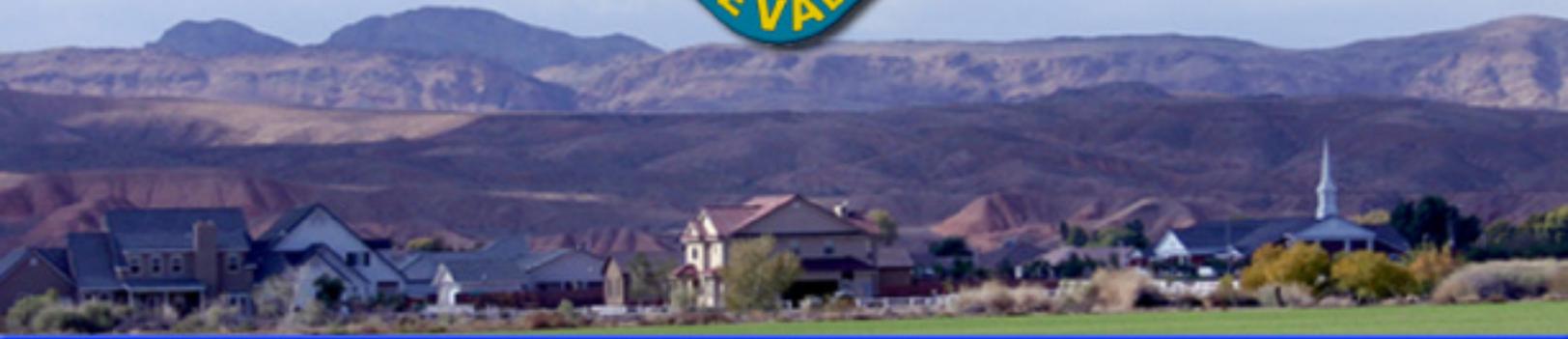


# Community Profile and Vision Plan on behalf of Moapa Valley Clark County, Nevada

June 10, 2005



# **FINAL MOAPA VALLEY COMMUNITY PROFILE AND VISION PLAN**

June 10, 2005

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## **EXECUTIVE SUMMARY**

As recently noted by the Clark County Growth Task Force, “Clark County has experienced unprecedented growth over the last several decades. Since 1990, the County’s population has grown by more than 120 percent, an increase of over 800,000 individuals” (Clark County Community Growth Task Force Report April 2005). During this same period, as Clark County has struggled to meet the challenges from this growth, the County has also needed to assess additional impacts that are likely to result from the U.S. Department of Energy’s (DOE’s) proposal to ship high-level nuclear waste to a repository at Yucca Mountain.

Given the unprecedented magnitude and duration of DOE’s proposal, as well as the many unanswered questions about the number of shipments and the modal mix, Clark County Comprehensive Planning Department’s Nuclear Waste Division (NWD) developed a program designed to monitor changes to the social, environmental, and economic well-being of its residents resulting from the Yucca Mountain Project and other significant events within the County. The Monitoring Program can be used as an “*early warning system*” that will allow Clark County decision makers to proactively respond to impacts from the Yucca Mountain Project. The Monitoring Program also can be used to identify how other community pressures including growth are affecting Clark County residents.

While the initial focus of the Monitoring Program was to measure impacts on Clark County’s urban areas over the last two years, the focus has been expanded to include more rural communities including Indian Springs and, most recently, Moapa Valley.

Since the Clark County NWD was already developing a Monitoring Program for tracking changes to the economic, environmental, and social well being of Clark County residents and since additional research was needed to identify appropriate rural indicators to monitor, NWD agreed to provide facilitation support for a visioning process within Moapa Valley.

This report documents the results of the Visioning Project that was conducted from October 2004 through May 2005 within Moapa Valley. This report also documents the indicators that have been identified that will be incorporated into a rural index that will be added to the Clark County Monitoring Program. The Visioning Project was undertaken as a joint initiative of the Clark County Departments of Administrative Services and Comprehensive Planning at the request of the Moapa Valley Town Advisory Board (MVTAB). MVTAB requested assistance from Clark County in their efforts to develop a strategic plan to guide future development in their community.

### **Summary of Visioning Project Results**

Results of the Visioning Project included an overall vision, as well as goals and strategies for each of four categories: Growth Management, Economic Development and Education, Quality of Life, and Public Health and Safety. These are summarized below.

## **Vision**

The future of Moapa Valley will be strongly influenced by the natural resources base in which the community is embedded – a limited water supply, striking natural features and viewsheds, nearby Lake Mead, and a vital history and landscape characterized by a rural quality of life. Growth of the community should be directed and managed to ensure greater economic diversity, quality employment, affordable housing, medical health facilities, and tourist-based development compatible with a rural quality of life. Growth and development should not come at the expense of diminishing the very qualities that makes community special but rather a balance needs to be established between growth and the expansion of public services such as water, schools, public safety, and preservation of the natural resource based including design standards.

## **Goals and Strategies: Growth Management**

### *Land Use Goals*

- Growth in Moapa Valley should be logical, predictable, sustainable, and foster and protect the quality of life of all its citizens.
- Moapa Valley will maintain its rural, small town nature by welcoming new sustainable development only in designated areas where public water and sewer services have been expanded to accommodate growth. All new development and infrastructure costs will be incorporated into the cost of new development.
- Moapa Valley will only encourage new small-scale developments that are interspersed with plenty of open land and recreational areas, transitioning to open farmland and blending into the surrounding rural environment. Moapa Valley will attempt to preserve its historical agricultural economy.

### *Land Use Strategies*

- Moapa Valley will develop a plan for managed growth that recognizes the diverse needs of its residents at all stages of their lives while seeking to maintain its largely rural and residential characteristics.
- Moapa Valley will seek to develop agreements with Clark County and regional public infrastructure providers to provide services in areas mutually designated for development.
- The residents desire to promote a unified identity for Moapa Valley.
- Moapa Valley will seek to prevent the release of nearby Bureau of Land Management (BLM) lands until such time that a plan has been developed to provide for necessary public infrastructure including water, wastewater, transportation, and schools.
- Moapa Valley will strive to set aside land eligible for release by BLM for open space and recreational uses.

- Moapa Valley will require developers of new housing to offset reductions in farm open space with other open space.
- Moapa Valley will encourage a multi-family residential, commercial, and mixed use district in the center of Overton and/or Logandale that would provide a pedestrian-friendly area to encourage visitors to get out of their cars and frequent local service establishments and to provide alternative housing choices for young couples starting out, and the elderly.
- Moapa Valley will develop a plan that identifies how future wastewater treatment will be provided for and funded.
- Moapa Valley is committed to strict adherence to the Northeast Clark County Land Use Plan.
- Design standards should be developed that reflect and maintain Moapa Valleys' rural character including limiting areas with curb, gutter, and sidewalk improvements to appropriate areas.

### ***Housing Goals***

- Moapa Valley will strive to ensure housing availability for households of all income levels.
- Moapa Valley will promote development patterns that limit higher density to appropriate areas near major transportation corridors.

### ***Housing Strategies***

- Moapa Valley will continue to monitor patterns of housing development and continue to oppose non-conforming zone changes, if necessary, to restrict further unplanned development.
- Moapa Valley will participate with Clark County on initiatives to provide affordable housing for area residents.

## **Goals and Strategies: Economic Development and Education**

### ***Economic Development Goals***

- Tourism will continue and expand. Moapa Valley should take advantage of this and provide services and supplies for tourism.
- Moapa Valley should plan for being a regional center for tourism.
- Industry should be concentrated near Interstate 15, on the outskirts of Moapa Valley.

- Moapa Valley residents are committed to expanding commercial and hotel development in Logandale.
- Moapa Valley does not support new casino development.
- Moapa Valley should maintain its historical links to agriculture and open green space as part of its future quality of life.
- Small commercial and retail development should be available and centrally located within Moapa Valley.

### *Economic Development Strategies*

- Moapa Valley will develop a strategic plan for economic development to locate new employment in areas identified for industrial and commercial expansion.
- Moapa Valley will pursue funds to assess viable options for economic growth focusing on commercial and tourism-related businesses.
- Moapa Valley will explore ways to encourage visitors of Lake Mead, Valley of Fire, and Clark County Fair and Rodeo to visit other area attractions and establishments in Moapa Valley.
- Moapa Valley will work with Clark County, the State of Nevada, and other private and public sector organizations to promote tourism in the area.
- Moapa Valley will capitalize on the economic assets of the area's natural beauty and historic resources, including trails.
- Moapa Valley will pursue employment opportunities for area teens.
- Moapa Valley encourages local businesses within the town centers of Overton and Logandale to develop an attractive and cohesive design theme that celebrates the history of the valley.
- Moapa Valley will actively discourage gaming-related establishments within the area.
- Moapa Valley seeks to preserve its agricultural heritage, including the high school agricultural farm.
- Moapa Valley will encourage the recruitment of recreation-related business as part of its economic development plan.
- Moapa Valley will actively seek support from the Moapa Valley Chamber of Commerce in the area of economic development and will encourage them to form an Economic Development Task Force.

- Moapa Valley will explore commercial development that incorporates trails and historical sites along the Muddy River Flood Control Channel.

### ***Education Goals***

- Moapa Valley will maintain a strong commitment to education. These services will be designed and located to meet the needs of citizens of all ages and incomes.
- Moapa Valley will work toward a level of capacity that will accommodate student growth, yet not duplicate the overcrowding and 12-month school program imposed on Las Vegas residents.

### ***Education Strategies***

- Moapa Valley will seek to prevent the release of nearby BLM lands until such time that a plan has been developed to provide for necessary public infrastructure, including education.
- Moapa Valley will strive to maintain a single high school in order to preserve the unity of its social fabric. Moapa Valley will identify available land for expansion of the high school.
- Moapa Valley will pursue new educational opportunities for residents of all ages through the community college system and University of Nevada Las Vegas (UNLV).
- Moapa Valley will pursue mechanisms for providing adult “life enhancement” and other advanced educational courses including college level courses for its residents.

## **Goals and Strategies: Quality of Life**

### ***Environmental Quality Goal***

- Moapa Valley seeks to preserve its agricultural heritage and rural landscape by protecting its air and water quality, viewsheds, and habitat.

### ***Environmental Quality Strategies***

- Moapa Valley will pursue initiatives to enhance water quality.
- Moapa Valley will protect community water supplies from encroachment by other entities.
- Moapa Valley will protect environmentally sensitive habitat.
- Moapa Valley will protect its visual resources and viewsheds.
- Moapa Valley will seek to sustain its pristine air quality.

- Moapa Valley will manage development in ways that minimize impacts on its rural character.
- Moapa Valley will promote the preservation of its agricultural heritage.
- Moapa Valley will promote the preservation of its historic resources.
- Moapa Valley will seek to maintain a sustainable per capita use of its natural resources.
- Moapa Valley will seek to maintain agriculture as a valued component of its evolving land use pattern.
- Moapa Valley will only pursue development strategies that do not adversely affect the natural environment.
- Moapa Valley will seek to balance agricultural and non-agricultural land uses.
- Moapa Valley will re-examine how floodplain is managed and regulated to ensure safety from flood damage.

### ***Open Space Goals***

- Moapa Valley recognizes the importance of the natural environment to preserving the small town feel of the area, and will seek to balance new growth with the preservation of open space.
- Moapa Valley seeks creative development that includes lots of various sizes and acreage.
- Moapa Valley seeks to protect its ridge lines and hilltops.

### ***Open Space Strategies***

- Moapa Valley will promote and support community volunteer and private sector efforts including pursuing grants to increase open space and enhance recreational opportunities.
- Moapa Valley will compile a scenic resources inventory.
- Moapa Valley will develop a greenway plan identifying priority trails, connections, opportunities, and constraints.
- All citizens will be well served by an extensive system of park facilities and recreation programs.
- Moapa Valley will encourage the preservation of hillsides and ridge lines as well as some of the nearby BLM land for open space.

- Moapa Valley will encourage the recruitment of sport and recreation-related business as part of its economic development plan. Safety to the community and air quality should be a priority in identifying those businesses.

### ***Water and Wastewater Goals***

- Public infrastructure including water and wastewater services will be efficient and affordable, and designed and located to meet the needs of citizens of all ages and incomes.
- Moapa Valley is committed to developing a comprehensive plan for managing water, flooding, and wastewater that must be complied with by all new development.

### ***Water and Wastewater Strategies***

- Moapa Valley will ensure that all areas have safe and adequate water and wastewater service.
- Moapa Valley will develop a comprehensive flood plan with which all new development must comply in order to protect existing homeowners from flood damage.
- Moapa Valley will develop a long-term phasing plan for expansion of public utilities into designated future community development areas.
- Moapa Valley will seek to prevent the release of nearby BLM lands until such time that a plan has been developed to provide for necessary public infrastructure, including transportation.
- Moapa Valley does support expansion of the sewer system.

### ***Transportation Goals***

- Moapa Valley will seek to preserve Moapa Valley Boulevard as a scenic byway.
- Moapa Valley will employ creative design standards to improve traffic flow and alleviate congestion.
- Moapa Valley supports an alternative road for local access and tourism that will run on a right-of-way through non-disposed BLM land.
- The existing roadways will be improved to reasonably accommodate increases in traffic, and a new road will be carefully located, designed, and built to accommodate increases in population while reinforcing an orderly development pattern.

### ***Transportation Strategies***

- Moapa Valley will encourage expanded public transportation within Moapa Valley and then between Las Vegas and Mesquite to provide service to those who do not or cannot use personal motor vehicles.
- Moapa Valley will work with Clark County and the Nevada Department of Transportation (NDOT) to evaluate techniques to alleviate traffic congestion along Moapa Boulevard.
- Moapa Valley will compile a scenic resources inventory and pursue designation of Moapa Boulevard as a Scenic Byway based on the inventory results.
- Moapa Valley will not support the release of nearby BLM lands until such time that a plan has been developed to provide for necessary public infrastructure including water, waste water, transportation, schools, open space, and view sheds.
- Moapa Valley will only support transportation improvements that support its comprehensive plan.
- Moapa Valley supports the creative use of design standards to alleviate traffic congestion.
- Moapa Valley supports the designation of an alternative route to the newer residential areas to reduce congestion along Moapa Valley Boulevard.

### **Goals and Strategies: Public Health and Safety**

#### ***Public Safety Goals***

- Moapa Valley supports access to paramedics for emergency management.
- Moapa Valley has sufficient fire services for the short range but needs to plan for long-range fire services based upon projected growth. This plan should provide for sufficient equipment for fire services.

#### ***Public Safety Strategies***

- Moapa Valley should continue to pursue funding for paramedic services.
- Moapa Valley should develop a local emergency response plan.
- Moapa Valley should pursue obtaining a local emergency response number for Las Vegas Metropolitan Police.
- Moapa Valley supports the fire service enforcing the Clark County Code.

- Moapa Valley supports continued funding for its volunteer fire department.
- Moapa Valley will evaluate future demands on volunteers and response time to determine when to seek conversion from volunteer to paid fire services.
- Moapa Valley will pursue support from the County Commissioners for infrastructure to meet future growth and development.

### ***Health and Human Services Goals***

- Moapa Valley will seek to provide 24-hour emergency medical service.

### ***Health and Human Services Strategies***

- To support medical emergency coverage, Moapa Valley will work with local doctors to develop a 24-hour, on-call coverage.
- To support longer term medical emergency coverage needs, Moapa Valley will pursue locating a 24-hour emergency medical facility.
- Moapa Valley will strive to maintain the current level of available services for seniors.
- Moapa Valley will seek to develop printed procedures that include 800 telephone numbers for all county health services including mosquito abatement. The list should include contacts for sanitation and trash-related services.
- Moapa Valley should identify daycare needs.
- Moapa Valley should identify source of available services for limited resource families.

### **Summary of Existing Community Indices and Proposed New Rural Indicators**

Clark County has begun a program to monitor a variety of growth indicators. Moapa Valley can utilize this program to help track its own progress strategies identified through the visioning process. Specifically, Moapa Valley community leaders will find tracking of the indices described in sections 14.1 through 14.3 as valuable frameworks for understanding how Clark County as a whole is meeting their growth management challenges. In addition, a new Moapa Valley index is suggested within section 14.4 that can assist local decision makers and community residents as they track Moapa Valley's progress towards achieving their vision.

### **Growth Management**

- Housing Affordability Index - The Housing Affordability Index monitors nine core variables that reflect the availability and affordability of housing in Southern Nevada.

- Dwelling Unit Dispersion Index – The Dwelling Unit Dispersion Index measures housing units by type by zip code.
- Local Tenure Dispersion Index – The Local Tenure Dispersion Index measures length of tenure by zip code.

### **Economic Development and Education**

- Leading Economic Indicators – This index measures the key economic variable that measures the relative health of Clark County’s economy.
- Household Income Dispersion Index – This index measures household income by zipcode.

### **Quality of Life**

- Environmental Quality Index - The environmental index is a composite of key performance measures designed to monitor the relative health of the environment.

### **Moapa Valley Index**

The Moapa Valley Index is proposed to be comprised of the following variables: employment, unemployment, fire and emergency response time, police response time, non-conforming zone changes, new residential permits, trail miles, number of septic permits, and the sewer equivalent residential users (ERUS).

### **Summary of Additional Recommendations**

Suggested additional initiatives that will help ensure a successful implementation of Moapa Valley’s vision and strategic plan include:

- the development of a rural design standard pilot project;
- a rural housing summit;
- an infrastructure planning partnership; and
- an expanded economic development effort.

## 1.0 INTRODUCTION

### 1.1 Background

The *Moapa Valley Community Profile*, which documents the Lower Moapa Valley, reports that “Moapa Valley is an inviting ribbon of green within the Mohave Desert. From the origin of the Muddy River on the north to its entrance into Lake Mead on the south, it is no more than twenty-five miles long with an average width of two miles. The Narrows of the Muddy River divide it into two approximately equal parts, the Upper and **Lower** Moapa Valley” (Clark County Comprehensive Planning Department 1986).

Interstate Highway 15 (I-15) borders the Lower Moapa Valley on the north and south by the Overton Arm of Lake Mead, the largest reservoir in the Western Hemisphere; on the east by Mormon Mesa; and on the west by the Valley of Fire State Park. The park is home to vibrant colors of sandstone rock formations and prehistoric petroglyphs.

**Figure 1 Formations of eroded sandstone and sand dunes.**



**Source: Valley of Fire State Park**

From prehistoric times, travelers have rested in this green oasis, now farmed by descendents of settlers who irrigated the valley floor. The impacts of their decisions regarding land use have changed over time as the prehistoric occupants’ digging sticks and footpaths gave way to the horse-drawn plow and wagon roads of early settlers and the mechanized farms, airport, railroad, and interstate highway of today. The early settlers brought with them the most American of planning traditions, laying out the original towns with wide, tree-lined streets in the style of Salt Lake City.

Now, at the beginning of the next millennium, Moapa Valley citizens are challenged with preserving their physical environment and quality of life while building a sustainable future. Multiple factors are creating pressures that will affect the future of Moapa Valley. In order to preserve both the area’s natural attributes and its warm, small town culture, Moapa Valley residents have joined in an effort “to develop a vision of the future which truly reflects the values and desires of the residents” (Moapa Valley 2020 Committee 1996).

## 1.2 Archaeology and History of Moapa Valley

To set this report in context, a brief summary of the archaeology and history of Moapa Valley is summarized from the 1986 Moapa Valley Comprehensive Plan, as follows. “Moapa Valley has been home to man at least as early as 2094 B.C. The earliest documented site occupied by man is the Stuart Rockshelter site, located in the upper Muddy River valley, about nine miles north of Moapa, where three cultures left artifacts as late as 1150 A.D. The lower Moapa Valley was occupied by basketmaking and gathering Native Americans as early as 1000 B.C. These Anasazi pueblo groups lived in permanent villages from the time of Christ to 1000 A.D., in two periods. During the Lost City period, pit dwellings were built on benches overlooking the valley, where irrigated crops, including cotton and maize, were grown. The later Mesa House stage saw large communities built on the tops of mesas. There was an active trading economy centered on salt and turquoise. The Anasazi civilization disappeared from the Moapa Valley about 1150 A.D., when they left the area for an unknown reason. The Southern Paiutes entered the area about the time of departure of the Anasazi, and their descendants remain in the area today” (Clark County Comprehensive Planning 1986, pp. 1-51). This prehistoric pueblo group occupation created a rich archaeological heritage within the Moapa Valley.

The prehistoric sites are located mainly on the bench east of the Muddy River above the cultivated part of the valley. The Lost City Museum and the University of Nevada - Las Vegas are leaders in the scientific examination of this heritage.

**Figure 2 Reconstructed pueblos on actual prehistoric foundations**



Source: Lost City Museum Collection, Eva Jensen, photographer

The earliest historic settlement of Moapa Valley occurred in 1865, when Brigham Young dispatched members of the Church of the Latter Day Saints (LDS) to settle the area as one of a chain of settlements along the road from Utah to California. The principal crop was cotton. The settlers established three towns—St. Thomas, St. Joseph, and Overton. In 1871, almost all of the settlers abandoned the valley and moved back to Utah. At one time, the valley was part of Utah territory, but the United States government assigned the valley to the Arizona territory when it was created, then assigned it to the new State of Nevada in 1867. When the survey was completed in the winter of 1870, Moapa Valley officially became part of Nevada. The new state

required the residents of Moapa Valley to pay their taxes in gold, even though they had paid taxes to Arizona for the period.

Most of the six hundred residents returned to Utah at this time; however, in 1880, LDS members from Utah returned to settle in Moapa Valley, and reestablished the towns. The settlers commenced irrigated farming with a variety of crops, and the irrigated farming has continued to this day.

**Figure 3 Adobe house, with residents posed in garden.**



**Source: Lost City Museum Collection**

**Figure 4 Whitmore house in Overton**



**Source: Lost City Museum Collection**

The valley has undergone economic changes several times. Until recently, the changes have been based on irrigated farming. In the early years of the twentieth century, the valley farmers produced much of the vegetables for southern Nevada. Melons and corn were important produce. They also produced transplants for other areas of the country, especially tomato plants and onion sets. For a variety of reasons, one being the availability of seasonal labor, the farmers transformed the economic base from vegetable production to dairy production. For a number of years, dairies represented the largest segment of the economy. In the 1960s, cattle and other meat-producing animals replaced the dairy herds. By the 1980s, horse breeding joined meat production. Throughout these one hundred years, retail businesses existed to provide valley residents with their necessities. As late as the mid 1980s, there were approximately three times as many retail businesses in the valley. Neither light nor heavy industry has played much of a role in Moapa Valley's economy, although mineral and rock production has made significant contributions.

Today, Moapa Valley is again a community in transition. This study examines the trends and issues that Moapa Valley residents are addressing as well as their vision for preserving their natural environment and "rural" quality of life. This report outlines the goals and strategies Moapa Valley residents have identified for managing growth and optimizing its subsequent opportunities for themselves and future generations. In addition, this report outlines a set of indicators that can be incorporated into the Clark County Monitoring Program that will assist rural areas in tracking how their communities are being impacted from large projects such as the Yucca Mountain project, as well as the rapid growth that continues to occur within Clark County.

### **1.3 Moapa Valley's Visioning Project**

In the twenty-first century, Moapa Valley stands at the threshold of a new era of growth and change that, in all likelihood, will be unmatched by anything it has experienced in the past. Emerging trends such as increased and aging population, a restructuring economy, changing careers and workplaces, and shifting values and lifestyles will all contribute to change to the physical, social, and economic structures within Moapa Valley.

How will the people of Moapa Valley, both the long-term residents and those newly arrived, face the significant challenges that will confront them? Will the community be able to preserve and enhance its unique values, lifestyles, traditions, and resources? How will Moapa Valley residents plan their community's future, so that it can continue to be a community where its residents enjoy and value their natural environment and quality of life?

