



City of Las Vegas

Agenda Item No.: 26.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 26, 2009**

**DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER**

☐ Consent ☒ Discussion

SUBJECT:
TEXT-3370 - TEXT AMENDMENT PUBLIC HEARING - APPLICANT/OWNER: CITY
OF LAS VEGAS - Discussion and possible action to amend Title 19.04 Table 2 and 19.20 to
revise the regulations, applicable zoning districts, and description for the Small Wind Energy
System use, A.C. 444.010.

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:
Conditions and Staff Report

Motion made by GLENN TROWBRIDGE to Hold in abeyance to 4/23/2009

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1
VICKI QUINN, STEVEN EVANS, GLENN TROWBRIDGE, RICHARD TRUESDELL,
BYRON GOYNES, KEEN ELLSWORTH; (Against-None); (Abstain-None); (Did Not Vote-
None); (Excused-MICHAEL E. BUCKLEY)

Minutes:

CHAIR TROWBRIDGE declared the Public Hearing open.

FLINN FAGG, Planning and Development, explained that the current regulations pertaining to the small wind energy systems is limited to residential districts. Some applicants have requested that these systems be allowed on commercial properties. The proposed text amendment would extend to certain commercial districts. Prior to this meeting, an additional concern was raised relative to expanding the ordinance and including properties that are less than two acres. Staff is open to suggestions in an effort to better incorporate sustainability principles.

ALLEN McCLAIN, McClain Electric and County resident; TERRY BUIS, Sun Valley Automotive, 4553 North Rancho Drive, and STEPHEN FACHKO, 5228 Crooked Sky Circle, all expressed support for the amendment. MR. McCLAIN was informed there are approximately 2,000 residents who own two-acre parcels. They requested reducing the required height and

PLANNING COMMISSION MEETING OF: MARCH 26, 2009

amending the minimum acreage to half-acre parcels, which would allow for a greater amount of homeowners to invest in this system and benefit the City as a whole. He supports the amendment and informed COMMISSIONER TRUESDELL of the type he would like to purchase, which is 33 feet tall. The Commissioner believed there are shorter ones that are just as efficient. Given the ongoing issues relative to compatibility of cell towers and hand held radios within neighborhoods, the Commissioner felt the City should take methodical steps and be vigilant in going forward. He would like to see a restriction on having structures with dual usages, whereby too many antennas can be a attractive nuisance. At this time, he could not support reducing the minimum acreage. Although COMMISSIONER ELLSWORTH confirmed that a homeowner would have to seek approval before installation, COMMISSIONER TRUESDELL felt it was prudent for the City to do their homework, which would allow for residents to have a better understanding and not have to raise as many questions at these meetings every time an application comes before the Planning Commission. MR. BUIS looked forward to investing further in renewable energy and sustainability initiatives. MR. FACHKO added that he had spoken with residents living near MR. McCLAIN, and the majority supports him.

COMMISSIONER QUINN commended those in attendance for the time to attend and provide feedback.

Regarding new technology, CHAIR TROWBRIDGE agreed that the City has to be open but cautious in adopting regulation within residential developments. There are many issues to consider and many factors involved in dealing with new technology. He supported the speakers request in reducing the acreage to a minimum of half-acre lots, keeping in mind the proximity to adjacent residents for safety reasons.

MR. FACHKO clarified for COMMISSIONER TRUESDELL that brochures were handed out to residents, and the majority questioned the noise level and not the system itself. Some preferred to see the minimum acreage reduced and were excited about renewable energy in general. CHAIR TROWBRIDGE commented that the proposal would allow for the lot size and setback limitations to be addressed on a waiver basis; the applicants acquiring adjacent neighbors support prior to the meeting could be beneficial in seeking approval from a governing body.

MARGO WHEELER, Director of Planning and Development, stated MR. FINN would like to abey the item to 4/23/2009, to address the comments and requests made.

CHAIR TROWBRIDGE declared the Public Hearing closed.