Carolyn G. Goodman, Mayor (At-Large)
Stavros S. Anthony, Mayor Pro Tem (Ward 4)
Brian Knudsen (Ward 1)
Victoria Seaman (Ward 2)
Olivia Diaz (Ward 3)
Cedric Crear (Ward 5)
Michele Fiore (Ward 6)

City Manager Jorge Cervantes
City Attorney Bryan K. Scott
City Clerk LuAnn D. Holmes

City Council Minutes

Council Chambers · 495 South Main Street · Phone 702-229-6011
City of Las Vegas Internet Address: www.lasvegasnevada.gov

August 17, 2022
9:00 AM

CEREMONIAL MATTERS

1. Call to Order

Minutes:
MAYOR GOODMAN called the meeting to order at 9:04 a.m.

PRESENT: MAYOR GOODMAN and COUNCILMEMBERS ANTHONY (excused until 9:54 a.m.), FIORE, CREAR, KNUDSEN, and DIAZ

EXCUSED: COUNCILWOMAN SEAMAN

ALSO PRESENT: CITY MANAGER JORGE CERVANTES, ASSISTANT CITY ATTORNEY JEFF DOROCAK, DEPUTY CITY ATTORNEY JAMES LEWIS, and CITY CLERK LUANN D. HOLMES

2. Announcement Regarding: Compliance with Open Meeting Law

Minutes:
ANNOUNCEMENT MADE: This meeting has been properly noticed and posted at the following locations in accordance with the noticing standards as outlined in NRS 241.020: City Hall, 495 South Main Street, 1st Floor; The City of Las Vegas website – www.lasvegasnevada.gov; and The Nevada Public Notice website – notice.nv.gov.

3. Invocation - Reverend Carol Simpson, Shekinah Glory Ministries

Minutes:
REVEREND CAROL SIMPSON, Shekinah Glory Ministries, gave the invocation.

4. Pledge of Allegiance

Minutes:
MAYOR GOODMAN led the audience in the Pledge of Allegiance.

5. Recognition of the Employee of the Month

Minutes:
MAYOR GOODMAN invited ROSA CORTEZ, City Engineer, and EXECUTIVE DIRECTOR OF INFRASTRUCTURE MIKE JANSSEN to join the Council at the podium. She was proud to announce MICHAEL KIRK, Facilities Project Manager, as the Employee of the Month. MR. KIRK works for the Department of Public Works and has been with the City for 20 years. In January of 2021, he accepted the position of Supervisor for

the City's on-site Construction Management team, which is responsible for ensuring City projects are built safely, on time, within budget, and in compliance with labor laws and building codes. MR. KIRK faced many challenges, including an influx of retirements, training new staff, and supply chain issues within the construction industry. All of these factors create a stressful and ever-changing environment, but MR. KIRK has the ability to put issues into perspective for his team and guides them through these issues calmly. She thanked MR. KIRK for the work he has done to help serve the community.

MR. JANSSEN said it was an honor to recognize MR. KIRK. He has worked in every corner of the City and has gained many years of experience. He is able to work well with businesses and developers on any issue. MR. JANSSEN congratulated MR. KIRK and was happy his coworkers nominated him for this honor.

MS. CORTEZ thanked MATT KLAINER, Quality Assurance Administrator, and TOM HAYES, Construction Manager-Capital Improvement Projects, for nominating MR. KIRK. She worked with MR. KIRK on construction projects, where she witnessed his skills and decision-making abilities. MR. KIRK takes on many challenges with professionalism while reducing the risk to the City. She was proud of and congratulated him.

MAYOR GOODMAN presented MR. KIRK with a glass award and noted his name will be on the corner street sign next to City Hall.

MR. KIRK was grateful for the honor to represent the Department of Public Works and the Construction Management team.

6. Recognition of the UNLV School of Dental Medicine

Minutes:
COUNCILMAN KNUDSEN invited the UNLV (University of Nevada, Las Vegas) School of Dental Medicine team to join the Council at the podium. He spoke about the importance of dental medicine for the overall health of the body and community. He shared two personal stories about his children's experiences with the School, which, he believed is filled with leaders and people who care about the community. It has done an exceptional job of being a part of the Medical District, where it is an integral leader. He stated that the City will approve a contract to take part in healthcare to ensure it is advocating for critical resources that will make healthcare a top priority in Nevada and within Las Vegas. This school will be a part of that.

COUNCILMAN KNUDSEN acknowledged CHRIS HEAVEY, Ph.D, Executive Vice President and Provost of UNLV, who has been an amazing leader and partner with the City of Las Vegas. MR. HEAVEY was delighted to be present to celebrate the School and the work it does to support the community. Great communities don't happen by chance and are built through partnerships and teamwork. He greatly appreciated the work of the Council and COUNCILMAN KNUDSEN to promote the coherence and success of the Medical District and those within the School of Dental Medicine. Las Vegas is trying to catch up to the growth it has experienced, and this School is a key asset in the healthcare space by helping to serve all strata across the community. He noted they are celebrating 20 years and saying goodbye to DEAN LILY GARCIA, DDS, MS, FACP, but are committed to the continuing success of this school. MR. HEAVEY thanked the Council for letting them be present, as well as those a part of the School of Dental Medicine for the vital work that they do caring for the community.

MS. GARCIA stated there are many people involved in the School and acknowledged the students, key leaders of faculty, and staff for being present. She thanked the Council for the recognition. The founder, and former Senator DR. RAYMOND RAWSON, DDS, established the UNLV School of Dental Medicine 20 years ago with the mission to provide a professional doctoral-level health-focused degree and to increase access to oral healthcare for residents of Las Vegas and throughout the state. MS. GARCIA said the continuing success of that mission belongs to the hard-working professionals and students she is surrounded by. The students provide direct patient care at the on-site clinics as well as at community outreach clinics, and nearly 350 general dentists and 40 dental specialists are taught yearly.

COUNCILMAN KNUDSEN read from a proclamation for UNLV School of Dental Medicine Day, a copy of which was submitted for the record. MAYOR GOODMAN spoke about how wonderful this program is.

BUSINESS ITEMS - 9:30 A.M. SESSION

PUBLIC COMMENT

7. Public comment during this portion of the Agenda must be limited to matters on the Agenda for action. If you wish to be heard, come to the podium and give your name for the record. The amount of discussion, as well as the amount of time any single speaker is allowed, may be limited.

Minutes:
MAYOR GOODMAN stated that each speaker would be given one minute to speak and those wishing to speak under Item 23 could do so when that item is heard, unless they needed to leave, in which case they could speak under Item 7.

DANIEL BRAISTED wished to speak on a bicycle swarm he recently experienced. ASSISTANT CITY ATTORNEY JEFF DOROCAK advised MR. BRAISTED to make his comments under Citizens Participation.

Speaking to Item 30, MICHELLE DODDS said she was told by a staff member that the project is moving forward. She felt that the residents did not have a voice in the matter.

LOUIS DE SALVIO requested that Item 10 be pulled forward for discussion. He explained that he is involved with the Nevada Foundation for Fair Contracting, noting he protects the workers and taxpayers when it comes to prevailing wage projects. He believed there were many problems with the contractor for that item, based upon the certified payroll they submitted with the County. MR. DOROCAK recommended pulling Item 10 from the Consent Agenda.

