



# Moapa Valley Town Advisory Board

"We are dedicated to maintaining a rural lifestyle and rural quality of life in our valley."



## WEDNESDAY JANUARY 12, 2011 AT 7 P.M. MOAPA VALLEY COMMUNITY CENTER, OVERTON

MVTAB members: Gene Houston, Judy Metz, Nathan Hendricks, Dustin Nelson, Michael Otero

MVTAB members absent: none

Secretary: Northeast Office Staff

Town Liaison: Tiffany Hesser, District A; Janice Ridondo, District B

Attendance: 43

Posting Locations: Moapa Valley Community Center; Overton Post Office; Logandale Post Office; Logandale Chevron

### MEETING MINUTES

#### I. CALL TO ORDER

- A. Please silence all electronic devices; and take all private conversations outside the room.
- B. Conformance with Nevada Open Meeting Law. **CONFIRMED**
- C. Invocation and pledge. **JOHN JENSEN**
- D. Introduction of Clark County staff and guests. Janice Ridondo, District B Liaison; Allison Blankenship, RTC; Jennifer Armstrong, RTC; Al Laird, Comp. Plng; Kaizad Yazdani, CCPW; John Catanese, CCPW; Ron Gregory, Comp. Plng; Scott Hagen, Comp. Plng; Kevin Eubanks, RFCD; Andrew Trelease, RFCD; Officer Boss, Metro

#### II. ADMINISTRATIVE ACTION

- A. Adoption of Agenda. **METZ MADE A MOTION TO ADOPT THE AGENDA WITH ITEM IV.B. BEFORE IV.A. APPROVED UNANIMOUSLY.**
- B. Approval of draft minutes for December 1, 2010. **HOUSTON MADE A MOTION TO APPROVE MINUTES AS WRITTEN. MOTION PASSED 1/0, 4 ABSTAINED.**
- C. Discussion and Action to vote on Chair and Vice-chair.  
**OTERO MADE A MOTION TO APPOINT METZ AS CHAIR. APPROVED UNANIMOUSLY.**  
**OTERO MADE A MOTION TO APPOINT HENDRICKS AS VICE-CHAIR. APPROVED UNANIMOUSLY.**
- D. Correspondence- SNHD is offering a free Flu Shot clinic on Jan. 20 from 10-2 at the MV Community Center. CCWRD provided an update; Yamashita Bridge will be closed from 7 a.m. January 18 through 6 p.m. on February 4. Cooper Street and Airport Rd. or Gubler Ave are alternate routes.

#### III. REPORTS

- A. Town Advisory Board committee reports: None
  - 1. Park & Ride Committee: Tom Taylor reported progress is being made on Glendale property to be used for Park & Ride.
- B. Other Standing Reports:
  - 1. Administrative Services: Janice Ridondo reported the mandatory TAB training is scheduled for Sat. February 5<sup>th</sup>, oath of office will be between 8 & 8:30 a.m., chair and vice-chair meeting will follow at 11 a.m. January 26 is homeless count. January 27 is an Ethics in Nevada Government meeting.
  - 2. Parks & Recreation Services: None
  - 3. Partners In Conservation: None
  - 4. ATV/OHV Use Committee: None

#### IV. GENERAL BUSINESS

- A. Presentation given by Regional Transportation Center on Club Ride Share program. *Allison Blankenship and Jennifer Armstrong presented the Club Ride Share program to the board, the options and incentives available. If the TAB decides they would like to, The RTC will offer an open house and other advertisements to inform residents about Club Ride. The TAB asked the RTC to come back to the February 9, meeting so action can be taken to start the program. NO ACTION.*
- B. Presentation on Moapa Valley Trails Phase I project; 60% preliminary plans. *Kaizad Yazdani, CCPW gave the presentation. A proposed revision to add Frehner Ave. between Lyman St. to Heyer St. Trail proposed is approximately 5.5 miles. Improvements to be constructed within existing ROW; plans are at 60% completion; no environmental mitigation is needed. Estimated construction cost is \$2.5 million; estimated design completion scheduled for spring 2011 with construction starting summer 2011 and completion in summer 2012. NO ACTION.*
- C. Presentation given by CC Flood Control District, on the Master Plan Update for Muddy River and Tributaries and action to support adoption by RFCD Board of Directors and BCC or other action as deemed appropriate. *Andrew Trelease, Regional Flood Control District was present for the presentation. The Master Plan is required to be updated every five years, last update was in 2006. The plan includes proposed flood control structures along the Wildlife Mngt. Area north to Gubler Ave. It also includes a detention basin above the fairgrounds, the repair of the levy, and infrastructure to reduce flooding from washes to the west of the valley. In 2006 the estimated cost was \$95 million, with the 2011 update the estimated cost has increased to \$105 million. Questions were asked, when will design and construction happen? The district has*

