

ASSEMBLY BILL NO. 424—ASSEMBLYMEN FREEMAN, GIBBONS,
HUMKE, LESLIE, EVANS AND ANDERSON

MARCH 8, 1999

Referred to Committee on Government Affairs

SUMMARY—Makes various changes to process of regional planning in certain counties.
(BDR 22-1362)

FISCAL NOTE: Effect on Local Government: Yes.
Effect on the State or on Industrial Insurance: No.

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EXPLANATION – Matter in ***bolded italics*** is new; matter between brackets ~~for omitted material~~ is material to be omitted.

AN ACT relating to land use planning; revising provisions regarding plans for capital improvements; expanding the contents of a comprehensive regional plan; requiring members of the regional planning commission to complete certain training; authorizing the governing body of a local government to use certain land use controls and principles of zoning; ***and providing other matters properly relating thereto.***

THE PEOPLE OF THE STATE OF NEVADA, REPRESENTED IN SENATE
AND ASSEMBLY, DO ENACT AS FOLLOWS:

- 1 **Section 1.** Chapter 278 of NRS is hereby amended by adding thereto
2 the provisions set forth as sections 2 and 3 of this act.
3 **Sec. 2. *The legislature hereby finds and declares that:***
4 ***1. The process of regional planning in a county whose population is***
5 ***100,000 or more but less than 400,000, as set forth in NRS 278.026 to***
6 ***278.029, inclusive, and sections 2 and 3 of this act, ensures that***
7 ***comprehensive planning will be carried out with respect to population,***
8 ***conservation, land use and transportation, public facilities and services,***
9 ***annexation and intergovernmental coordination.***
10 ***2. The process of regional planning set forth in NRS 278.026 to***
11 ***278.029, inclusive, and sections 2 and 3 of this act, does not specifically***
12 ***limit the premature expansion of development into undeveloped areas or***
13 ***address the unique needs and opportunities that are characteristic of***
14 ***older neighborhoods in a county whose population is 100,000 or more***
15 ***but less than 400,000.***

1 **3. The problem of the premature expansion of development into**
2 **undeveloped areas and the unique needs and opportunities that are**
3 **characteristic of older neighborhoods may be addressed through:**

4 **(a) Cooperative efforts to preserve and revitalize urban areas and**
5 **older neighborhoods; and**

6 **(b) Review of the master plans, facilities plans and other similar plans**
7 **of local governments and other affected entities.**

8 **4. It is the intent of the legislature with respect to NRS 278.026 to**
9 **278.029, inclusive, and sections 2 and 3 of this act, that each local**
10 **government and affected entity shall exercise its powers and duties in a**
11 **manner that is in harmony with the powers and duties exercised by other**
12 **local governments and affected entities to enhance the long-term health**
13 **and welfare of the county and all its residents.**

14 **Secs. 3 and 4.** (Deleted by amendment.)

15 **Sec. 5.** NRS 278.0226 is hereby amended to read as follows:

16 278.0226 The governing body of each local government whose budget
17 includes any expenditure for the acquisition or maintenance of a capital
18 improvement shall annually prepare a plan for capital improvements which
19 conforms with its master plan and which includes at least the 3 ensuing
20 fiscal years but not more than ~~15~~ 20 fiscal years. **The plan for capital**
21 **improvements must identify:**

22 **1. Costs that the local government expects to incur; and**

23 **2. Sources of revenue that the local government will use,**
24 **to acquire, maintain, operate and replace capital improvements.**

25 **Sec. 6.** NRS 278.026 is hereby amended to read as follows:

26 278.026 As used in NRS 278.026 to 278.029, inclusive, **and sections 2**
27 **and 3 of this act**, unless the context otherwise requires:

28 1. "Affected entity" means a public utility, franchise holder, local or
29 regional agency, or any other entity having responsibility for planning or
30 providing public facilities relating to transportation, solid waste, energy
31 generation and transmission, conventions and the promotion of tourism, air
32 quality or public education. The term does not include:

33 (a) A state agency; or

34 (b) A public utility which is subject to regulation by the public utilities
35 commission of Nevada.