The Moapa Valley Town Advisory Board (MVTAB) commissioned a committee to develop a strategic plan for the community. The Moapa Valley Strategic Planning Committee has worked diligently to identify a number of trends and challenges facing the community. As part of their efforts, the Strategic Planning Committee sought assistance from the Clark County Department of Administrative Services to develop a community profile and implement a visioning process within Moapa Valley. Since Clark County's Nuclear Waste Division (NWD) was already developing a Monitoring System for tracking changes to the economic, environmental, and social well being of Clark County residents and since additional research was needed to identify appropriate rural indicators to monitor, NWD agreed to provide facilitation support for the visioning process within the Moapa Valley.

On October 27, 2004, MVTAB held a kick-off meeting with representatives from Clark County Department's of Administrative Services and Comprehensive Planning, as well as the consulting firm of Urban Environmental Research, LLC. At the kick-off meeting, a work plan and a stakeholder outreach plan for the project were discussed finalized. While the work plan initially identified the need for four visioning sessions to complete the Visioning Project, this was subsequently expanded to include a fifth session. These sessions were held as follows:

Session 1: November 11, 2004

Session 2: December 9, 2004

Session 3: January 20, 2005

Session 4: March 5, 2005

Session 5: May 14, 2005

#### **1.3.1 The Visioning Process**

Through the *visioning* process, members of the community have come together to create a shared vision of their preferred future – a vision for the next 20 years. Through the visioning process, they have articulated their core community values, built a greater consensus for future directions, and developed specific goals and strategies for managing future growth within their community. This report profiles the natural, human, and cultural environment of Moapa Valley; and lays out

a vision, goals, and strategies to achieve the desired future that the community has identified. As part of this process, the people of Moapa Valley have accomplished the following:

- Examined the present conditions within Moapa Valley, including its strengths, weaknesses, and current issues.
- Discussed where Moapa Valley might be headed in the future, including major trends and emerging issues.
- Envisioned the future potential within Moapa Valley.
- Planned to achieve that vision through specific goals, strategies, and actions.

Throughout the process, participants' attention has focused on seven overarching *target areas* of concern related to the future of Moapa Valley, as follows:

- Managing growth
- Protecting the environment
- Fostering human development
- Improving housing and livability
- Promoting health and safety
- Creating economic opportunity
- Strengthening and sustaining community

These target areas were developed by the Visioning Subcommittee of the Strategic Planning Committee whose members represent broad-based community interests and concerns, endorsed by the Strategic Planning Committee, and approved by MVTAB.

#### **1.4 Report Organization**

The Visioning Subcommittee, based on its research and knowledge of the valley, identified the following topic areas as an appropriate structure for identifying and categorizing information that could be gathered and analyzed, in order to assess the current conditions and possible future trends within Moapa Valley. These topic areas became sections 2 through 12 of this report:

- People
- Land Use, Growth, and Development
- Housing
- Economic Development
- Education
- Environmental Quality
- Open Space, Parks, and Recreation
- Water and Wastewater
- Transportation;
- Public Safety
- Health and Human Services

Each of these sections includes a current profile, emerging trends and issues, and the goals and strategies that have been developed to address these challenges. Section 13 summarizes all of the goals and strategies that were identified during the Visioning Process, while Section 14 summarizes the indicators that have been identified to monitor future changes within Moapa Valley. Section 15 provides additional suggestions for the Moapa Valley Town Advisory Board to consider so that they can successfully achieve their vision. The outreach materials and results of the visual preference survey are included in a separate appendix.

## **1.5 The Context of Change**

One of the most important challenges in conducting a community visioning process is to understand the larger context of change – be it regional, national, or global in scale. If we ignore the potential impact of these trends, we run the risk of creating a vision that is out of touch with reality.

A conscious effort to consider the future from a wider perspective of change allowed the Visioning Subcommittee to focus on topic areas driven by larger societal forces, namely demographic and economic trends.

### **1.5.1 National and Regional Trends**

The future of Moapa Valley will be influenced by national and regional trends that unfold over the next 20 years. Many of these trends already may be observed within Clark County and Moapa Valley.

#### ***Growing, Aging Population***

The national population is changing dramatically, both in terms of its size and average age. The trend is driven by the sheer size of the baby boom generation – those Americans born between 1946 and 1964. Between 2010 and 2020, the majority of baby boomers will turn 65 years of age. For the next 20 years, elderly Americans will represent a growing share of the population, with enormous implications for housing, health care, transportation, social services, and cultural activities. An aging population will place unique demands on local communities, but also offer unique opportunities for volunteerism and civic service.

#### ***Shifting Economic Base***

The American economy is midstream in a long-term economic shift from industrial and manufacturing-based economy to an information and service-based economy. As a result, fewer jobs are being created in traditional industrial occupations, while relatively more jobs are being created in knowledge and service-oriented fields. This trend has dramatic implications for the future of work, as well as the types of education and training required by the occupations of the future. Similarly, as the economy of Moapa Valley reflects a shift from its historic agricultural-based economy to a commuter-based economy, Moapa Valley must embrace the emerging economy of the future and identify how it can optimize its unique qualities so that current and future generations can continue to prosper.

### ***Continued Decentralization***

The United States is continuing to shift from social and institutional centralization to decentralization. For most of the last half of the twentieth century, social, economic, and political forces supported the centralization of power, authority, and responsibility in the public and private sectors. Today and for the near future, a countervailing trend of decentralization will exist. Responsibility is becoming local. State and local governments are taking, or being asked to take, more responsibility for the design and delivery of local services. At the same time, other nongovernmental aspects of society are also decentralizing. The western region of the United States, including the State of Nevada, demonstrates a unique set of emerging trends that distinguish it from other parts of the country. Such trends provide an important context for understanding the future of Moapa Valley. The western United States exhibits the following trends:

- Is the fastest growing region of the country.
- Has the fastest growing youngest (1 to 5 years) and oldest (65+) age segments.
- Has the highest level of population migration into the region.
- Has the highest rate of migration into urban centers.
- Exhibits the most dramatic changes in the workforce.
- Is the most vulnerable to environmental threats (air and water quality, water supply, natural habitat encroachment).

Many, if not all, of these trends can be observed in Clark County and Moapa Valley.

#### **1.5.2 A Moapa Valley Community Profile**

The profile of Moapa Valley that follows in sections 2 through 12 presents information concerning where the community is today, where it may be headed, and what issues it faces. The composite picture is one of a community in the midst of a major transition. By any measure, the net effect is that Moapa Valley is faced with the prospect of sustained change.

Through the Visioning Project, the community has had a rare opportunity to assess their probable future as a community and to begin to build a preferred future – one that upholds their core values as a community and their highest aspirations.

## 2.0 DEMOGRAPHICS

The future of a community begins with its people. The size, age distribution, and racial and ethnic composition of the population affect the community's goals, values, and needs. Demographic characteristics of a community also influence demand for services and allocation of government expenditures in sectors like education and social services. Government decision makers use demographic information to decide whether schools or libraries need to be expanded, what social services are needed, and when. In this way, demographics both inform and influence public policy.

Key demographic factors for a community are population size, number of households, household size, household income, age distribution, education attainment levels, income levels, and racial and gender composition.

### 2.1 Demographic Profile

The demographic profile of Moapa Valley is characterized by a growing population, households growing faster than the population, an overwhelmingly white and aging population, a larger number of residents younger than 19 and older than 65 than Clark County, a balanced male to female ratio, a high percentage of married households, and a rising number of college graduates. These demographic characteristics are described in detail below.

**A growing population.** As of 2000, Moapa Valley had a population of 5,784 full-time residents (Table 1 and Figure 5). This does not include “snow birds” or other transients. The population of Moapa Valley has almost doubled since 1980 and has grown by more than 66 percent since 1990. Moapa Valley's growth in the 1980s was less than half of either Clark County or Nevada, two of the fastest growing areas in the United States. However, during the 1990s, the population growth for Moapa Valley exceeded Nevada's growth rate and constituted approximately 80 percent of the Clark County growth rate.

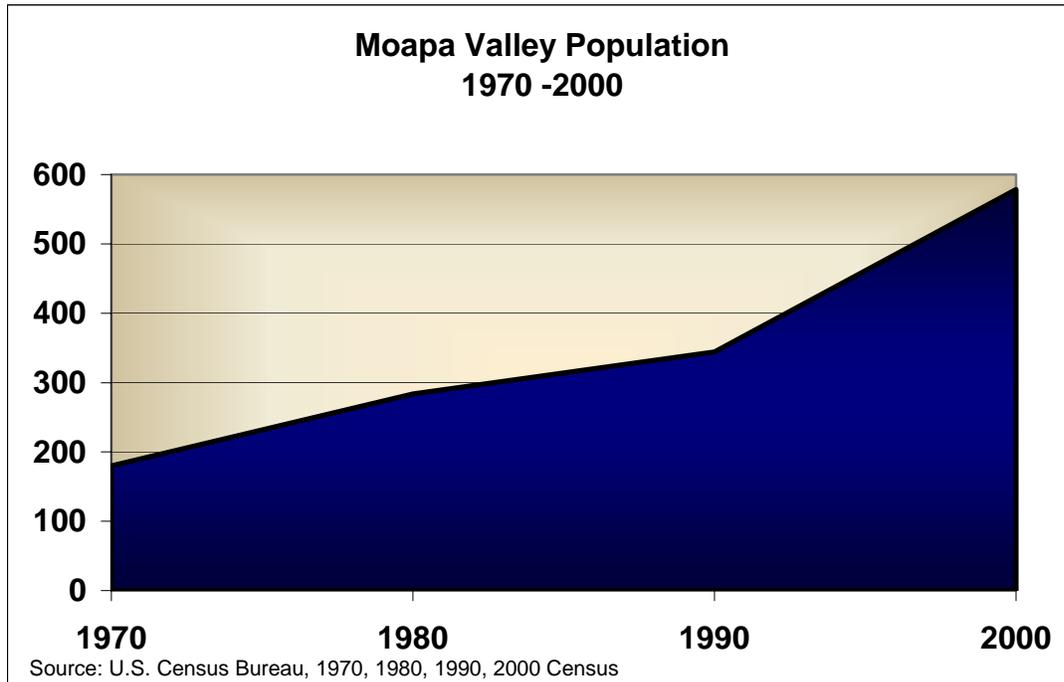
**Households growing faster than the population.** In 2000, there were 2,042 households, more than 915 households more than 1990 (Table 1). That growth was 3.5 percent greater than the population growth, and was due to fewer children in the households included in the 1990 census and fewer children in the households established since the 1990 census. The growth in households over the 10 years between 1990 and 2000 was in line with Clark County and was almost 10 percent higher than the state as a whole. The average household size decreased from 3.06 to 2.99 persons from 1990 to 2000. In 1990, Moapa Valley households averaged 0.5 persons more than either Clark County or Nevada as a whole, but now is less than the household size in Clark County.

**Table 1 Comparative Demographic Statistics 1980 – 2000**

<b>NEVADA</b>	<b>1980</b>	<b>Percent Increase</b>	<b>1990</b>	<b>Percent Increase</b>	<b>2000</b>	<b>Percent Increase</b>
<b>Population</b>	799,184		1,201,833	50.4%	1,998,257	66.3%
<b>Households</b>	339,567		466,297	37.3%	751,165	61.1%
<b>Persons per household</b>	2.35		2.53		2.66	
<b>Race</b>						
<b>White</b>	699,377	87.5%	1,012,695	84.3%	1,565,866	78.4%
<b>Black</b>	50,791	6.4%	78,771	6.6%	150,508	7.5%
<b>American Indian</b>	13,304	1.7%	19,637	1.6%	42,222	2.1%
<b>Asian/Pacific Islander</b>	14,109	1.8%	38,127	3.2%	128,690	6.4%
<b>Other</b>	21,603	2.7%	52,603	4.4%	193,720	9.7%
<b>Hispanic, any race</b>	53,786	7.0%	124,419	10.4%	393,970	19.7%
<b>Median Age</b>	N/A		N/A		35.0	
<b>CLARK COUNTY</b>						
<b>Population</b>	461,816		741,459	60.6%	1,375,765	85.5%
<b>Households</b>	190,233		287,025	50.9%	512,253	78.5%
<b>Persons per household</b>	2.43		2.53		3.17	
<b>Race</b>						
<b>White</b>	390,021	84.5%	602,658	81.3%	984,796	71.6%
<b>Black</b>	46,064	10.0%	70,738	9.5%	124,885	9.1%
<b>American Indian</b>	3,037	0.7%	6,416	0.9%	10,895	0.8%
<b>Asian/Pacific Islander</b>	9,155	2.0%	26,043	3.5%	103,064	7.5%
<b>Other</b>	13,539	2.9%	35,604	4.6%	145,037	10.5%
<b>Hispanic, any race</b>	34,998	7.6%	82,904	11.2%	302,143	22.0%
<b>Median Age</b>	NA		NA		34.4	
<b>MOAPA VALLEY</b>						
<b>Population</b>	2,839		3,444	21.3%	5,784	67.9%
<b>Households</b>	1,032		1,127	9.2%	2,042	71.6%
<b>Persons per household</b>	2.75		3.06		2.99	
<b>Race</b>						
<b>White</b>	2,682	94.5%	3,216	93.4%	5,345	92.4%
<b>Black</b>	0	0.0%	4	0.1%	23	0.4%
<b>American Indian</b>	19	0.7%	34	1.0%	68	1.2%
<b>Asian/Pacific Islander</b>	7	0.2%	24	0.7%	60	1.0%
<b>Other</b>	131	4.6%	166	4.8%	292	5.0%
<b>Hispanic, any race</b>	203	7.2%	298	8.7%	526	9.1%
<b>Median Age</b>	26.8		N/A		35.8	

Source: 1980, 1990, 2000 U.S. Census Data

**Figure 5 Moapa Valley Population 1970 – 2000**



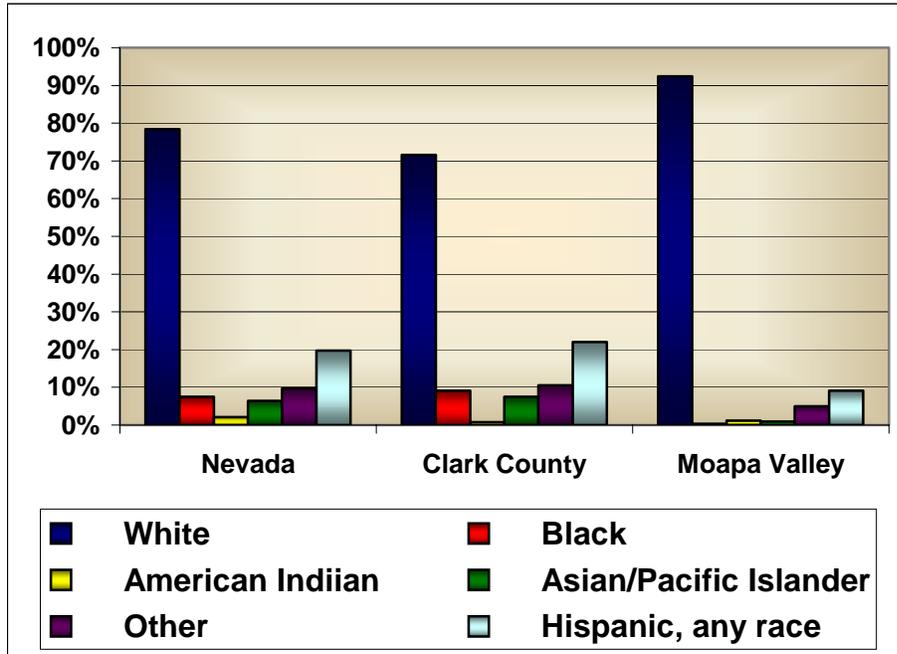
**An overwhelmingly white population.** Moapa Valley is much less racially diverse than Clark County, Nevada, or the United States (Table 1 and Figure 6). The population is over 90 percent White, with no other racial group exceeding 2 percent. Hispanics of any race constitute less than 10 percent of the population and less than half of the Clark County Hispanic population. Even with proximity to the Moapa Valley Paiute Reservation, the Native American population percentage is less than that of Nevada as a whole, and only slightly higher than that of Clark County. Where Blacks or African Americans are the largest single-race minority in Nevada and Clark County, they are the smallest minority in Moapa Valley. The White majority has decreased by about 2 percent since 1980, while Nevada and Clark County have decreased by 9 percent and 13 percent, respectively. Hispanics of any race have increased approximately 2 percent since 1980, while in Nevada and Clark County, the Hispanic population increased dramatically, to where they represent approximately 20 percent of the populations in each jurisdiction.

**An aging population.** From 1980 to 2000, the median age of Moapa Valley’s population increased from 27 to 36 years (Table 1). Moapa Valley’s population is slightly older than Clark County and Nevada populations.

**A larger percent of the population under 19 years and over 65 years than Clark County (Figure 7).** This age demographic has implications for schools and social services relative to the rest of the county. Although the population under 19 years and over 65 years increased significantly from 1990 to 2000, the relative percentages for these groups decreased, due to increases in the 18 to 64 ages, especially in the 25 to 44 year old age bracket.

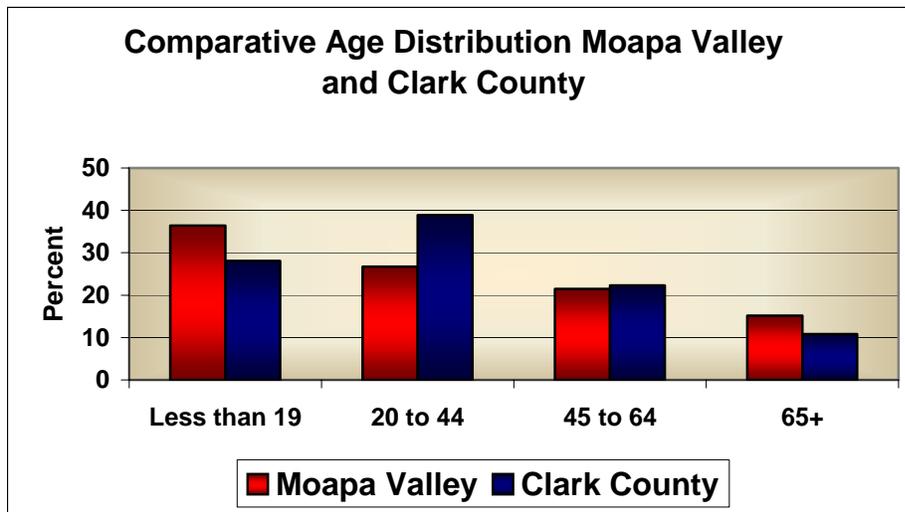
**A balanced male to female ratio.** Since 1980, Moapa Valley has had a slightly larger number of males than females, differing from Clark County, Nevada, and the United State, all with slightly higher numbers of females. In 2000, with a population of 5,784, there were only 48 more males than females in Moapa Valley.

**Figure 6 Moapa Valley Year 2000 Racial Composition**



Source: 2000 U.S. Census

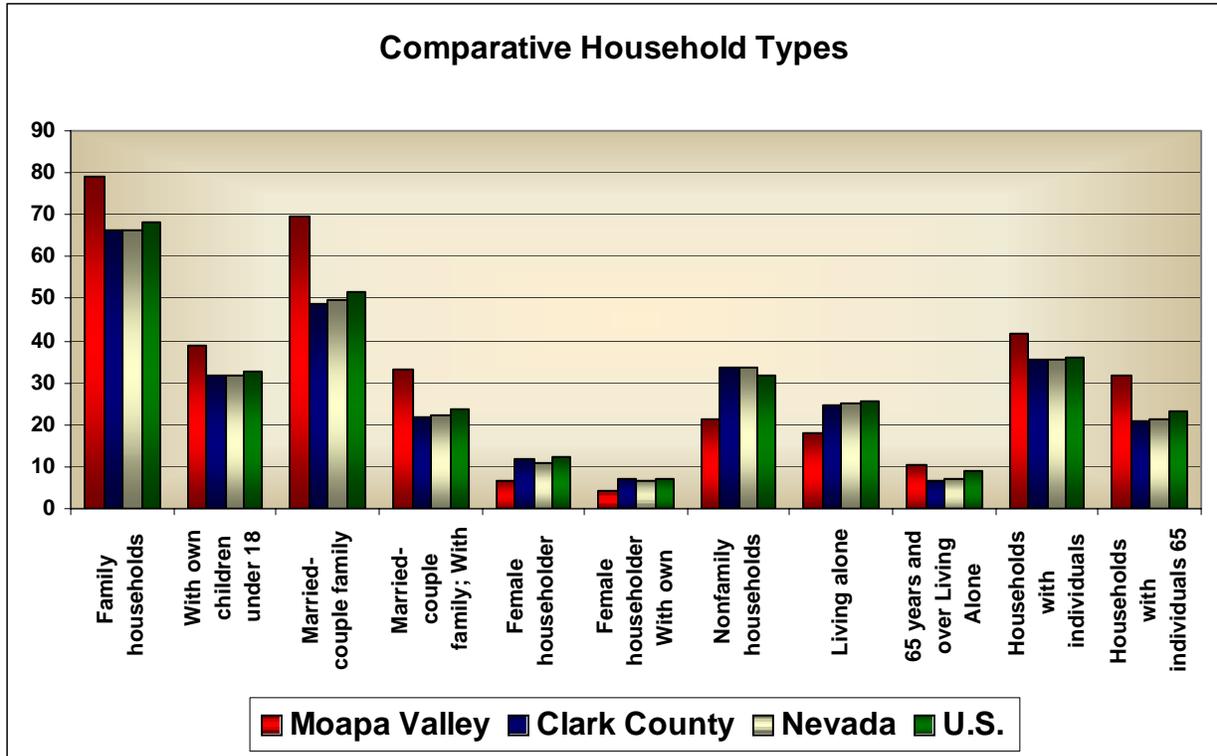
**Figure 7 Comparative Age Distribution Moapa Valley and Clark County**



Source: 2000 U.S. Census

**A high percentage of married households.** Moapa Valley has a higher percentage of married households and a smaller number of female and individual householders than found in Clark County, Nevada, or the United States.

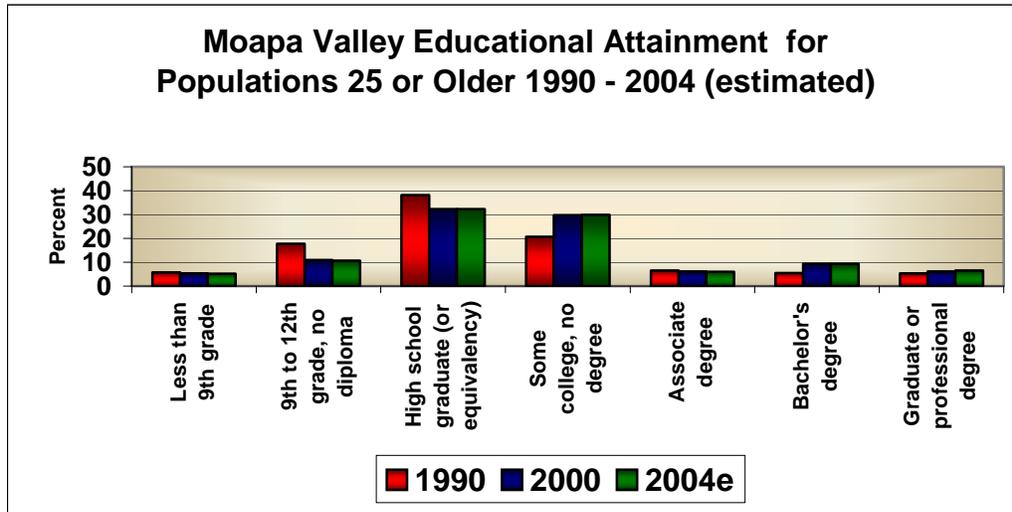
**Figure 8 Comparative Household Types by Geography**



Source: 2000 U.S. Census

**A rising number of college graduates.** Moapa Valley has a higher percent of high school graduates, but a lower percent of college graduates than Clark County, Nevada, or the United States. There has been a gain in the number of Moapa Valley residents with bachelor and advanced degrees since 2000, which may be due to the migration of white-collar workers into Moapa Valley from greater Las Vegas (Figure 9).