TERESA JIDOV spoke on 22-0265 (Item 30). She is opposed to what is happening in the area and was disappointed that there were not more opportunities to hear from the residents.

Regarding Item 30, CHARLES WEBER said the construction in the area has not been properly swept and that Richmond American Homes is using street sweepers that are not certified by the EPA (United States Environmental Protection Agency). He proposed that the City require a specific business license for street sweeping.

VICTORIA HALFON commented on Item 23 and said she purchased her first home in Las Vegas in 2006. At the bottom of the market, the neighborhood had lost 80 percent of its value. Out-of-state investors purchased the homes and rented them out to Section 8 and low-income families, who she feels have negatively impacted the neighborhood. She did not abandon her home and kept the property beautiful and worked hard to pay off the loan. She recently purchased her second home in Las Vegas and looked forward to augmenting her income through Airbnb. MS. HALFON indicated that last year, she submitted her forms to the City and State only to find out that the licenses will be distributed via a lottery. She did not think a lottery rewards excellence, planning, or seriousness.

MICHELLE LARIME spoke on behalf of the Downtown Neighborhood Coalition and as a resident of the Beverly Green Neighborhood on Item 23. The Downtown Neighborhood Coalition consists of a group of neighborhoods in downtown Las Vegas, including the Beverly Green, John S. Park, Huntridge Park, Hillside Heights, Francisco Park, and Crestwood neighborhoods. They have been at the forefront of downtown short-term rental issues and have seen the proliferation of these properties within their neighborhoods, as well as the decreasing supply of long-term rentals and homes to purchase. They also worked with the City in the past and supported the last major update to this ordinance and continue to work with Code Enforcement and Business Licensing on enforcing these short-term rentals. The group supported the ordinance.

BUSINESS ITEMS - 9:30 A.M. Session

8. For Possible Action - Any items from the 9:30 a.m. session that the Council, staff and/or the applicant wish to be stricken, tabled, withdrawn or held in abeyance to a future meeting may be brought forward and acted upon at this time.

Motion made by Michele Fiore to Hold in Abeyance Items 34a-34e and 38a-38b to 9/21/2022

Passed For: 5; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 2

For-Cedric Crear, Carolyn Goodman, Michele Fiore, Brian Knudsen, Olivia Diaz; Excused-Victoria Seaman, Stavros Anthony;

CONSENT AGENDA

Matters listed on the Consent Agenda are considered to be routine and have been recommended for approval by the Submitting Departments. All items on the Consent Agenda may be approved in a single motion. However, if a Council Member so requests, any consent item may be moved to the discussion portion of the agenda and other action, including postponement or denial of the item, may take place.

CITY CLERK - CONSENT

9. For possible action to approve the Report of Declarations per NRS 279.454, which requires any officer or employee of the City who in the course of their duties participates in the formulation of or approval of plans or policies for a redevelopment area to disclose interest in property located in the existing Redevelopment Area and/or Redevelopment Area 2

Minutes:
COUNCILWOMAN FIORE requested that Item 10 (Bid No. 220179-MC) be pulled from the Consent Agenda for discussion.

Motion made by Michele Fiore to Approve the Consent Agenda except Item(s) 10

NOTE: The video does not reflect the vote accurately, in that Mayor Goodman abstained from voting on Items 14-17 due to her son's involvement in the marijuana industry.

Passed For: 5; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 2

For-Cedric Crear, Carolyn Goodman, Michele Fiore, Brian Knudsen, Olivia Diaz; Excused-Victoria Seaman, Stavros Anthony;

FINANCE - PURCHASING AND CONTRACTS - CONSENT

10. ABEYANCE ITEM - For possible action to approve award of Bid No. 220179-MC, Synthetic Turf Surfacing Replacement, to the lowest responsive and responsible bidder - Department of Parks and Recreation - Award recommended to: SPRINTURF LLC (Not-to-Exceed $4,000,000 Annually/Total Contract Amount Not-to-Exceed $20,000,000 - Parks and Leisure Activity Capital Projects Fund) - All Wards

Minutes:
This item was pulled from the Consent Agenda for discussion.

CITY ATTORNEY BRYAN SCOTT, TONYA KEMBLE, Purchasing and Contracts Manager, and STEVE FORD, Director of Parks and Recreation, were present. MS. KEMBLE said there are two portions of State law that govern purchasing activities for the City. One is NRS (Nevada Revised Statute) 332, which governs local government purchases, and the other is NRS 338, which covers public works. If a job is completed under NRS 338, one of the requirements is that the project must have stamped and sealed designs, and it allows for the discretion of the City to determine what is maintenance. MS. KEMBLE stated that staff made the decision to accept bids on this project under NRS 332, which requires the bid to be awarded to the lowest responsive and responsible bidder. Sprinturf, LLC, (Sprinturf) and CG&B Enterprises (CG&B) were the companies that submitted their bid proposals. She noted ATTORNEY TEDDY PARKER represents CG&B and that the company is a wholly-owned subsidiary of Hellas Construction, which is based out of Austin, Texas. Sprinturf is based out of South Carolina and was the lowest bidder.

MS. KEMBLE said staff estimated it may cost approximately $4 million to replace the artificial turf fields that are in need of repair. Sprinturf estimated $3 million to replace those fields. The bid was structured so that everything was given to staff at a square footage price that included removal of the existing fields and installing the new turf. She indicated that issues of Sprinturf's licensure came up multiple times over the process of trying to award the bid. The first complaint arose before a formal protest was issued because their Nevada State Contractors Board license for landscaping is a C-10 (Nevada Landscape Contractor) with a comment that the license is limited to artificial turf installation. Staff e-mailed the Contractors Board regarding this and received an informal response indicating the licensure was sufficient to complete the work. She acknowledged that the initial protest filed by MR. PARKER'S firm was timely. She provided him with a determination letter but believed he misunderstood some of the information regarding there being no licensure requirement for jobs totaling under $1,000 and only a C-10 is required over $1,000. MS. KEMBLE stated there is a City resolution that indicates how MR. PARKER can submit an administrative appeal. She said that the second letter from MR. PARKER was not timely, so he did not have the right to an administrative appeal. As a professional courtesy, she and the City Attorney's Office called the Contractors Board, and everyone concluded that Sprinturf held the appropriate licensure.

MS. KEMBLE said MR. PARKER'S firm also made the assertion that a Class A (General Engineering Contractor) license was needed for this work. She noted that Sprinturf completed a job with Clark County and was awarded jobs with the City, CCSD (Clark County School District), and the City of Sparks. She affirmed they are headquartered out of state but have a local presence. MS. KEMBLE said a letter from Sprinturf, which was submitted for the record, indicates they have four, full-time employees in Nevada that will work on this job, and they intend to pull two apprentices from the SNLTT (Southern Nevada Laborers Training Trust) Laborer's Union Local 872.

