

**MINUTES
CITY OF NORTH LAS VEGAS
SPECIAL PLANNING COMMISSION MEETING**

CALL TO ORDER: Tuesday, July 24, 2007 at 6:05 P.M.
Aliante Library Meeting Room
2400 Deer Springs Way, North Las Vegas, NV

WELCOME: Chairman Steve Brown

ROLL CALL: Chairman Steve Brown - Present
Vice-Chairman Dilip Trivedi - Present
Commissioner Dean Leavitt - Present
Commissioner Harry Shull - Absent
Commissioner Jay Aston - Present
Commissioner Jo Cato - Present
Commissioner Ned Thomas - Present

STAFF PRESENT: Jory Stewart, Planning & Zoning Director
Marc Jordan, Planning Manager
Robert Eastman, Principal Planner
Bethany Sanchez, Deputy City Attorney
Jo Ann Lawrence, Recording Secretary

VERIFICATION: Jo Ann Lawrence, Recording Secretary

BUSINESS

1. REVIEW AND DISCUSSION REGARDING THE DRAFT RESIDENTIAL DESIGN INCENTIVE SYSTEM AND SUPPORTING ORDINANCE AMENDMENTS.

Presentation was given by Robert Eastman. Mr. Eastman explained the Residential Design Incentive System was to provide incentives for better design and to allow residential builders higher density products and there were some trade offs, which were part of the system.

Commissioner Dilip Trivedi asked the definition of a better design. Mr. Eastman explained items were put in that were desirable for the community, for each subdivision and each type and the weights would determine what would make a better community.

Jory Stewart, Planning and Zoning Director explained a draft was being presented and now was the time for the Commission's input for changes to be made.

Mr. Eastman explained by adding the incentive criteria to the system, it would generate different procedure for some amendments to the zoning ordinance. It would be considered similar to an MUD and would require some initial design meetings to work out the details before being heard by the Planning Commission. A number of zoning ordinances would be amended which would allow a greater density and amend the Small Lot Design Standards, some things would be changed and others added, to try to reduce the number of conflicts that currently existed with small lot development. A point system was being devised to be used with the incentive system and the point system was shown on Pages 4 through 9 of the first section.

Commissioner Jay Aston asked for explanation on the point system. Mr. Eastman explained in order to qualify for the incentive system, the development had to demonstrate it had successfully achieved a minimum value within each category of criteria. The criteria was shown in the tables on Pages 4 through 9. He explained R-1 was allowed 4.5 units per acre and would be allowed to go up to six units with the addition of amenities as shown on the charts. Commissioner Aston asked if Category 1 was the same as shown on Page 4. Mr. Eastman indicated that was correct and explained the minimum points you could earn was a half point and up to six points could be obtained using from Category 1 and 2. There was discussion on the different ways the points could be obtained.

Director Stewart explained the intent of the amendments was to have something in place while Title 17 was being rewritten.

Mr. Eastman went over the proposed changes to Title 17 regarding Single-Family Low Density Residential (R-1), Medium Density Residential (R-2) and Mixed Use Development (MUD).

Mr. Jordan indicated the proposed amendments would be presented to City Council on August 15, 2007.

Connie Suckling of Southern Nevada Home Builders Association suggested something be added to the Residential Design Incentive System for Green Building in Residential Development.

PUBLIC FORUM

There was no public participation.

ADJOURNMENT

The meeting adjourned at 7:24 p.m.

APPROVED: August 22, 2007

/s/ Steve Brown
Steve Brown, Chairman

/s/ Jo Ann Lawrence
Jo Ann Lawrence, Recording Secretary