**Figure 9 Comparative Educational Attainment by Age and Location**



Source: 1990 and 2000 U.S. Census

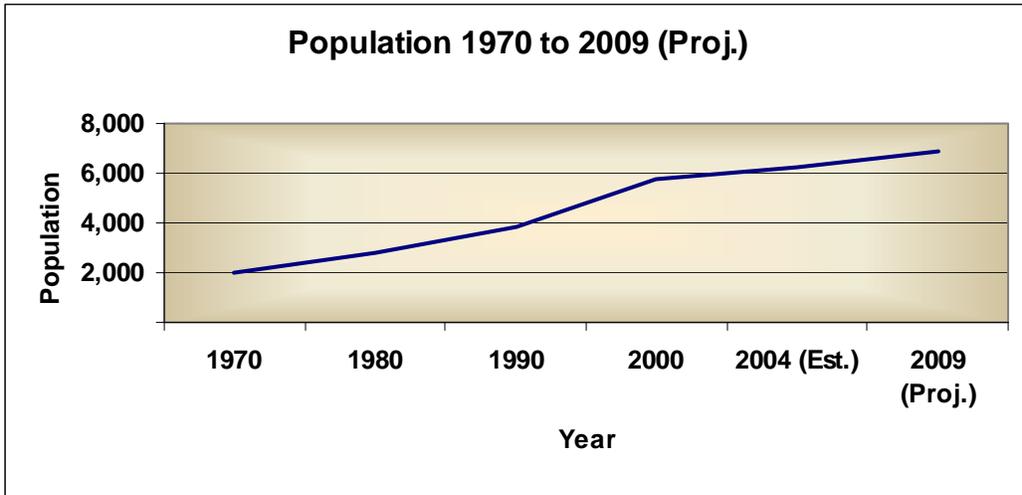
## 2.2 Demographic Trends

Moapa Valley will see significant population growth in the next 20 years, which will affect Moapa Valley's lifestyle, infrastructure, local government, service organizations, and land use.

The population of Moapa Valley doubled between 1980 and 2000. Moapa Valley had a growth rate of over 50 percent during the 1990s (Figures 10 and 11). Over the next decade, the growth rate is forecast to be 10.7 percent with the population climbing to 6,862 by 2009 (Figure 11).

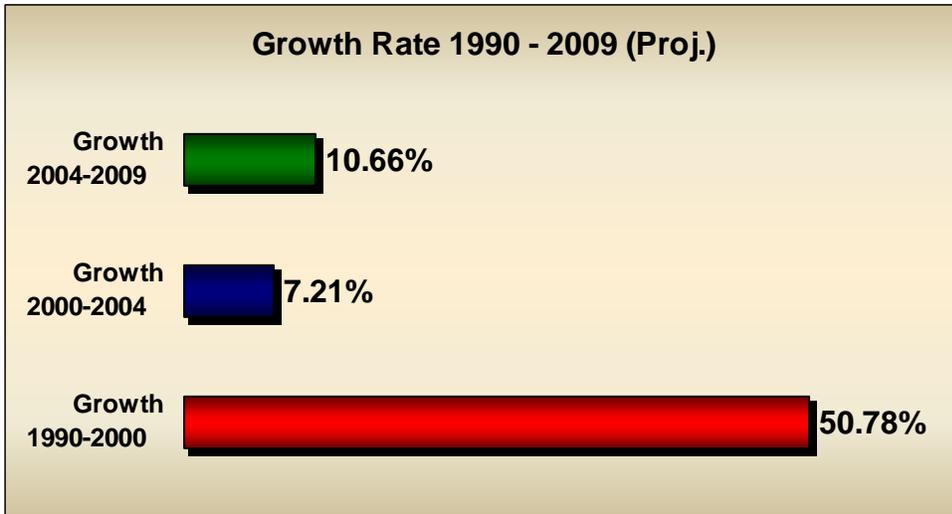
The number of households will increase faster than the population as the size of households continues to decline. With the population forecasted to double by 2020 and the persons per household projected to decline, the number of households could increase from the 2,042 in 2000 to more than 5,000 households in 2020.

**Figure 10 Moapa Valley Growth Projections 1970 - 2009 (estimated)**



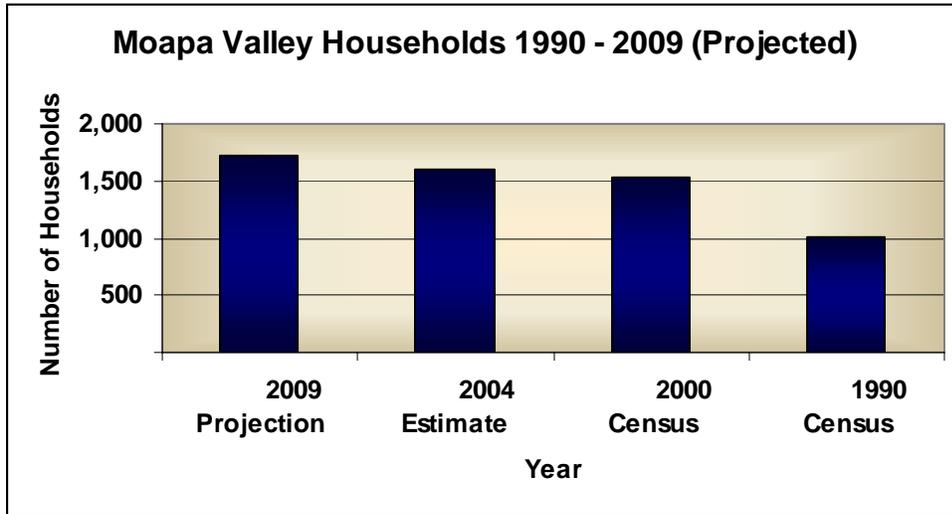
Source: 2000 U.S. Census

**Figure 11 Moapa Valley Growth Rate 1990 - 2009 (Projected)**



Source: 2000 U.S. Census

**Figure 12 Moapa Valley Population and Projections**



Source: 2000 U.S. Census

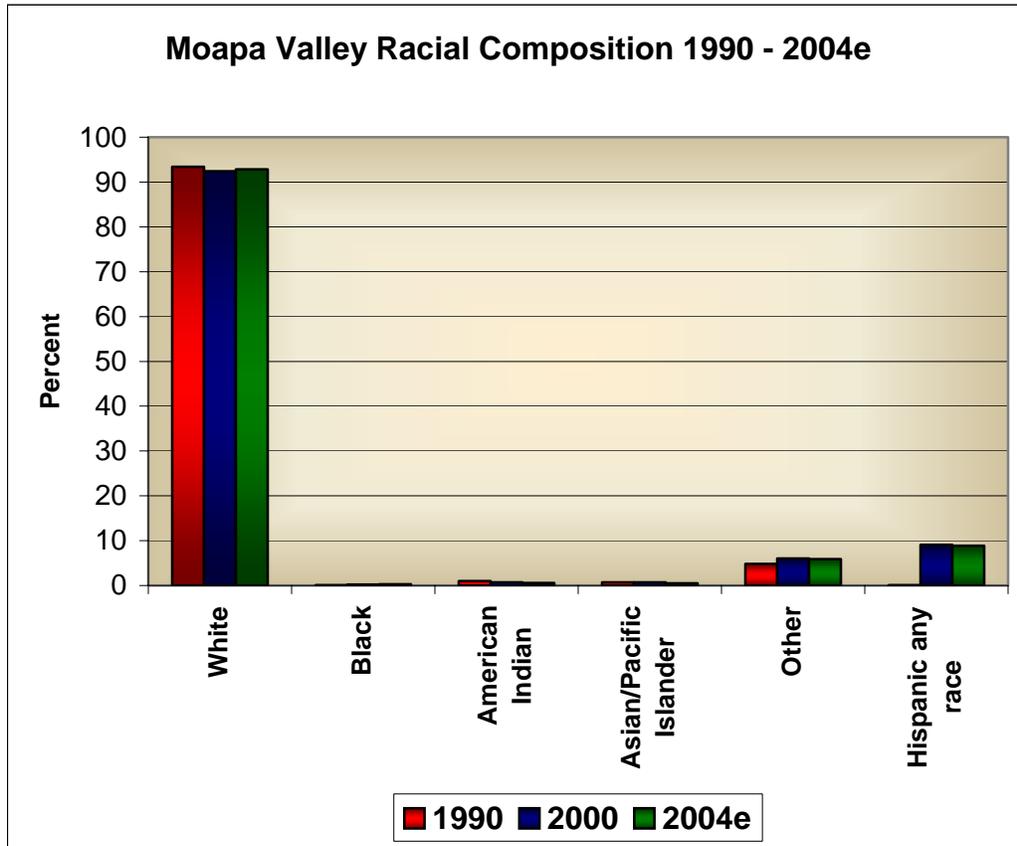
Moapa Valley households are expected to continue to be predominately White over the next couple of decades. The slight downward trend in the dominant White population, having dropped from 95 percent of the population in 1980 to 92 percent in 2000, is expected to continue at the same rate, projecting to be 90 percent by 2020.

The number of African-Americans residing in Moapa Valley increased slightly over the 20-year period from 1980 to 2000, from zero in 1980 to less than 0.5 percent in 2000. This percent is expected to remain below 1 percent through 2020.

The percentage of American Indian, Asian/Pacific Islander, and Other Race groups have increased slightly, but made up only about 7 percent of the population in 2000, and can be expected to remain below 10 percent by 2020.

The largest minority group in Moapa Valley is Hispanics, Any Race. This minority group increased about 1 percent over the last decade. Based on current trends, Hispanics, Any Race will constitute less than 12 percent of the population by 2020.

**Figure 13 Moapa Valley Racial Composition 1990 - 2020 (Estimated)**

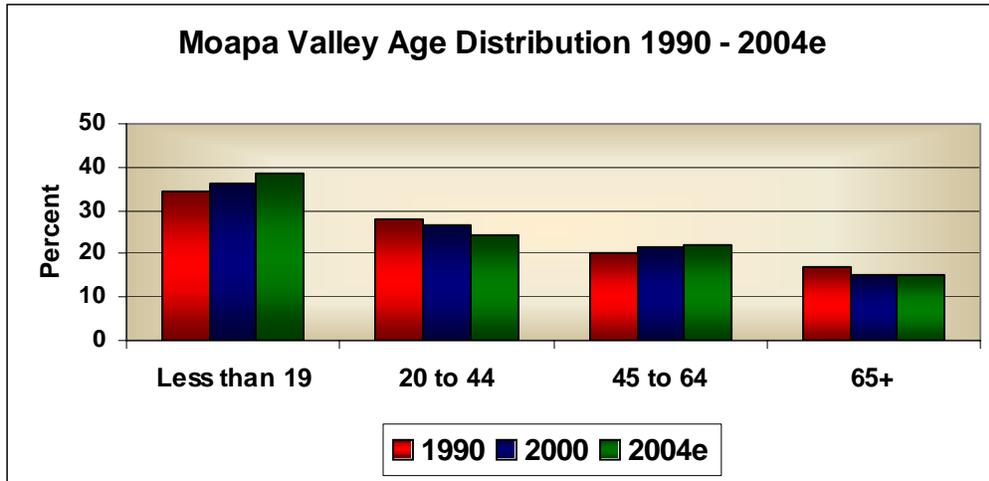


Source: 1990 and 2000 U.S. Census

Moapa Valley’s population will continue to age, with noticeable increases in middle-aged and senior citizen segments and a continued decline in percentage of school-aged children.

More than 30 percent of Moapa Valley’s residents who are currently aged between 45 and 64 years will be over the age of 65 by 2020. It is estimated that the number of Moapa Valley residents under the age of 18 will continue to decline as a percentage of the population, as those in the 18 to 44 age groups have fewer children and household size continues to drop.

**Figure 14 Moapa Valley Age Distributions 1990 - 2004 (Estimated)**



Source: 1990, 2000,

and 2004 Census and Census update

### **2.3 Demographic Issues**

The Visioning Project identified the following issues to be evaluated regarding Moapa Valley's demographic profile:

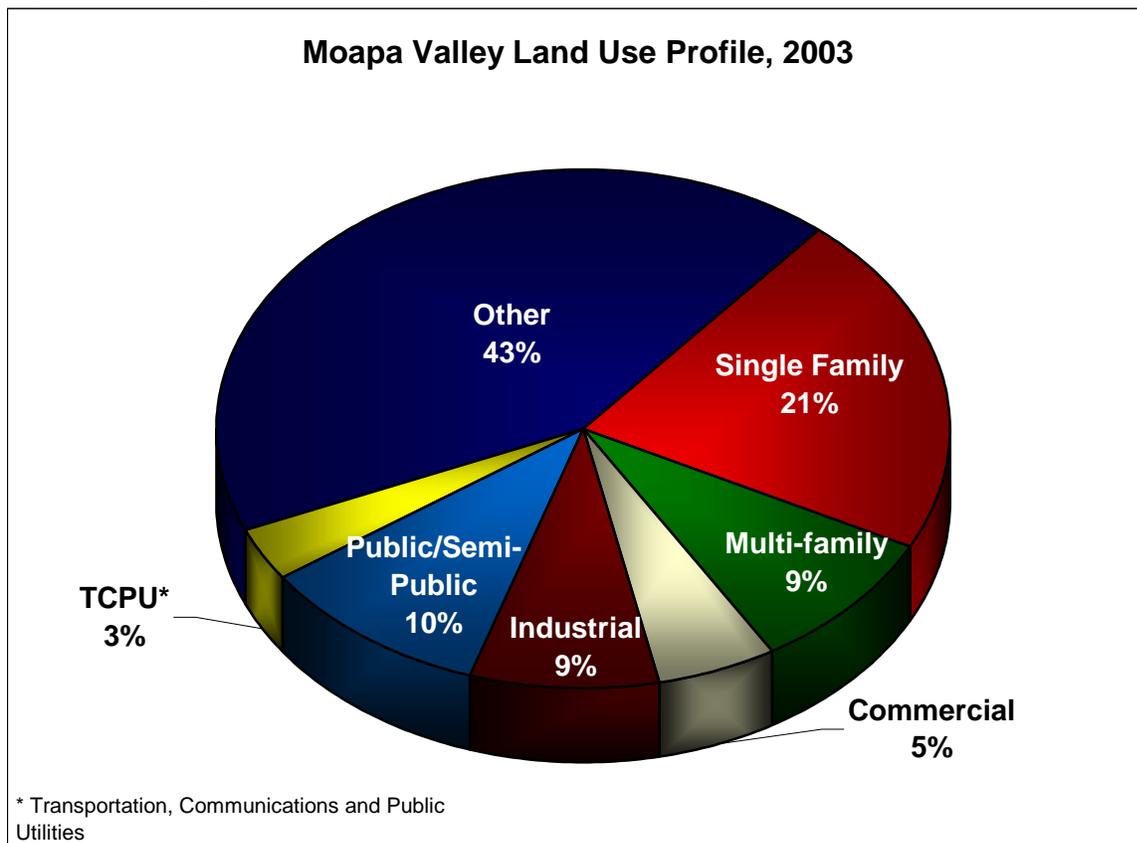
- How will Moapa Valley physically accommodate growth, while maintaining its small town, "rural" lifestyle?
- What type of development and what kind of services will be required to meet the population's needs and, at the same time, preserve the valley's lifestyle and livability?
- What are the long-term implications to existing plans for development of infrastructure and are these plans sufficient to support doubled population and housing units?
- What are the implications of an aging population on the type and quality of services offered to middle-aged and senior citizens?

### 3.0 3.0 LAND USE, GROWTH AND DEVELOPMENT

#### 3.1 Land Use Profile

Moapa Valley's existing and approved land uses are detailed in the *Northeast Clark County Land Use and Development Guide* that was adopted by the Clark County Board of County commissioners on May 3, 1994. This document shows existing and approved zoning designations for the communities of Overton and Logandale. An update to this plan is expected to be initiated during the summer of 2005.

**Figure 15 Moapa Valley Land Use Profile 2003**

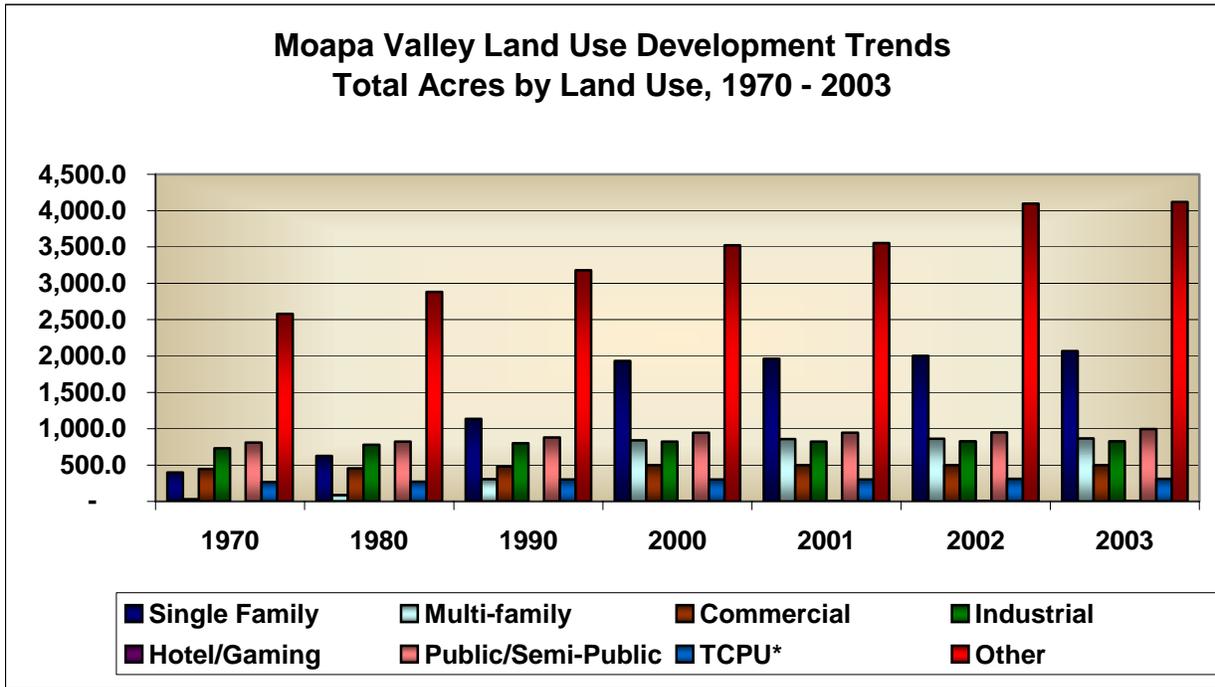


Source: Clark County Assessors Office Database and Applied Analysis

#### 3.2 Growth and Development Trends

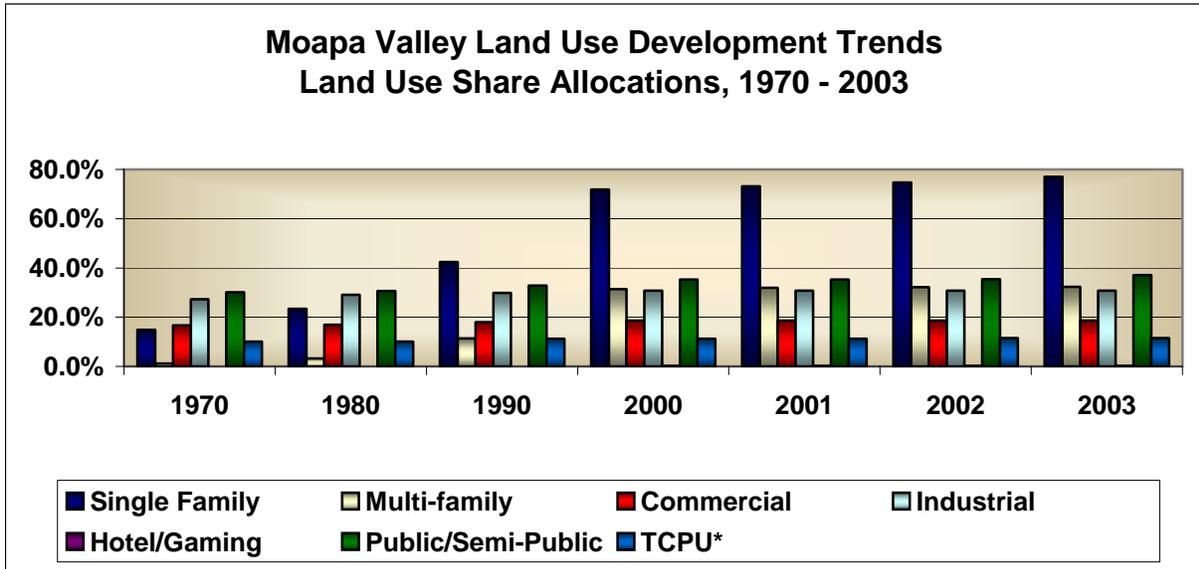
As shown on Figure 16, Moapa Valley has experienced substantial increases in several types of land use, especially multi-family and single family residential.

**Figure 16 Moapa Valley Land Use Development Trends Total Acres by Land Use 1970 - 2003**



Source: Clark County Assessors Office Database and Applied Analysis  
 \* Transportation, Communications and Public Utilities.

**Figure 17 Moapa Valley Land Use Development Trends Land Use Share Allocations, 1970 - 2003**



Source: Clark County Assessors Office Database and Applied Analysis  
 \* Transportation, Communications and Public Utilities.  
 \*\* Other uses are not included in the total land use denominator.

**Table 2 Moapa Valley Land Use Development Trends by Acreage by Type by Year 1970 - 2003**

	Single Family	Multi-Family	Commercial	Industrial	Hotel	Public/Semi-Public	TCPU*	Other	Total
1970	13.24	3.00	397.42	-	-	734.05	0.90	8.54	1,157.15
1971	6.34	0.27	-	-	-	2.98	-	-	9.59
1972	9.56	-	0.41	-	-	1.25	-	43.01	54.23
1973	9.57	2.02	-	42.81	-	-	-	7.97	62.37
1974	17.84	-	0.55	-	-	-	-	2.44	20.83
1975	21.11	19.99	-	3.77	-	9.25	-	-	54.12
1976	27.24	21.45	3.29	2.56	-	-	-	242.81	297.35
1977	12.62	-	-	-	-	-	-	-	12.62
1978	42.31	3.47	0.94	-	-	-	-	-	46.72
1979	38.57	4.04	0.51	-	-	-	0.34	9.71	53.17
1980	44.57	4.62	2.27	-	-	-	2.37	-	53.83
1981	71.70	32.15	1.38	1.84	-	-	1.31	37.16	145.54
1982	63.86	50.58	0.71	1.94	-	11.77	5.04	132.80	266.70
1983	56.13	14.17	4.38	2.91	-	-	-	18.59	96.18
1984	40.27	2.17	-	1.15	-	0.73	-	2.16	46.48
1985	54.26	26.17	7.74	1.96	-	-	-	4.98	95.11
1986	19.33	9.69	-	-	-	4.48	-	-	33.50
1987	31.51	62.10	8.11	11.66	-	11.85	3.09	35.11	163.43
1988	100.55	8.44	4.95	2.00	-	9.44	21.10	34.68	181.16
1989	33.46	10.39	1.60	-	-	11.10	-	12.19	68.74
1990	38.53	4.12	-	-	-	10.18	-	16.59	69.42
1991	44.09	70.21	0.45	-	-	-	-	-	114.75
1992	53.97	438.78	-	6.95	-	-	-	214.07	713.77
1993	136.66	2.53	-	-	-	2.12	-	17.09	158.40
1994	70.32	3.05	-	-	-	-	-	11.57	84.94
1995	64.47	12.43	5.86	11.51	-	-	-	4.15	98.42
1996	59.02	0.29	2.03	-	-	-	-	0.31	61.65
1997	152.99	9.17	5.07	3.20	-	-	-	58.88	229.31
1998	66.35	-	1.51	-	3.07	62.14	-	2.06	135.13
1999	51.59	-	-	-	-	-	-	-	51.59
2000	94.10	-	-	-	-	-	-	37.41	131.51
2001	31.38	15.70	-	-	-	-	-	26.94	74.02
2002	42.12	5.99	-	1.56	-	2.68	6.71	542.85	601.91
2003	62.85	2.41	-	-	-	46.37	-	23.35	134.98
<b>Average Annual 1993 - 2003</b>	<b>75.62</b>	<b>4.69</b>	<b>1.32</b>	<b>1.48</b>	<b>0.28</b>	<b>10.30</b>	<b>0.61</b>	<b>65.87</b>	<b>160.17</b>

As illustrated in Table 3, the migration trends into Moapa Valley experienced in the years from 1995 to 2000 are expected to continue over the next decade. Almost all of the migration would appear to be from the greater Las Vegas area (also within Clark County) and from outside the state.

