdivision map in the Moapa Valley Overlay District. Generally located on the south side of Paul Avenue and the west side of Yamashita Street within Moapa Valley. MK/jud/syp (For possible action)**

VII. General Business

1. Review MVTAB Bylaws. (For Possible action)

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: March 29, 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>



Moapa Valley Town Advisory Board

March 1, 2023

MINUTES/DRAFT

Board Members: Janice Ridondo, Chairperson - Present
 Brian Burris, Vice Chair - Present
 Lois Hall - **Present**
 Jill Williams – **Present**
 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.

Introduction of guests, Commissioner Kirkpatrick, County Liaisons Will Covington, Gina Stroughter, MVFD Chief Neel, and LVMPD Sgt. Doty

- II. Public Comment

NONE

Approval of February 15, 2023 Minutes

Moved by: Lois Hall

Action: Approved

Vote: 5-0/Unanimous

- IV. Approval of Agenda for March 1, 2023

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

V. Informational Items

1. Commissioner Kirkpatrick updated the community on some of the issues concerning the community, some of the items were: Final Design of the Logandale Sports Complex, Economic Development – Tourism – we cannot count on the lake anymore. Others were, she is working with Republic Services regarding trash services, there will be a Town Hall meeting sometime after the Clark County Fair, with the Commissioner and local community leaders. Creation of a medical center in Overton, UMC mental health telecommunications, The Harbor will be coming to Moapa Valley beginning in March. Projects to help with some of the flood issues. These are major projects, but she is dedicated to doing them. Lastly, the beautification of Moapa Valley downtown. She is working with MVWD, and others on that project, and required improvements at Perkins Airfield.
2. Presentation by “The Harbor” – They will be here 9am-4pm on Saturday, March 4th, and Saturday March 18th. Their mission is to create a safe place for guidance. They encourage the audience to stop by, and see what they are about, or get information, and make appointments for a future time.

VI. Planning & Zoning

03/08/23 BCC

1. ET-23-400006 (ZC-18-0819)-THE MESA'S AT LOGANDALE, LLC: USE PERMIT SECOND 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 on 79.0 acres 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/tpd/syp (For possible action)

2. ET-23-400007 (VS-18-0820)-THE MESA'S AT LOGANDALE, LLC: VACATE AND ABANDON SECOND 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/tpd/syp (For possible action)

Randy Altman appeared as the applicant. He agreed to work with MVFD, Chief Stephen Neel, and change hammerheads to cull de sacs. Mr. Altman commented this is his final request for an extension of time. There was no public comment.

Motion by Brian Burris
Action: Approved
Vote 5-0

VII. General Business

Review By-Laws. Discussion regarding changing time of meeting. It will be on the next agenda.

VIII. Public Comment

A Citizen commends the Progress on their excellent coverage. Then complains about Republic only once a month, being able to dump things.

Another citizen complains that Republic should offer dumping weekly.

Another citizen questions the Road Paving list.

1. Next Meeting Date

The next regular meeting will be March 15, 2023

Adjournment

The meeting was adjourned at 8:30 PM.

The recorder malfunctioned, and there will be no recording of this meeting.

**ATTACHMENT A
MOAPA VALLEY TOWN ADVISORY BOARD
ZONING AGENDA
WEDNESDAY, 7:00 P.M., MARCH 15, 2023**

03/22/23 BCC

1. **WS-23-0044-RAWSON CASEY & KATIE:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving); 2) drainage study; 3) eliminate street landscaping, screening, and buffering on 1.9 acres in the R-T (Manufactured Home Residential) Zone in conjunction with a minor subdivision map in the Moapa Valley Overlay District. Generally located on the south side of Paul Avenue and the west side of Yamashita Street within Moapa Valley. MK/jud/syp (For possible action)

OFF-SITE IMPROVEMENTS/DRAINAGE STUDY
(TITLE 30)

PAUL AVE/YAMASHITA ST
(MOAPA VALLEY)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-23-0044-RAWSON CASEY & KATIE:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving); 2) drainage study; 3) eliminate street landscaping, screening, and buffering on 1.9 acres in the R-T (Manufactured Home Residential) Zone in conjunction with a minor subdivision map in the Moapa Valley Overlay District.

Generally located on the south side of Paul Avenue and the west side of Yamashita Street within Moapa Valley. MK/jud/syp (For possible action)

RELATED INFORMATION:

APN:

041-35-801-010

WAIVERS OF DEVELOPMENT STANDARDS:

1. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) where required per Chapter 30.52.
2. Waive drainage study where required per Chapter 30.52.
3. Waive all applicable perimeter buffering, landscape, and screening standards, including detached sidewalks, landscaping, and 6 foot decorative wall along an arterial right-of-way, where required by Table 30.64.1, Figure 30.64-17 and Section 30.48.935 (a 100% reduction).