Given the circumstances, MAYOR GOODMAN wondered if the maintenance project was still on schedule. MR. FORD stated that the project is a little behind schedule at the moment, but they will try to make up time as they move forward. He concurred with MS. KEMBLE and said since 2014, there have been 19 fields replaced by this contractor with no issues. MR. SCOTT also agreed with MS. KEMBLE and said the Council was provided with a list of those 19 fields as well as a letter dated August 16, 2022, from Sprinturf that they will pull local employees. He confirmed copies of both documents were provided for the record. Regarding prevailing wage, he referenced NRS 338.011 and said he believes the City was in compliance with the law and that the Council could move forward with this bidder.

MR. PARKER was surprised by the comments made by MS. KEMBLE as he felt they were not articulated in her letter dated May 26, 2022, nor did he believe they were part of the scope provided to the bidders. He indicated that the scope of work does not reference the word maintenance, and he felt that her position changed from one about licensure to one about maintenance. He also disagreed with MS. KEMBLE'S assessment that he was confused about the licensure requirement. He noted that there are 650,000 square feet of grading work that is a part of this project, and of that amount, $62,000 is the value of the grading work. He asserted that a C-10 limited license cannot do more than $1,000 worth of grading work. MR. PARKER read several sections from the Scope of Work that he believed were applicable to grading work as well as the definition of a C-10 limited license, pointing out that Sprinturf had its A license suspended when submitting its bid. He noted that his client has all of the licenses required and asked the Council to comply with City requirements.

LOUIS DE SALVIO said he listened to the previous testimony given by MR. PARKER and decided to research the contractor. After pulling their certified payroll, MR. DE SALVIO said he found several violations, including the misclassification of workers, Nevada worker problems, the abuse of apprenticeship, which he believed violated NRS 610, possible wage claim violations, and no veteran employment. He asserted that he will be filing a complaint with the Office of the Labor Commissioner regarding the six violations he found pertaining to the certified payroll. MR. DE SALVIO had a problem with these violations because these jobs are being taken from local contractors and the local workforce. He requested the reconsideration of awarding the bid or abeying the item long enough for the Labor Commissioner to make a determination on the allegations he has brought forward.

COUNCILWOMAN FIORE read from the letter submitted by Sprinturf and asked for clarity. MR. DE SALVIO said there is a statute that requires 50 percent of the workforce to be from Nevada. He noted on one project alone, this contractor had 12 out-of-state workers and four from Nevada. He stressed that this is not a union issue but a fair wage issue for taxpayers. MR. PARKER added that although CG&B is wholly owned by Hellas Construction, the company started in Southern Nevada over 20 years ago. He informed the Mayor that time will not be lost, as the bid process allows the City to make a decision and select the next lowest bidder, which is CG&B.

MR. SCOTT hoped this would not be the norm for bid projects and said the protest period has exhausted itself. He added that the prevailing wage does not apply to this project because it involves maintenance. MS. KEMBLE said she made the distinction between NRS 332 and 338, and NRS 338 does not govern this bid. She read from the response letter sent to MR. PARKER, which she submitted for the record. MS. KEMBLE also read about the licensure of a C-10 from NAC (Nevada Administrative Code) 624.280, stating that Sprinturf is only limited to artificial turf. She confirmed the prevailing wage claims did not pertain to City projects and did not come up for staff during their due diligence period.

MAYOR GOODMAN realized the desire to employ locally but believed this bid followed the legal process and is in compliance. MR. SCOTT confirmed this was correct. MS. KEMBLE said Sprinturf had an A license, and upon recommendation by the Nevada State Contractors Board, they opted not to renew that license in 2021. The Mayor thought all of the points raised were interesting and would be considered for future projects. She confirmed with the City Attorney that the City is in compliance.

COUNCILMAN KNUDSEN wondered how the City's relationship with the contractor will be affected if the Labor Commissioner finds any issues regarding the prevailing wage. MR. SCOTT stated that the issue is only an allegation and has not been proven; therefore, he could not make a determination on that matter.

COUNCILMAN CREAR said his personal business has applied for many RFP (requests for proposals) and contracts. He respected MR. PARKER but pointed out that the Contractors Board said this contractor has the appropriate licensure, and the City Attorney has confirmed the City is in compliance. He also believed staff did their due diligence in defending their decision. Additionally, this company has worked for the City for many years and is the lowest, most-responsible bidder. He did not think the issues proposed were applicable to the agenda item.

COUNCILWOMAN FIORE respected the work of staff; however, she was familiar with NRS 332 and 338 and did not think the right statute was being used. She believed this matter was in question and did not feel comfortable approving this item. She preferred abeying it.

MAYOR GOODMAN understood about project labor agreements and agreed with the Councilwoman; however, she pointed out that the City is in compliance and noted the many calls she has received from residents regarding the safety of the fields.

COUNCILWOMAN DIAZ said they have discussed changing the turf and pointed out the liability of not having safe soccer fields. She acknowledged MR. DE SALVIO'S comments that many workers on these projects live in Ward 3, so she took his claims seriously. She read from Sprinturf's letter, noting that if the bid moves forward, $3 million is a lot of money, and she wished to see it come back into the community. She stressed the importance of hiring Las Vegas locals.

LOGAN TUCKER, Sales Representative for Sprinturf, LLC, said this is an important project, and they always adhere to the qualifications that are required. He confirmed they pull from the local labor union but also have full-time employees in Nevada that contribute to the installs. He informed COUNCILWOMAN FIORE that he is from Irvine, California, and his teammate overseeing this project lives in Reno.

Subsequent to the motion and vote, MAYOR GOODMAN acknowledged and thanked MR. PARKER, Laborer's Union Local 872, and staff. She stressed how critical it was to replace the worn turf and said the City must stay informed about what it is buying. The Mayor wondered when the work can begin. MR. FORD believed the project would begin within the next month or two, and a list of the 39 fields would be provided to the Council. The first fields to be replaced are fields six and seven at Kellogg Zaher Sports Complex and fields one and two at Ed Fountain Park. He hoped the fields at Stupak Park would be completed next year. The Mayor wondered if the fields that host the Las Vegas Mayor's Cup International Showcase will be addressed first. MR. FORD did not believe the fields would be completed before that event but said staff will work around the programming to make sure they can accommodate everyone. MAYOR GOODMAN asked MR. FORD to also look at the pocket parks.

COUNCILWOMAN FIORE mentioned that artificial turf gets hot and wondered if there is something new that is a cooler material. MR. PARKER said there are options available based on the scope of work and what has been specified for the field. MR. FORD added that there is a pilot field at Baker Park that staff is still evaluating and noted that several years ago UNLV (University of Nevada, Las Vegas) conducted a heat study. He recognized that the fields get warm during the day, but staff is looking into putting in a different type of infill.

See Items 7 and 9 for related discussion.

