



City of Las Vegas

Agenda Item No.: 28.

**AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: APRIL 9, 2013**

**DEPARTMENT: PLANNING
DIRECTOR: FLINN BAGO**

☐ Consent ☒ Discussion

SUBJECT: DR-4845 - SITE DEVELOPMENT LAND REVIEW - PUBLIC HEARING - APPLICANT: LAS VEGAS VALLEY WATER DISTRICT - OWNER: USA - For possible action on a request for a Site Development Plan Review (SDR) for ALL FIFTEEN 27-FOOT TALL SOLAR PANELS AND ONE 30-FOOT WEATHER TOWER on 20.69 acres at 7210 Shaumber Road (APN 126-13-401-014), PD (Planning Development) Zone [PF (Public Facility) Cliff's Edge Special Land Use Designation], Ward 6 (Consent DR-48348). Staff recommends APPROVAL.

**MAY GO TO CITY COUNCIL ON 05/15/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)**

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.	9
City Council Meeting	0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	2
City Council Meeting	0

RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Neighborhood Meeting Comments
7. Protest Postcard
8. Submitted after Final Agenda - Revised Site Plan, Letter of Protest by John Jones and Protest/Support Postcards

Motion made by BYRON GOYNES to Hold in abeyance to 06/11/2013

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1
TRINITY HAVEN SCHLOTTMAN, VICKI QUINN, BYRON GOYNES, TODD L. MOODY,
RICHARD TRUESDELL, RICHARD P. BONAR; (Against-None); (Abstain-None); (Did Not
Vote-None); (Excused-GUS FLANGAS)

Minutes:

VICE CHAIR MOODY declared the Public Hearing open.

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DOUG RANKIN, Planning Manager, announced that this was the first electronic plan submitted to the Planning Department. He read staff's report, read an amendment to Condition 2 and recommended approval because the application met all of the stated goals of the Las Vegas 2020 Master Plan and Conservation Element.

BRONSON MACK, representing Las Vegas Valley Water District (LVVWD), provided an overview of the project and stated that federal funds would be used to build the entire project with no cost to taxpayers. He briefly discussed amendments that were made and discussed the potential for future development.

NICOLE ROBELARD and TRAVIS BRUNER, neighborhood residents, voiced their opposition.

CHRIS INGALL, representing Focus Property Group, thanked MR. MACK for working with them. Their concerns were alleviated after hearing that the LVVWD would only be on the lot for 3 years and that the number of panels had been reduced to three.

WILLIAM JAMES MCGYVER, neighborhood resident, stated that although he was not against the project, per se, he had concerns with potential health hazards posed by the panels and electrical equipment and questioned why an adjacent empty lot could not have been utilized.

TODD FARLOW, Las Vegas resident, voiced support for the application.

MR. MACK stated that there are no health hazards associated with solar panels. He added that this location was chosen because it is owned by the LVVWD and received approval for the use in 2011. He confirmed, on record, that this plan would replace a prior plan and the LVVWD has no plan to build the 90-foot panels that were approved as part of the prior plan.

COMMISSIONER SCHLOTTMAN received clarification from MR. MACK that the solar panels are 16 feet high when stowed and that each solar panel has a small inverter that generates 60 decibels of noise. MR. MACK also stated that the site was chosen because of the unoccupied space and the pre-approved land use.

COMMISSIONER BONAR stated that the LVVWD has done a disservice to itself by limiting the land use to a specific vendor and/or energy use.

COMMISSIONER TRUESDELL stated that the only factor that made the prior solar application attractive was the narrow profile of the prior solar panels. With thousands of miles of desert, it would make more sense to conduct tests in an alternate location. He stated that he does not feel it is in any way compatible with surrounding uses.

COMMISSIONER QUINN stated that she agreed 100 percent with COMMISSIONER TRUESDELL. She also received confirmation from GARY WOOD that the panels are preprogrammed to turn off and on according to available sunlight.

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MR. WOOD explained that being selected as one of only five test sites nationwide is a prestigious honor and research is being conducted in conjunction with the University of Nevada, Las Vegas.

COMMISSIONER GOYNES concurred with his peers and reiterated MR. MCGYVER'S concerns about potential health hazards associated with solar panels. MR. WOOD stated that there have been no demonstrated health hazards emanating from solar panels.

VICE CHAIR MOODY received confirmation from MR. WOOD that he would like to abey the item to allow them to work with residents and the vendor.

VICE CHAIR MOODY declared the Public Hearing closed.