

**CITY OF NORTH LAS VEGAS
SPECIAL CITY COUNCIL MEETING MINUTES**

July 16, 2008

CALL TO ORDER: 4:32 P.M.

ROLL CALL

COUNCIL PRESENT

Mayor Michael L. Montandon
Mayor Pro Tempore William E. Robinson
Councilwoman Stephanie S. Smith
Councilwoman Shari Buck
Councilman Robert L. Eliason

STAFF PRESENT

City Manager Gregory Rose
Assistant City Manager Sam Chambers
Assistant City Manager Maryann Ustick
City Attorney Carie Torrence
City Clerk Karen L. Storms
Communications Director Brenda Fischer
Fire Chief Al Gillespie
Parks and Recreation Director Mike Henley
Public Works Director Qiong Liu
Assistant to the City Manager Michelle Bailey-Hedgepeth
Assistant City Clerk Anita Sheldon

VERIFICATION: Karen L. Storms, CMC
City Clerk

BUSINESS:

1. DISCUSSION AND/OR ACTION REGARDING WILLIE MCCOOL REGIONAL AIRFIELD ISSUES.

City Manager Gregory Rose explained there were several meetings with citizens and pilots regarding the use of the field and development of a process for providing relief to the citizens for the noise created by the aircrafts.

Parks and Recreation Director Mike Henley recommended that the City establish a Stakeholder Group made up of residents and members of various flying clubs for various tasks. The first task was to recommend hours and days of operation for the airfield. The airfield hours were previously reduced but the consensus of the group was that getting together and making recommendations among themselves would be more beneficial and would be done within 45 days of the establishment of the committee. The second task would be to work with the City to review and recommend changes to the current registration process in airfield regulations. The last task would be to work collaboratively to certify the individual aircrafts to ensure they met the noise standards established by the committee. The group would report regularly to the City on airfield activities and eliminate special events at the airfield in the interim.

City Manager Rose explained that one of the aircraft registration requirements would be that committee members evaluate the aircraft in flight for noise levels.

Mayor Pro Tempore Robinson questioned whether residents would be members of the committee. Parks and Recreation Director Mike Henley explained it would include residents as well as members of the flying clubs. City Manager Rose explained the intention was to bring forward a resolution that would establish the committee as an Advisory Committee to the City Council and would be a mixture of pilots and residents.

Councilwoman Buck commented that she appreciated the number of hours that were invested in trying to come to a solution.

Councilwoman Smith questioned whether the Parks and Recreation Advisory Board would receive reports regarding airfield issues, or have a liaison on the committee. Director Henley explained that direction needed to come from Council.

Karen Wall, (no address given) North Las Vegas, commented that she had the understanding that the residents signed a waiver stating that they understood the airfield was there. She also felt, as a parent, that she should advocate for healthy hobbies and hoped there would be a solution.

Darrell Stubbs, (no address given), North Las Vegas, felt the issue was not as adversarial as it was three months ago and concurred with the proposed solutions.

Paul Schmitt and Renee Thompson (no address given), explained there had been a division between the residents and the pilots. Mr. Schmitt explained he had attended over 27 meetings since April to try to bring the pilots and residents together and explained that if a group was formed with an equal amount of resident and pilot representatives and one neutral person then he felt that a solution could be worked out. He explained the first issue would be emergent relief for the residents while the plane registration issue was reviewed. Ms. Thompson explained that the pilots had been respectful and empathetic about the resident issues and felt that they could work together toward a solution.

ACTION: STAFF DIRECTED TO CREATE A 7-MEMBER COMMITTEE CONSISTING OF THREE PILOTS, THREE RESIDENTS AND 1 PARKS AND RECREATION ADVISORY BOARD MEMBER TO MAKE RECOMMENDATIONS TO THE CITY COUNCIL.

MOTION: Mayor Montandon

SECOND: Mayor Pro Tempore Robinson

AYES: Mayor Montandon, Mayor Pro Tempore Robinson, Councilmembers Smith, Buck and Eliason.

NAYS: None

ABSTAIN: None

Item No. 3 was heard next.

3. PRESENTATION BY CLARION ASSOCIATES, DISCUSSION AND/OR ACTION REGARDING AN UPDATE TO THE ZONING ORDINANCE (TITLE 17).

Chris Duerksen, Clarion Associates, explained that the first installment of the code had been drafted. There would be three installments and he hoped to have the entire code drafted by the end of 2008. The first module he explained dealt with review and decision making authority and review and appeal procedures. The guiding principle document and diagnosis had a number of themes and he presented those that related to the administration and procedures module. Those of importance included improvement of the appearance and organization of the ordinance to make the document more user-friendly and improvement of the efficiency and predictability of the Development Review process. Mr. Duerksen focused on three issues; standardized procedures, Planned Community District and new system for waivers. Under Standardized Procedures, Mr. Duerksen explained he met with the focus group which consisted of developer representatives, developer attorneys, citizens and Planning Commission members regarding the development review process. He explained the procedures were taken from the ordinance and made into a seven step process that would apply to each procedure whether rezoning, Planned Unit Development or Mixed Use Development with some variation according to State law. He explained that for major developments, a neighborhood meeting would be required before an application was submitted.