LAND USE PLAN:

NORTHEAST COUNTY (MOAPA VALLEY) - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.9
- Number of Lots: 1
- Project Type: Minor subdivision

Request

This request is to waive the drainage study, requirements for off-site improvements, and landscaping with perimeter walls along Yamashita Street and Paul Avenue associated with a minor subdivision (MSM-22-600076).

Site Plan

The minor subdivision map indicates that the site, 1.9 acres, will be divided into 2 parcels. The applicant is requesting a waiver of development standards for full off-site improvements; therefore, triggering the need for a waiver of development standards request to eliminate the required street landscaping. Additionally, the applicant is requesting to defer the drainage study until the property is developed. Currently, the plan is to divide the site and remain undeveloped. The site is located within the Moapa Valley Overlay District.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states the purpose of this subdivision is to build 2 single family residences. Applicant further states this is not for commercial purposes; therefore, off-site improvements and street landscaping are not necessary in this rural community and would not fit with the surrounding properties. In addition, the request to defer the drainage study is until the time when the property is to be developed in a few years.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0621-07	A request to eliminate detached sidewalk - expired	Approved by BCC	August 2007
TM-500143-07	10 lot single family residential - expired	Approved by BCC	August 2007

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Use	P-F	Moapa Valley High School
South & West	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	R-T	Developed and undeveloped residential
East	Outlying Neighborhood (up to 0.5 du/ac)	R-U	Single family residential

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Waiver of Development Standards #3

The site is in the Moapa Valley Overlay District which requires detached sidewalks along all arterial and collector streets for all developments. Yamashita Street is an identified Arterial Street in the Logandale/Overton Transportation Map. Moreover, the site is immediately south of Moapa Valley High School and sidewalks will contribute to the safety of pedestrians around the area. Staff understands the site is in a rural community; however, providing the required sidewalks and landscaping will enhance the visual appeal of the streetscape and will promote a safer environment for the residents, students, and school personnel. Although the proposed development appears to be in harmony with the surrounding area, and its impact does not appear to be disproportionate in nature compared to other similar single family development in the area, staff cannot support the waiver of development standards for sidewalks and landscaping due to its location, immediately across from an educational institution.

Public Works - Development Review

Waiver of Development Standards #1

Historical events have demonstrated how important off-site improvements are for drainage control. Additionally, full width paving allows for better traffic flow and sidewalks on public streets provide safer pathways for pedestrians and for children to walk to school. Therefore, staff cannot support the Waiver of Development Standards for full off-site improvements.

Waiver of Development Standards #2

A drainage study is necessary to identify the need for drainage easements within the new lots being created by MSM-22-600076. The applicant states that a drainage study will be prepared with future development. The issue is that without creating the drainage easement at the same time the lots are created, a future owner could be left with a disproportionate share of the burden dealing with a lot that has drainage issues, therefore, staff cannot support this waiver.

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:

- 2 years to review as a public hearing.
- 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 and application for review; 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.

Public Works - Development Review

- Drainage study shall be required prior to the issuance of a building permit;
- Execute a Restrictive Covenant Agreement (deed restrictions).

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0050-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CASEY RAWSON

CONTACT: CASEY RAWSON, PO BOX 1391, LOGANDALE, NV 89021

BYLAWS AND PROCEDURES

MOAPA VALLEY TOWN ADVISORY BOARD

Article I - Name

The name of this advisory board shall be the Moapa Valley Town Advisory Board as created by the Clark County Board of Commissioners, pursuant to Clark County Ordinance No. 735.

Article II - Purpose

The purpose of this advisory board, pursuant to NRS 269.576 and County Code, Chapter 3.30, is to assist the Board of County Commissioners in governing the unincorporated town of Moapa Valley by acting as a liaison between the residents of the town and the Board of County Commissioners and to advise the Board of County Commissioners on matters of importance to the unincorporated town and its residents.

Article III - Members

- A. Members of the Moapa Valley Town Advisory Board must be qualified electors (they must be qualified to register to vote but do not have to actually be registered) and live within the boundaries of the unincorporated town of Moapa Valley.
- B. Five members shall be elected to serve a two-year term, which will begin on the first Monday in January of odd-numbered years.
- C. If there are fewer qualified candidates who file for election to the Moapa Valley Town Advisory Board than there are seats on the Moapa Valley Town Advisory Board, the Board of County Commissioners shall appoint as many new members as are necessary to fill the seats left vacant after the election.
- D. Any member may resign his/her appointment by submitting a letter of resignation to the Board of Commissioners or the Department of Administrative Services and sending a copy to the Chair of the Moapa Valley Town Advisory Board.
- E. When a vacancy occurs, the advisory board shall, at the request of the Department of Administrative Services, post a public notice of the opening soliciting applications and may recommend to the Board of County Commissioners a qualified replacement for the position.
- F. All advisory board members shall observe the standards of ethical conduct outlined in NRS 281A, Clark County Code of Ethics, Chapter 2.42, and any resolution on Ethics adopted by the BCC, and refrain from voting on any item which presents a conflict of interest.

