



Moapa Valley Town Advisory Board

April 9, 2025

APPROVED MINUTES

| | | |
|-----------------|---|--|
| Board Members: | Jill Perkins– Chair – PRESENT Lois Hall – Vice Chair – PRESENT Lori Houston– PRESENT | Stephanie Blair – EXCUSED Kristin Pearson– PRESENT |
| Secretary: | Judy Metz, (702)-397-6475, Judith.Metz@clarkcountynv.gov . | |
| County Liaison: | Will Covington, (702)455-2540, William.Covington@clarkcountynv.gov . | |

I. Call to Order, Pledge of Allegiance, Roll Call (see above)

The meeting was called to order at 7:00 p.m.

II. Public Comment

None

III. Approval of February 12, 2025, Minutes

Moved by: Lori Houston

Action: Approved minutes as submitted.

Vote: 4-0/ Unanimous

IV. Approval of Agenda for April 9, 2025

Moved by: Kristin Pearson

Action: Approved agenda as submitted

Vote: 4-0/Unanimous

V. Information

NONE

VI. General Business

Update from Regional Flood Control District and Clark County Public Works regarding the “2025 Master Plan Update for the Muddy River and Tributary Washes” (For Discussion Only)

Abby Mayrena made the presentation, and assured the Board there were no major changes to the document.

Lois Hall made a motion to accept the document, and the vote was unanimous.

Moved by: Lois Hall

Action: Accept the Document as presented

Vote: 4/0/Unanimous

VII. Planning & Zoning

05/07/25 BCC

1. **AR-25-400029 (UC-24-0407)-KIMBO SLICE ENTERPRISES, LLC:**
USE PERMITS FIRST APPLICATION FOR REVIEW for the following: 1) recreational facility; and 2) live entertainment.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) reduce parking; 3) eliminate parking lot landscaping; 4) modify residential adjacency standards; 5) waive full off-site improvements; and 6) allow unpaved legal access.
DESIGN REVIEW for a recreational facility in conjunction with an existing agricultural property on 101.93 acres in an RS80 (Residential Single-Family 80) Zone and an RS40 (Residential Single-Family 40) Zone. Generally located on the north side of Whipple Avenue and the east and west sides of Pioneer Road within Moapa Valley. MK/nai (For possible action)

Presented by David Brown and Billy Pulsipher. It was agreed to hear public comments first. Fifteen residents spoke regarding this item. Many were unaware this was for a year round permit for all activities.

There were approximately 6 people for the corn maze, most were okay with the corn maze but ALL feel traffic and safety are a big issue that has not been addressed.

There was a question regarding #4 Modify residence adjacency standards. Mr. Brown stated that is normal wording for this WS.

Many felt that a bridge over Whipple or access on Waterline Rd. might help. There is so much traffic that people are anxious for their children.

We are supposed to be dedicated to rural values as stated here; Not noise, lights, traffic and dust pollution.

Mr. Pulsipher states he currently has no other activities planned at this time but would like to park food trucks so there are some amenities for Logandale Trails. There were objections to that because of the impact it would pose to local businesses.

People are concerned there is no guarantee this will not grow exponentially. It should not be considered until access is improved. Lori Houston (Advocate for Logandale Trails) questions "Is there a DESIGNATED PATH FOR Police and Fire? They need more parking and a better plan. He has added 3 acres of more parking, and it is still not enough.

Moved by: Lois Hall

Action: Approve for a 1-year extension with the following conditions.

1. **Increase parking to 700 spots.**
2. **Traffic Study for access to homes on Liston & Pioneer Rd**
3. **Limit permit to Corn Maze w/Food Trucks on his property until traffic issues are addressed.**

4. Supply additional police and fire personnel and access.

Vote: 4/0/Unanimous

VIII. Public Comment:

Marc Jensen spoke of concerns regarding cement plant coming to Moapa, and there has been a new group organized names "Preserve Moapa Valley". He feels Moapa Valley needs to be involved in these decisions, also. Thanks, the Board for listening.

Need to develop Carp/Elgin I15 exit as a second access and egress for Moapa Valley.

There will be a meeting behind Green Valley Grocers at Clea's Realty office on Tuesday the 15th for the Independence Day Celebration Committee.

Schools are hurting for supplies. Especially paper. They will start the new year short of paper, printer ink, and most supplies.

VFW Tank is being refurbished. They still need donations to Post 8336 to help with expenses.

Easter Egg Hunt on Friday 4/18 at 10AM at Logandale Ball Fields.

IX. Next Meeting Date

The next regular meeting will be April 30, 2025 at 7:00 p.m.

X. Adjournment

The meeting was adjourned at 8:25 p.m.

