



City of Las Vegas

Agenda Item No.: 15.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2008**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT:
CON-2920 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: NEVADA POWER - request for a Rezoning **NO. 001 - (SINGLE FAMILY RESIDENTIAL)** TO: C-V (CIVIC) on **0.33** acres at the southwest corner of Sahara Avenue and Spencer Street (APNs 162-02-203-007, 162-02-205-001, 162-02-208-002, 162-02-209-002, 162-02-302-001, 162-02-403-001, and 162-02-404-002), Ward B (Reese)

C.C.: 10/15/2008

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	11	Planning Commission Mtg.	3
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions (Not Applicable) and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest/Support Postcards
7. Submitted after Final Agenda Protest/Support Postcards

Motion made by RICHARD TRUESDELL to Hold in abeyance Items 15 and 16 to 10/9/2008

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0
SAM DUNNAM, DAVID STEINMAN, RICHARD TRUESDELL, BYRON GOYNES,
GLENN TROWBRIDGE, STEVEN EVANS, VICKI QUINN; (Against-None); (Abstain-None);
(Did Not Vote-None); (Excused-None)

Minutes:

CHAIR GOYNES declared the Public Hearing open for Items 15 and 16.

DOUG RANKIN, Planning and Development Department, stated that the zoning application is in conformance to the General Plan and recommended approval. With regard to the site development plan review, staff is unable to support an 88 percent increase in the height of the poles and recommended denial.

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SCOTT RUEDY, 3011 West Horizon Ridge Parkway, appeared on behalf of the applicant. Also present was EDGAR BETTINO from Nevada Power and ADELMA THOM, Project Manager. Displaying renderings of the proposed upgrade, MR. RUEDY explained that Nevada Power plans to make improvements to their San Francisco Substation and Transmission Corridor by enhancing the existing landscaping, adding a block wall, and rezoning that utility corridor. MR. RUEDY agreed to the conditions but requested a change to allow five years to complete the project.

TODD FARLOW, 240 North 19th Street, asked how close the nearest residence is to the substation. He was concerned with the constant hum and questioned whether any type of noise reduction would be possible.

RICHARD CONLEY, 2301 South 17th Street, displayed photos showing the location of his home to the substation. He stated that because of Nevada Powers intent to construct a cinder block wall, that will completely obstruct any existing views he now has. Additionally, because of the unbearable hum that emits from the substation, MR. CONLEY remarked that his house is nearly uninhabitable and feels the constant noise has decreased the value of his home.

COMMISSIONER EVANS thanked MR. CONLEY for his comments. He noted that although the substation has existed for many years, it is there to stay and he was uncertain as to how to resolve MR. CONLEY'S situation. MR. CONLEY replied that his main concerns were the noise factor and the block wall that will obstruct his view of Sunrise Mountain.

COMMISSIONER TRUESDELL recognized that through the years the substation has grown in size and the noise intrusion has continued. He questioned whether grouping smaller facilities would mitigate some of the concerns.

COMMISSIONER EVANS disclosed that he had met with the representatives of Nevada Power and discussed his concerns regarding the landscaping. As a result, he was pleased with the conditions that were placed on the Site Development Plan Review and was optimistic that the new design would be an improvement.

MR. BETTINO explained that representatives of Nevada Power visited the subject site to investigate the noise complaints that were cited by the adjacent homeowner and discovered that the noise was generated by a capacitor bank. MR. BETTINO validated the need to have power for growth and reliability but he also concurred with the need to be compatible with the community. To mitigate the noise issue, MR. BETTINO proposed adding a block wall and using special construction materials to assist with lessening the noise. He felt that building the block wall would help to alleviate the noise in comparison to the chain link fence that currently exists.

MS. THOM explained that the capacitor bank operates by clicking on and off. The utility company is currently researching alternatives, where one option could possibly be to keep the capacitor bank on through the entire summer. MS. THOM noted that the equipment is relatively

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new and is performing as designed. She was hopeful that building the wall and using some type of insulation would provide the necessary buffer to hold down the noise.

COMMISSIONER TROWBRIDGE asked whether the City's Ordinance establishes the decibel level of noise. MR. RANKIN replied that there is a noise ordinance; however, it is not based upon a decibel level.

COMMISSIONER EVANS asked whether transmission lines affect cellular service and wondered whether the location would be a feasible site for cell towers.

Although he supports the application, mainly because the utility substation is there to stay, COMMISSIONER TRUESDELL stated that he would prefer holding these items in order to have the applicant return with more technical solutions relative to the equipment as well as to the construction of the wall.

COMMISSIONER DUNNAM remarked that all of the issues addressed should have been resolved before the meeting. He questioned the removal of the 16-foot wall from the property. MR. BETTINO replied that safety is a major factor and in an effort to protect the customers and the community, Nevada Power makes every effort through their design features to prevent any access to their properties.

COMMISSIONER EVANS reiterated that the substation currently has the chain link fence and the power lines, but he was pleased that Nevada Power has agreed to putting in the decorative block wall, the mature trees and lighting.

COMMISSIONER STEINMAN remarked that the entire corridor is blight on the community and expressed his belief that Nevada Power would make a diligent effort to rid the community of the ugliness.

CHAIR GOYNES declared the Public Hearing closed for Items 15 and 16.