

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JULY 24, 2008

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: GPA-27006 - APPLICANT/OWNER: CITY OF LAS VEGAS

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL

**** STAFF REPORT ****

PROJECT DESCRIPTION

The request is to adopt the Public Facilities Element, thereby incorporating it into the City of Las Vegas 2020 Master Plan.

The Public Facilities Element is intended to accomplish the following:

- To build upon previous plans and measure our progress, and set new priorities for achieving a healthy, safe and sustainable community;
- To identify relocate overhead power lines and other utility structures underground and out of the public view;
- Align local and regional practices with current NDEP water quality directives by adopting a revised stormwater management policies and plans;
- Adopt a revised master plan for the sanitary sewer system (Wastewater Collection System) that reflects current demands on the system and projects future demand requirements;
- Coordinate utility installations within the public right-of-way during pavement and utility rehabilitation projects and when new rights-of-way are developed;
- Maximize reclaimed water use by increasing the capacity and number of reclaimed water distribution systems;
- To identify recommendations and strategies to achieve a healthy, safe and sustainable community.

The preparation and adoption of the Public Facilities Element is an important step in achieving the city's priority to create, integrate, and manage orderly and sustainable development and growth of our community, as called for in the Strategic Plan.

The Public Facilities Element is compliant with NRS 278.160, which requires cities with a population of 400,000 or greater to adopt a public facilities element that accomplishes the following:

Showing general plans for sewage, drainage and utilities, and rights-of-way, easements and facilities therefore, including, without limitation, any utility projects required to be reported pursuant to NRS 278.145, which states:

1. Each public utility which owns an interest in or is engaged in the construction or operation of a utility project, or on whose behalf the utility project is constructed, which is located in a region or county whose population is 100,000 or more shall, within 60 days after the utility project has been approved for construction, report the location of the utility project to the planning commission of each city, county or region in which it is located.

GPA-27006 - Staff Report Page Two
July 24, 2008 - Planning Commission Meeting

2. The planning commission of each city, county or region shall maintain a record of each report it receives from a public utility pursuant to subsection 1.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
04/01/92	City Council adopted the city of Las Vegas General Plan
09/06/00	City Council adopted the city of Las Vegas Master Plan 2020 through ordinance 2000-62
<i>Neighborhood Meeting</i>	
03/24/08	Public meeting held at Mirabelli Community Center
03/25/08	Public meeting held at Centennial Hills Community Center
03/26/08	Public meeting held at Rafael Rivera Community Center

ANALYSIS

The purpose of the Public Facilities Element (Element) of the Las Vegas 2020 Master Plan is to identify public facilities of importance to the management of storm water, the treatment of sewage and the reclamation and reuse of treated water, the rights-of-way/easements necessary for the aforementioned public facilities, as well as public utilities within the city of Las Vegas.

The Public Facilities Element became a required master plan element for cities with a population greater than 400,000 after the 71st Legislative Session, June 5, 2001, when the Nevada Legislature passed AB 182.

In the 1992 General Plan, the environmental quality section covered some aspects of storm water management and sewage treatment; however, not in the level of detail addressed by the Public Facilities Element. Additionally, public utilities, rights-of-way, and easements were not addressed.

As a component of the 2020 Master Plan, the Public Facilities Element is intended to not only satisfy NRS requirements, but also to provide a comprehensive document that will assist with the long range planning efforts of future development. This Element discusses the capital improvement plan projects for storm water management and sewage treatment. It also addresses relocating overhead power utilities underground.

GPA-27006 - Staff Report Page Three
July 24, 2008 - Planning Commission Meeting

Relationship to the Nevada Revised Statutes (NRS)

The Nevada Revised Statutes (NRS) are the current codified laws of the State of Nevada. The Statutes of Nevada are a compilation of all legislation passed by the Nevada Legislature during a particular Legislative Session. The proposed Public Facilities Element conforms to the following Nevada Revised Statute:

NRS 278.160, Subject matter of master plan, requires that the city of Las Vegas prepare and adopt a comprehensive, long-term general plan for the physical development of the city. This document, known as the city of Las Vegas 2020 Master Plan, must also include a Public Facilities Element, which includes: Showing general plans for sewage, drainage and utilities, and rights-of-way, easements and facilities therefore, including, without limitation, any utility projects required to be reported pursuant to NRS 278.145.

Relationship to Las Vegas 2020 Master Plan

The city of Las Vegas 2020 Master Plan consists of a series of goals, objectives and policies within its elements. The 2020 Master Plan was approved in September of 2001, and it provides a broad policy structure intended to direct the actions of the city regarding land use and development for the period from 2000 to 2020. The individual elements are intended to provide a more specific direction, through detailed analysis and recommended actions, as to how the city should respond to certain land use issues. The intent of the Public Facilities Element is to establish standards, goals, objectives and policies for addressing public facilities infrastructure needs within the city of Las Vegas.

The Relationship to city of Las Vegas Strategic Planning Guide Priorities:

The proposed element is supported by the City of Las Vegas Strategic Planning Guide with the following priorities:

- Create, integrate, and manage orderly and sustainable development and growth of our community.

FINDINGS

The proposed master plan element meets the intent of NRS 278.160 by:

Showing general plans for sewage, drainage and utilities, and rights-of-way, easements and facilities therefore, including, without limitation, any utility projects required to be reported pursuant to NRS 278.145.

In order to be able to effectuate the requirements of NRS 278.160 the Public Facilities Element has five broad-based recommendations. They are:

GPA-27006 - Staff Report Page Four
July 24, 2008 - Planning Commission Meeting

- Align plans and policies to support public services and facilities to ensure that all stormwater conveyance systems, structures, and maintenance practices are consistent with federal mandates and NPDES Permit standards.
- Require utility companies to comply with NRS requirements.
- Develop a long-term and all-inclusive master plan to eliminate aerial utilities by relocating them underground within the city of Las Vegas, especially within the Downtown Centennial Plan area.
- Continue to support and participate in public services and facilities planning through working groups and committee membership.
- Conduct a cost/benefit analysis associated with expanding the use of reclaimed water within the city of Las Vegas.

By effectively carrying out these recommendations, the city of Las Vegas will be compliant with the requirements of NRS 278.160.

NOTICES MAILED NEWSPAPER ONLY

APPROVALS 0

PROTESTS 0