Motion made by Stavros Anthony to Approve

Passed For: 5; Against: 1; Abstain: 0; Did Not Vote: 0; Excused: 1

For-Cedric Crear, Stavros Anthony, Carolyn Goodman, Brian Knudsen, Olivia Diaz; Against-Michele Fiore; Excused-Victoria Seaman;

11. For possible action to approve award of Contract No. 220145-HM, Advisory Services for the Las Vegas Medical District - Economic & Urban Development Department - Award recommended to: EXECUTIVE CONSULTING GROUP, LLC DBA ECG MANAGEMENT CONSULTANTS (Total Contract Amount Not-to-Exceed $195,000 - Redevelopment Agency Funds) - Wards 1 and 5 (Knudsen and Crear)

Motion made by Michele Fiore to Approve the Consent Agenda except Item(s) 10

Passed For: 5; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 2

For-Cedric Crear, Carolyn Goodman, Michele Fiore, Brian Knudsen, Olivia Diaz; Excused-Victoria Seaman, Stavros Anthony;

PLANNING - CONSENT

12. For possible action to approve the ratification of the Commission for the Las Vegas Centennial award of $150,000 to the City of Las Vegas acting by and through its Department of Parks and Recreation for the production of the Las Vegas Days Parade, to be held on May 13, 2023

Motion made by Michele Fiore to Approve the Consent Agenda except Item(s) 10

Passed For: 5; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 2

For-Cedric Crear, Carolyn Goodman, Michele Fiore, Brian Knudsen, Olivia Diaz; Excused-Victoria Seaman, Stavros Anthony;

13. For possible action to approve the ratification of the Commission for the Las Vegas Centennial award of $187,050 to the City of Las Vegas acting by and through its Public Works Department for the refurbishment, installation and one-year maintenance of the Fun City Motel sign to be located on Las Vegas Boulevard

Motion made by Michele Fiore to Approve the Consent Agenda except Item(s) 10

Passed For: 5; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 2

For-Cedric Crear, Carolyn Goodman, Michele Fiore, Brian Knudsen, Olivia Diaz; Excused-Victoria Seaman, Stavros Anthony;

PLANNING - BUSINESS LICENSING - CONSENT

14. For possible action to approve a Temporary Cannabis Retail Store license for GREENMART OF NEVADA NLV LLC dba HEALTH FOR LIFE at 200 East Charleston Boulevard - Ward 3 (Diaz)

Motion made by Michele Fiore to Approve the Consent Agenda except Item(s) 10

NOTE: The video does not reflect the vote accurately, in that Mayor Goodman abstained from voting on this item due to her son’s involvement in the marijuana industry.

Passed For: 4; Against: 0; Abstain: 1; Did Not Vote: 0; Excused: 2

For-Cedric Crear, Michele Fiore, Brian Knudsen, Olivia Diaz; Abstain-Carolyn Goodman; Excused-Victoria Seaman, Stavros Anthony;

15. For possible action to approve a Cannabis Cultivation Facility license (Medical/Recreational) for a change of ownership FROM: NULEAF SPARKS CULTIVATION LLC TO: NULEAF SPARKS CULTIVATION LLC dba BEYOND/HELLO at 859 Deming Way - Washoe County, Nevada

Motion made by Michele Fiore to Approve the Consent Agenda except Item(s) 10

NOTE: The video does not reflect the vote accurately, in that Mayor Goodman abstained from voting on this item due to her son's involvement in the marijuana industry.

Passed For: 4; Against: 0; Abstain: 1; Did Not Vote: 0; Excused: 2

For-Cedric Crear, Michele Fiore, Brian Knudsen, Olivia Diaz; Abstain-Carolyn Goodman; Excused-Victoria Seaman, Stavros Anthony;

16. For possible action to approve a Cannabis Production Facility license (Medical/Recreational) for a change of ownership FROM: NULEAF RENO PRODUCTION LLC TO: NULEAF RENO PRODUCTION LLC dba BEYOND/HELLO at 4850 Joule Street, Suite# A2 & A3 - Washoe County, Nevada

Motion made by Michele Fiore to Approve the Consent Agenda except Item(s) 10

NOTE: The video does not reflect the vote accurately, in that Mayor Goodman abstained from voting on this item due to her son's involvement in the marijuana industry.

Passed For: 4; Against: 0; Abstain: 1; Did Not Vote: 0; Excused: 2

For-Cedric Crear, Michele Fiore, Brian Knudsen, Olivia Diaz; Abstain-Carolyn Goodman; Excused-Victoria Seaman, Stavros Anthony;

17. For possible action to approve a Retail Cannabis Store License for QUALCAN LLC dba JADE CANNABIS CO at 6050 Sky Pointe Drive Suite #150 - Ward 6 (Fiore)

Motion made by Michele Fiore to Approve the Consent Agenda except Item(s) 10

NOTE: The video does not reflect the vote accurately, in that Mayor Goodman abstained from voting on this item due to her son's involvement in the marijuana industry.

Passed For: 4; Against: 0; Abstain: 1; Did Not Vote: 0; Excused: 2

For-Cedric Crear, Michele Fiore, Brian Knudsen, Olivia Diaz; Abstain-Carolyn Goodman; Excused-Victoria Seaman, Stavros Anthony;

18. For possible action to approve a Restricted Gaming license UNITED COIN MACHINE CO dba CENTURY GAMING TECHNOLOGIES db at Z MART at 1451 West Owens Avenue - Ward 5 (Crear)

Motion made by Michele Fiore to Approve the Consent Agenda except Item(s) 10

Passed For: 5; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 2

For-Cedric Crear, Carolyn Goodman, Michele Fiore, Brian Knudsen, Olivia Diaz; Excused-Victoria Seaman, Stavros Anthony;

PUBLIC WORKS - CONSENT

19. For possible action to approve the Sewer Over-Sizing Refunding Agreement between the City of Las Vegas (CLV) and Tri Pointe Homes Nevada, Inc. for an over-sized sewer generally located north of Log Cabin Way and west of Oso Blanca Road ($48,535 - Sanitation Enterprise Fund [SEF]) - Ward 6 (Fiore)

Motion made by Michele Fiore to Approve the Consent Agenda except Item(s) 10

Passed For: 5; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 2

For-Cedric Crear, Carolyn Goodman, Michele Fiore, Brian Knudsen, Olivia Diaz; Excused-Victoria Seaman, Stavros Anthony;

20. For possible action to approve Interlocal Contract LLD31A22 between the City of Las Vegas (CLV) and the Clark County Regional Flood Control District (CCRFCD) for the construction of the Local Drainage Improvements - El Capitan Storm Drain Project ($1,650,479 - Road and Flood Capital Project Fund [CPF]) - Ward 6 (Fiore)

Motion made by Michele Fiore to Approve the Consent Agenda except Item(s) 10

Passed For: 5; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 2

For-Cedric Crear, Carolyn Goodman, Michele Fiore, Brian Knudsen, Olivia Diaz; Excused-Victoria Seaman, Stavros Anthony;

DISCUSSION/ACTION ITEMS

ECONOMIC AND URBAN DEVELOPMENT - DISCUSSION

21. Discussion for possible action regarding the Exclusive Negotiation Agreement (ENA) between the City of Las Vegas and McCormack Baron Salazar, Inc. (MBS) for the property known as Desert Pines Golf Course, located at 3415 East Bonanza Road (APN 139-36-502-003) to determine the feasibility and development plan for the 101 acre site - Ward 3 (Diaz)

Minutes:
RYAN SMITH, Director of Economic and Urban Development, was excited to bring forward this Exclusive Negotiation Agreement (ENA) between the City of Las Vegas and McCormack Baron Salazar, Inc. (MBS) for the redevelopment of the Desert Pines Golf Course. Present was ATTORNEY JENNIFER LAZOVICH, representing MBS, who would introduce the clients for this project. MR. SMITH said this project was visualized by COUNCILWOMAN DIAZ and the City Manager's Office, and he thought it was a very unique and needed project for Southern Nevada. He thanked TRACY REICH, Redevelopment Manager, MARCO VELOTTA, Planning Project Manager, KATHI THOMAS, Director of Community Services, CHIEF OPERATIONS AND DEVELOPMENT OFFICER TOM PERRIGO, the City Attorney's Office, the Purchasing and Contracts Division, and MBS.