36 2. "Facilities plan" means a plan for the development of public
37 facilities which will have a regional impact or which will aid in
38 accomplishing regional goals relating to transportation, solid waste, energy
39 generation and transmission, conventions and the promotion of tourism, air
40 quality or public education. The term does not include a plan for the
41 development of a specific site or regulations adopted by an affected entity
42 to implement the comprehensive regional plan.

1 3. "Governing board" means the governing board for regional planning
2 created pursuant to NRS 278.0264.

3 4. "Joint planning area" means an area that is the subject of common
4 study and planning by the governing body of a county and one or more
5 cities.

6 5. "Project of regional significance," with respect to a project proposed
7 by any person other than a public utility, means a project which:

8 (a) Has been identified in the guidelines of the regional planning
9 commission as a project which will result in the loss or significant
10 degradation of a designated historic, archeological, cultural or scenic
11 resource;

12 (b) Has been identified in the guidelines of the regional planning
13 commission as a project which will result in the creation of significant new
14 geothermal or mining operations;

15 (c) Has been identified in the guidelines of the regional planning
16 commission as a project which will have a significant effect on the natural
17 resources, public services, public facilities or the adopted regional form of
18 the region; or

19 (d) Will require a change in zoning, a special use permit, an amendment
20 to a master plan, a tentative map or other approval for the use of land
21 which, if approved, will have an effect on the region of increasing:

22 (1) Employment by not less than 938 employees;

23 (2) Housing by not less than 625 units;

24 (3) Hotel accommodations by not less than 625 rooms;

25 (4) Sewage by not less than 187,500 gallons per day;

26 (5) Water usage by not less than 625 acre feet per year; or

27 (6) Traffic by not less than an average of 6,250 trips daily.

28 The term does not include any project for which a request for an
29 amendment to a master plan, a change in zoning, a tentative map or a
30 special use permit has been approved by the local planning commission
31 before June 17, 1989.

32 6. "Project of regional significance," with respect to a project proposed
33 by a utility, includes:

34 (a) An electric substation;

35 (b) A transmission line that carries 60 kilovolts or more;

36 (c) A facility that generates electricity greater than 5 megawatts;

37 (d) Natural gas storage and peak shaving facilities; and

38 (e) Gas regulator stations and mains that operate over 100 pounds per
39 square inch.

40 7. "Sphere of influence" means an area into which a city plans to
41 expand as designated in the comprehensive regional plan within the time
42 designated in the comprehensive regional plan.

1 **Sec. 7.** NRS 278.0262 is hereby amended to read as follows:

2 278.0262 1. There is hereby created in each county whose population
3 is 100,000 or more but less than 400,000, a regional planning commission
4 consisting of:

5 (a) Three members from the local planning commission of each city in
6 the county whose population is 40,000 or more, appointed by the respective
7 governing bodies of those cities;

8 (b) One member from the local planning commission of each city in the
9 county whose population is less than 40,000, appointed by the respective
10 governing bodies of those cities; and

11 (c) Three members from the local planning commission of the county,
12 appointed by the governing body of the county, at least two of whom must
13 reside in unincorporated areas of the county.

14 2. Except for the terms of the initial members of the commission, the
15 term of each member is 3 years and until the selection and qualification of
16 his successor. A member may be reappointed. A member who ceases to be
17 a member of the local planning commission of the jurisdiction from which
18 he is appointed automatically ceases to be a member of the commission. A
19 vacancy must be filled for the unexpired term by the governing body which
20 made the original appointment.

21 3. The commission shall elect its chairman from among its members.
22 The term of the chairman is 1 year. The member elected chairman must
23 have been appointed by the governing body of the county or a city whose
24 population is 40,000 or more, as determined pursuant to a schedule adopted
25 by the commission and made a part of its bylaws which provides for the
26 annual rotation of the chairmanship among each of those governing bodies.

