



Spring Valley Town Advisory Board

June 24, 2025

MINUTES

Board Members:	John Getter, PRESENT Matthew Tramp PRESENT	Randal Okamura PRESENT Carol Lee White PRESENT
Secretary:	Carmen Hayes, 702 371-7991, chayes70@yahoo.com PRESENT	
County Liaison:	Mike Shannon 702-455-8338 mds@clarkcountynv.gov PRESENT	

I. Call to Order, Pledge of Allegiance and Roll Call

Brady Bernhart, Current Planning

II. Public Comment

This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please spell your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chair or the Board/Council by majority vote.

- **None**

III. Approval of **June 10, 2025** Minutes (For possible action)

Motion by: John Getter

Action: **APPROVE** as published

Vote: 4-0/Unanimous

IV. Approval of Agenda for **June 24, 2025** and Hold, Combine or Delete Any Items (For possible action)

Motion by: John Getter

Action: **APPROVE** as published

Vote: 4-0/Unanimous

V. Informational Items

1. Announcements of upcoming meetings and County and community meetings and events.
(for discussion)

As part of the changes to Title 10, effective August 4, 2025, each dog or cat over the age of four months of age must be implanted with microchip identification in accordance with CCC 10.08.070(b). Clark County Animal Protection Services has committed \$150,000.00 to bolster pet reunion efforts. To kickstart the program, the county has procured 10,000 microchips and has partnered with Hearts Alive Village, Heaven Can Wait, and the NSPCA to provide microchips for \$5.00 to unincorporated Clark County residents.

Clark County Commissioner Justin Jones will celebrate the completion of the Peace Way bridge at 6am on Thursday, June 26th with a ribbon cutting ceremony.

Omega Omega Sorority is hosting a Remembrance for Dr. Juana Leia Jordan at 10am on June 28th at Fountain of Hope Church.

VI. Planning & Zoning

1. **WS-25-0406-COUNTY OF CLARK(AVIATION):**
WAIVER OF DEVELOPMENT STANDARDS to increase retaining wall height in conjunction with an approved single-family residential subdivision on 4.26 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located east of El Capitan Way and north of Rochelle Avenue within Spring Valley. MN/hw/cv (For possible action) **07/15/25 PC**

Motion by: **Randy Okamura**

Action: **Approve** per staff recommendation

Vote: 3-1/NAY- Getter

2. **WS-25-0418-COUNTY OF CLARK(AVIATION):**
WAIVER OF DEVELOPMENT STANDARDS to increase retaining wall height in conjunction with an approved single-family residential development on 4.37 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located east of El Capitan Way and north of Peace Way within Spring Valley. MN/rg/cv (For possible action) **07/15/25 PC**

Motion by: **Randy Okamura**

Action: **APPROVE**

Vote: 4-0/Unanimous

3. **VS-25-0365-CHURCH HAMERE NOAH KIDANE MEHRET WEST MICHAEL:**
VACATE AND ABANDON easements of interest to Clark County located between Lindell Road and Duneville Street, and Oquendo Road and Patrick Lane; and a portion of right-of-way being Ponderosa Way located between Westwind Road and Lindell Road within Spring Valley (description on file). MN/rg/cv (For possible action) **07/16/25 BCC**

Motion by: **John Getter**

Action: **APPROVE** with staff conditions

Vote: 4-0/Unanimous

4. **UC-25-0364-CHURCH ETHIOPIAN ORTHODOX:**

USE PERMIT for a place of worship.

WAIVERS OF DEVELOPMENT STANDARDS for the following **1)** eliminate street landscaping; **2)** reduce buffering and screening; **3)** modify residential adjacency standards; **4)** increase maximum parking; **5)** waive full off-site improvements; **6)** reduce driveway throat depth; and **7)** eliminate right-of-way dedication.

DESIGN REVIEW for a proposed expansion of a place of worship on a portion of 10.17 acres in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-60) and Neighborhood Protection (RNP) Overlays. Generally located south of Oquendo Road and west of Lindell Road within Spring Valley. MN/rg/cv (For possible action) **07/16/25 BCC**

Motion by: **John Getter**

Action: **APPROVE** as presented with staff “if approved” conditions

DENY Waivers of Development Standards #1

ADD Conditions: Non-urban road standards along Oquendo Road and Lindell Road;
Provide an asphalt pathway along Oquendo Road and Lindell Road
Restrictive covenant to protect the RNP

Vote: 3-1/NAY- Okamura

VII General Business

1. **None**

VIII. Comments by the General Public-

A period devoted to comments by the general public about matters relevant to the Board/Council’s jurisdiction will be held. No vote may be taken on a matter not listed on the posted agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

- **Nine individuals expressed continued opposition to UC-25-0364-CHURCH ETHIOPIAN ORTHODOX along with disappointment of the recommendation by the Town Advisory Board.**
- **One individual stated the Ethiopian Church has not ignored the community and wants to continue conversations with neighbors.**

IX. Next Meeting Date **July 8, 2025**

X Adjournment

Motion by: Randy Okamura

Action: **ADJOURN** meeting at 7:50 p.m.

Vote: 4-0/Unanimous