MR. SMITH stated that the ENA will include a six-month term with two 90-day extensions, which was mutually agreed upon. Staff will also discuss the terms of the Disposition and Development Agreement (DDA). This will give the client enough time to determine the feasibility and the development plan for the site.

MS. LAZOVICH stated that she and her firm were honored to be a part of this project in Ward 3. She introduced VINCENT BENNETT, President and CEO (Chief Executive Officer) of MBS, and DANIEL FALCON, Senior Vice President and Managing Director for West Coast Operations of MBS. She thanked MR. PERRIGO, MS. REICH, and PETER LOWENSTEIN, Deputy Planning Director, for meeting with them, noting they have an aggressive schedule to bring this vision back to the Council.

MAYOR GOODMAN expressed the Council's excitement for the project.

MR. BENNETT said he has been with MBS for 30 years, which will be celebrating its 50th year in business. MBS is in 28 states, including Puerto Rico and USVI (the United States Virgin Islands).

Through the use of a PowerPoint Presentation, a copy of which was submitted for the record, MR. BENNETT spoke about the firm's focus on partnerships with the public and community transformation. They have been involved in over 25,000 homes, have over $5 billion in total investment, and have 49 years of experience. He noted the firm was founded by RICHARD BARON, a public legal aid attorney who thought that communities deserved quality housing built around local assets.

MAYOR GOODMAN noticed it was the firm's first venture into Nevada and wondered what brought them here. MR. BENNETT said they do not focus on transactions but focus on relationships. They are not vertically integrated and look to partner with community organizations and businesses. They wish to have long-term relationships and are committed to working with community partners. He believed they could help bring their skills, talents, and resources to the tremendous work the City has already done.

MR. FALCON spoke to the leadership and diversity within their staff and the people they look to engage with. They also seek community feedback to ensure that whatever is proposed will have community support. He noted that the team selection prioritizes hiring local firms, including professionals as well as the construction teams that will work on the project. Each development incorporates sustainability, and this development will be built to LEED (Leadership in Energy and Environmental Design) Gold standards for the buildings and neighborhood. The firm has completed 11 LEED neighborhoods and invested over $5 billion in development, utilizing a variety of local and federal resources. He showed several photos of the projects they have completed.

The Mayor wondered what the largest completed project was. MR. BENNETT said they have developed over 100 acres in New Orleans, San Antonio, Pittsburgh, and Minneapolis. Of those projects, the Minneapolis project is the most comparable to the proposed project. The firm is also working with the Puerto Rican government on three large sites. He emphasized that they do not construct suburban developments, only urban ones adjacent to downtown cores. They also leverage New Market Tax Credits and are a 14-time recipient. Additionally, they try to find resources within the communities to help support existing non-profits and local community agencies.

MAYOR GOODMAN asked if Desert Pines Golf Course qualifies as an Opportunity Zone. MR. SMITH did not believe it was within the Opportunity Zone boundaries. He indicated that staff has looked at different creative financing options. He noted one of the benefits of working with a group like MBS is importing and exporting expertise with regard to developing a project of this scale. Speaking to Opportunity Zones, MR. SMITH said at the moment, local and state governments cannot change the qualified Opportunity Zone tracts. He believed this may change in the future.

COUNCILMAN CREAR said it will be great to see this project developed and wondered about its total cost. MR. FALCON estimated $500 million or more. He confirmed that MBS is the developer, and they will engage with a local, Las Vegas construction company and commercial developer. The firm will focus on the multi-family product and will oversee that development directly.

MR. FALCON informed COUNCILMAN KNUDSEN that they are considering a variety of income levels from approximately 30 percent of the area median income through the market rate. He informed the Councilman that McCormack Baron Management manages approximately 25,000 units.

COUNCILWOMAN DIAZ was excited about the project and felt there was a lot of alignment. She thanked MR. BENNETT and MR. FALCON for being a partner in this venture and was optimistic about what can be achieved moving forward.

MAYOR GOODMAN wondered about the timeline. MR. FALCON said they planned to have the ENA and DDA terms worked out in six months, with horizontal construction starting in the third quarter of 2023, and the first vertical phase in the fourth quarter of 2023. MS. LAZOVICH added that one thing that influences the timeline is the completion of the master studies, which must be completed first.

Motion made by Olivia Diaz to Approve

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1

For-Cedric Crear, Stavros Anthony, Carolyn Goodman, Michele Fiore, Brian Knudsen, Olivia Diaz; Excused-Victoria Seaman;

OFFICE OF GOVERNMENT AND COMMUNITY AFFAIRS - DISCUSSION

22. ABEYANCE ITEM - Discussion for possible action on the proposed bill draft requests to be submitted to the Legislative Counsel Bureau on behalf of the City of Las Vegas for the 82nd Session of the Nevada Legislature (2023 Session) - All Wards

Minutes:
RANDY ROBISON, Director of Government and Community Affairs, began his presentation by recognizing his

team, KELLY CROMPTON, Government Affairs Manager, ZACH BUCHER, Government Affairs Officer, and JACKIE BRUNO, Management Analyst I, who have been engaged in this process for the last several months and have worked with all departments and Council staff.

Through a PowerPoint presentation, a copy of which was submitted for the record, he explained that September 1st is the deadline to submit bill draft requests (BDR) to the Legislative Counsel Bureau. This deadline was established by the Legislature to help manage the workload that goes into drafting legislation for a session. He indicated that discussions will continue with the Council beyond this date. Relatively final language must be submitted to the Legislative Counsel Bureau by mid-November, which will determine if it fits the statutory framework. The legislative session will begin in early February. He explained that the process to arrive at the current bill draft proposal included several meetings with department directors and their teams, the Council and their staff, and the City Manager and his staff to identify issues that need legislative solutions.

MR. ROBISON presented one BDR, which relates to transit-oriented development (TOD). The Transportation and Housing Reinvestment Zone identifies transportation corridors within the City and evaluates places of future development so transportation and infrastructure are supported. This BDR will provide a tool to designate certain areas as transportation and housing reinvestment zones, which will allow the City to dedicate public financing, as well as allow for some tax incentives that would help support the growth around a transportation hub. This tool will also assist with creating hubs to increase walkability, housing availability, and the utilization of public transportation. This BDR relates to the Council's strategic plan by complementing economic development and diversification as well as healthcare goals, which he thought was a good way to help accelerate the 2050 Master Plan.

MR. ROBISON shared a PowerPoint slide detailing the other issues he believed would be discussed at the next legislative session. As staff navigates through the next legislative session, they will continue to have discussions with the Council and their staff about these issues.