27 4. A member of the commission must be compensated at the rate of
28 ~~[\$40]~~ \$80 per meeting or ~~[\$200]~~ \$400 per month, whichever is less.

29 5. *Each member of the commission must successfully complete the*
30 *course of training prescribed by the governing body pursuant to*
31 *subsection 2 of NRS 278.0265 within 1 year after the date on which his*
32 *term of appointment commences. A member who fails to complete*
33 *successfully the course of training as required pursuant to this subsection*
34 *forfeits his appointment 1 year after the date on which his term of*
35 *appointment commenced.*

36 **Sec. 7.5.** NRS 278.0265 is hereby amended to read as follows:

37 278.0265 The governing board:

38 1. Shall adopt such regulations as are necessary to carry out its specific
39 powers and duties.

40 2. *Shall prescribe an appropriate course of at least 12 hours of*
41 *training in land use planning for the members of the regional planning*

1 *commission. The course of training must include, without limitation,*
2 *training relating to:*

3 *(a) State statutes and regulations and local ordinances, resolutions*
4 *and regulations concerning land use planning; and*

5 *(b) The provisions of chapter 241 of NRS.*

6 **3.** May establish and collect reasonable fees for the provision of any
7 service that is authorized pursuant to the provisions of NRS 278.026 to
8 278.029, inclusive ~~1-4~~, *and sections 2 and 3 of this act.*

9 **Sec. 8.** NRS 278.0274 is hereby amended to read as follows:

10 278.0274 The comprehensive regional plan must include goals,
11 policies, maps and other documents relating to:

12 1. Population, including a projection of population growth in the
13 region and the resources that will be necessary to support that population.

14 2. Conservation, including policies relating to the use and protection of
15 air, land, water, and other natural resources, ambient air quality, natural
16 recharge areas, floodplains and wetlands, and a map showing the areas that
17 are best suited for development based on those policies.

18 3. *The limitation of the premature expansion of development into*
19 *undeveloped areas, preservation of neighborhoods and revitalization of*
20 *urban areas, including, without limitation, policies that relate to the*
21 *interspersation of new housing and businesses in established*
22 *neighborhoods and set forth principles by which growth will be directed*
23 *to older urban areas.*

24 **4.** Land use and transportation, including the classification of future
25 land uses by density or intensity of development based upon the projected
26 necessity and availability of public facilities and services and natural
27 resources, and the compatibility of development in one area with that of
28 other areas in the region. This portion of the plan must allow for a variety
29 of uses, describe the transportation facilities that will be necessary to satisfy
30 the requirements created by those future uses and must be based upon the
31 policies and map relating to conservation that are developed pursuant to
32 subsection 2, surveys, studies and data relating to the area, the amount of
33 land required to accommodate planned growth, the population of the area
34 projected pursuant to subsection 1, and the characteristics of undeveloped
35 land in the area.

36 ~~1-4~~ **5.** Public facilities and services, including provisions relating to
37 sanitary sewer facilities, solid waste, flood control, potable water and
38 ground-water aquifer recharge which are correlated with principles and
39 guidelines for future land uses, and which specify ways to satisfy the
40 requirements created by those future uses. This portion of the plan must

41 ~~{describe}~~

:

1 **(a) Describe** the problems and needs of the area relating to public
2 facilities and services and the general facilities that will be required for
3 their solution and satisfaction ~~[-, identify]~~ ;

4 **(b) Identify** the providers of public services within the region and the
5 area within which each must serve, including service territories set by the
6 public utilities commission of Nevada for public utilities ~~[-, and must~~
7 ~~establish]~~ ;

8 **(c) Establish** the time within which those public facilities and services
9 necessary to support the development relating to land use and
10 transportation must be made available to satisfy the requirements created
11 by that development ~~[-~~;

12 ~~-5.1]~~ ; and

13 **(d) Contain a summary prepared by the regional planning**
14 **commission regarding the plans for capital improvements that:**

15 **(1) Are required to be prepared by each local government in the**
16 **region pursuant to NRS 278.0226; and**

17 **(2) May be prepared by the water planning commission of the**
18 **county, the regional transportation commission and the county school**
19 **district.**

20 **6.** Annexation, including the identification of spheres of influence for
21 each unit of local government, improvement district or other service district
22 and specifying standards and policies for changing the boundaries of a
23 sphere of influence and procedures for the review of development within
24 each sphere of influence. As used in this subsection, "sphere of influence"
25 means an area into which a political subdivision may expand in the
26 foreseeable future.