#### BOARD OF COUNTY COMMISSIONERS

SUSAN BRAGER, Chair • STEVE SISOLAK, Vice-Chair  
TOM COLLINS • CHRIS GIUNCHIGLIANI • LAWRENCE WEEKLY • LAWRENCE L. BROWN, III • MARY BETH SCOW  
DON BURNETTE, County Manager

been purchasing ROW along the river for years, and there are still more to purchase they can not be purchased for more than fair market value and property owners are holding out which is delaying any processes. Residents asked why plans had changed to build the bridge at Cooper crossing when the original plan was to start lower in the valley. The funding available now has dropped and the bridge is what can be done with the funds. Much more discussion was made regarding the projects planned. **HOUSTON MADE A MOTION TO SUPPORT THE UPDATE TO THE TEN YEAR PLAN. MOTION PASSED, UNANIMOUS.**

- D. Discussion and Action on 2011 TAB dates and change of schedule to once a month with special call meetings. TAB discussed the pro/cons of changing the schedule and all agreed to change to one meeting a month and a special call meeting to be held if a zoning item is scheduled. Any other discussion items or presentations will be held to the regular meeting date. **HOUSTON MADE A MOTION TO ACCEPT ONE MEETING A MONTH AS PRIMARY MEETING DATE WITH A SPECIAL CALL SCHEDULE IF NECESSARY. MOTION PASSED, UNANIMOUS.**

#### V. ZONING

02/01/11 PC

##### WS-0596-10 – NAN S CRUTCHFIELD TRUST:

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** requirements of the Moapa Valley Overlay District; **2)** landscaping and screening requirements; **3)** permit access to a local street; **4)** requirements for exterior materials; **5)** reduced roof pitch; and **6)** reduced setbacks in conjunction with a proposed retail store. **SEE ATTACHMENT I**

**DESIGN REVIEW** for a retail store including lighting and signage on 0.7 acres in a C-2 (General Commercial) Zone in the Moapa Valley Overlay District. Generally located on the northeast corner of Moapa Valley Boulevard and Alma Avenue within Moapa Valley. SS/al/ml **HOUSTON MADE A MOTION TO APPROVE DESIGN REVIEW WITH CONDITION THAT OTHER REQUIREMENTS ARE MET IN WAIVER OF DEVELOPMENT STANDARDS. MOTION PASSED, UNANIMOUS.**

#### VI. COMMUNITY CONCERNS

- A. Street lights to be repaired: NONE
- B. Other Community Concerns & Public Comment: Ivin Irvin reported that there are three large dead palm trees on Virginia & Jones between the street and irrigation ditch.
- Carol Cencer asked again if the sign by her house regarding the shooting range could be taken down or at least moved. Judy Metz thanked the board members she has worked with the past two years, for their volunteer time and all their efforts. She also thanked the new board members for getting involved. She is happy that a younger generation is showing interest in the community.

##### COMMENTS BY THE GENERAL PUBLIC

According to Nevada's Open Meeting Law, it is the Board's discretion to take Public Comment during times other than during a Public Hearing or during the Public Comment Session. In all other instances, a citizen may speak on any matter before the Board after receiving recognition and consent of the Chairman of the Board. Public comment will be limited to three minutes. If any member of the Board wishes to extend the length of a presentation, the Chairman of the Board will do this by majority vote. If you wish to speak on a matter not listed as a public hearing or on a matter not posted on the Agenda, you may do so during the Public Comment Session.