The number of Moapa Valley residents who reside in the same home as they did five years ago is similar to the national rate and substantially higher than the rates found in Clark County or the State of Nevada. Like Clark County and the State of Nevada as a whole, Moapa Valley attracts residents from other states at a significantly higher rate than the nation as a whole.

The population growth is expected to continue to be driven by migration from within the county and from outside the state. One of the factors attracting migration from within the county is Moapa Valley’s rural lifestyle that provides a distinct alternative to the Las Vegas Valley. The migration to Moapa Valley from outside the state reflects a nationwide trend toward migration to the Southwest.

**Table 3 Migration Pattern Comparisons 1995 - 2000**

	<b>Moapa Valley</b>	<b>Clark County</b>	<b>Nevada</b>	<b>US</b>
<b>Same House</b>	53.7%	34.5%	37.4%	54.1%
<b>Different House</b>	46.1%	60.8%	58.6%	43.0%
<b>Same County</b>	25.9%	32.5%	30.6%	24.9%
<b>Different County, Same State</b>	1.5%	0.9%	2.8%	18.1%
<b>Different State</b>	18.7%	27.4%	25.1%	8.4%
<b>Elsewhere in 1995</b>	0.3%	4.7%	4.1%	2.9%

Source: 2000 U.S. Census

### **3.3 Land Use Issues**

The Visioning Project identified the following issues to be evaluated regarding Moapa Valley’s land uses:

- The rate of current development is encroaching on the rural lifestyle of Moapa Valley residents. Area residents want to avoid a growth pattern such as what has occurred in North Las Vegas, where long-time pig farmers have been challenged as impediments to development.
- Moapa Valley residents are concerned that developers are taking much of the community’s economic base but not broadening the area’s economic base.
- The builders are not going to resolve the indirect effects of development such as traffic. Growth should therefore be “managed,” in order to control the effects of growth on the community.
- Growth will have “cumulative impacts” that need to be considered.
- The community would like to investigate the historical precedence of what other communities have done with respect to growth. For example, how have permit controls been applied elsewhere?

- Growth is occurring and will accelerate. Are the public services (schools, infrastructure, roads) for increasing population adequate? A “breakdown” of population to service needs is needed.

### **3.4 Land Use Goals**

The Visioning Project formulated the following goals to address the issues identified regarding Moapa Valley’s land uses:

- Growth in Moapa Valley should be logical, predictable, sustainable, and foster and protect the quality of life of all its citizens.
- Moapa Valley will maintain its rural, small town nature by welcoming new sustainable development only in designated areas where public water and sewer services have been expanded to accommodate growth. All new development and infrastructure costs will be incorporated into the cost of new development.
- Moapa Valley will only encourage new small-scale developments that are interspersed with plenty of open land and recreational areas, transitioning to open farmland and blending into the surrounding rural environment. Moapa Valley will attempt to preserve its historical agricultural economy.

### **3.5 Land Use Strategies**

The Visioning Project developed the following strategies to implement the goals that were formulated to address the issues raised regarding Moapa Valley’s land uses:

- Moapa Valley will develop a plan for managed growth that recognizes the diverse needs of its residents at all stages of their lives while seeking to maintain its largely rural and residential characteristics.
- Moapa Valley will seek to develop agreements with Clark County and regional public infrastructure providers to provide services in areas mutually designated for development.
- The residents desire to promote a unified identity for Moapa Valley.
- Moapa Valley will seek to prevent the release of nearby Bureau of Land Management (BLM) lands until such time that a plan has been developed to provide for necessary public infrastructure including water, wastewater, transportation, and schools.
- Moapa Valley will strive to set aside land eligible for release by BLM for open space and recreational uses.
- Moapa Valley will require developers of new housing to offset reductions in farm open space with other open space.

- Moapa Valley will encourage a multi-family residential, commercial and mixed use district in the center of Overton and/or Logandale that would provide a pedestrian-friendly area to encourage visitors to get out of their cars and frequent local service establishments and to provide alternative housing choices for young couples starting out, and the elderly.
- Moapa Valley will develop a plan that identifies how future wastewater treatment will be provided for and funded.
- Moapa Valley is committed to strict adherence to the Northeast Clark County Land Use Plan.
- Design standards should be developed that reflect and maintain Moapa Valleys' rural character including limiting areas with curb, gutter and sidewalk improvements to appropriate areas.

#### **4.0 HOUSING**

Owning a home traditionally has been the centerpiece of the “American Dream.” Home ownership provides the foundation for personal comfort, refuge, family life, and financial security, and creates the base for neighborhoods, schools, and businesses. Quality, variety, and affordability of owner-occupied housing in a community are major components to livability.

Other people prefer to rent housing, both short-term and long-term, for a variety of reasons, only some of which are related to the affordability of home ownership. Like those who own homes, renters seek quality, variety, and affordability of rental housing. Another important factor to renters is the quantity of housing stock that is available.

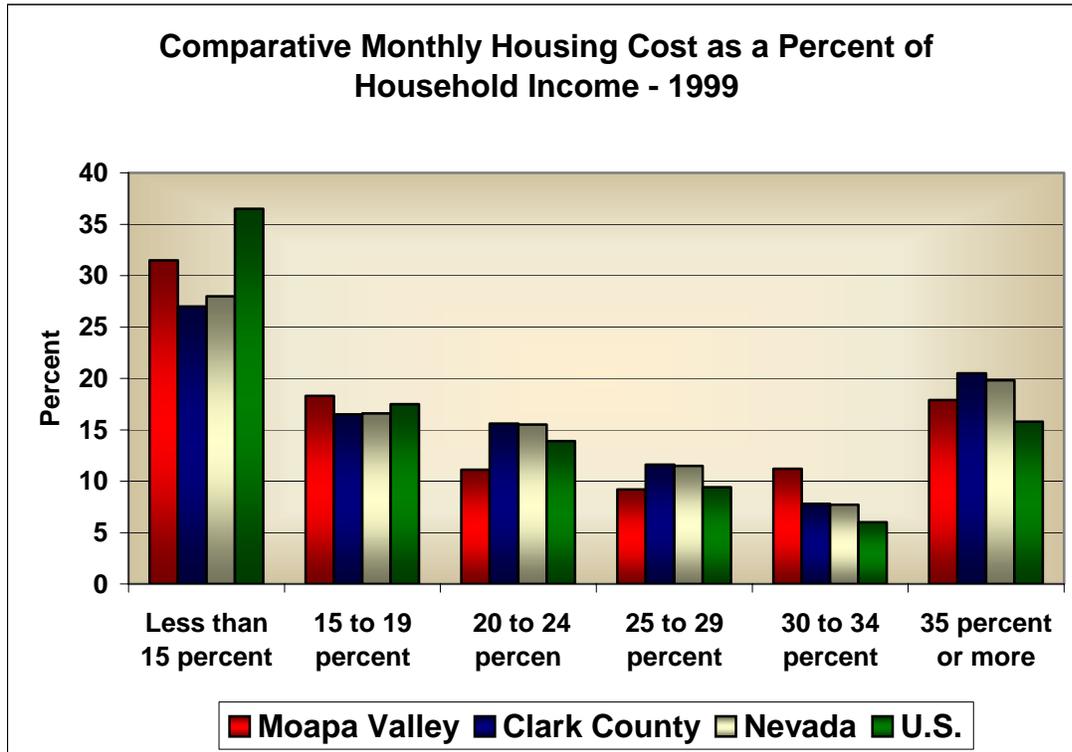
The following key indicators were examined to develop this profile of Moapa Valley housing stock:

- Quantity of available housing
- Type, age, value of housing units
- Householder longevity
- Mix of owner-occupied and rental housing
- Housing unit vacancy rates
- Housing costs as a percent of gross household income
- Cost to build housing units
- Factors affecting housing costs
- Housing unit sales prices
- Rental costs
- Affordability of housing
- Amount and adequacy of low-income, subsidized housing

#### 4.1 Housing Profile

Compared to Clark County, the State of Nevada, and the United States as a whole, Moapa Valley has fewer one-unit housing, substantially less multi-unit housing units of all sizes, and over four times as much “temporary” housing units including mobile homes, recreational vehicles, vans, and boats (Figure 18).

**Figure 18 Comparative Housing Costs as a Percent of Household Income — 1999**



Approximately half of all housing units in Moapa Valley are less than 20 years old. This is typical of Nevada and Clark County, but much different than the national housing unit age, where less than 35 percent are less than 20 years old.

In 2000, Moapa Valley’s median owner-occupied housing unit value for a single-family home was \$147,300. This is higher than the median owner-occupied housing unit value for single-family homes in Clark County, the State of Nevada, or the United States (Table 4). In 1990, Moapa Valley’s median owner-occupied housing unit value for a single-family home of \$80,600, while comparable to similar homes in the United States (\$79,100), was significantly lower than values for Clark County and the State of Nevada. Between 1990 and 2000, owner-occupied housing median values increased more than 80 percent in Moapa Valley. This increase in price reflects the shift in housing from mobile homes to new single-family home construction.

For approximately 30 percent of Moapa Valley residents, monthly housing costs exceed 30 percent of household income (Figure 18 and Figure 19).

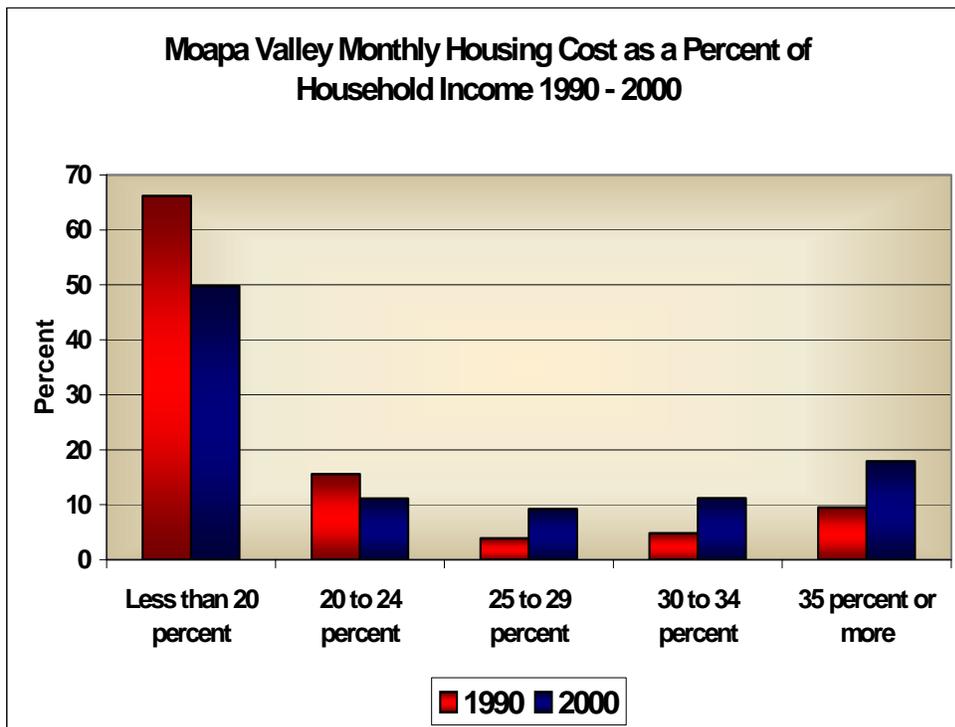
Currently, Moapa Valley is experiencing a very constrained real estate market for single-family housing units. In 2000, only 1.4 percent of single-family housing units were vacant out of 1,567 owner-occupied housing units, or about 20 units. In July 2003, there were less than 30 single-family units on the market. Also, in July 2003, there were fewer than 10 lots, zoned for single-family units, remaining unsold in Moapa Valley subdivisions.

**Table 4 Comparison of Owner Occupied Median Housing Values 1990 – 2000**

1990	2000
\$80,600	\$147,300
\$93,300	\$139,500
\$95,700	\$142,000
\$79,100	\$119,600

Over the last two years there has been limited availability of rental properties within Moapa Valley. In 2000, there was an approximate 8 percent vacancy rate for rental units. In July 2003, multiple-unit rental housing was filled to capacity, with waiting lists. Single-family rental units, especially in the higher rent categories, still could be found.

**Figure 19 Comparative Monthly Housing Cost as a Percent of Household Income 1990 – 2000**



Source: 1990 and 2000 U.S. Census

According to 2000 census data, the median rent in Moapa Valley was \$620 (Table 5). Almost 30 percent of Moapa Valley residents are paying more than 30 percent of their household income for rent (Figure 19).

For most of Moapa Valley, county regulations require 0.5 acre or larger lots because of the need to use septic fields to handle waste disposal. This results in a higher per unit land price for residential properties in Moapa Valley when compared with similar areas with established sewer systems. Other factors affecting housing costs are comparable to other areas, and construction costs are lower than the Las Vegas area. A local real estate expert reports that from late 2002 to July 2003, 0.5-acre lots have increased in price from about \$30,000 to a range of \$38,000 to \$42,000, because there are very few lots available to buyers.

Low-income rental units are categorized by type of renter: low-income, low-income senior, and low-income disadvantaged. According to Housing and Urban Development Agency standards, Moapa Valley has a sufficient number of units in each of the low-income categories. However, there is a one- to six-month waiting time for qualified renters for low-income housing.

**Table 5 Gross Rental Costs per Month — 1990 to 2000**

	<b>1990</b>	<b>2000</b>
<b>Moapa Valley</b>	\$356	\$620
<b>Clark County</b>	\$516	\$716
<b>Nevada</b>	\$509	\$699
<b>United States</b>	\$447	\$602

Source: U.S. Census Bureau, 1990, 2000 Census

#### **4.2 Housing Trends**

Between 2,000 and 3,500 additional housing units will be needed to meet the projected range of population growth by 2020, which is expected to be between 11,000 and 16,000.

If either imposed or natural constraints limit the number of improved lots available for new housing construction, those constraints will put additional upward pressure on land and housing unit prices.

Unless Moapa Valley installs a sewer system, the total number of septic fields allowed by county regulations will be the first imposed constraint. A sewer system would alleviate land constraints, because it would remove the 0.5 acre per lot constraint, allowing denser housing.

Over the next decade, it is expected that the majority of the new housing units will be single-family constructed or manufactured houses on 0.5 acre or larger lots.

New housing costs have risen sharply in the past couple of years, driven primarily by the price of a 0.5-acre lot. Land prices are expected to continue this sharp rise in price due to lot unavailability over the near term.

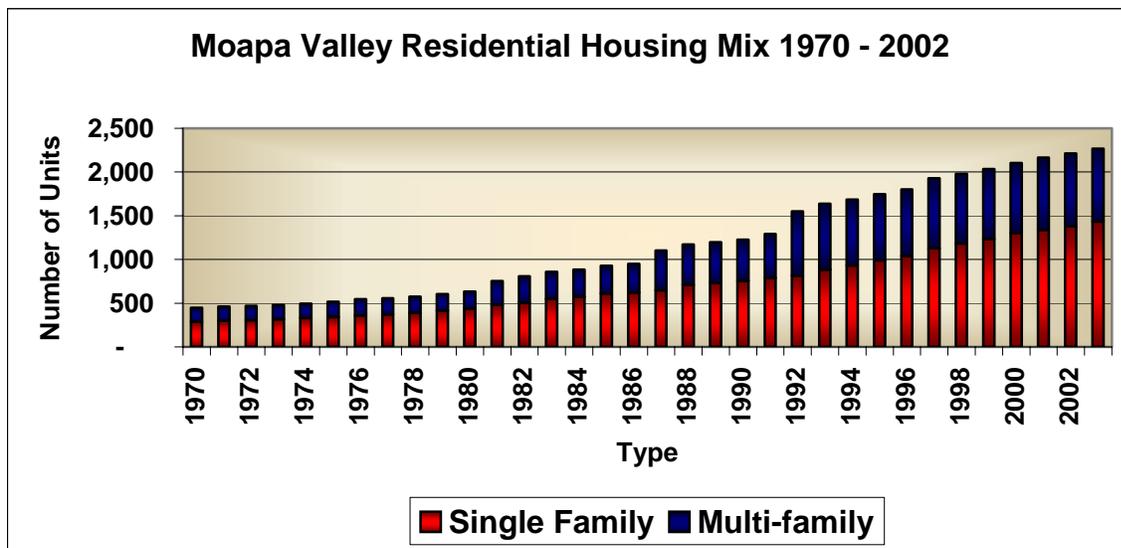
These factors preclude the 1980s trend of mobile home units on a 0.5-acre lot as a cheaper housing solution to low-income households. Instead, low-income households will need to explore other options to find affordable housing.

This trend started in the 1990s, when single-household custom-built houses became the majority of new housing units constructed and the preferred housing solution by more affluent households. With skyrocketing land prices, affluent households will continue to place a custom-built housing unit on their lots. Meanwhile, the not-so-affluent household will look elsewhere for cheaper land prices.

It is expected that housing costs will increase faster than household incomes, making home ownership increasingly difficult for many Moapa Valley households.

For those households already living in Moapa Valley, swapping from existing housing to new housing will become difficult. Resale prices for housing units are expected to outpace household incomes for the foreseeable future.

**Figure 20 Moapa Valley Residential Housing Mix 1970-2000**



Source: Applied Analysis

Most of the newly constructed single-household housing units within Moapa Valley are appraised at or more than the 2001 median resale price.

Due to sewage treatment restrictions, there have been no recent multiple housing units constructed. This places increasing pricing pressure on housing units of all types.

An increasing cost of new home construction new ultimately results in higher prices for resale properties.

In July 2003, there were less than 30 single-household, custom-built housing units listed for sale in Moapa Valley, or about 1.2 percent of the total housing units. According to the 2000 U.S. Census, 1.4 percent was available for sale. Realtors consider anything under 5 percent to be a very competitive sellers market.

Indicative of the tight real estate market, even mobile home housing units have escalated.

The limited supply of rental housing will likely increase the price of rent as the supply chain tightens.

Just like the price escalation in owner-occupied housing units, rental units will cost more to build or buy. Rents will go up to offset the lessors' increased expenses to acquire land and build rental properties.

Affluent renters will offer higher rents to acquire rental housing in a tight rental market, pricing more of the households out the rental market.

In 2000, about 8 percent of rental units were vacant. Realtors consider any market with rental availability less than 10 percent of the total to be a very competitive market for households to attempt to rent a home. Anecdotal evidence shows that the multiple unit rentals in Overton tend to be completely rented. If one becomes available, it is quickly rented to another household.

Low-income housing supply will not likely keep pace with the demand.

Given the area's natural attributes, Moapa Valley likely will continue to attract affluent new residents from the Las Vegas area and from out of state, further driving up the costs of real estate.

Affluent buyers from the greater Las Vegas area and out of state are bidding up the prices for land, houses, and rentals, increasing the competition for scarce housing and lot resources. The current real estate environment within Moapa Valley encourages developers to build high-priced single-family homes instead of other alternative types of affordable housing.

Rising home values are making houses unaffordable to those residents who depend on the local economy in Moapa Valley.

#### **4.3 Housing Issues**

The Visioning Project identified the following issues to be evaluated regarding Moapa Valley's housing conditions:

- What can be done to ensure affordability and availability of housing among all income levels?
- How can the community strike a proper balance between the need to protect the public interest through development regulations and the need to cut development cost and time to encourage more affordable housing?
- Is the community willing to accept higher densities for more affordable housing?
- How can the community help existing residents get access to housing they need?

- How can Moapa Valley provide affordable housing for senior citizens and young families?
- How does Moapa Valley keep new developments from encroaching on the mesas?
- Who will pay for the infrastructure needed to support development that has already occurred as well as that needed to support development on the fringes and on Bureau of Land Management property, when it becomes available?
- How does the community ensure adequate numbers and quality of its low-income housing to support those residents' needs?
- Large parcels are being broken up into smaller parcels as agricultural properties are converted for residential use.

#### **4.4 Housing Goals**

The Visioning Project formulated the following goals to address the issues identified regarding Moapa Valley's housing conditions:

- Moapa Valley will strive to ensure housing availability for households of all income levels.
- Moapa Valley will promote development patterns that limit higher density to appropriate areas near major transportation corridors.

#### **4.5 Housing Strategies**

The Visioning Project developed the following strategies to implement the goals that were formulated to address the issues raised regarding Moapa Valley's housing conditions:

- Moapa Valley will continue to monitor patterns of housing development and continue to oppose non-conforming zone changes, if necessary, to restrict further unplanned development.
- Moapa Valley will participate with Clark County on initiatives to provide affordable housing for area residents.

### **5.0 ECONOMIC DEVELOPMENT**

The economy in Moapa Valley has grown over the last several decades. Unlike many small communities, Moapa Valley is in a unique location where growth is likely to continue. This section includes an economic profile, and a summary of types of area businesses, labor supply, employment, and work-related demographic trends that relate to economic development within Moapa Valley.

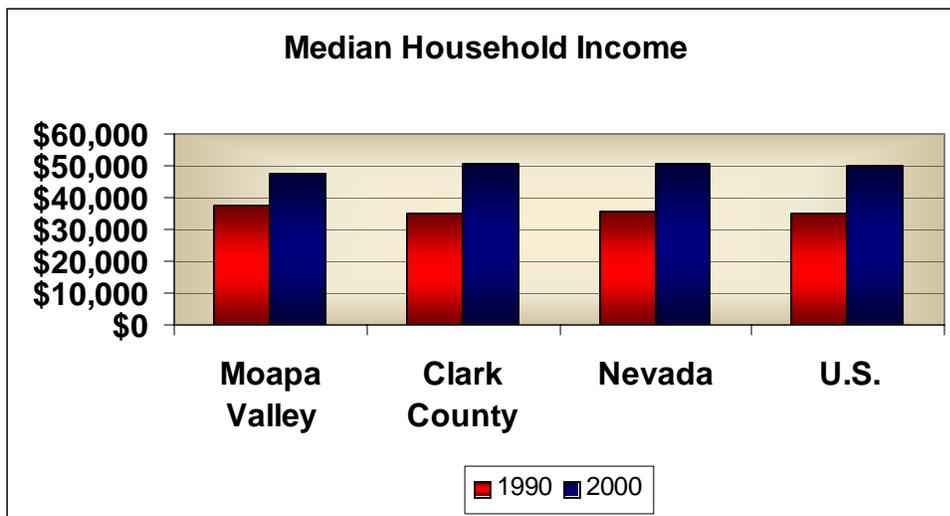
## 5.1 Economic Profile

This economic profile describes four different indicators of economic well being in Moapa Valley, including median household income, per capita income, number of retirees, and poverty status.

### 5.1.1 Median Household Income

The median household income in Moapa Valley in 1990 was higher than Clark County, the State of Nevada, and the United States (Figure 21). In contrast, the increase in family income for Moapa Valley from 1990 to 2000 was only 27 percent, compared to over 40 percent for Clark County (Table 6), the State of Nevada, and the United States. Moapa Valley is not keeping up the pace of economic growth when compared to these three entities.