Mayor Montandon questioned the difference between a minor and major development. Mr. Duerksen explained that if the development conformed with the Comprehensive Plan there was no need for the neighborhood meeting.

Councilwoman Smith questioned if schools were involved with the need for a neighborhood meeting and suggested that it be a requirement.

Mr. Duerksen continued with the Standardized Procedures and explained staff review. He explained there was concern regarding incomplete applications that went through the process and debate on the required information which delayed the review due to inadequate information. It was suggested to have a complete application requirement that would hold the process until Staff certified the application was complete. He explained there was one significant change, suggested by the Focus Group, that changed the days required for completeness determination from 21 to 10 calendar days. Another suggestion was the addition of time targets to each step in the staff review process, which were not fixed targets, but would add discipline to the process.

Mr. Duerksen explained minor amendments and suggested expanding the ability of Staff to administratively approve minor amendments which would only apply to setbacks, landscaping, etc.

Councilwoman Smith was opposed to the administrative approval of minor amendments.

Mayor Montandon felt the decision needed to be made in a public forum before the City Council.

Mr. Duerksen explained it was suggested that the Master Planned Community be renamed to Overlay District and made into a base district so that people would come forward and rezone the site to a tailor made district. He also suggested that a more detailed development agreement be approved with rezonings.

Councilman Eliason commented that some development agreements were negotiated and not in compliance with the City standards and questioned the typical experience. Mr. Duerksen explained if the City standards were out of date, then the development agreement would create new street standards and was not the ideal scenario. The ideal scenario would be that the street standards were modern enough not to be varied.

Mr. Duerksen explained that all parties had concerns with the issue of waivers. He explained the suggested system would explain what items were eligible which included setbacks, landscaping and open space. The items that would be ineligible included height, density and uses and would be brought forward to the City Council for consideration.

Scott Sauer, 770 West Lone Mountain Road, #2026, North Las Vegas, thanked Council for allowing him to be a part of the committee and concurred with the addition of the schools and suggested removing schools as a special use out of the residential and require them to rezone to PSP which would make homeowners more aware of them and require a public meeting for anything done within a PSP. He was also concerned about the staff approval of minor amendments.

Mr. Duerksen questioned whether Council felt comfortable about a more detailed development agreement with rezoning. Council agreed.

ACTION: PRESENTATION MADE; STAFF DIRECTED TO ADD SCHOOLS AND DELETE STAFF'S ABILITY TO APPROVE MINOR MODIFICATIONS

2. DISCUSSION AND/OR ACTION REGARDING THE CONCEPT OF THE PLACEMENT OF BUILDINGS ALONG STREET FRONTS AND THE MANNER IN WHICH IT IS IMPLEMENTED.

Acting Planning and Zoning Director Frank Fiori explained that there was concern regarding the design guidelines which required that buildings be brought up to the streetfront. It was requested that this requirement be reviewed for other alternatives. He explained it would be part of the Title 17 update and asked Clarion Associates to review.

Chris Duerksen, Clarion Associates, explained the language could be modified to better address the orientation of the primary entrance in relation to the street, location and buffering of parking and delivery areas and facade transparency and articulation.

He suggested a tailored approach depending on the building location such as downtown, neighborhood centers or arterials, which would required different options. He explained that suggestions be brought back for each of the different areas to give Council options to address.

Councilwoman Buck commented she liked most of the building orientations and recommended architectural relief on all four sides, public safety component with input from Police and Fire Departments, consideration of possible road widening and flexibility for individual cases.

Councilwoman Smith was concerned about a particular project to be developed and moving forward with current design guidelines. She explained the need to expedite this issue or amending the text until final standards are completed.

ACTION: STAFF DIRECTED TO BRING BACK OPTIONS SPECIFIC TO INDIVIDUAL DEVELOPMENTS

PUBLIC FORUM

Robert Connell, 4239 Oak Bay Way, North Las Vegas, commented that a burglary occurred at his residence and was not investigated by the North Las Vegas Police Department. Mayor Montandon referred him to Police Chief Forti.

ADJOURNMENT

ACTION: THE MEETING ADJOURNED AT 5:32 P.M.

MOTION: Mayor Pro Tempore Robinson

SECOND: Councilman Eliason

**AYES: Mayor Montandon, Mayor Pro Tempore Robinson, Councilmembers
Smith, Buck and Eliason**

NAYS: None

ABSTAIN: None

APPROVED: August 20, 2008

/s/ Michael L. Montandon
Mayor Michael L. Montandon

ATTEST:

/s/ Karen L. Storms
Karen L. Storms, CMC
City Clerk