

**CITY OF NORTH LAS VEGAS
SPECIAL JOINT CITY COUNCIL
AND PLANNING COMMISSION MEETING MINUTES**

August 22, 2006

CALL TO ORDER: 4:36 P.M.

ROLL CALL: COUNCIL PRESENT:

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

PLANNING COMMISSION PRESENT:

Commissioner Angelo Carvalho
Commissioner Jo Cato
Commissioner L. Dean Leavitt
Commissioner Dilip Trivedi

EXCUSED:

Chairman Jay Aston

STAFF PRESENT:

City Manager Gregory Rose
Assistant City Manager Samuel Chambers
Assistant City Manager Maryann Ustick
Senior Deputy City Attorney Nicholas Vaskov
City Clerk Karen L. Storms
Economic Development Director Mike Majewski
Parks and Recreation Director Mike Henley
Planning and Zoning Director Jory Stewart
Planning and Zoning Principal Planner Misty Haehn
Parks and Recreation Planner Michelle Menart
Chief Deputy City Clerk Anita Sheldon

VERIFICATION: Karen L. Storms, CMC, City Clerk

BUSINESS:

1. **DISCUSSION AND/OR DIRECTION REGARDING THE NORTH LAS VEGAS COMPREHENSIVE PLAN UPDATE PRESENTED BY MCBRIDE DALE CLARION AND ASSOCIATES.**

Gregory Dale, McBride Dale Clarion and Associates, 5725 Dragon Way, Suite 200, Cincinnati, OH, presented an update on the North Las Vegas Comprehensive Plan (Plan) to the City Council and the Planning Commission.

Mr. Dale stated McBride Dale Clarion and Associates had met several times with the Planning Commission and the Focus Group and a Draft of the Plan was ready for review. He advised they were ready to move forward, subject to changes and the Council's concurrence.

At a Joint City Council and Planning Commission meeting in January 2006, the idea of three distinct geographic sub areas and options for a future Land Use Map had been introduced and were now embedded in the Plan.

At a Joint City Council and Planning Commission meeting in April 2006, a full-community review of the Plan had been presented and a flexible range of density with rules that applied on a case-by-case basis had been discussed.

Planning and Zoning Principal Planner Misty Haehn presented an update on how the public had been kept abreast of the Plan's progress. She explained more than fifty interviews had been conducted with Staff, developers and consultants; seven public meetings, with two more scheduled in September, had been held; seven Focus Group meetings and five Planning Commission meetings had been held; letters had been sent to interested parties requesting their input; and a website had been developed.

Ben Herman, McBride Dale Clarion and Associates, 5725 Dragon Way, Suite 220, Cincinnati, OH, stated the Land Use Plan had three categories: Residential, Non-Residential, and Mixed-Use. He explained more flexibility and latitude were provided with fewer categories, and allowed a greater design and form-based approach.

Mr. Herman explained after consultations with the City Attorney and the Planning Commission, it had been determined Title 17 had issues that needed to be addressed. He explained Title 17 had too many complexities to achieve a quality-based Residential Density Evaluation Criteria system. He stated this system would need to be implemented through the adoption of provisions within the City's Municipal Code and was anticipated to directly follow adoption of the Plan.

Mr. Herman stated progress of the Plan would be assessed in the achievement of its goals and policies with an annual review process. The review process would provide a dynamic system of feedback to the Planning Commission, the Council and the community. The review would include Quantitative Measures with key goals identified such as the achievement of better jobs/housing balance; increased park land; and increased retail space. The review would also include Qualitative Measures focused on whether the policy action had been completed (e.g. design guidelines created, plans adopted) and whether or not the policy tools had been adhered to or used successfully to bring about the desired environments within the City.

Mr. Herman advised a linkage between the Plan and incoming projects for approval would be achieved with the utilization of checklists. The completed checklists would summarize consistency with the Plan for presentation to the Planning Commission and the Council.

Mayor Montandon stated the national standard for park land in the region, cited in the North Las Vegas Parks and Recreation Master Plan, had a target level of 7.5 acres per 1000 people. He stated in 2004 the level was 2.5 acres per 1000 people and since the City was growing at 1000 new residents a month, 25 acres of park land would be needed each year to maintain that number. Mayor Montandon stated it would be a challenge for the City to maintain 2.5 acres per 1000 people with the City's current growth level.

Mayor Montandon explained the addition of 5 acres per 1000 people would require adding 1000 acres of park land to meet the national standard, which the City did not have available. The City had open space resources that were not programmable turf, which included the Lake Mead Recreation Area, the Spring Mountain Range and the Upper Las Vegas Wash Conservation Transfer Area.

Mr. Herman asked Mayor Montandon if McBride Dale Clarion and Associates should gather data to support whether or not the City could maintain 2.5 acres per 1000 people, and he responded this data would be needed. City Manager Rose stated the current level of 2.5 acres per 1000 people of park land was sufficient; however, a decrease would not be acceptable.

Parks and Recreation Director Mike Henley stated geographic distribution of park land was more important than the acreage of park land. He explained the location of park land needed to be accessible to low income families.

Mayor Montandon stated 37.5 was the projected target level for square footage for rentable retail space per capita, and requested a comparison survey be conducted before the final target levels were approved. Mr. Herman stated he would compare Las Vegas Valley communities with similar Sun Belt cities.

Councilman Eliason entered the meeting room at 4:55 P.M.

Mayor Montandon asked Mr. Herman to explain how the Plan addressed infrastructure and utilities, and he responded a Transmission Line and Substation snapshot map had been included. He explained transmission lines were indicated on the map in three ways: existing, existing with planned upgrades, and future planned. Substations were indicated on the map in three ways as well: existing, approved, and proposed future.

Mayor Montandon asked Mr. Herman if the Plan contained a snapshot map for Flood Control Devices and he responded it would be incorporated.

Councilman Buck expressed approval of the Plan's format using photographs and real-life examples. Mr. Herman stated he hoped the Plan would be a useful reference.

Councilman Buck asked Mr. Herman if any other community had a Comprehensive Master Plan similar to the City's, and he responded each Plan was different. However, the Plan for the City of North Las Vegas was more integrated, comprehensive and flexible than the others.

Councilman Buck asked Principal Planner Haehn to explain how the system for interested parties to communicate their comments and thoughts had proceeded. She responded written comments had been received requesting changes to the map on individual parcels, and had been either granted or denied.

Mayor Montandon asked Principal Planner Haehn if any more public meetings were planned, and she responded one town meeting and one open house had been scheduled. Mr. Dale stated the formal public process had not yet begun and he requested direction to proceed.

Councilman Buck asked Mr. Dale if adoption of the Plan automatically amended the former zoning application, and he responded the applicant would still be required to apply.

Mayor Montandon stated he hoped to see more City of North Las Vegas residents attend the public process meetings.

Mayor Montandon stated a motion was not needed; the applicant would proceed with their regular direction.

PUBLIC FORUM

Dean Leavitt thanked consultants for their patience.

ADJOURNMENT

ACTION: THE MEETING ADJOURNED AT 5:14 P.M.

MOTION: Mayor Montandon

SECOND: Mayor Pro Tempore Robinson

AYES: Mayor Montandon, Mayor Pro Tempore Robinson, Council Members Smith,
Buck and Eliason

NAYS: None

ABSTAIN: None

APPROVED: November 15, 2006

Mayor Michael L. Montandon

ATTEST:

Karen L. Storms, CMC
City Clerk