**Figure 21 Median Household Income**



Source: 1990 and 2000 U.S. Census

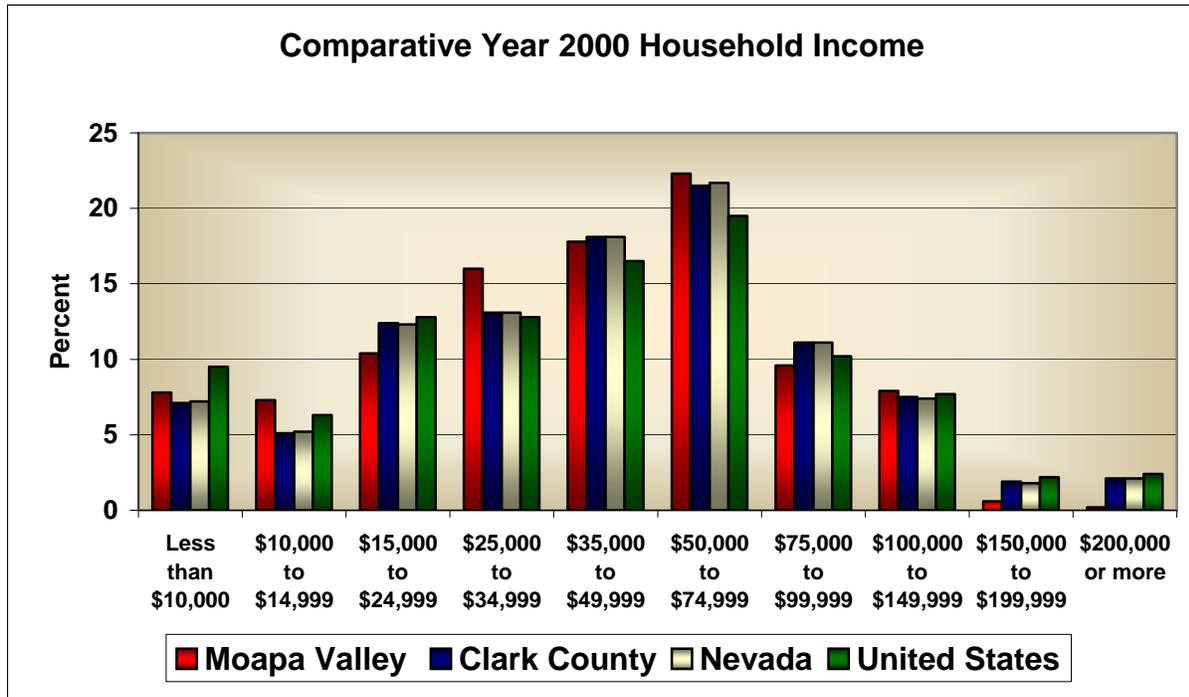
While Moapa Valley is fairly comparable to county, state, and national levels in most income brackets, Moapa Valley has a larger percentage of residents making less than \$15,000 per year and a smaller percentage of households making more than \$150,000 per year (Figure 22).

**Table 6 Median Family Income**

	1990	2000	Percent Change
<b>Moapa Valley</b>	\$37,392	\$47,575	27.2
<b>Clark County</b>	\$35,172	\$50,485	43.5
<b>Nevada</b>	\$35,837	\$50,849	41.8
<b>U.S.</b>	\$35,225	\$50,046	42.1

Source: 2000 U.S. Census

**Figure 22 Year 2000 Comparative Household Income**



Source: 2000 U.S. Census

**5.1.2 Per Capita Income**

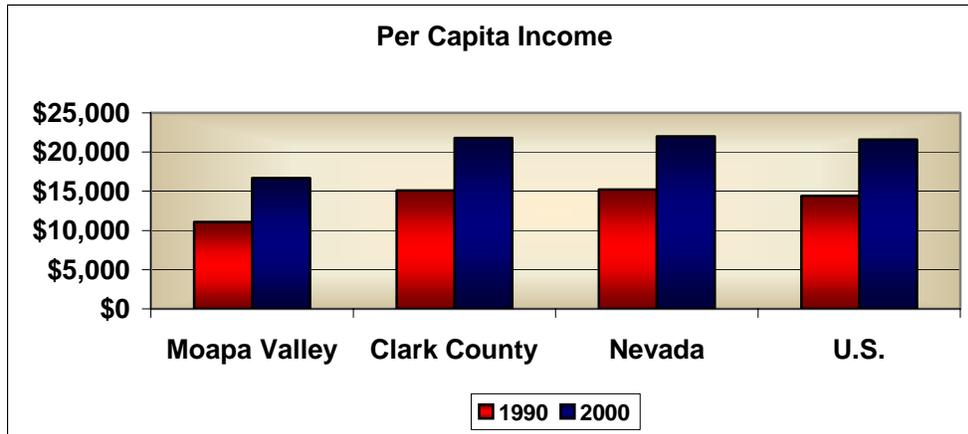
Another indicator of the economic conditions of a community is per capita income. Per capita income is determined by dividing the total personal income by the population of the community. Between 1990 and 2000, per capita income increased 50 percent in Moapa Valley, while Clark County and the State of Nevada grew their per capita income by 44 percent over the same period (Table 7 and Figure 23). Despite the higher rate of growth, Moapa Valley still lags behind Clark County, the State of Nevada, and the United States in actual per capita income.

**Table 7 Per Capita Income**

	1990	2000	Percent Change
<b>Moapa Valley</b>	\$11,083	\$16,696	50.6%
<b>Clark County</b>	\$15,109	\$21,785	44.2%
<b>Nevada</b>	\$15,214	\$21,989	44.5%
<b>U.S.</b>	\$14,420	\$21,587	49.7%

Source 1990 and 2000 U.S. Census

**Figure 23 Per Capita Income**



Source 1990 and 2000 U.S. Census

### 5.1.3 Retirees

There are increasing numbers of persons reaching retirement age within Moapa Valley, and this trend is expected to continue as the baby boom generation moves toward retirement. The number of households with retirement income has more than doubled since 1990 in Moapa Valley. The mean household income for retirees within Moapa Valley for the year 2000 was \$16,187, which is below the area’s per capita income. The mean retirement income in Clark County is \$18,603.

**Table 8 Numbers of Retirees**

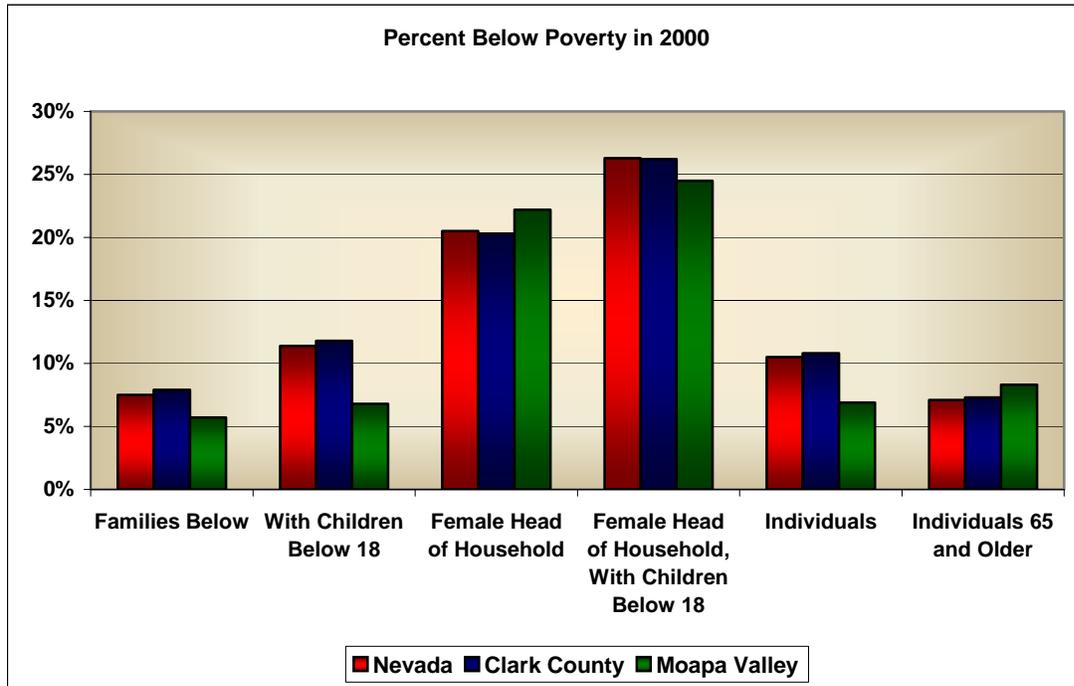
Household	1990	2000	% Change
With retirement income	262	598	128.20%

Source: 1990 and 2000 U.S. Census

### 5.1.4 Poverty Status

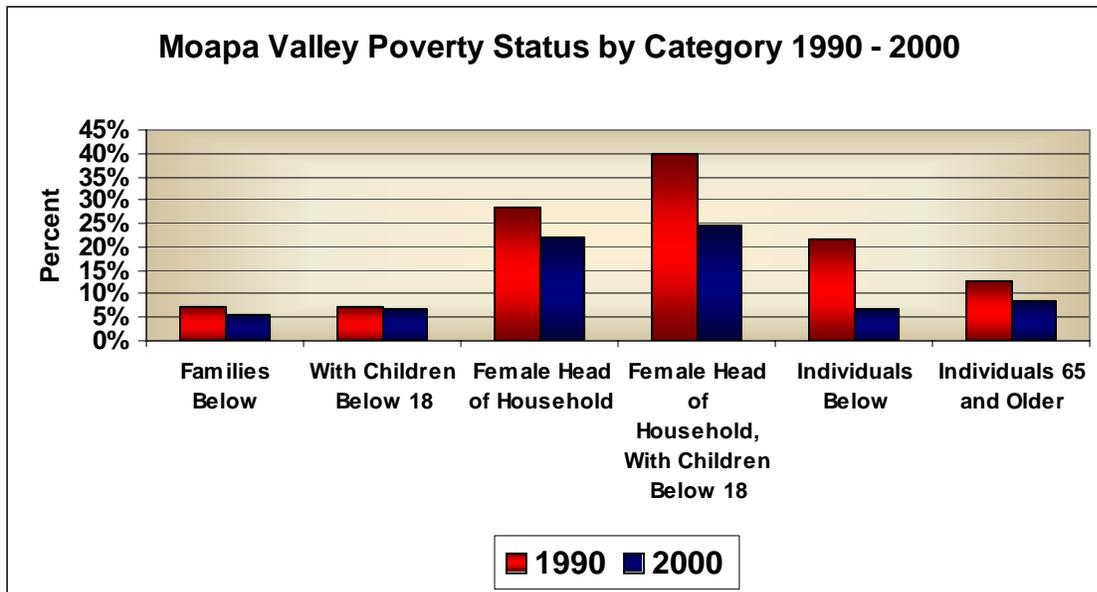
Moapa Valley had less poverty when compared to Clark County and the State of Nevada in four of the six categories tracked by the U.S. Census in 2000 (Figure 24). Moapa Valley has fewer families, families with children below the age of 18, female-headed families with children below the age of 18, and individuals below poverty levels than Clark County and the State of Nevada.

**Figure 24 Comparative Poverty Status**



Source: 2000 U.S. Census

**Figure 25 Moapa Valley Poverty Status by Category 1990 - 2000**



Source 1990 and 2000 U.S. Census

Moapa Valley has a greater percentage of poverty among female heads of household and persons 65 years of age and older than Clark County or the State of Nevada (Figure 25).

Moapa Valley has seen a significant decline in poverty rates between 1990 and 2000 among four of the six groups analyzed. The poverty rate among female-headed households, female-headed households with children below the age of 18, individuals, and individuals 65 and over, all declined dramatically.

While the percentage of families and individuals living below the poverty level will continue to be lower than comparative areas and may continue to decline, the actual number of families and individuals living below the poverty level will likely increase with the projected population growth.

## 5.2 Business

According to the U.S. Census, the number of total businesses and industries in Moapa Valley increased from 79 to 94 in just a three-year period (1998 – 2001), which is a 19 percent increase (Table 9). These businesses increased their number of employees by 16 percent during this same period.

There was a 52 percent increase in the annual payroll between 1998 and 2001. To put this growth in perspective, the number of businesses and industries in the area was 80 according to a 1973 University of Nevada Cooperative Extension Service Publication.

**Table 9 Businesses by Type**

	<b>1998 Establishments</b>	<b>2001 Establishments</b>
<b>Forestry, Fishing, Hunting, and Agriculture</b>		1
<b>Mining</b>	1	2
<b>Construction</b>	16	19
<b>Manufacturing</b>	3	4
<b>Wholesale Trade</b>	2	2
<b>Retail Trade</b>	13	13
<b>Transportation and Warehousing</b>	4	4
<b>Information</b>	2	3
<b>Real Estate and Leasing</b>	0	2
<b>Professional, Scientific, and Technical</b>	0	4
<b>Finance and Insurance</b>	2	2
<b>Administrative, Support, Waste Management, and Remediation Services</b>	7	9
<b>Health Care and Social Service Assistance</b>	10	8
<b>Educational Services</b>	0	1
<b>Arts, Entertainment, and Recreation</b>	6	2
<b>Accommodation and Food Service</b>	10	10
<b>Other Services (except Public Administration)</b>	3	7
<b>Auxiliaries (except Corporate and Subsidiary)</b>	0	1
<b>TOTAL</b>	79	94
<b>Number of Employees</b>	627	727
<b>Annual Payroll</b>	\$10,334,000	\$15,714,000

### 5.3 Labor Supply

Between 1990 and 2000, there was an 84 percent increase in the number of people in the labor force (Table 10). The number of employed persons also increased more than 80 percent.

**Table 10 Labor Force and Employment**

	<b>1990</b>	<b>2000</b>	<b>Percent Change</b>
<b>Population 16 and Over</b>	2339	4236	81.1%
<b>In Labor Force</b>	1203	2216	84.2%
<b>Civilian Labor Force</b>	1203	2216	84.2%
<b>Employed</b>	1119	2047	82.9%
<b>Unemployed</b>	84	169	101.0%
<b>Not in Labor Force</b>	1136	2020	77.8%

Source 1990 and 2000 U.S. Census

Despite the rise in the number of people employed in Moapa Valley from 1990 to 2000, the number of unemployed increased 101 percent from 84 to 169 (Table 10), even though the actual number of unemployed increased the rate of unemployment remained between 6 and 8 percent during this period.

The number of females employed in the labor force increased 104.8 percent from 1990 to 2000 in Moapa Valley, which reflects national trends (Table 11). The number of females with children under the age of 6 employed in the labor force more than doubled in number during the same period.

**Table 11 Female Employment**

	<b>1990</b>	<b>2000</b>	<b>Percent Change</b>
<b>Females 16 Years and Over</b>	1199	2157	81.2%
<b>In Labor Force</b>	457	922	101.0%
<b>Civilian Labor Force</b>	457	922	101.0%
<b>Employed</b>	416	852	104.8%
<b>Own Children Under 6</b>	213	503	136.0%

Source: 2000 U.S. Census

### 5.4 Employment by Category

Industrial categories have changed definition over time and so care must be used when comparing employment data from different periods. For example, the category of “Professional, Scientific, Management, Administrative, and Waste Management” was not a unique category that was tracked in 1980 or 1990 as it is today. Categories that have remained consistent over

time include Agriculture, Forestry, Hunting, and Mining. The number of workers in each of these categories has declined from 1980 to 2000 (Table 12).

Transportation employment dropped dramatically from 1980 to 1990 but rebounded by 2000.

The other categories show an increase in workers over the periods 1980 and 1990. The greatest percent increased occurred in the number of workers in Manufacturing at 378 percent, followed by Arts and Entertainment at 194 percent and Public Administration at 166 percent.

**Table 12 Employment by Category 1980 - 2000**

	1980	1990	2000	Percent Change 1980 - 2000
<b>Forestry, Hunting, Mining and Agriculture</b>	51	108	42	-17.6%
<b>Construction</b>	161	158	312	93.7%
<b>Manufacturing</b>	19	47	91	378.0%
<b>Wholesale Trade</b>	23	20	29	26.0%
<b>Retail Trade</b>	135	149	213	57.7%
<b>Transportation and Warehousing and Utilities</b>	288	148	241	-16.3%
<b>Information</b>	0	0	60	
<b>Finance, Insurance, Real Estate, Renting and Leasing</b>	40	37	93	132.5%
<b>Professional, Scientific, Management, Administrative, and Waste Management</b>	0	0	91	0.0%
<b>Educational, Health and Social Service Assistance</b>	116	193	362	112.0%
<b>Arts, Entertainment, Recreation, Accommodations and Food Service</b>	111	37	327	194.5%
<b>Other Services (except Public Administration)</b>	50	55	53	6.0%
<b>Public Administration</b>	50	51	135	166.0%

Source: 1980, 1990, and 2000 U.S. Census

When Moapa Valley is compared to Clark County in terms of the percent of total number workers by categories, the percent is greater in Moapa Valley for Agriculture, Construction, Manufacturing, Transportation, Information, Education, and Public Administration (Table 13).

The gaming industry, which is tracked under the category of “Arts, Entertainment, Recreation, and Accommodations”, makes up 30 percent of the number of workers in Clark County compared to only 16 percent in Moapa Valley.

In 2000, Clark County had a higher percentage of employment than Moapa Valley in the following categories: Wholesale Trade, Retail Trade, Finance, Professional, and Other Services.

With the exception of Farming, Fishing, and Forestry, the number of persons employed in all the other categories increased from 1980 to 2000.

The percent employed in Management, Farming, Construction, and Production occupations in Moapa Valley was higher than those employed in similar occupations in Clark County for the same period.

The dominance of the tourism industry in Clark County is reflected in the higher percentage of those employed in the Service category in comparison to Moapa Valley.

**Table 13 Industry Percent of Persons by Category**

	<b>Moapa Valley</b>	<b>Clark County</b>
<b>Forestry, Hunting, Mining and Agriculture</b>	2.1	0.3
<b>Construction</b>	15.2	9.7
<b>Manufacturing</b>	4.4	3.7
<b>Wholesale Trade</b>	1.4	2.4
<b>Retail Trade</b>	10.4	11.2
<b>Transportation and Warehousing and Utilities</b>	11.8	5.1
<b>Information</b>	2.9	2.3
<b>Finance, Insurance, Real Estate, Renting and Leasing</b>	4.5	6.8
<b>Professional, Scientific, Management, Administrative, and Waste Management</b>	4.4	9.2
<b>Educational, Health and Social Service Assistance</b>	17.7	11.8
<b>Arts, Entertainment, Recreation, Accommodations and Food Service</b>	16	30.1
<b>Other Services (except Public Administration)</b>	2.6	3.9
<b>Public Administration</b>	6.5	3.6

Workers can be defined by their class (i.e., whether they are self-employed, or work for government or the private sector). Within Moapa Valley, the number of persons earning an income by wages or salary has more than doubled since 1980 (Table 14). In addition, government workers have more than tripled since 1980. In contrast, the number of self-employed workers has grown by only 25 percent since 1980.

**Table 14 Class of Workers**

<b>Class of Workers</b>	<b>1980</b>	<b>1990</b>	<b>2000</b>	<b>Percent Change 1980 to 2000</b>
<b>Private wage and salary workers</b>	605	821	1450	139
<b>Government workers</b>	136	251	460	238
<b>Self employed in own not incorporated business</b>	91	38	114	25.2

### **5.5 Economic Trends**

Based on the current growth pattern outlined in this section, the outlook for Moapa Valley indicates continued growth as long as the community continues to attract people from Las Vegas to Moapa Valley.

While the economic well-being of Moapa Valley has increased significantly over the past two decades, the median family income lags behind Clark County, the State of Nevada, and the United States. Whether or not this trend continues will depend on many factors such as the income levels of those moving to the valley. This highlights the need to identify and pursue high-paying economic development opportunities.

Although the actual number of persons below the poverty level increased, it is still lower than Las Vegas and the State of Nevada. The per capita income is also lower than Las Vegas, the State of Nevada, and the United States.

The retirees in Moapa Valley have a mean income less than retirees in Clark County. If this trend continues, then per capita income in Moapa Valley may not catch up with Clark County, the State of Nevada, or the United States, particularly if the number of elderly living in Moapa Valley continues to grow as current trends indicate. Offsetting these trends is Moapa Valley's attractiveness as a "bedroom community." Given the paucity of available land within the Las Vegas Valley and the attractive natural attributes of Moapa Valley, it is likely that immigration will continue into Moapa Valley and that those moving into the area will have higher incomes than long-time residents. This will contribute to an increased number of people in the labor force and classified as employed in Moapa Valley.

### **5.6 Economic Issues**

The Visioning Project identified the following issues to be evaluated regarding Moapa Valley's economic conditions:

- Moapa Valley is located between the growth centers of Las Vegas and Mesquite. This is placing unprecedented pressure on Moapa Valley to grow.
- The challenge for Moapa Valley residents is to identify how they wish to manage this growth, while encouraging small business.

- Tools including special overlay districts, land use regulations, and zoning ordinances need to be evaluated to determine if they can positively shape future growth.
- Moapa can also take the initiative and seek growth as well.
- Moapa Valley may wish to attract retirees with better incomes.
- Being a “bedroom community” has its advantages, but it also has its disadvantages in that the economic base depends more on residents than industry.
- Growth also requires a community to build infrastructure (water, sewer, roads, schools).
- Residential property alone does not produce income to keep up with growth.
- Moapa Valley residents have expressed distaste for an abundance of convenience stores and similar types of establishments in the valley.
- Moapa Valley is supportive of commercial nodes with small retail development and restaurants.
- Moapa Valley does not support casino gaming within their communities.
- Moapa Valley residents have expressed concern about the impacts from the expansion of the Mesquite Airport on their communities.
- Moapa Valley is a beautiful area that can be used to promote tourism.

## **5.7 Economic Goals**

The Visioning Project formulated the following goals to address the issues identified regarding Moapa Valley’s economic conditions:

- Tourism will continue and expand. Moapa Valley should take advantage of this and provide services and supplies for tourism.
- Moapa Valley should plan for being a regional center for tourism.
- Industry should be concentrated near I-15, on the outskirts of Moapa Valley.
- Moapa Valley residents are committed to expanding commercial and hotel development in Logandale.
- Moapa Valley does not support new casino development.

- Moapa Valley should maintain historical links to agriculture and open green spaces as part of its future quality of life.
- Small commercial and retail development should be available and centrally located within Moapa Valley.

## **5.8 Economic Strategies**

The Visioning Project developed the following strategies to implement the goals that were formulated to address the issues raised regarding Moapa Valley's economic conditions:

- Moapa Valley will develop a strategic plan for economic development to locate new employment in areas identified for industrial and commercial expansion.
- Moapa Valley will pursue funds to assess viable options for economic growth focusing on commercial and tourism-related businesses.
- Moapa Valley will explore ways to encourage visitors of Lake Mead and Valley of Fire, and Clark County Fair and Rodeo to visit other area attractions and establishments in Moapa Valley.
- Moapa Valley will work with Clark County, the State of Nevada, and other private and public sector organizations to promote tourism in the area.
- Moapa Valley will capitalize on the economic assets of the area's natural beauty and historic resources, including trails.
- Moapa Valley will pursue employment opportunities for area teens.
- Moapa Valley encourages local businesses within the town centers of Overton and Logandale to develop an attractive and cohesive design theme that celebrates the history of the valley.
- Moapa Valley will actively discourage gaming-related establishments within the area.
- Moapa Valley seeks to preserve its agricultural heritage, including the high school agricultural farm.
- Moapa Valley will encourage the recruitment of recreation-related business as part of its economic development plan.
- Moapa Valley will actively seek support from the Moapa Valley Chamber of Commerce in the area of economic development and will encourage them to form an Economic Development Task Force.

- Moapa Valley will explore commercial development that incorporates trails and historical sites along the Muddy River Flood Control Channel.