Motion made by Stavros Anthony to Approve the recommendation for BDRs (bill draft request) from the City of Las Vegas

Passed For: 5; Against: 0; Abstain: 0; Did Not Vote: 1; Excused: 1

For-Stavros Anthony, Carolyn Goodman, Michele Fiore, Brian Knudsen, Olivia Diaz; Did Not Vote-Cedric Crear; Excused-Victoria Seaman;

RECOMMENDING COMMITTEE REPORT - DISCUSSION

BILLS ELIGIBLE FOR ADOPTION AT THIS MEETING

23. Bill No. 2022-16 - For possible action - Amends various sections of LVMC Chapter 6.75, pertaining to short-term residential rentals, to conform to and incorporate various recently-adopted provisions of State law, and amends other provisions of LVMC Titles 4, 6 and 19 to make corresponding changes. Proposed by: Seth T. Floyd, Director of Community Development

Minutes:
ASSISTANT CITY ATTORNEY JEFF DOROCAK said a First Amendment to this bill was approved by the Recommending Committee and was attached as backup. In addition, the Department of Community Development had a proposed Second Amendment for the Council's consideration, which will clarify the reporting requirements for accommodation facilitators. As a result, SETH FLOYD, Directory of Community Development, and DARCY ADELBAI-HURD, Business Licensing Manager, were present to comment and answer questions.

MS. ADELBAI-HURD said the Second Amendment gives accommodation facilitators the ability to pay and report separately, allowing them a five-day window without requiring a delinquent penalty. This was at the request of the accommodation facilitators.

MR. FLOYD said staff was asked about the changes made to the bill prior to the legislative session last year that required other jurisdictions to adopt an ordinance. He asserted that the City already had an ordinance, and very little is changing substantively about it. Questions were also received about the owner-occupied requirements and restrictions on the size of the home, which he indicated will remain in the bill. The primary change in the bill pertains to accommodation facilitators, or the rental platforms, which are required to be regulated through licensing requirements, set fees, and must report and pay room tax.

PASTOR JASON ADAMS, Living Hope Lutheran Church, spoke on behalf of the Nevadans for the Common Good and said they are a non-partisan citizens group representing thousands of residents. Their primary concern is about working families having an affordable place to live. They support the permits for accommodation facilitators and believed this provision will be the most powerful tool to shut down illegal operators and enforce the ordinance. They also supported the owner-occupied requirement to ensure that homes are made available to long-term residents first and will allow residents to host visitors without removing housing stock from the community. He requested that the Council vote in support of this bill.

LEX ANDERSON, Historian of NARA (Northwest Area Residents Association), read a statement regarding the inclusion of Rural Preservation Overlay District communities within Bill No. 2022-16. He submitted his letter for the record.

LAURA McSWAIN appreciated the language in the ordinance but had questions about the permitting process. She also wondered if the language is intended to allow RNP (Rural Neighborhood Preservation) areas to determine if a short-term rental is allowed outside of the owner-occupied requirement.

VICTORIA HALFON said long-term renters destroyed her neighborhood. She invested $600,000 into her property and thought a lottery system does not reward people who want to do things the right way.
She wished to submit her forms the proper way. MAYOR GOODMAN commented that if everyone in the short-term rental business were like MS. HALFON, they would not have needed to put restrictions in place. She hoped that reporting those in the community who are not complying with Code Enforcement can ameliorate some of the issues that MS. HALFON is experiencing in her neighborhood. COUNCILMAN KNUDSEN believed the lottery system is proposed in a bill by Clark County and is not part of the City of Las Vegas.

MS. McSWAIN repeated her questions regarding the approval and permitting processes. MR. FLOYD said Special Use Permits used to be required; however, amendments made to the most recent version of the bill added restrictions, including a 660-foot distance separation requirement between each use, an owner-occupied requirement, and a number of bedrooms restriction. If those requirements are met, there is no public hearing process, and it is a conditional use permit. This was not amended in this version of the bill. MS. McSWAIN said she did not have an issue with the language pertaining to RNP areas, as long as it does not circumvent the owner-occupied requirements. MR. FLOYD said the objective of this bill is to take the least burdensome path in order to bring the City in compliance with state law. He noted there were additional issues brought up in a public hearing with the community, stakeholders, and rental platforms, which staff worked to address in this amendment. He added that they must be careful not to conflict with CC&Rs (covenants, conditions, and restrictions) that may require a different process. If it is the appetite of the Council to address this, he suggested doing so in a separate bill.

Second reading and bill adopted as a Second Amendment as Ordinance No. 6815.

See Item 7 for related discussion.

Motion made by Stavros Anthony to Approve as a Second Amendment

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1

For-Cedric Crear, Stavros Anthony, Carolyn Goodman, Michele Fiore, Brian Knudsen, Olivia Diaz; Excused-Victoria Seaman;

24. Bill No. 2022-18 - For possible action - Amends various provisions of the Municipal Code to reflect changes in the names of several departments and divisions within City government; delete references to departments that are to be eliminated or combined with other departments; reflect the names of departments or functions that will succeed to duties and responsibilities of departments that have been eliminated; and update references to departments and divisions whose names have been changed over time. Proposed by: Tom Perrigo, Chief Operations and Development Officer

Minutes:
Second reading and bill adopted as introduced as Ordinance No. 6816.

Motion made by Stavros Anthony to Approve

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1

For-Cedric Crear, Stavros Anthony, Carolyn Goodman, Michele Fiore, Brian Knudsen, Olivia Diaz; Excused-Victoria Seaman;

25. Bill No. 2022-21 - For possible action - Adopts the 2021 International Wildland-Urban Interface Code, together with amendments thereto. Proposed by: Kevin McOsker, Director of Building and Safety

Minutes:
Second reading and bill adopted as introduced as Ordinance No. 6817.

Motion made by Stavros Anthony to Approve

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1

For-Cedric Crear, Stavros Anthony, Carolyn Goodman, Michele Fiore, Brian Knudsen, Olivia Diaz; Excused-Victoria Seaman;

BILLS ELIGIBLE FOR ADOPTION AT A LATER MEETING

There is no public comment on these items and no action will be taken by the Council at this meeting, except those items which may be stricken or tabled. Public testimony takes place at the Recommending Committee Meeting held for that purpose.

26. Bill No. 2022-17 - Amends LVMC 19.18.020 to expand the definition of “regional mall” for purposes of distance requirements. Sponsored by: Councilwoman Michele Fiore

Minutes:
Recommendation noted.

9/7/2022 Council Agenda

27. Bill No. 2022-20 - Updates LVMC 14.04.030 and 14.04.210 to implement increases in sewer service charges and sewer connection fees, including subsequent four percent annual fee increases and annual Consumer Price Index increases through calendar year 2032. Proposed by: Jorge Cervantes, City Manager

Minutes:
Recommendation noted.

9/7/2022 Council Agenda

PLANNING

The items listed below, where appropriate, have been reviewed by the various City departments relative to the requirements for storm drainage and flood control, connection to sanitary sewer, traffic circulation, and Building and Fire regulations. Their comments and/or requirements have been incorporated into the action.

