



**AGENDA SUMMARY PAGE**  
**RECOMMENDING COMMITTEE MEETING OF: JULY 31, 2007**

DEPARTMENT: CITY ATTORNEY  
DIRECTOR: BRADFORD R. JERBIC

Consent  Discussion

SUBJECT:  
NEW BILL

Bill No. 2007-36 Adopts development standards and guidelines for hillside areas. Sponsored by Councilman Nelson Brown

**Fiscal Impact**

No Impact  Augmentation Required  
 Budget Funds Available

**Amount:**  
**Funding Source:**  
**Dept./Division:**

**PURPOSE/BACKGROUND:**

This bill will establish development standards and guidelines for hillside areas, defined as areas with a slope of 15% or greater. The standards and guidelines address issues of preservation, design, conservation and protection that are unique to hillside areas.

**RECOMMENDATION:**

This bill should be submitted to a Recommending Committee for review, hearing and recommendation to the City Council for final action.

**BACKUP DOCUMENTATION:**

1. Bill No. 2007-36
2. Business Impact Statement

Motion made by RICKI Y. BARLOW to Approve as a Do Pass

Passed For: 2; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0  
LOIS TARKANIAN, RICKI Y. BARLOW; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

COUNCILWOMAN TARKANIAN declared the Public Hearing open.

CHIEF DEPUTY CITY ATTORNEY STEED summarized the Purpose/Background section, adding that the bill was considered by the Planning Commission, and discussions were held with the home-building industry to ensure its support. However, after consideration by the Planning Commission, an additional section was added regarding the Fire Code. This section requires that any homes developed within the sloped area include automatic sprinklers. Comment was sought

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from the home builders regarding this additional section, under the State Law Business Impact Statement provisions; however, no response was received. Staff recommends approval.

COUNCILWOMAN TARKANIAN noted that this bill has been in the works for some time, in order to protect the hillsides. FLINN FAGG, Planning and Development Department, added that there are not many slopes over 15 percent within the City of Las Vegas, but staff is trying to be proactive, as there are areas set for annexation, to which this ordinance will apply. The bill is modeled after current ordinances in other local jurisdictions, and the intent is to protect the hillsides and the views.

TED RUSSELL, Las Vegas resident, expressed his support of this bill, especially the added section regarding sprinklers in homes.

COUNCILWOMAN TARKANIAN questioned the verbiage "where possible" in Policy 3.5.3, to which MR. FAGG replied that hillside development is not as "standardized" as some of the other development of parcels, which requires staff to look at the individual applications on a case-by-case basis. Instead of having absolute standards, the developers are being required to show staff how they intend to comply with the standards set in the proposed ordinance. CHIEF DEPUTY CITY ATTORNEY STEED pointed out that the language COUNCILWOMAN TARKANIAN referred to just quotes the Master Plan, for which there is no change being proposed. The language is simply the basis.

COUNCILWOMAN TARKANIAN conferred with MR. FAGG that the bill provides more ability for the City to control growth on the hillsides.

COUNCILWOMAN TARKANIAN declared the Public Hearing closed.