- G. Each member of the Moapa Valley Town Advisory Board shall, at least once during the first year of his/her initial term of office, and annually during every subsequent year that he/she serves in office, attend training pursuant to 3.30.090:
 - 1. State statutes, regulations, local ordinances, resolutions and regulations concerning land use planning, development and any other subject matter that the Board of County Commissioners deems necessary; and
 - 2. The provisions of chapter 241 of NRS (Meetings of State and Local Agencies).

Article IV - Officers

- A. Officers shall perform the duties prescribed by these bylaws.
- B. Officers of the Moapa Valley Town Advisory Board consist of Chair and Vice Chair selected amongst and by the members of the advisory board, and shall be selected to serve a two-year term, or at the pleasure of the advisory board, beginning the first meeting in January of odd-numbered years.
- C. The Chair is not eligible to serve a consecutive term of office as chairperson or to serve as Vice Chair for the following term after being the chairperson.
- D. The Chair shall act as presiding officer at all regular and special meetings of the advisory board in accordance with the adopted Board of County Commission Rules of Procedure.
- E. The Vice Chair shall assume the responsibilities of the Chair in his/her absence.
- F. If a permanent vacancy occurs for the position of the Chair or Vice Chair, the advisory board shall select a Chair or Vice Chair from among the members of the advisory board to serve the remainder of the unexpired term, consistent with section IV. C.
- G. The Secretary of the advisory board shall ensure that each meeting has been legally noticed and posted pursuant to the Nevada Open Meeting Law.

Article V - Meetings

- A. The Moapa Valley Town Advisory Board shall hold regular meetings on the Wednesday prior to Planning Commission and County Commission meetings, unless holidays or other conflicts dictate moving the meeting dates.
- B. All meetings shall be held at the Moapa Valley Community Center, 320 N. Moapa Valley Blvd., commencing at 7:00 p.m. or in the case of an emergency or potential overcrowding, at another location and/or time as determined by the Chair, and properly noticed and posted pursuant to the Nevada Open Meeting Law.

- C. The regular meetings of the advisory board shall be held no less than once per quarter at the place, day and hour set forth in Sections A and B above.
- D. Any special meeting of the advisory board may be held at the call of the Chair at the time, date and place posted, pursuant to the Nevada Open Meeting Law.
- E. Three members of the five member board shall constitute a quorum, and a quorum will be required to conduct any official business of the advisory board. Whenever a member abstains from voting because of a conflict of interest, the necessary quorum to act upon and the number of votes necessary to act upon the matter, as fixed by any statute, ordinance or rule, is reduced as though the abstaining member were not a member of the board.
- F. The Chair or Vice-Chair will coordinate with the Secretary and County Liaison to ensure actions and reasoning is accurately reported in the minutes.
- G. Each person appearing before the advisory board shall receive a fair and impartial hearing based solely on the merits of his/her petition, without regard to race, religion, sex, sexual orientation, age, disability or national origin.
- H. Agendas
 - 1. All business for consideration shall be included on the agenda. The Chair shall rule as "out of order" the consideration of any matter not on the agenda, or in conflict with the bylaws. If any information or discussion item is introduced at a meeting and action is to be taken thereon, it shall be placed on the agenda for the next regular meeting of the board.
 - 2. The advisory board Secretary shall, in accordance with the uniform agenda format provided by the Department of Administrative Services, prepare the agenda in cooperation with the Chair and County Liaison, and post by 9:00 a.m., three full working days (not counting the meeting date) before the meeting in compliance with the Nevada Open Meeting Law.
 - 3. Items can be placed on an agenda by the Board of County Commissioners, Department of Administrative Services, Department of Comprehensive Planning, and any advisory board member, or as required by law. Citizens can request that an item be on an agenda, but whether the item appears on the agenda is at the discretion of the advisory board Chair and the Department of Administrative Services based on the issue, circumstances, appropriateness and ability of the advisory board to further the issue.
 - 4. Non-planning and zoning items for inclusion on the agenda must be submitted to the Secretary at least eight calendar days prior to the scheduled meeting. The Secretary will combine requested items with the Planning & Zoning agenda provided by the Department of Comprehensive Planning and post three full working days before the meeting.

5. Once action is taken on an item, the Town Advisory Board shall not re-hear the item unless there is (1) a timely request for rehearing (within five working days by a member voting in the majority); (2) a change of circumstance; or (3) sufficient passage of time that it is reasonable to revisit the item.

Article VI - Parliamentary Procedure

- A. All voting procedures shall be in accordance with the adopted Board of Clark County Commissioner Rules of Procedure, except as otherwise outlined in these bylaws.
- B. A motion need not have a "second" before the motion may be put to a vote as provided for in "A" above.
- C. The Chair of the advisory board shall have the same right as any other board member to initiate a motion, question, or debate, and vote on a motion.