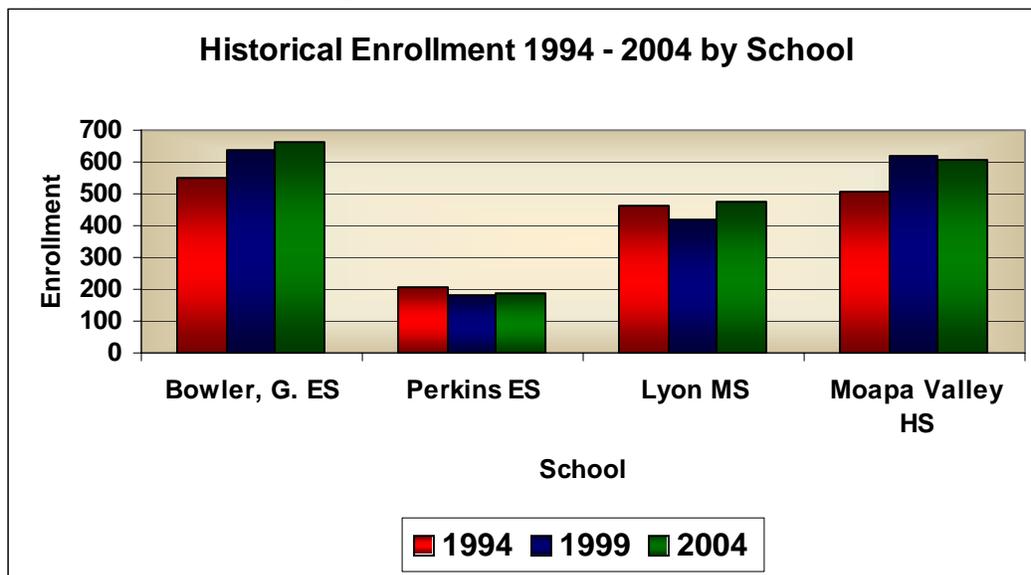
## 6.0 EDUCATION

### 6.1 Education Profile

The schools in Moapa Valley are a part of the Clark County School District (CCSD), currently the sixth largest school district in the United States. The Moapa Valley School system consists of two elementary schools: Grant M. Bowler, located in Logandale and Ute V. Perkins, located in Overton. There is one middle school, W. Mack Lyon Middle School, which is located in Overton and one high school, Moapa Valley High School, located in Logandale. All Moapa Valley Schools are a part of the Northeast Region of CCSD.

Student enrollment grew by approximately 20 percent at the Grant M. Bowler Elementary School and at Moapa Valley High School between 1994 and 2004 (Figure 26). Growth at the W. Mack Lyon Middle School was a more modest 3 percent over the same period, while there was an actual decline of 7 percent at the Ute V. Perkins Elementary School.

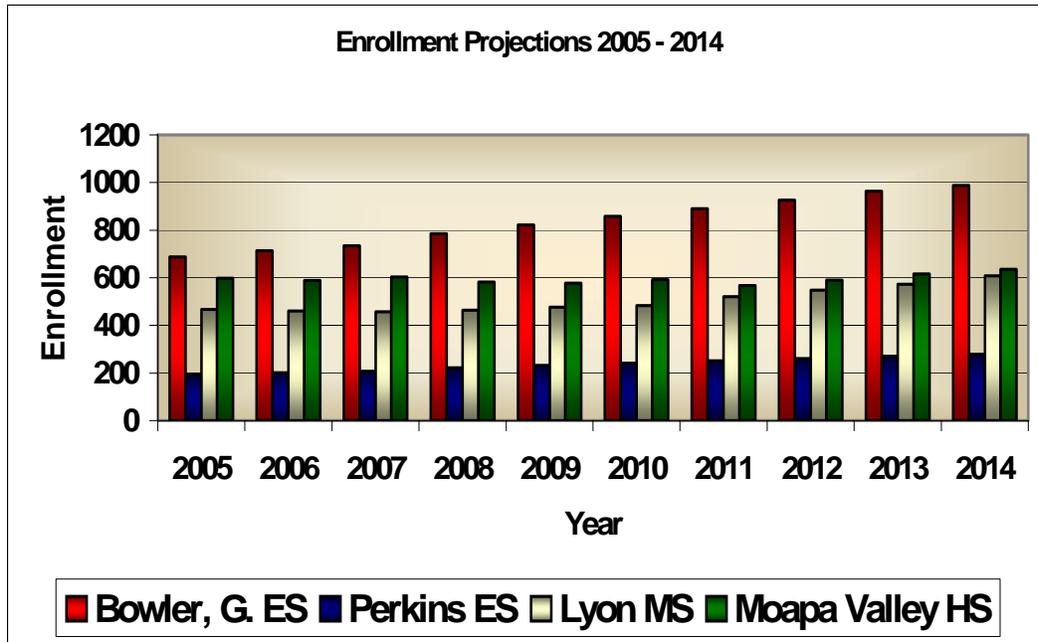
**Figure 26 Historical Moapa Valley School Enrollment 1994 -2004**



Source: Moapa Valley Schools

Between 2005 and 2014, school enrollment is forecast to grow by almost 44 percent at both elementary schools and 30 percent at the W. Mack Lyon Middle School (Figure 27). The increase in student enrollment at Moapa Valley High School over this period is expected to be between 6 and 7 percent.

**Figure 27 Moapa Valley School Enrollment Projections 2005 - 2014**



Source: Moapa Valley Schools

According to CCSD, 45 percent of the teachers within Moapa Valley schools have 3 to 10 years of teaching experience, while 34 percent have between 11 and 20 years of experience. Another 12 percent have more than 20 years of experience. Only 9 percent of Moapa Valley teachers have less than 3 years of experience. It should be noted that CCSD only reports on actual experience within the district, so these numbers may even understate the actual length of experience of Moapa Valley teachers.

During the 2001-2002 school year, 34 percent of teachers teaching in Moapa Valley schools held only Baccalaureate degrees, while 66 percent held advanced degrees. This places a majority of the teachers who teach in Moapa Valley schools in the “Highly Qualified Teacher” category according to the “No Child Left Behind” (NCLB) Legislation recently passed into law by the Federal Government.

## 6.2 Education Trends

School enrollment from 1994 to 2004 increased by 12.5 percent overall, despite a 7 percent drop in enrollment at Ute V. Perkins Elementary School. Between 2005 and 2014, school enrollment is projected to grow by almost 30 percent, with the greatest increases projected at the two elementary schools.

At the present time, the school buildings constructed meet the current student enrollments. However, because the W. Mack Lyon Middle School campus is currently housed in the old Moapa Valley High School campus, it has been a recommendation of the Moapa Valley Citizen’s Educational Advisory Board (MVCEAB) that a new middle school building be constructed. MVCEAB has recommend retaining the current name of the middle school. In

addition, by 2012, even with a year-round school program, enrollment at Grant M. Bowler Elementary School will exceed capacity.

**Table 15 Enrollment Capacity of Moapa Valley Schools 1994 - 2004**

**Current & Historical Program Capacity**

<b>School</b>	<b>1994</b>	<b>1999</b>	<b>2004</b>
Bowler, G. ES	*685 / 870	*692 / 899	*718 / 905
Perkins ES	406	355	331
Lyon MS	1156	*920 / 1224	*920 / 1224
Moapa Valley HS	1176	1262	1262

**\*(9-month / Year-round)**

Source: Moapa Valley Schools

**6.3 Issues**

While Moapa Valley schools have not been over burdened in the same way as some of the Clark County schools within the urban area, class sizes are growing. Moapa Valley and area residents want to ensure that growth does not out pace school capacity. Residents want to make certain that extraordinary measures such as double sessions, over capacity class size, and portable classrooms do not have to be deployed to accommodate growth.

**6.4 Education Goals**

The Visioning Project formulated the following goals to address the issues identified regarding Moapa Valley’s educational system:

- Moapa Valley will maintain a strong commitment to education. These services will be designed and located to meet the needs of citizens of all ages and incomes.
- Moapa Valley will work toward a level of capacity that will accommodate student growth, yet not duplicate the overcrowding and 12-month school program imposed on Las Vegas residents.

**6.5 Education Strategies**

The Visioning Project developed the following strategies to implement the goals that were formulated to address the issues raised regarding Moapa Valley’s educational system:

- Moapa Valley will seek to prevent the release of nearby BLM lands until such time that a plan has been developed to provide for necessary public infrastructure including education.
- Moapa Valley will strive to maintain a single high school in order to preserve the unity of its social fabric. Moapa Valley will identify available land for expansion of the high school.

- Moapa Valley will pursue new educational opportunities for residents of all ages through community college system and University of Nevada Las Vegas (UNLV).
- Moapa Valley will pursue mechanisms for providing adult “life enhancement” and other advanced educational courses including college level courses for its residents.

## **7.0 ENVIRONMENTAL QUALITY**

### **7.1 Environmental Quality**

Many people are searching for a clean environment in which to live. The trend is a migration from the suburbs to small, rural towns with clean water and pure air. Environmentally speaking, Logandale and Overton rank high in terms of clean air and water. Moapa Valley’s vision is to maintain a clean environment that will be attractive and conducive to a healthy clean rural lifestyle.

In the area of Logandale, total suspended particulates (TSPs) are monitored at an air quality monitoring site operated by the Clark County Health District Air Pollution Control Division. At the present TSPs are the only pollutants being monitored in the inventory area. Between 1970 and 1978, the annual geometric mean for TSPs in Logandale averaged slightly over 40 micrograms per cubic meter ( $\mu\text{g}/\text{m}^3$ ). The range of annual geometric means was from as low as  $30 \mu\text{g}/\text{m}^3$  in 1978 to as high as  $60 \mu\text{g}/\text{m}^3$  in 1976. The annual ambient air standard for TSPs adopted by the, State of Nevada and Clark County is an annual geometric mean of less than  $75 \mu\text{g}/\text{m}^3$ . The area of Logandale has remained well within the limits of this standard.

Other pollutants present in the air space may include background levels of sulfur dioxide ( $\text{SO}_2$ ) carbon monoxide (CO) nitric oxide (NO) and nitrogen dioxide ( $\text{NO}_2$ ). These compounds are a direct result of operation of internal combustion equipment power plant operation and high temperature processing of materials.

#### **7.1.1 Biology**

Vegetation in the Moapa Valley survey area is composed of several distinct communities due communities due to a diversity of soil slope and moisture conditions. Dominating the Southern Nevada desert is the Creosote Bush Community. Consisting mostly of shrub vegetation on alluvial fans and in dry washes, this community is found below 4,000 feet above sea level. The dominant vegetative types found in this community include the creosote bush burro bush yucca and various cacti. Occurring along drainage systems where there is significant wash expansion and moist conditions, the Desert Riparian Community exhibits characteristics similar to those of the Creosote Bush Community but with more luxuriant growth and increased plant cover. Shrubs and small trees such as mesquite, desert willow, and salt cedar dominate this community.

The Desert Spring and Marsh Community can be found around the Warm Springs area in the Upper Moapa Valley. Vegetative characteristics associated with spring and marshlands dominate and consist of sedges, rushes and cattails, willows, cottonwoods, salt cedar, and mesquite.

Aquatic plants such as Chara, Nasturtium, Najas, Potamogeton, and Ruppia are found within the springs. Typical of southwest desert streams, the Stream Riparian Community follows the Muddy River through the survey area. Willows, cottonwoods, and salt cedars combine with dense thickets of shrubs like arrowweed, seep willow, and cedar along the stream banks. Neighboring marshy areas consist of sedges, rushes, cattails, and various grasses. In the upper mountain elevations at approximately 4,000 feet within the survey area, the Blackbush Community is composed mainly of closely spaced black bush, yucca, and other desert shrubs characteristic of the Creosote Bush Community.

### **7.1.2 Wildlife**

In the Moapa Valley survey area, there are two distinct wildlife habitats: aquatic and terrestrial. The aquatic habitat is composed of three distinct habitat types with clear patterns of differentiation. These are the lake habitat (Lake Mead), stream habitat (Muddy River), and spring habitat (Warm Springs and Rogers Spring). Likewise, the terrestrial habitat is subdivided into different communities. These are similar to the communities discussed in the previous section on vegetation. From the standpoint of wildlife, the terrestrial habitat is divided clearly by the presence or absence of moisture and the relative elevations and associated temperatures of each previously discussed biotic community.

### **7.1.3 Fish**

The Colorado River/Lake Mead aquatic habitat supports several species of fish including rainbow trout, largemouth bass, channel catfish, striped bass, bluegill, black crappie, carp, silver salmon, green sunfish, and black bullhead. Most of these are not native species, but have been introduced for game purposes in recent years. The Colorado River ecosystem also contains several native non-game species whose existence has been threatened in recent years. These species are now protected and include the woundfin, humpback sucker, bony tail chub, and Colorado River squawfish.

The Muddy River, which is a tributary of Lake Mead, supports a sparse stream habitat. Species found in the Muddy River include carp, bony tail chub, red shiner, fathead minnow, mosquitofish, bass, and species of mollienisia. Warm Springs and Rogers Spring also support a limited number of species within their respective habitats. Species found in the Warm Springs area, in varying numbers, include the Moapa dace, speckled dace, mosquitofish, and species of mollienisia. Rogers Spring supports guppies, goldfish, and rare occurrences of other tropical species. The Moapa dace is considered an endangered species and is protected within a refuge at Warm Springs in the Upper Moapa Valley.

The terrestrial habitat includes the floodplain of both the Muddy River and Lake Mead, and all of the alluvial fan area in the vicinity and the mountain areas bordering the study area. Mammals frequently sighted in the lower riparian areas of the floodplains include skunk, bats, rats, mice, cottontail rabbits, jackrabbits, and coyote. The drier Creosote Bush Community has common occurrences of rabbits, fox, badger, bats, rats, mice, ground squirrels, bobcat, and occasional bighorn sheep. Many species of mammals more common to the Creosote Bush and Blackbrush

Biotic Communities will also commonly occur in the riparian areas for purposes of watering and predation.

#### **7.1.4 Amphibians**

The few amphibians found in the area, with the exception of Woodhouse's toad, occur in the Desert Spring or Stream Riparian Biotic Communities. All amphibian species found in the area are members of the frog family. At the present, none of the species are considered rare or endangered, although the bullfrog is protected by state game laws.

A majority of reptile species in the area are found within the Creosote Bush, Black Brush, and Desert Riparian Biotic Communities. While reptiles are abundant in these communities, they are significantly less abundant in the higher, mountainous elevations. The reptile population includes many species of snakes and lizards. Also included in the area are the rare or endangered desert tortoise and Gila monster.

#### **7.1.5 Birds**

The Creosote Bush, Black Brush, and Desert Riparian are the most heavily utilized biotic communities by the majority of permanent and migrating bird species. Exceptions to this are waterfowl, which are restricted by food supply to the aquatic environments of the lower Muddy River and Lake Mead: The Overton Wild life Management Area, near the mouth of the Muddy River, is home to many species of migratory waterfowl.

Quail, hawks, owls, roadrunners, dove vultures, and numerous other birds inhabit the more dense areas of riverside foliage. The ponds and sloughs of the adjacent water areas provide habitat for varieties of geese, coot ducks, whistling swan, and other migratory game birds. The balance of other bird species found in the inventory area will occur more commonly in the Creosote Bush and Black Bush Communities. The California Wash ecosystem probably supports the most diverse and abundant bird community in the area. This is mainly due to the availability of vegetation, the mesic (moderate moisture) conditions within parts of the wash, and the proximity of the Overton Arm of Lake Mead. Rare or endangered birds that may occur in the Moapa Valley survey area include the peregrine falcon, prairie falcon, greater sandhill crane, and southern bald eagle.

### **7.2 Visual/Aesthetic Resources**

By virtue of the availability of water in an otherwise arid expanse of desert, the Moapa Valley constitutes a distinctive natural resource worthy of protection from possible degradation resulting from ill-considered, poor quality development. It is recognized that often well-planned development and add favorably to the visual and aesthetic character of relatively confined areas. Careful consideration must be given to natural features and the relationship to the welfare of the community. From the Warm Springs area in the Upper Moapa Valley to the shores of Lake Mead in the Lower Moapa Valley, a ribbon of green stretches astride the Muddy River accentuated by sweeping alluvial plains, flat-topped mesas, and mountain vistas. Lush

agricultural fields provide striking, yet tranquil relief from the brown tones of the surrounding terrain.

To preserve the unique aesthetic qualities of the Moapa Valley and prevent the disjointed development often associated with rapid community expansion, environmental constraints and local desires must be adequately considered in both the development of a land use pattern and subsequent development processing.

### **7.3 Climatological Setting.**

Climate in the Moapa Valley survey area is arid. Higher mountain areas exhibit semi-arid conditions as a result of receiving somewhat more precipitation in the winter months. The overall area is characterized by low precipitation, short mild winters, long hot summers, wide diurnal (day-night) temperature fluctuations, moderate winds, and low humidity. The Moapa Valley survey area receives approximately 85 percent of its annual precipitation of 4.34 inches during the cooler winter months. The remaining 15 percent of the annual precipitation falls during the summer months, June through August, as a result of high-intensity convective storms. Temperatures in the survey area range from an average low of 29 degrees Fahrenheit (°F) in January to an average high exceeding 108°F in July. The mean annual temperature is 83°F with a minimum mean of 43°F. Temperatures below 32°F are infrequent, resulting in a growing season in excess of 230 days per year. Prevailing winds are southerly at 3 to 9 miles per hour. However, the mountains that surround the Moapa Valley create drainage winds that flow down slope toward the valley creating strong gusts from many directions.

### **7.4 Environmental Trends**

As growth continues throughout Clark County, there is increasing pressure to optimize water use and an increasing need to effectively manage growth that maintains the area's air quality.

### **7.5 Environmental Issues**

The Visioning Project identified the following issues to be evaluated regarding Moapa Valley's environmental quality:

- Moapa Valley residents are concerned about preserving their air quality. They recognize that rapid growth within urban Clark County was a contributing factor to the Las Vegas Valley's air quality problems and want to ensure that they manage future growth in such away as to avoid this problem.
- Moapa Valley residents have had an ample supply of water. They wish to preserve that water for their own future use and prevent encroachment from communities within the Las Vegas valley.

## **7.6 Environmental Quality Goals**

The Visioning Project formulated the following goal to address the issues identified regarding Moapa Valleys environmental quality:

- Moapa Valley seeks to preserve its agricultural heritage and rural landscape by protecting its air and water quality, viewsheds, and habitat.

## **7.7 Environmental Quality Strategies**

The Visioning Project developed the following strategies to implement the goals that were formulated to address the issues raised regarding Moapa Valley's environmental quality:

- Moapa Valley will pursue initiatives to enhance water quality.
- Moapa Valley will protect community water supplies from encroachment by other entities.
- Moapa Valley will protect environmentally sensitive habitat.
- Moapa Valley will protect its visual resources and viewsheds.
- Moapa Valley will seek to sustain its pristine air quality.
- Moapa Valley will manage development in ways that minimize impacts on its rural character.
- Moapa Valley will promote the preservation of its agricultural heritage.
- Moapa Valley will promote the preservation of its historic resources.
- Moapa Valley will seek to maintain a sustainable per capita use of its natural resources.
- Moapa Valley will seek to maintain agriculture as a valued component of its evolving land use pattern.
- Moapa Valley will only pursue development strategies that do not adversely affect the natural environment.
- Moapa Valley will seek to balance agricultural and non-agricultural land uses.
- Moapa Valley will re-examine how floodplain is managed and regulated to ensure safety from flood damage.

## **8.0 OPEN SPACE, PARKS, AND RECREATION**

The “rural” atmosphere, lifestyle, and scenic beauty are some of the aspects of living in Moapa Valley that residents treasure most. Long-time residents and new arrivals both cite the area’s beautiful rural surroundings, and diverse recreational opportunities as prime reasons for making this area their home.

Because a rural lifestyle includes the charm of “green areas,” parks, and open spaces, Moapa Valley residents are highly concerned about the potential effects of un-planned growth. Key issues include the future of the Muddy River, agricultural “green belts,” and the use of open spaces, sale or exchange of public lands, funding for park expansions, and all the effects of unregulated “urban sprawl.”

### **8.1 Open Space, Parks, and Recreation Profile**

The environmental and recreational attributes of the Moapa Valley include stunning natural surroundings. The heart of the community is the Muddy River. To the north is the Bowman Reservoir and farther away are the Mormon Mountains and Old Spanish trade routes. To the east are the Mormon Mesa and numerous pre-historic and historic trails and sites. To the south is the Overton Wildlife Game Refuge, Lake Mead National Park, Valley of Fire State Park, and several pre-historic and historic trails and sites. To the west are the scenic Red Stones Cliffs of the BLM and State Park, which includes the community’s first planned trail system and numerous prehistoric and historic sites.

The Muddy River and its headwaters provide the Moapa Valley with the water needed to provide its beauty, biological diversity, agricultural “greenbelts,” crops, and rural identity that the residents cherish.

Moapa Valley’s location surrounded by public recreation lands, combined with almost year-round temperate weather, allow for diverse year-round activities. Opportunities range from all types of water sports, equestrian events, off-road vehicle (ORV) activities, and many other outdoor activities. The natural open spaces also provide the residents with almost unlimited recreation opportunities.

The BLM and Bureau of Reclamation manage over 10,000 acres within the Moapa Valley. Local residents want to ensure that these lands are planned and developed according to community ideals.

Within Moapa Valley, Clark County operates and maintains two parks, two swimming pools, one fairground site, and one ball field.

Humans have occupied the Muddy River area as long as 4,000 years. Many numerous prehistoric sites exist in and around the valley’s open spaces. Very few are protected from urban growth. Current occupation of the valley by Mormon pioneers over 100 years ago has also led to many historic sites, which are also unprotected. A 1983 survey listed historic sites in Overton, which

were of particular interest for preservation. Another survey in 2002 noted the loss of a few of these sites, but also the addition of some more.

## **8.2 Open Space Trends**

The level of activity in open spaces and parks will continue and increase.

## **8.3 Open Space Issues**

The Visioning Project identified the following issues to be evaluated regarding open space in Moapa Valley:

- Conservation easements and greenbelts should be considered.
- Residents desire trails and larger parks to connect the area's beauty.
- Demand will continue for the release of Federal lands, heightening the concern about keeping these lands in planned public ownership.
- Some environmentally sensitive open space lands that are privately owned could end up being developed if they are not acquired and protected for open space purposes.
- Collaboration among public sectors will be critical to protection and maintenance of open spaces.
- Prehistoric and historic sites and trails need to be preserved.
- Preservation must be coordinated with master planning.

## **8.4 Open Space Goals**

The Visioning Project formulated the following goals to address the issues identified regarding open space in Moapa Valley:

- Moapa Valley recognizes the importance of the natural environment to preserving the small town feel of the area, and will seek to balance new growth with the preservation of open space.
- Moapa Valley seeks creative development that includes lots of various sizes and acreage.
- Moapa Valley seeks to protect its ridge lines and hilltops.

## **8.5 Open Space Strategies**

The Visioning Project developed the following strategies to implement the goals that were formulated to address the issues raised regarding open space in Moapa Valley:

- Moapa Valley will promote and support community volunteer and private sector efforts including pursuing grants to increase open space and enhance recreational opportunities.
- Moapa Valley will compile a scenic resources inventory.
- Moapa Valley will develop a greenway plan identifying priority trails, connections, opportunities, and constraints.
- All citizens will be well served by an extensive system of park facilities and recreation programs.
- Moapa Valley will encourage the preservation of hillsides and ridge lines as well as some of the nearby BLM land for open space.
- Moapa Valley will encourage the recruitment of sport and recreation related business as part of its economic development plan. Safety to the community and air quality should be a priority in identifying those businesses.

## **9.0 WATER, WASTEWATER, AND SOLID WASTE**

### **9.1 Water Supply Trends and Issues**

Water used for domestic purposes in Moapa Valley is collected from below surface springs and wells in the Warm Springs area. The water quality is good although the fluoride concentration is above the desired standard of 2.0 milligrams per liter (mg/L). As a result, the State has granted a variance to the Moapa Valley Water District (MVWD) so that they may provide water with a concentration of up to 2.12 mg/L.

