

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

CALL TO ORDER: Wednesday, March 30, 2011 at 6:00 P.M.
North Las Vegas City Hall, Council Chambers
2200 Civic Center Drive, North Las Vegas, Nevada

WELCOME: Chairman Dilip Trivedi

ROLL CALL: Chairman Dilip Trivedi - Present
Vice-Chairman Steve Brown - Present
Commissioner Dean Leavitt - Present
Commissioner Jay Aston - Present
Commissioner Jo Cato - Present
Commissioner Laura Perkins - Present
Commissioner Joseph DePhillips - Present

STAFF PRESENT: Frank Fiori, Community Development Director
Marc Jordan, Planning Manager
Robert Eastman, Principal Planner
Sandra Morgan, Deputy City Attorney
Jo Ann Lawrence, Recording Secretary

VERIFICATION: Jo Ann Lawrence, Recording Secretary

BUSINESS

1. **ZOA-08-11 (42945) CNLV TITLE 17 ZONING CODE (PUBLIC HEARING). AN APPLICATION AMENDMENT INITIATED BY THE CITY OF NORTH LAS VEGAS TO ADOPT A NEW TITLE 17 (ZONING ORDINANCE), WHICH WILL COMPREHENSIVELY AMEND REGULATIONS PERTAINING TO ALL LAND USE WITHIN THE CITY OF NORTH LAS VEGAS; AND PROVIDING FOR OTHER MATTERS PROPERLY RELATED THERETO.**

Community Development Director Frank Fiori explained the first item on the agenda was ZOA-08-11, which was the update for the Title 17 Zoning Ordinance for the City of North Las Vegas and that Staff was recommending the item be continued to the April 27, 2011 Planning Commission Meeting, which would be a special meeting at 6:00 p.m.

Chairman Dilip Trivedi opened the Public Hearing. There was no public participation.

Chairman Trivedi indicated the Public Hearing would remain open.

Commissioner Jay Aston asked what issues came up in the Focus Group Meeting.

Robert Eastman, Principal Planner responded there were a number of issues from a handful of the representatives, both from National Association of Industrial and Office Properties (NAIOP) and also from the Southern Nevada Home Builders Association (SNHBA). There were also some issues from other entities, which had been dealt with, including some problems with Clark County Aviation and Nellis Air Force Base, which Staff had been working on with them. The other concerns were with changes requested by SNHBA, which were more formalized than NAIOP's. NAIOP's concerns, generally, revolve around the sustainability table and it was their contention that they would have difficulty meeting sustainability as it was currently written. SNHBA's concerns were more broad based with some issues involving some of the design issues, some discussion about open space, required landscaping, wall openings, and pedestrian connectivity to external sidewalks or trails. They also had some concerns with sustainability, which they thought more options should be available to comply with sustainability. Comments were supposed to be submitted from all concerned parties at the Focus Group Meeting which was March 30, 2011, so they could be discussed at the Focus Group Meeting being held April 11, 2011. The meeting was to discuss all of the issues and try to get them finalized so the physical changes could be made to the Code for final presentation.

Director Fiori stated there was good discussion at the Focus Group Meeting and consensus was reached on many of the issues presented and there was a good cross-section of people at the meeting. Staff felt they had come to agreement on most of the issues in the ordinance, but there were several issues that would not be agreed to. One of the purposes of the Work Session on March 9, 2011, was to bring the Commission up to speed on many of the items that were still contentious and where Staff was on them in regards to their recommendations. Out of approximately 12 concerns presented, ten of them were resolved. The final Title 17 document will be presented at the Special meeting on April 27, 2011 and, if approved, will be forwarded to the June 1, 2011 City Council Meeting for adoption on June 15, 2011. Director Fiori pointed out they tried to build in as much as possible and NAIOP and SNHBA have some issues with the sustainability, but it was not that long ago that City Council adopted a resolution in terms of Green LV and sustainability and moving the City forward, which Staff was trying to implement. One of the points made with the Focus Group was that they went back to the beginning of the process, when the consultant did an analysis and a diagnostic, met with Planning Commissioners, City Council, business people, stakeholders in the community and citizens what they saw as issues with the current Title 17 and how they wanted to make it better and overcome the issues. Those were the things that Staff had worked on in the new Title 17. Staff's caution was that they still needed to continue to take the long look, and make sure the community was a good place to live, work and play and not give everything up just because of the current economic situation.

Commissioner Steve Brown inquired if this was an absolute and complete re-write of Title 17, or if it was just a reorganization with some portions re-written.

Director Fiori responded it was a major reorganization, which would be much easier to use for applicants, citizens and Staff. An example was with the landscaping and parking, they would now be in one section of the Code rather than in several different sections, The procedure section was much more clear and all land uses have been consolidated into a table. The Code has been reorganized into a more user friendly document and tried to integrate a lot of new design and development principles, such as sustainability and connectivity.

Commissioner Dean Leavitt stated he came prepared to approve the new Title 17 and understood it had been an arduous process and thought most of the requirements and concerns had been satisfied; but, many times when there was substantial change, it did not always go smoothly.

ACTION: CONTINUED TO APRIL 27, 2011

MOTION: Commissioner Perkins

SECOND: Commissioner Brown

AYES: Chairman Trivedi, Vice-Chairman Brown, Commissioners Leavitt, Aston, Cato, Perkins and DePhillips

NAYS: None

ABSTAIN: None

PUBLIC FORUM

There was no public participation.

ADJOURNMENT

The meeting adjourned at 6:14 p.m.

APPROVED: May 11, 2011

/s/ Dilip Trivedi
Dilip Trivedi, Chairman

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