PLANNING - ONE MOTION/ONE VOTE

The following are items that may be considered in one motion/one vote. They are considered to be routine non-public and public hearing items with a Planning Commission and/or Staff recommendation of approval. All public hearings and non-public hearings items will be opened at one time. Any person representing an application or a member of the public or a member of the City Council not in agreement with the conditions and all standard conditions for the application recommended by staff, should request to have that item removed from this part of the agenda.

28. 22-0248-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: RAINBOW SEAFOOD GROUP, LLC - OWNER: VESTAR BEST IN THE WEST PROPERTY, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 3,482 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE WITH A WAIVER TO ALLOW A 100-FOOT DISTANCE SEPARATION FROM A SCHOOL AND A 162-FOOT DISTANCE SEPARATION FROM A CHURCH/HOUSE OF WORSHIP USE WHERE 400 FEET IS REQUIRED at 2080 North Rainbow Boulevard (APN 138-23-215-012), C-1 (Limited Commercial) Zone, Ward 5 (Crear). The Planning Commission (5-0-1 vote) and Staff recommend APPROVAL.

Minutes:
MAYOR GOODMAN declared the Public Hearing open for Items 28-32c.

DEPUTY CITY ATTORNEY JAMES LEWIS suggested that if there was going to be a lot of discussion on Item 30, the item be pulled forward and heard separately.

MAYOR GOODMAN declared the Public Hearing closed for Items 28-32c.

Motion made by Stavros Anthony to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 30a-30c

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1

For-Cedric Crear, Stavros Anthony, Carolyn Goodman, Michele Fiore, Brian Knudsen, Olivia Diaz; Excused-Victoria Seaman;

29. 22-0249-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: BH GROUP CORP - OWNER: HS FAMILY LIMITED PARTNERSHIP - For possible action on a Land Use Entitlement project request FOR A PROPOSED 7,456 SQUARE-FOOT ALCOHOL, ON PREMISE FULL USE at 310 Fremont Street (APN 139-34-510-024), C-2 (General Commercial) Zone, Ward 5 (Crear). The Planning Commission (6-0 vote) and Staff recommend APPROVAL.

Minutes:
See Item 28 for related discussion.

Motion made by Stavros Anthony to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 30a-30c

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1

For-Cedric Crear, Stavros Anthony, Carolyn Goodman, Michele Fiore, Brian Knudsen, Olivia Diaz; Excused-Victoria Seaman;

30. 22-0265 - PUBLIC HEARING - APPLICANT: CALIDA RESIDENTIAL, LLC - OWNER: RANCHO DRIVE, LLC - For possible action on the following Land Use Entitlement project requests on 12.05 acres on the east side of Rainbow Boulevard, approximately 490 feet north of Rancho Drive (APN 125-35-301-021), Ward 6 (Fiore). The Planning Commission (6-0 vote) and Staff recommend APPROVAL on the entire Land Use Entitlement project.

Minutes:
MAYOR GOODMAN declared the Public Hearing open for Items 30-30c.

CHARLES WEBER expressed his opposition and shared concerns about the proposed development negatively impacting the nearby elementary school and increasing crime in the area.

MICHELLE DODDS said she has lived in the subject area for the past 12 years and was able to provide her mother with a beautiful backyard near the Siegfried and Roy property. Things have changed and because of this, her home is no longer a place of peace. She referenced several quotes within the 2050 Master Plan about beautiful places around Las Vegas and stressed that those places are being lost. MS. DODDS expressed concerns about water usage, traffic, and parking, stating that she represents residents within the Bavaria Estates and Confetti neighborhoods. She stated that no one in the Confetti neighborhood received notification of this application. She was concerned that there was no traffic study completed and wondered how the children attending Ernest May Elementary School will be protected. MS. DODDS requested the subject site be considered for a park.

TERESA JIDOV said she lives in the Jamboree housing development, which borders the Richmond American Homes. They purchased their home because she lived in the neighborhood as a child, and this home had a beautiful property to the rear. At the moment, apartments are proposed that she feels will take over the remaining green space. MS. JIDOV was concerned about the structural integrity of the ground once construction begins and also believed the school district should have been notified about the proposed development.

MAYOR GOODMAN confirmed with COUNCILMEMBERS ANTHONY and FIORE that the project is no longer in Ward 4 but is now in Ward 6.

ATTORNEY TONY CELESTE appeared on behalf of the applicant and representing The Calida Group. He confirmed the site was the Siegfried and Roy property and is approximately 46 acres, 34 of which are currently being developed by Richmond American Homes. The 12 acres they wished to develop are currently designated as Service Commercial, which would be an intense commercial use. The applicant wished to change the designation to multi-family residential, where they will provide 334 dwelling units on the site. He did not believe the intensity from Commercial to Residential would change much. MR. CELESTE said they worked with City Traffic regarding the placement of the driveway and the existing commercial development, so they can provide safe ingress and egress to and from the site. The buildings will be three- and four-story in height with the four-story building facing Rainbow Boulevard and the three-story building facing the rear. All residential adjacency requirements have been met and the site is over-parked. He appreciated staff's and Planning Commission's approval, noting the applicant sent in a memo agreeing to all conditions.

MAYOR GOODMAN asked for an explanation of the development's location. MR. CELESTE pointed out on the overhead the subject site, including the Richmond American Homes development site to the north, south, and east of the property. In August of 2021, Richmond American Homes requested a General Plan Amendment, a Rezoning to R-CL (Single Family Compact-Lot), and a Site Development Plan Review, and were approved for 204 single-family residential homes. The Calida Group will develop the remainder of the Siegfried and Roy property, which is currently designated Service Commercial. He informed the Mayor that the landscaping on the site has not been touched, and the nearest park is located on Rainbow Boulevard.

PETER LOWENSTEIN, Deputy Planning Director, reported that the proposed multi-family development meets residential adjacency standards as stated, is located along an established Regional Transportation Commission bus line, and supports the goals and objectives of the City of Las Vegas 2050 Master Plan; therefore, staff recommended approval of the requested General Plan Amendment, Rezoning, and Site Development Plan Review.

MAYOR GOODMAN commented that progress demands change, and she has seen how the southwest and Henderson have grown. She had the greatest admiration for The Calida Group; however, she would vote against this project, as everything Siegfried and Roy did was for the preservation of nature and land. The Mayor agreed that a park was needed and thought it would be wonderful to do something in their memory. MR. CELESTE appreciated the Mayor's comments but added that when Richmond American Homes applied for their development, they noted that the subject site was going to be an intense use as it is planned for Service Commercial. MAYOR GOODMAN reiterated her belief that the site should be a park and confessed that Siegfried and Roy were dear friends of hers.

COUNCILWOMAN FIORE asked for more information about the site before Richmond American Homes developed it. MR. CELESTE confirmed the entire site was the Siegfried and Roy property and shared the Richmond American Homes site plan. He did not think there was any green space and showed what would be offered by The Calida Group. COUNCILWOMAN FIORE said Ward 6 loves green space. She acknowledged the concerns of the residents but commented that Las Vegas and the community are growing. She did not believe the site would ever be a park and noted the property is already zoned for intense commercial use.