27 ~~[-6.1]~~ **7.** Intergovernmental coordination, including the establishment of
28 guidelines for determining whether local master plans and facilities plans
29 conform with the comprehensive regional plan.

30 ~~[-7.1]~~ **8.** Any utility project required to be reported pursuant to NRS
31 278.145.

32 **Sec. 8.5.** (Deleted by amendment.)

33 **Sec. 9.** NRS 278.250 is hereby amended to read as follows:

34 278.250 1. For the purposes of NRS 278.010 to 278.630, inclusive,
35 the governing body may divide the city, county or region into zoning
36 districts of such number, shape and area as are best suited to carry out the
37 purposes of NRS 278.010 to 278.630, inclusive. Within the zoning district
38 it may regulate and restrict the erection, construction, reconstruction,
39 alteration, repair or use of buildings, structures or land.

40 2. The zoning regulations must be adopted in accordance with the
41 master plan for land use and be designed:

42 (a) To preserve the quality of air and water resources.

(b) To promote the conservation of open space and the protection of other natural and scenic resources from unreasonable impairment.

(c) To provide for recreational needs.

(d) To protect life and property in areas subject to floods, landslides and other natural disasters.

(e) To conform to the adopted population plan, if required by NRS 278.170.

(f) To develop a timely, orderly and efficient arrangement of transportation and public facilities and services, including facilities and services for bicycles.

(g) To ensure that the development on land is commensurate with the character and the physical limitations of the land.

(h) To take into account the immediate and long-range financial impact of the application of particular land to particular kinds of development, and the relative suitability of the land for development.

(i) To promote health and the general welfare.

(j) To ensure the development of an adequate supply of housing for the community, including the development of affordable housing.

3. The zoning regulations must be adopted with reasonable consideration, among other things, to the character of the area and its peculiar suitability for particular uses, and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the city, county or region.

4. In exercising the powers granted in this section, the governing body may use any controls relating to land use or principles of zoning that the governing body determines to be appropriate, including, without limitation, density bonuses, inclusionary zoning and minimum density zoning.

5. As used in this section:

(a) "Density bonus" means an incentive granted by a governing body to a developer of real property that authorizes the developer to build at a greater density than would otherwise be allowed under the master plan, in exchange for an agreement by the developer to perform certain functions that the governing body determines to be socially desirable, including, without limitation, developing an area to include a certain proportion of affordable housing.

(b) "Inclusionary zoning" means a type of zoning pursuant to which a governing body requires or provides incentives to a developer who builds residential dwellings to build a certain percentage of those dwellings as affordable housing.

(c) "Minimum density zoning" means a type of zoning pursuant to which development must be carried out at or above a certain density to maintain conformance with the master

plan.

1 **Secs. 10 and 11.** (Deleted by amendment.)
2 **Sec. 12.** 1. The governing board for regional planning, created
3 pursuant to NRS 278.0264, shall prescribe the course of training described
4 in subsection 2 of NRS 278.0265 on or before June 30, 2000.
5 2. Notwithstanding the provisions of subsection 5 of NRS 278.0262, a
6 member of the regional planning commission whose term of appointment
7 commences on or before January 1, 2001, must successfully complete the
8 course of training prescribed by the governing body pursuant to subsection
9 2 of NRS 278.0265 on or before June 30, 2001. A member who fails to
10 complete successfully the course of training as required pursuant to this
11 subsection forfeits his appointment on June 30, 2001.

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