#### VII. ADJOURNMENT

The meeting adjourned at 9:15 p.m. The next regular meeting is scheduled for 7 p.m. Wednesday, February 9, 2011 with a special call meeting scheduled January 26, 2011 in the Moapa Valley Community Center.

*The Moapa Valley Community Center is accessible to individuals with disabilities. With 24 hours advance request, a sign language interpreter may be made available (phone 702-455-3530 or TDD 702-385-7468) or Relay Nevada toll free (800) 326-6868, TT/TDD.*

## Attachment I

### BOARD OF COUNTY COMMISSIONERS

SUSAN BRAGER, Chair • STEVE SISOLAK, Vice-Chair  
TOM COLLINS • CHRIS GIUNCHIGLIANI • LAWRENCE WEEKLY • LAWRENCE L. BROWN, III • MARY BETH SCOW  
DON BURNETTE, County Manager

Project Description:

Property Owner: CRUTCHFIELD NAN S TRUST

Description: WS RETAIL STORE

**HENDRICKS MADE A MOTION TO APPROVE THE WAIVER OF DEVELOPMENT STANDARDS WITH THE FOLLOWING CHANGES. MOTION PASSED 5/0**

Waiver of Standards:

- 1) requirements of the Moapa Valley Overlay District;
  - a. Waive the requirement for a detached sidewalk per Figure 30.64-17 along an arterial street (Moapa Valley Blvd.)  
**ATTACHED SIDEWALK IN ALIGNMENT WITH LIN'S GROCERY STORE.**
  - b. Permit parking within the Overton Town Center between the right-of-way and the building where not permitted.  
**APPROVE AS REQUESTED.**
  - c. Permit exterior lighting fixtures above the first story eave or more than 14 feet above finished grade where not permitted.  
**APPLICANT WITHDRAW'S REQUEST FOR WAIVER.**
  - d. Allow freestanding signage that is not consistent with the architecture of the building.  
**APPROVE AS REQUESTED.**
  - e. Allow high intensity lighting where low intensity lighting is required.  
**APPLICANT WITHDRAW'S REQUEST FOR WAIVER.**
- 2) landscaping and screening requirements;
  - a. Eliminate parking lot landscape requirements where landscaping per Figure 30.64-14 is required.  
**APPROVE AS REQUESTED.**
  - b. Provide alternative street landscaping along Alma Avenue where landscaping per Figure 30.64-13 is required.  
**APPLICANT WITHDRAW'S REQUEST FOR WAIVER.**
  - c. Provide alternative street landscaping along Moapa Valley Boulevard where landscaping per Figure 30.64-17 or Figure 30.64-18 is required.  
**APPLICANT WITHDRAW'S REQUEST FOR WAIVER.**
- 3) permit access to a local street;  
Permit access to Alma Avenue, a local street where not permitted.  
**APPROVE AS REQUESTED.**
- 4) requirements for exterior materials;  
Permit the appearance of all building faces and roof covering to not be similar to the front façade of the building when adjacent to a residential development.  
**APPROVE AS REQUESTED.**
- 5) reduce roof pitch;  
Reduce the roof pitch to 1:12 where a roof pitch of 3:12 is required (a 66% reduction).  
**APPROVE AS REQUESTED.**
- 6) reduced setbacks in conjunction with a proposed retail store.  
Reduce the 3:1 residential adjacency setback to 10 feet where a setback of 36 feet is required.  
**APPLICANT WITHDRAW'S REQUEST FOR WAIVER.**

**BOARD OF COUNTY COMMISSIONERS**

SUSAN BRAGER, Chair • STEVE SISOLAK, Vice-Chair

TOM COLLINS • CHRIS GIUNCHIGLIANI • LAWRENCE WEEKLY • LAWRENCE L. BROWN, III • MARY BETH SCOW  
DON BURNETTE, County Manager