



Las Vegas

Agenda Item No.: 3.

AGENDA SUMMARY PAGE
RECOMMENDING COMMITTEE MEETING OF: AUGUST 13, 2018

DEPARTMENT: CITY ATTORNEY
DIRECTOR: BRADFORD R. JERBIC

Consent Discussion

SUBJECT:

Bill No. 2018-25 - ABYVANCE ITEM 4 - possible action - Amends various provisions of the Unified Development Code to provide for administrative deferrals and deviations regarding certain development requirements and to adjust the requirements for private streets and street terminations. Prepared by: City Manager's Office

Fiscal Impact

- No Impact Augmentation Required
- Budget Funds Available

Amount:
Funding Source:
Dept./Division:

PURPOSE/BACKGROUND:

This bill will amend various provisions of the Unified Development Code to provide for administrative deferrals and deviations regarding certain development requirements, and to adjust the requirements for private streets and street terminations. A number of the amendments are designed to make the development approval process more efficient. Others, which pertain to the City's new fire sprinkler requirement for single family homes, implement related adjustments developed by the City in conjunction with the Southern Nevada Home Builders Association.

RECOMMENDATION:

Bill was held in abeyance to the August 13, 2018 Recommending Committee Meeting.

BACKUP DOCUMENTATION:

Bill No. 2018-25

Motion made by MICHELE FIORE to Approve as Do Pass

Passed For: 3; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0
BOB COFFIN, STAVROS S. ANTHONY, MICHELE FIORE; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:
CHAIR ANTHONY declared the Public Hearing open.

ROBERT SUMMERFIELD, Director of Planning, discussed that this item is related to the provisions of the Memorandum of Understanding (MOU) between the City and the Southern Nevada Home Builders Association in making residential fire sprinklers a part of the City Code.

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He stated that everything is in order and that no changes have been made since the item was abeyed at the last Recommending Committee meeting.

AMANDA MOSS, Southern Nevada Home Builders Association, requested that her comments be made for every item on the agenda, as they are present to testify in support of these items. She reported that the bill, international code items and the supplemental document of the IFC (International Fire Code) reflect many hours of hard work and engagement with the City stakeholders in the Building and Safety and Fire and Rescue Departments. She added that it was a great benefit to industry and public safety to have regional codes and staff's efforts harmonized every six years. MS. MOSS thanked City leadership for bringing stakeholders together to adopt residential fire sprinklers, noting that to their knowledge, no other home builders association has worked with a municipality on a fire sprinkler ordinance. She thanked EXECUTIVE DIRECTOR OF COMMUNITY DEVELOPMENT TOM PERRICO and the Fire Department for ensuring that the ordinance matches the key components of the MOU. With regard to Item 3, she expressed their support of streamlining the rural neighborhood street improvement matters and clarified that this ordinance will only apply to communities that have a chance to mitigate impacts of sprinklers using the negotiated points from the MOU. Additionally, there will be some communities who have been approved but not yet approved and they should remain exempt from residential sprinklers. Lastly, she noted that adopting these ordinances will put additional pressure on home builders to increase their prices because the cost of construction will rise; however, the mitigating measures approved as part of this package were a good faith effort to responsibly mitigate impact and preserve access to the market for homebuyers, which is why they support the overall package.

CHAIR ANTHONY declared the Public Hearing closed.

Subsequent to the vote, CHAIR ANTHONY announced that this bill would be eligible for adoption at the August 15, 2018 City Council meeting.