



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JULY 9, 2009

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: GPA-34613 - APPLICANT/OWNER: CITY OF LAS VEGAS

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL

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**** STAFF REPORT ****

PROJECT DESCRIPTION

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

The Economic Development Element is intended to accomplish the following:

- Identify existing funding sources for 2020 Master Plan projects.
- Identify projects that require funding according to the 2020 Master Plan.
- Prepare a schedule of allocation and expenditures of public money.

The preparation and adoption of the Economic Development 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 Economic Development Element is compliant with NRS 278.160, which requires cities with a population of 400,000 or greater to adopt an economic element that accomplishes the following:

Showing recommended schedules for the allocation and expenditure of public money in order to provide for the economical and timely execution of the various components of the plan.

BACKGROUND INFORMATION

Draft copies of the Economic Development Element were distributed to the Departments of Public Works, Finance & Business Services, and the Office of Business Development for review. Comments and recommendations were returned and incorporated into the draft document.

<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 through Ordinance 3636
09/06/00	City Council adopted the city of Las Vegas Master Plan 2020 through Ordinance 5250
<i>Neighborhood Meeting</i>	
06/15/09	A neighborhood meeting was held at Mirabelli Community Center, 6200 Hargrove Avenue. One member of the public attended and inquired about the Sheep Mountain Parkway as it relates to Kyle Canyon Gateway.
06/16/09	A public meeting was held at Centennial Hills Community Center, 6601 N. Buffalo Drive. No members of the public attended the meeting.
06/17/09	A public meeting was held at Rafael Rivera Community Center, 2900 Stewart Avenue. No members of the public attended the meeting.

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ANALYSIS

The purpose of the Economic Development Element is twofold. First, this document is intended to fulfill the requirements of state law, as set forth in the Nevada Revised Statutes (NRS) 278.150 through 278.160, and second, to recommend strategies and actions to facilitate the implementation of the goals, objectives, and policies contained in the Las Vegas 2020 Master Plan related to the use of public money.

As a component of the 2020 Master Plan, the Economic Development Element is intended to not only satisfy the NRS requirement, but also to provide a comprehensive document that will assist with the planning and financing of capital improvement projects.

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 Economic Development 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 an Economic Element, which includes: Showing recommended schedules for the allocation and expenditure of public money in order to provide for the economical and timely execution of the various components of the plan.

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 2000, 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 Economic Development Element is to prioritize projects, identify funding sources, and establish goals, objectives and policies for addressing capital improvement needs within the city of Las Vegas.

Relationship to the 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:

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- 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 recommended schedules for the allocation and expenditure of public money in order to provide for the economical and timely execution of the various components of the plan.

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

Recommendation 1:

Utilize alternative funding for future CIP projects.

- Consider issuing any and all available bonds to finance future CIP projects. Bonds may assure future revenue availability for projects in years four and five of the CIP and provide financial stability throughout the duration of the Five Year CIP.
- Utilize restricted funding such as CDBG and RDA in public improvements to the maximum extent possible so as to implement improvements, increase property values and encourage private investment.

Recommendation 2:

Evaluate the CIP on an annual basis.

- Assure projects that maintain public welfare and/or essential services are given the highest priority and adequately funded.
- Ensure all projects funded are already adopted as part of Master Plan elements, corridor plans, community or special area plans.

Recommendation 3:

Evaluate existing fee structure for fees assessed to services.

- Examine fees charged to determine if they adequately cover costs of services.
- Examine fees from other government agencies on an annual basis for applicability.
- Evaluate possibility of assigning fees to a broader range of services.
- Examine types of services where fees are applied from other government agencies.
- Audit existing services to determine if applying fees would be appropriate to cover labor and material costs.

Recommendation 4:

Continue to develop public art and activity nodes

- Seek public/private sponsorships for funding public art and activity nodes.

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Recommendation 5:

Continue to add parks and open space to City inventory as prioritized in the Parks Element.

- Seek partnerships with developers and encourage them to donate land that the City can develop into parks, trails and open space, particularly in developing areas.
- Explore options to provide incentives to developers for including and developing open space in their residential projects.

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

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PROTESTS

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