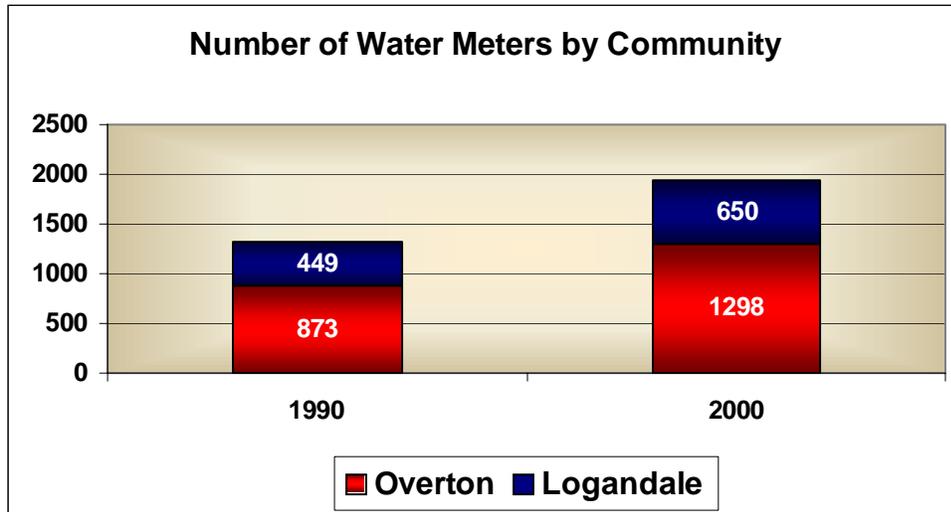
The quality of water in the Muddy River is poor. The Muddy River is listed on the State of Nevada's 303(d) Impaired Waters List due to elevated levels of total phosphorus, boron, arsenic, and iron. The principal uses of water from the Muddy River are for irrigation and industry. Also, groundwater taken from wells in the lower valley is considered poor in quality and therefore has limited use.

### **9.2 Water Service Trends and Issues**

MVWD serves approximately 2,000 customers in the lower Moapa Valley and another 500 customers in the Moapa area. Figure 28 shows the meter distribution for Logandale and Overton for the years 1990 and 2000. The water is chlorinated and conveyed through 164 miles of distribution pipeline. The District's spring collection system is at the Baldwin and Jones Spring in addition to the MX Well and Arrow Canyon Well provide an average of 3,293,250 gallons

per day to its customers. The average Moapa Valley water use is currently 80 million gallons per month (39 thousand gallons per month per customer).

**Figure 28 Number of Moapa Valley Water Meters**



MVWD representatives indicate that adequate capacity exists to serve current and future needs including an expanded service area should Federal land become privatized. *The Northeast Clark County 208 Water Quality Management Plan (208 Plan)* (June 2000) projects an annual 3 percent population growth rate for the Muddy River Valley through the year 2020. MVWD serves the area and it projects a 7 percent annual growth rate in water use. In either case, MVWD has projected available water rights that exceed the District’s projected demand.

Recently, MVWD and the Southern Nevada Water Authority entered into a cooperative effort to establish the Coyote Spring Water Resource Project, which involves development of groundwater in the northern part of Clark County (40 miles north of Las Vegas, 30 Miles west of Moapa Valley). A study requested by the State Engineer will include a two-year test pump which will determine the aquifer’s ability to sustain at least 8,000 acre-feet per year of permitted groundwater rights in the Coyote Spring Valley Hydrographic Basin.

The water drawn during the two-year test pump will be conveyed to MVWD’s tank in Moapa. Water will continue through the District’s existing system being put to beneficial use, to the extent possible, with the balance of water discharged into the Bowman Reservoir and/or the Muddy River in Logandale.

The project includes 81,200 feet (15.4 miles) of 24-inch diameter pipeline, a pumping station, tanks and pressure and flow control valves.

### **9.3 Irrigation Water Trends and Issues**

The largest use of water in the valley is irrigation. Irrigation canals and storage facilities are owned and maintained by the Muddy Valley Irrigation Company, a non-profit organization controlled and operated by area farmers. The Wells Siding Diversion Dam and Bowman

Reservoir were constructed in the mid 1930s. The Wells Siding Dam diverts Muddy River Water into the lower valley canal system and the 4,000 acre-foot capacity Bowman Reservoir. Irrigation water is delivered by ditch and is subject to evaporation and loss through use by non-crop plants such as salt cedar and arrowweed. The Natural Resources Conservation Service (NRCS) estimated that of the 16,850 acre-feet of water used in the Moapa Valley for irrigation annually, 2,900 acre- feet (17 percent) are lost through evaporation and 2,200 acre-feet (13 percent) are lost through transpiration by non-crop plants.

NRCS estimates that of the 73,000 tons of salt reaching Lake Meade from the Muddy River annually, 21,000 tons (29 percent) are added through irrigation runoff in the lower Moapa Valley.

Leslie & Associates, Inc. conducted a study in 2002 under contract to the Muddy Valley Irrigation Company to identify proposed improvements to the Muddy Valley Irrigation System. This resulted in a Master Plan. The primary purpose of the plan is to implement improvements that will reduce water losses throughout the system. First, the canal between the Wells Siding Dam and the Bowman Reservoir is to be lined with concrete, have a large diameter concrete pipe parallel to the canal installed, or both. Second, the main ditches that carry water down the valley will be replaced with large diameter thick-wall iron pipe. These improvements will reduce seepage and evaporation water losses. The study also examined what improvements would be required to divert water from the outlet of the Bowman Reservoir to supply water to a proposed power plant in the Moapa area.

#### **9.4 9.4 Wastewater Treatment Trends and Issues**

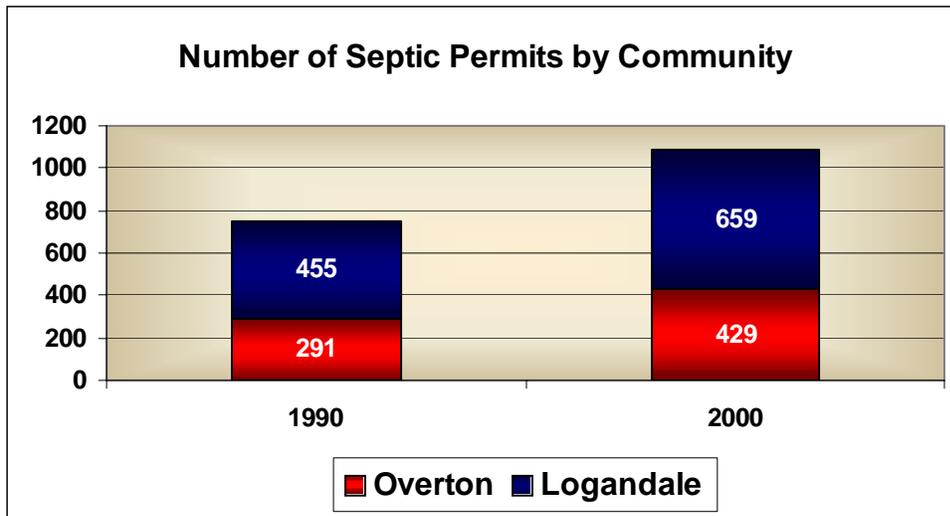
Two agencies, the Clark County Water Reclamation District and the Clark County Health District, are responsible for regulation of sewage disposal in unincorporated areas of Clark County.

##### **9.4.1 9.4.1 Septic Tanks**

The Clark County Health District issues permits for septic tanks, which are used throughout Moapa Valley with the exception of Overton. The Health District also carries out inspections. Minimum lot sizes for an individual sewage disposal (septic) system are one acre if located on a property with an on-site private well or one-half acre where there is an off-site water supply. Septic tanks are designed to retain solid and floating material while liquid containing dissolved and suspended solids flows out to an absorption field that must be sized to allow bacterial neutralization of the effluent. Soils in most of the Moapa Valley floor are subject to flooding and may experience wetness and slow percolation through the soil; conditions that are not ideal for the growth of bacteria, which may require increasing the size of the absorption field. The Health District's permitting and inspection process considers the local soil conditions, surface and ground water, and the expected volume of wastewater discharge to the field.

There are over 1,100 septic permits issued in the valley. The breakdown for the Logandale and Overton areas are shown on Figure 29. Most of the area in and around the town of Overton is on a sanitary sewer system. The septic permits shown for Overton are generally north of the town, within the Overton zipcode that extends about half way to the Logandale town line.

**Figure 29 Number of Septic Permits 1990 – 2000**



The State of Nevada limits the number of residential septic tanks in Moapa Valley to 162 per square mile (495 acres), which equates to an average of one per 3 acres. The State also requires a minimum 0.5-acre lot size. The development or lack of development of wastewater treatment facilities will influence Moapa Valley’s land use pattern. Developers are considering alternatives to individual septic tanks including individual aerobic and denitrification treatment units that are allowed by the State and can be installed beyond the 162 count. In addition, package plants are permitted by the State. These units are a small version of municipal treatment systems, which are designed to service subdivisions. They can be sized to service as few as 10 homes or as many as 1,000.

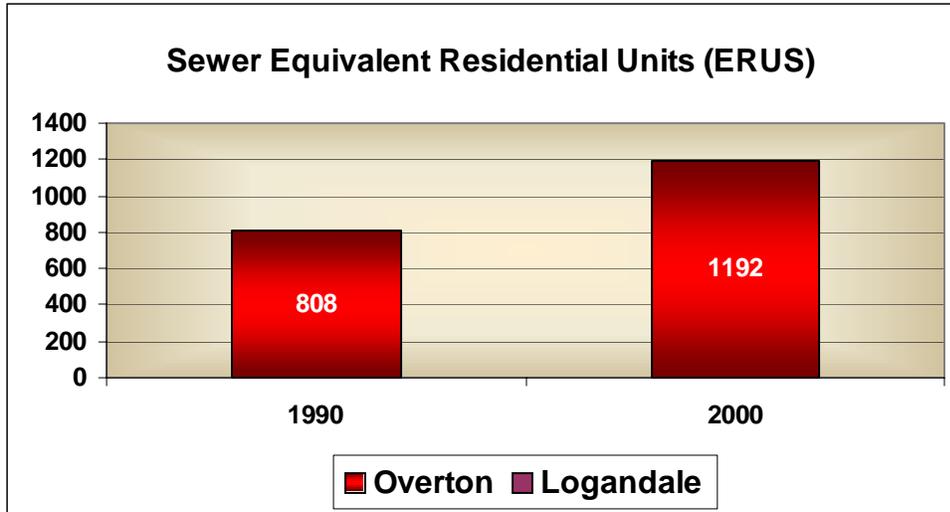
#### **9.4.2 Sanitary Sewer**

Sanitary sewer service is provided in Overton by the Clark County Water Reclamation District (CCWRD; formerly Clark County Sanitation District). The system consists of a 10-inch main sewer line and 8-inch lateral lines. Gravity draws the flow from the upper elevations of the service area to a lower elevation lift station. Sewage is pumped by a series of pumping stations to a treatment facility, located on the southeast side of Overton, which includes a series of hydraulically connected evaporation and infiltration ponds. The service area can be expanded to the north with concurrent pond additions. This would provide service to developing areas of Logandale. Expansion has not occurred because of the low-density development pattern; however, that pattern has been changing in recent years. Within Clark County, expansions of wastewater collection and treatment systems are normally funded by developers or property owners desiring the service.

CCWRD services nearly 700 accounts in the Overton area. These are further broken down into Equivalent Residential Units (ERUS), where an ERU represents the average household’s daily wastewater flow to the sewer system (Figure 30). Single-family homes usually represent one ERU while multi-family dwellings may have 5 to 10 ERUS for a single account. There currently are 1,280 ERUS for the Overton system. The following chart shows the numbers for 1990 and 2000. A figure of 250 gallons of wastewater per day is usually used to estimate household flow

(ERU). The District presently uses a figure of 170 gallons per day for the Overton system. The lower number is largely because of the many part time residents that only live in Overton during the winter months. This includes homes and RV parks.

**Figure 30 Sewer Equivalent Residential Units (ERUS)**



Wastewater treatment in the Moapa Valley historically has not been a concern. For many years, the communities of Logandale and Overton have relied upon septic tanks and a small collection and pond treatment system to meet their needs. Recently, however, there has been a need to look at the long-term direction that wastewater collection and treatment should take as the communities continue to develop. With that in mind, the CCWRD, at the request of MVTAB, conducted an evaluation of wastewater needs to determine if a more comprehensive community solution is needed. Between 2001 and 2003 a series of meetings and workshops were held with community leaders and the public to discuss the subject. The purpose was to discuss whether a single central treatment system is more beneficial than several independent “package plants” for the Logandale community, or add to the Overton system that is currently in operation.

The initial study focused on a solution for the Logandale area only. Ultimately the MTAB directed that a centralized system should be considered that encompasses the entire valley. Also, the treatment system should reclaim the treated water rather than disposal as currently done by the pond system. CCWRD was directed to conduct a full study of need and feasibility to determine what size and type of system would be appropriate for the community at this time. That study, conducted by Stanley Consultants, Inc., gives an outline of what costs might be associated with the facility, potential funding mechanisms, a schedule for implementation, and a plan for operation and maintenance for the facility. CCWRD also recommended that a partnership be developed with potential customer/users of the plant effluent including the Moapa Valley Water District and Muddy Valley Irrigation Company. MVTAB accepted the comprehensive study report in June 2003 and appointed a committee, made up of Moapa Valley citizens, to work with CCWRD to decide on a service area, treatment system and a cost structure that may be acceptable to valley residents. The committee will make a recommendation to MVTAB as to whether the proposed system will be acceptable to the community. The committee had not started its work as this report.

## **9.5 Solid Waste Disposal Trends and Issues**

In compliance with U.S. Environmental Protection Agency regulations, Clark County closed the Logandale landfill in October 1993. Around the same time, a new landfill was opened by Silver State Disposal (now Republic Services) at Apex. The Apex Landfill is located east of I-15, approximately 25 miles north of Las Vegas. The Apex Landfill is licensed to receive most types of municipal waste including industrial and hazardous waste. The Apex Landfill is not licensed to handle or receive any type of radioactive waste.

Republic Services provides curbside pick-up service on a weekly basis to Moapa Valley residents and businesses. Residents may set out up to 15 containers (garbage cans) for weekly pick-up. Curbside service does not include pick-up of large items such as appliances or construction material. Republic Services is required to provide a convenience center, which is planned to be located north of Logandale near Moapa Valley Boulevard. Subscribers to the curbside service may also use the center to dispose of objects not usually collected at curbside without additional cost. Non-subscribers will pay a fee for use of the center.

## **9.6 Water and Wastewater Goals**

The Visioning Project formulated the following goals to address the issues identified regarding Moapa Valley's water and wastewater needs:

- Public infrastructure including water and wastewater services will be efficient and affordable, and designed and located to meet the needs of citizens of all ages and incomes.
- Moapa Valley is committed to developing a comprehensive plan for managing water, flooding, and wastewater that must be complied with by all new development.

## **9.7 Water and Wastewater Strategies**

The Visioning Project developed the following strategies to implement the goals that were formulated to address the issues raised regarding Moapa Valley's water and wastewater needs:

- Moapa Valley will ensure that all areas have safe and adequate water and wastewater service.
- Moapa Valley will develop a comprehensive flood plan with which all new development must comply in order to protect existing homeowners from flood damage.
- Moapa Valley will develop a long-term phasing plan for expansion of public utilities into designated future community development areas.
- Moapa Valley will seek to prevent the release of nearby BLM lands until such time that a plan has been developed to provide for necessary public infrastructure including transportation.

- Moapa Valley does support expansion of the sewer system.

## **10.0 TRANSPORTATION**

An area's transportation facilities are important in two ways. First, they perform a service function by which people and goods move to a destination. Second, they provide an important determinant of urban and regional structure. While there are many other factors involved, it is generally true that agriculture and industries do not thrive where there is no way to get their products to market. Residential areas also must have appropriate access. Growth occurs where there are roads. Throughout history, the regional transportation system has encouraged urban growth and the local road and street pattern has influenced its form within the town. The original settlement of Moapa Valley was as a support point on the wagon road from Salt Lake City, Utah to San Bernardino, California. The towns of Overton and Logandale were developed by laying out wide streets in a grid pattern following the planning tradition used in Utah. In recent times, rapid growth in the urban areas coupled with improved accessibility via the modern highway system has encouraged development patterns where residential areas can be at a significant distance from the urban core.

This has affected Moapa Valley by making possible commuting to remote sites of employment, primarily the Las Vegas Valley, and the dispersal of residences from the two main residential concentrations of Logandale and Overton throughout areas of the valley, which previously were exclusively agricultural. Improvement of transportation has allowed an increase in population in the Moapa Valley beyond that which it could support solely with local employment and allows the new residents to live at lower densities throughout the valley on land previously used for farms.

### **10.1 Transportation Inventory**

Moapa Valley is well served by road, rail, and air transportation with good roads and scheduled busses, freight rail service, and two general aviation airports.

#### **10.1.1 Bus Service**

The town of Glendale is a regular bus stop along the Greyhound route between Las Vegas and St. George, Utah. Passengers may board regularly scheduled busses headed in either direction four times daily. This is the only regularly scheduled passenger transportation to and from Moapa Valley. In addition, various charter and tour busses visit the area on an almost daily basis. These busses bring tourists to the Lost City Museum in the Overton area and the Valley of Fire State Park. Chartered boat tours and boat rentals are available at the marinas in Echo Bay and Overton Beach, south of the survey area.

#### **10.1.2 Roads**

Moapa Valley is well served by a regional road network. I-15 bisects the valley at Glendale and paved state highways lead up and down the valley from that point. From Glendale, it is 49 miles

to Las Vegas and 63 miles to St. George, Utah, via I-15. State highways within Moapa Valley include State Highway 168, which runs northwest from I-15 east of Moapa and Warm Springs; and State Highway 169, which runs southeast from I-15 through Moapa Valley, returning to I-15 through the Valley of Fire State Park. County-maintained roads form a local network of rural roads throughout the valley.

### **10.1.3 Rail Service**

The Union Pacific Railroad main line between Los Angeles, California and Salt Lake City, Utah crosses Moapa Valley at Moapa, where the railroad maintains a freight depot. A branch line runs to the lower valley silica mines south of Overton and handles general freight shipments. Both the main line and the Moapa Valley branch are in excellent condition in order to handle the heavy bulk shipments of coal to the electric generating plant at Moapa and silica from the lower Moapa Valley.

### **10.1.4 General Freight**

The Moapa Valley Freight Company provides a scheduled daily service handling truck and rail shipments to and from the valley.

### **10.1.5 Airports**

Clark County operates and maintains an airport in Overton known as Perkins Field. Originally established in 1947 to provide an emergency landing area for aircraft departing Nellis Air Force Base, Perkins Field is named for two local young men, Woodruff and Elwood Perkins who were killed during World War I and World War II, respectively. Perkins Field has a 4,880-foot paved, lighted runway. It can accept light twin-engine aircraft and DC-3s. Aircraft fuel (80 and 100) is available and six aircraft are based at the site. Plans call for construction of a new hangar for a charter business and light repairs. The National Park Service operates the Echo Bay airstrip. It is an unlighted, 3,400-foot oil sealed blacktop runway with tiedowns and windsock. No gas is available at the Echo Bay airstrip.

## **10.2 Commuting**

Commuting from Moapa Valley to Las Vegas and surrounding areas for employment was reported by a Cooperative Extension Publication in 1973. Table 16 illustrates the change in commuting patterns within Moapa Valley that occurred between 1990 and 2000. Most notably, this table illustrates the increase in commuters that drive alone and those who carpool.

**Table 16 Commuting Patterns 1990 - 2000**

	<b>1990</b>	<b>2000</b>	<b>Percent Change 1990 - 2000</b>
<b>Drive Alone</b>	777	1454	87.1%
<b>Car Pooled</b>	212	363	71.2%
<b>Public Transportation</b>	7	0	
<b>Walked or Worked at Home</b>	82	173	110%
<b>Other Means</b>	21	10	-52%

The number of Moapa Valley residents who spend greater than 45 minutes commuting has more than doubled since 1990 (Table 17). The greatest increase has occurred among Moapa Valley residents who commute between 60 and 89 minutes. This is the approximate time it takes to commute from Moapa Valley to the Las Vegas area.

**Table 17 Comparison of Moapa Valley Commute Times 1990 –2000**

	<b>1990</b>	<b>2000</b>	<b>Percent Change 1990 - 2000</b>
<b>Less than 5 minutes</b>	123	142	15.4%
<b>5 to 9 minutes</b>	205	306	49.2%
<b>10 to 14 minutes</b>	119	293	146.0%
<b>15 to 19 minutes</b>	165	142	-14.0%
<b>20 to 24 minutes</b>	89	71	-20.0%
<b>25 to 29 minutes</b>	51	36	-29.4%
<b>30 to 34 minutes</b>	68	105	54.4%
<b>35 to 39 minutes</b>	21	25	19.0%
<b>40 to 44 minutes</b>	14	30	114.0%
<b>45 to 59 minutes</b>	62	174	180.0%
<b>60 to 89 minutes</b>	132	483	266.0%
<b>90 or more minutes</b>	27	82	203.0%

### **10.3 Transportation Trends and Issues**

The Visioning Project identified the following issues to be evaluated regarding Moapa Valley’s transportation needs:

- The volume and speed of traffic is increasing along the main road.
- “Slow lanes” must be designated and the encouragement of multiple modes of transportation.
- A by-pass is needed so that traffic congestion is alleviated along Moapa Valley Boulevard and so that growth can be accommodated.

#### **10.4 Transportation Goals**

The Visioning Project formulated the following goals to address the issues identified regarding Moapa Valley's transportation needs:

- Moapa Valley will seek to preserve Moapa Valley Boulevard as a scenic byway.
- Moapa Valley will employ creative design standards to improve traffic flow and alleviate congestion.
- Moapa Valley supports an alternative road for local access and tourism that will run on a right-of-way through non-disposed BLM land.
- The existing roadways will be improved to reasonably accommodate increases in traffic, and a new road will be carefully located, designed, and built to accommodate increases in population while reinforcing an orderly development pattern.

#### **10.5 Transportation Strategies**

The Visioning Project developed the following strategies to implement the goals that were formulated to address the issues raised regarding Moapa Valley's transportation needs:

- Moapa Valley will encourage expanded public transportation within Moapa Valley and then between Las Vegas and Mesquite to provide service to those who do not or cannot use personal motor vehicles.
- Moapa Valley will work with Clark County and the Nevada Department of Transportation (NDOT) to evaluate techniques to alleviate traffic congestion along Moapa Boulevard.
- Moapa Valley will compile a scenic resources inventory and pursue designation of Moapa Boulevard as a Scenic Byway based on the inventory results.
- Moapa Valley will not support the release of nearby BLM lands until such time that a plan has been developed to provide for necessary public infrastructure including water, waste water, transportation, schools, open space and viewsheds.
- Moapa Valley will only support transportation improvements that support its comprehensive plan.
- Moapa Valley supports the creative use of design standards to alleviate traffic congestion.
- Moapa Valley supports the designation of an alternative route to the newer residential areas to reduce congestion along Moapa Valley Boulevard.

## **11.0 PUBLIC SAFETY**

Within Moapa Valley, policing is provided by the Las Vegas Metropolitan Police Department. Every police officer assigned to the Logandale/Overton area is required to reside within the area. The ratio of officers per thousand population is roughly 1.2. The national average is nearly two per thousand. Currently six officers, including the resident Sergeant, reside in and provide 24-hour police coverage within Moapa Valley.

The Nevada Highway Patrol has two State Troopers who live in Moapa Valley. They are assigned to State Highway 169, which traverses through Logandale/Overton and I-15 to the Arizona border. The community also serves the Overton Beach and Echo Bay Marinas, which are a short driving distance away at nearby Lake Mead. Policing is provided there primarily by the U.S. Park Service rangers.

The population of Logandale and Overton increases during the winter months due to an influx of “snowbirds”(i.e., elderly retirees primarily from the neighboring states of Idaho, Utah, Oregon and Montana). In the spring and summer, tourists visit the area on their way to the Valley of Fire State Park, Lake Mead National Recreation Area and Lost City Museum.

### **11.1 Trends in Criminal Activity**

The vast majority of arrests made in the Moapa Valley area can be linked to some form of substance abuse. Alcohol abuse can be seen in many of the domestic battery reports or arrests. Domestic battery is the most common offense resulting in an arrest in Moapa Valley.

Local public safety officers indicate that theft is the second more frequently committed crime within the Moapa Valley and that the theft is often times linked to drug use. Theft includes the crimes of burglary and larceny. Robberies rarely occur in Moapa Valley. Arrests made for driving under the influence of alcohol are the third most prevalent type of crime reported in Moapa Valley. Any other crimes or related arrests are sporadic at best and do not represent any trend.

Although many refer to Logandale and Overton as a “bedroom community” to Las Vegas, the crime trends and statistics are vastly different. Table 18 summarizes major crime rates for the years 1992 and 2002 in Las Vegas, Nevada. Table 19 illustrates the crime rates for the same years within the Moapa Valley, while Table 20 illustrates the crime rates for the same years in Mesquite, Nevada.

**Table 18 Las Vegas Crime Index Offenses/Rate Per 1,000  
Population 1992-2000**

Type of Crime	1992		2002	
	Number of Offenses	Rate	Number of Offenses	Rate
Homicide	125	0.19	139	0.09
Rape	419	0.06	494	0.32
Robbery	3,402	5.1	3,771	2.43
Aggravated Assault	1,828	2.7	4,561	2.94
<b>Violent Crime Total</b>	<b>5,772</b>	<b>8.6</b>	<b>8,965</b>	<b>5.78</b>
Burglary	10,469	15.8	11,109	7.17
Larceny/Theft	25,492	37.9	24,198	15.62
Vehicle Theft	7,114	10.6	12,489	8.06
<b>Total</b>	<b>43,075</b>	<b>64.3</b>	<b>47,796</b>	<b>30.85</b>

**Table 19 Moapa Valley Crime Index Offenses/Rate Per 1,000  
Population 1992 - 2000**

Type of Crime	1992		2002	
	Number of Offenses	Rate	Number of Offenses	Rate
Homicide	0	0.00	0	0.00
Rape	2	0.00	0	0.00
Robbery	3	0.68	0	0.00
Aggravated Assault	23	5.20	10	1.14
<b>Violent Crime Total</b>	<b>28</b>	<b>5.90</b>	<b>10</b>	<b>1.14</b>
Burglary	27	6.10	5	0.57
Larceny/Theft	31	7.00	9	1.03
Vehicle Theft	7	1.50	1	0.11
<b>Total</b>	<b>65</b>	<b>14.70</b>	<b>15</b>	<b>1.71</b>

**Table 20 Mesquite, Nevada Crime Index for 2002**

<b>Type of Crime</b>	<b>Number of Offenses</b>
<b>Homicide</b>	0
<b>Rape</b>	1
<b>Robbery</b>	4
<b>Aggravated Assault</b>	254
<b>Burglary</b>	18
<b>Larceny/Theft</b>	42
<b>Vehicle Theft</b>	172
<b>Total</b>	491

### **11.2 Public Safety Issues**

From a law enforcement perspective, the crime rates within the Moapa Valley are excellent and can be viewed as one of the significant contributing factors to the area's high quality of life. It will be important to track any changes in the nature or rate of crime within Moapa Valley as growth continues in order to identify early any changing trends that might adversely impact the quality of life. Additional public safety resources will be needed to meet expected growth within Moapa Valley.

### **11.3 Public Safety Goals**

The Visioning Project formulated the following goals to address the issues identified regarding Moapa Valley's public safety:

- Moapa Valley supports access to paramedics for emergency management.
- Moapa Valley has sufficient fire services for the short range but needs to plan for long-range fire services based upon projected growth. This plan should provide for sufficient equipment for fire services.

### **11.4 Public Safety Strategies**

The Visioning Project developed the following strategies to implement the goals that were formulated to address the issues raised regarding Moapa Valley's public safety:

- Moapa Valley should continue to pursue funding for paramedic services.
- Moapa Valley should develop a local emergency response plan.
- Moapa Valley should pursue obtaining a local emergency response number for Las Vegas Metropolitan Police.

- Moapa Valley supports the fire service enforcing the Clark County Code.
- Moapa Valley supports continued funding for its volunteer fire department.
- Moapa Valley will evaluate future demands on volunteers and response time to determine when to seek conversion from volunteer to paid fire services.
- Moapa Valley will pursue support from the County Commissioners for infrastructure to meet future growth and development.

## **12.0 HEALTH AND HUMAN SERVICES**

### **12.1 Health and Human Services**

In general, Moapa Valley residents indicated that the quality and availability of health and human services within the valley was sufficient to meet current needs. However, area residents are conscious that growth will put an increasing demand on these services and that shortly they will meet the threshold necessary to secure a 7-day/ 24-hour health care facility. In addition, they are cognizant that the increasing number of elderly within their communities will likely require additional services that are not presently available.

### **12.2 Health and Human Services Trends and Issues**

The Visioning Project identified the following issues to be evaluated regarding Moapa Valley's health and human services needs:

- Senior care is largely volunteer-based and helps unite the community.
- Need paramedics and other 24-hour health care services.

### **12.3 Health and Human Services Goals**

The Visioning Project formulated the following goal to address the issues identified regarding Moapa Valley's health and human services needs:

- Moapa Valley will seek to provide 24-hour emergency medical service.

### **12.4 Health and Human Services Strategies**

The Visioning Project developed the following strategies to implement the goals that were formulated to address the issues raised regarding Moapa Valley's health and human services needs:

- To support medical emergency coverage, Moapa Valley will work with local doctors to develop a 24-hour, on-call coverage.

- To support longer term medical emergency coverage needs, Moapa Valley will pursue locating a 24-hour emergency medical facility.
- Moapa Valley will strive to maintain the current level of available services for seniors.
- Moapa Valley will seek to develop printed procedures that include 800 telephone numbers for all county health services including mosquito abatement. The list should include contacts for sanitation and trash related services.
- Moapa Valley should identify daycare needs.
- Moapa Valley should identify source of available services for limited resource families.

### **13.0 SUMMARY OF VISION, GOALS, AND STRATEGIES**

#### **13.1 Vision**

The future of Moapa Valley will be strongly influenced by the natural resources base in which the community is embedded - a limited water supply, striking natural features and viewsheds, nearby Lake Mead, and a vital history and landscape characterized by a rural quality of life. Growth of the community should be directed and managed to ensure greater economic diversity, quality employment, affordable housing, medical health facilities, and tourist-based development compatible with a rural quality of life. Growth and development should not come at the expense of diminishing the very qualities that make the community special, but rather a balance needs to be established between growth and the expansion of public services such as water, schools, public safety, and preservation of the natural resources, including design standards.

#### **13.2 Goals and Strategies: Growth Management**

The Visioning Project resulted in the identification of a number of goals regarding growth management within Moapa Valley, as well as strategies to implement those goals. Goals and strategies are summarized below for land use and housing as they relate to the management of growth within Moapa Valley.

##### **13.2.1 Land Use Goals**

- Growth in Moapa Valley should be logical, predictable, sustainable, and foster and protect the quality of life of all its citizens.
- Moapa Valley will maintain its rural, small town nature by welcoming new sustainable development only in designated areas where public water and sewer services have been expanded to accommodate growth. All new development and infrastructure costs will be incorporated into the cost of new development.
- Moapa Valley will only encourage new small-scale developments that are interspersed with plenty of open land and recreational areas, transitioning to open farmland and

blending into the surrounding rural environment. Moapa Valley will attempt to preserve its historical agricultural economy.

### **13.2.2 Land Use Strategies**

- Moapa Valley will develop a plan for managed growth that recognizes the diverse needs of its residents at all stages of their lives while seeking to maintain its largely rural and residential characteristics.
- Develop agreements with Clark County and regional public infrastructure providers to provide services in areas mutually designated for development.
- The residents desire to promote a unified identity for Moapa Valley.
- Moapa Valley will seek to prevent the release of nearby BLM lands until such time that a plan has been developed to provide for necessary public infrastructure including water, waste water, transportation, and schools.
- Moapa Valley will strive to set aside land eligible for release by BLM for open space and recreational uses.
- Moapa Valley will require developers of new housing to offset reductions in farm open space with other open space.
- Moapa Valley will encourage a multi-family residential, commercial, and mixed use district in the center of Overton and/or Logandale that would provide a pedestrian-friendly area to encourage visitors to get out of their cars and frequent local service establishments and to provide alternative housing choices for young couples starting out, and the elderly.
- Moapa Valley will develop a plan that identifies how future wastewater treatment will be provided for and funded.
- Moapa Valley is committed to strict adherence to the Northeast Clark County Land Use Plan.
- Design standards should be developed that reflect and maintain Moapa Valley's rural character including limiting areas with curb, gutter, and sidewalk improvements to appropriate areas.

### **13.2.3 Housing Goals**

- Moapa Valley will strive to ensure housing availability for households of all income levels.

- Moapa Valley will promote development patterns that limit higher density to appropriate areas near major transportation corridors.

#### **13.2.4 Housing Strategies**

- Moapa Valley will continue to monitor patterns of housing development and continue to oppose non-conforming zone changes, if necessary, to restrict further unplanned development.
- Moapa Valley will participate with Clark County on initiatives to provide affordable housing for area residents.

### **13.3 Goals and Strategies: Economic Development and Education**

The Visioning Project resulted in the identification of a number of goals regarding economic development and education within Moapa Valley, as well as strategies to implement those goals. Goals and strategies are summarized below.

#### **13.3.1 Economic Development Goals**

- Tourism will continue and expand. Moapa Valley should take advantage of this and provide services and supplies for tourism.
- Moapa Valley should plan for being a regional center for tourism.
- Industry should be concentrated near I-15, on the outskirts of Moapa Valley.
- Expand commercial and hotel development in Logandale.
- Moapa Valley does not support new casino development.
- Moapa Valley should maintain historical links to agriculture and open green spaces as part of its future quality of life.
- Small commercial and retail development should be available and centrally located within Moapa Valley.

#### **13.3.2 Economic Development Strategies**

- Moapa Valley will develop a strategic plan for economic development to locate new employment in areas identified for industrial and commercial expansion.
- Moapa Valley will pursue funds to assess viable options for economic growth focusing on commercial and tourism-related businesses.

- Moapa Valley will explore ways to encourage visitors of Lake Mead, Valley of Fire, and Clark County Fair and Rodeo to visit other area attractions and establishments in Moapa Valley.
- Moapa Valley will work with Clark County, the State of Nevada, and other private and public sector organizations to promote tourism in the area.
- Moapa Valley will capitalize on the economic assets of the area's natural beauty and historic resources, including trails.
- Moapa Valley will pursue employment opportunities for area teens.
- Moapa Valley encourages local businesses within the town centers of Overton and Logandale to develop an attractive and cohesive design theme that celebrates the history of the valley.
- Moapa Valley will actively discourage gaming-related establishments within the area.
- Moapa Valley seeks to preserve its agricultural heritage, including the high school agricultural farm.
- Moapa Valley will encourage the recruitment of recreation-related business as part of its economic development plan.
- Moapa Valley will actively seek support from the Moapa Valley Chamber of Commerce in the area of economic development and will encourage them to form an Economic Development Task Force.
- Moapa Valley will explore commercial development that incorporates trails and historical sites along the Muddy River Flood Control Channel.

### **13.3.3 Education Goals**

- Moapa Valley will maintain a strong commitment to education. These services will be designed and located to meet the needs of citizens of all ages and incomes.
- Moapa Valley will work toward a level of capacity that will accommodate student growth yet not duplicate the overcrowding and 12-month school program imposed on Las Vegas residents.

### **13.3.4 Education Strategies**

- Moapa Valley will seek to prevent the release of nearby BLM lands until such time that a plan has been developed to provide for necessary public infrastructure, including education.

- Moapa Valley will strive to maintain a single high school in order to preserve the unity of its social fabric. Moapa Valley will identify available land for expansion of the high school.
- Moapa Valley will pursue new educational opportunities for residents of all ages through community college system and UNLV.
- Moapa Valley will pursue mechanisms for providing adult “life enhancement” and other advanced educational courses including college level courses for its residents.

#### **13.4 Goals and Strategies: Quality of Life**

The Visioning Project resulted in the identification of a number of goals regarding quality of life within Moapa Valley, as well as strategies to implement those goals. Goals and strategies are summarized below for environmental quality, open space, water and wastewater, and transportation as they relate to the quality of life within Moapa Valley.

##### **13.4.1 Environmental Quality Goal**

- Moapa Valley seeks to preserve its agricultural heritage and rural landscape by protecting the environment including air and water quality, viewsheds, and habitat.

##### **13.4.2 Environmental Quality Strategies**

- Moapa Valley will pursue initiatives to enhance water quality.
- Moapa Valley will protect community water supplies from encroachment by other entities.
- Moapa Valley will protect environmentally sensitive habitat.
- Moapa Valley will protect its visual resources and viewsheds.
- Moapa Valley will seek to sustain its pristine air quality and protect the environment.
- Moapa Valley will manage development in ways that minimize impacts on its rural character.
- Moapa Valley will promote the preservation of its agricultural heritage.
- Moapa Valley will promote the preservation of its historic resources.
- Moapa Valley will seek to maintain a sustainable per capita use of its natural resources.
- Moapa Valley will seek to maintain agriculture as a valued component of its evolving land use pattern.

- Moapa Valley will only pursue development strategies that do not adversely affect the natural environment.
- Moapa Valley will seek to balance agricultural and non-agricultural land uses.
- Moapa Valley will re-examine how floodplain is managed and regulated to ensure safety from flood damage.

#### **13.4.3 Open Space Goals**

- Moapa Valley recognizes the importance of the natural environment to preserving the small town feel of the area, and will seek to balance new growth with the preservation of open space.
- Moapa Valley seeks creative development that includes lots of various sizes and acreage.
- Moapa Valley seeks to protect its ridge lines and hilltops.

#### **13.4.4 Open Space Strategies**

- Moapa Valley will promote and support community volunteer and private sector efforts including pursuing grants to increase open space and enhance recreational opportunities.
- Moapa Valley will compile a scenic resources inventory.
- Moapa Valley will develop a plan identifying priority trails, connections, opportunities, and constraints.
- All citizens will be well served by an extensive system of park facilities and recreation programs.
- Moapa Valley will encourage the preservation of hillsides and ridge lines as well as some of the nearby BLM land for open space.
- Moapa Valley will encourage the recruitment of sport and recreation-related business as part of its economic development plan. Safety to the community and air quality should be a priority in identifying those businesses.

#### **13.4.5 Water and Wastewater Goals**

- Public infrastructure including water and wastewater services will be efficient and affordable, and designed and located to meet the needs of citizens of all ages and incomes.
- Moapa Valley is committed to developing a comprehensive plan for managing water, flooding and wastewater that must be complied with by all new development.

#### **13.4.6 Water and Wastewater Strategies**

- Moapa Valley will ensure that all areas have safe and adequate water and wastewater service.
- Moapa Valley will develop a comprehensive flood plan with which all new development must comply in order to protect existing homeowners from flood damage.
- Moapa Valley will develop a long-term phasing plan for expansion of public utilities into designated future community development areas.
- Moapa Valley will seek to prevent the release of nearby BLM lands until such time that a plan has been developed to provide for necessary public infrastructure including transportation.
- Moapa Valley does support expansion of the sewer system.

#### **13.4.7 Transportation Goals**

- Moapa Valley will seek to preserve Moapa Valley Boulevard as a scenic byway.
- Moapa Valley will employ creative design standards to improve traffic flow and alleviate congestion.
- Moapa Valley supports an alternative road for local access and tourism that will run on a right-of-way through non-disposed BLM land.
- The existing roadways will be improved to reasonably accommodate increases in traffic, and a new road will be carefully located, designed, and built to accommodate increases in population while reinforcing an orderly development pattern.

#### **13.4.8 Transportation Strategies**

- Moapa Valley will encourage expanded public transportation within Moapa Valley and then between Las Vegas and Mesquite to provide service to those who do not or cannot use personal motor vehicles.
- Moapa Valley will work with Clark County and NDOT to evaluate techniques to alleviate traffic congestion along Moapa Boulevard.
- Moapa Valley will compile a scenic resources inventory and pursue designation of Moapa Boulevard as a Scenic Byway based on the inventory results.
- Moapa Valley will not support the release of nearby BLM lands until such time that a plan has been developed to provide for necessary public infrastructure including water, waste water, transportation, schools, open space and viewsheds.

- Moapa Valley will only support transportation improvements that support its comprehensive plan.
- Moapa Valley supports the creative use of design standards to alleviate traffic congestion.
- Moapa Valley supports the designation of an alternative route to the newer residential areas to reduce congestion along Moapa Valley Boulevard.

### **13.5 Goals and Strategies: Public Health and Safety**

The Visioning Project resulted in the identification of a number of goals regarding public health and safety within Moapa Valley, as well as strategies to implement those goals. Goals and strategies are summarized below for public safety and health and human services.

#### **13.5.1 Public Safety Goals**

- Moapa Valley supports access to paramedics for emergency management.
- Moapa Valley has sufficient fire services for the short range but needs to plan for long-range fire services based upon projected growth. This plan should provide for sufficient equipment for fire services.

#### **13.5.2 Public Safety Strategies**

- Moapa Valley should continue to pursue funding for paramedic services.
- Moapa Valley should develop a local emergency response plan.
- Moapa Valley should pursue obtaining a local emergency response number for Las Vegas Metropolitan Police.
- Moapa Valley supports the fire service enforcing the Clark County Code.
- Moapa Valley supports continued funding for its volunteer fire department.
- Moapa Valley will evaluate future demands on volunteers and response time to determine when to seek conversion from volunteer to paid fire services.
- Moapa Valley will pursue support from the County Commissioners for infrastructure to meet future growth and development.

#### **13.5.3 Health and Human Services Goals**

- Moapa Valley will seek to provide 24-hour emergency medical service.

#### **13.5.4 Health and Human Services Strategies**

- To support medical emergency coverage, Moapa Valley will work with local doctors to develop a 24-hour, on-call coverage.
- To support longer term medical emergency coverage needs, Moapa Valley will pursue locating a 24-hour emergency medical facility.
- Moapa Valley will strive to maintain the current level of available services for seniors.
- Moapa Valley will seek to develop printed procedures that include 800 telephone numbers for all county health services including mosquito abatement. The list should include contacts for sanitation and trash related services.
- Moapa Valley should identify daycare needs.
- Moapa Valley should identify source of available services for limited resource families.

#### **14.0 SUMMARY OF PROPOSED RURAL INDICATORS AND INDICES**

Clark County has begun a program to monitor a variety of growth indicators. Moapa Valley can utilize this program to help track its own progress strategies identified through the visioning process. Specifically, Moapa Valley community leaders will find tracking of the indices described in sections 14.1 through 14.3 as valuable frameworks for understanding how Clark County as a whole is meeting their growth management challenges. In addition, a new Moapa Valley index is suggested within section 14.4 that can assist local decision makers and community residents as they track Moapa Valley's progress towards achieving their vision.

##### **14.1 Growth Management**

- Housing Affordability Index - The Housing Affordability Index monitors nine core variables that reflect the availability and affordability of housing in Southern Nevada. These variables include: the ratio of new home price to median household income; the ratio of existing home price to median household income; the cost of living index – housing; single family to multi-family ratio; the households with income less than 80% of the median; the households with income less than 60% of the median; the average price of land in Clark County; the construction cost index; and the household income required to rent a median apartment as a percent of median income.
- Dwelling Unit Dispersion Index – The Dwelling Unit Dispersion Index measures housing units by type by zipcode.
- Local Tenure Dispersion Index – The Local Tenure Dispersion Index measures length of tenure by zipcode.

## **14.2 Economic Development and Education**

- Leading Economic Indicators – This index measures the key economic variable that measures the relative health of Clark County’s economy.
- Household Income Dispersion Index – This index measures household income by zipcode.

## **14.3 Quality of Life**

- Environmental Quality Index - The environmental index is a composite of key performance measures designed to monitor the relative health of the environment. The index includes measures for air quality, water consumption/conservation, population densities, transportation factors, and open space (parks) standards.

## **14.4 Moapa Valley Index**

The Moapa Valley Index is proposed to be comprised of the following variables: employment, unemployment, fire and emergency response time, police response time, non-conforming zone changes, new residential permits, trail miles, number of septic permits, and the sewer equivalent residential users (ERUS).

## **15.0 ADDITIONAL DISCUSSION AND SUGGESTIONS**

Moapa Valley like other rural communities throughout Clark County is striving to maintain its rural character. This is a difficult challenge given the phenomenal growth pressures occurring throughout southern Nevada. To date, Clark County policy makers have focused a great deal of effort on realigning agencies and services to meet the challenges resulting from rapid growth in the County’s urban area. The findings and recommendations of Clark County’s Growth Task Force clearly outline many similar issues as has been identified in the Moapa Valley visioning exercise. However, while many of the issues identified for the urban areas are similar to those found in rural communities, others are considerably different? More importantly, the solutions for managing growth in the rural areas need to be tailored to preserve the unique characteristics of communities such as Overton and Logandale. Below are some additional recommendations to assist Moapa Valley in achieving their vision.

In addition to developing an index that can be incorporated into Clark County’s monitoring program as described in section 14.0, four other initiatives could help ensure a successful implementation of Moapa Valley’s vision and strategic plan. These initiatives include:

- the development of a rural design standard pilot project
- a rural housing summit
- an infrastructure planning partnership, and
- an expanded economic development effort.

## **15.1 Rural Design Standard Pilot Project**

One of the key issues repeatedly identified by participants in the visioning exercise, as well as, one of the findings from the visual preference survey, is that a number of the design standards that are appropriate for the urban and suburban areas within Clark County are not well suited for the rural areas. For example, block walls and street lighting in some areas detracts from the “rural” experience that residents in communities such as Overton and Logandale covet. Moapa Valley residents may find it helpful to identify a proposed residential development that can be used as a pilot project to demonstrate how rural design standards might be tailored to preserve their communities unique character.

## **15.2 Rural Housing Summit**

Moapa Valley like Indian Springs and other rural communities throughout Clark County are looking for development plans that vary from those traditionally proposed and approved projects within Clark County. Developers are acutely aware of the need to propose projects that “pencil out” for their investors and meet regulatory design standards. Clark County planners have worked hard to ensure the efficient and effective implementation of current design standards. If Moapa Valley residents partner with other rural stakeholders to host a rural housing symposium, they will be more likely to create innovative development plans that “pencil out: for the developers, while providing the types of residential development that Moapa Valley residents seek.

## **15.3 Infrastructure Planning Partnership**

Moapa Valley residents and decision makers will need to partner with a variety of federal, state, and county agencies, if it is to successfully meet the infrastructure challenges that growth brings. A concerted effort by Moapa Valley to partner with Clark County to identify, plan for, and implement needed infrastructure in an organized and holistic fashion could greatly enhance the communities’ efforts to successfully manage growth. The Moapa Valley Town Advisory Board may wish to pursue an ongoing working group or task force whose focus would be ensuring that Moapa Valley’s infrastructure keeps pace with its growth.

## **15.4 Expanded Economic Development Effort**

Moapa Valley residents would like to enhance and expand upon the areas tourism potential, while discouraging gaming based tourism. Moapa Valley leaders may find additional resources to assist them in their economic development planning efforts through the State of Nevada’s Tourism Office and through nonprofit organization’s such as the Innovation Group.



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