MS. DODDS said she has seen some of The Calida Group properties, which are beautiful, but stressed that the rental prices will not always stay high. She wished to see a study on when apartments are developed within a residential area and how housing prices increase and crime decreases, as she has only found studies that suggest the opposite. MS. DODDS mentioned the Alyn Beck Memorial Park and offered to walk the neighborhood to collect donations for a park.

COUNCILWOMAN FIORE recognized MS. DODDS' desires but said as a Councilperson, she must make decisions based on the growth rate, which is high for her ward. The Councilwoman requested the apartment complex be called Siegfried and Roy Place and asked that there be a garden in one of the two courtyards within the development. MR. LOWENSTEIN said that a condition could be added that the branding represents the memory of Siegfried and Roy and that the amenities on the site be representative of the history of Siegfried and Roy. ATTORNEY BOB GRONAUER appeared representing The Calida Group, which he said has a specific brand, known as Elysian or Eli. He thought it would be more appropriate for the owners to consider a way to recognize the Siegfried and Roy property, as if the development is renamed, it will take away from the company's brand name. COUNCILWOMAN FIORE asked for staff to work with the applicant on this.

MAYOR GOODMAN asked MR. GRONAUER to extend her appreciation to The Calida Group, as her vote was not towards them but was for the purpose of the property.

See Items 7 and 28 for related discussion and Items 30a-30c for related backup.

MAYOR GOODMAN declared the Public Hearing closed for Items 30-30c.

30a. 22-0265-GPA1 - GENERAL PLAN AMENDMENT - FROM: SC (SERVICE COMMERCIAL) TO: H (HIGH DENSITY RESIDENTIAL)

Minutes:
See Items 28 and 30 for related discussion and Items 30-30c for related backup.

Motion made by Michele Fiore to Approve Items 30a-30c subject to condition(s)

Passed For: 5; Against: 1; Abstain: 0; Did Not Vote: 0; Excused: 1

For-Cedric Crear, Stavros Anthony, Michele Fiore, Brian Knudsen, Olivia Diaz; Against-Carolyn Goodman; Excused-Victoria Seaman;

30b. 22-0265-ZON1 - REZONING - FROM R-E (RESIDENCE ESTATES) TO: R-4 (HIGH DENSITY RESIDENTIAL)

Minutes:
See Items 28 and 30 for related discussion and Items 30-30c for related backup.

Motion made by Michele Fiore to Approve Items 30a-30c subject to condition(s)

Passed For: 5; Against: 1; Abstain: 0; Did Not Vote: 0; Excused: 1

For-Cedric Crear, Stavros Anthony, Michele Fiore, Brian Knudsen, Olivia Diaz; Against-Carolyn Goodman; Excused-Victoria Seaman;

30c. 22-0265-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED FOUR-STORY, 334-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT

Minutes:
See Items 28 and 30 for related discussion and Items 30-30c for related backup.

Motion made by Michele Fiore to Approve Items 30a-30c subject to condition(s)

Passed For: 5; Against: 1; Abstain: 0; Did Not Vote: 0; Excused: 1

For-Cedric Crear, Stavros Anthony, Michele Fiore, Brian Knudsen, Olivia Diaz; Against-Carolyn Goodman; Excused-Victoria Seaman;

31. 22-0270 - PUBLIC HEARING - APPLICANT: TRI POINTE HOMES NEVADA, INC. - OWNER: VFR SOUTHWEST DESERT EQUITIES II, LLC, ET AL - For possible action on the following Land Use Entitlement

project requests on 15.84 acres at the northeast corner of Ruston Road and Alpine Ridge Way (APNs 126-01-601-001 through 003 and 005), U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] and PD (Planned Development) Zones, Ward 6 (Fiore). The Planning Commission (6-0 vote) and Staff recommend APPROVAL on the entire Land Use Entitlement project.

Minutes:
See Item 28 for related discussion and Items 31a-31e for related backup.

31a. 22-0270-MOD1 - MAJOR MODIFICATION - TO AMEND THE KYLE CANYON GATEWAY MASTER DEVELOPMENT PLAN TO ADD 9.13 ACRES TO THE PLAN AND DESIGNATE THE LAND USE AS L (RESIDENTIAL LOW) [APNs 126-01-601-001, 003 and 005], TO AMEND VARIOUS DEVELOPMENT STANDARDS WITHIN THE DESIGN GUIDELINES AND TO ADD PROCEDURES TO THE DESIGN GUIDELINES REGARDING DEVIATIONS FROM THE KYLE CANYON GATEWAY RESIDENTIAL DEVELOPMENT STANDARDS

Minutes:
See Item 28 for related discussion and Items 31-31e for related backup.

Motion made by Stavros Anthony to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 30a-30c

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1

For-Cedric Crear, Stavros Anthony, Carolyn Goodman, Michele Fiore, Brian Knudsen, Olivia Diaz; Excused-Victoria Seaman;

31b. 22-0270-ZON1 - REZONING - FROM: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] TO: PD (PLANNED DEVELOPMENT) [9.13 acres on APNs 126-01-601-001, 003 and 005]

Minutes:
See Item 28 for related discussion and Items 31-31e for related backup.

Motion made by Stavros Anthony to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 30a-30c

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1

For-Cedric Crear, Stavros Anthony, Carolyn Goodman, Michele Fiore, Brian Knudsen, Olivia Diaz; Excused-Victoria Seaman;

31c. 22-0270-VAC1 - VACATION - PETITION TO VACATE THE EAST 30 FEET OF MICHELLI CREST WAY (PUBLIC RIGHT-OF-WAY) BETWEEN RUSTON ROAD AND ROCKY AVENUE AND U.S. GOVERNMENT PATENT EASEMENTS GENERALLY LOCATED AT THE NORTHEAST CORNER OF RUSTON ROAD AND ALPINE RIDGE WAY

Minutes:
See Item 28 for related discussion and Items 31-31e for related backup.

Motion made by Stavros Anthony to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 30a-30c

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1

For-Cedric Crear, Stavros Anthony, Carolyn Goodman, Michele Fiore, Brian Knudsen, Olivia Diaz; Excused-Victoria Seaman;

31d. 22-0270-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 54-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT

Minutes:
See Item 28 for related discussion and Items 31-31e for related backup.

Motion made by Stavros Anthony to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 30a-30c

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1

For-Cedric Crear, Stavros Anthony, Carolyn Goodman, Michele Fiore, Brian Knudsen, Olivia Diaz; Excused-Victoria Seaman;

31e. 22-0270-TMP1 - TENTATIVE MAP - KYLE CANYON GATEWAY UNIT 4 - FOR A 54-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION

Minutes:
See Item 28 for related discussion and Items 31-31e for related backup.

Motion made by Stavros Anthony to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 30a-30c

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1

For-Cedric Crear, Stavros Anthony, Carolyn Goodman, Michele Fiore, Brian Knudsen, Olivia Diaz; Excused-Victoria Seaman;

32. 22-0271 - PUBLIC HEARING - APPLICANT: RR COMPANY OF AMERICA - OWNER: VICTOR VALENZUELA - For possible action on the following Land Use Entitlement project requests on 1.41 acres at 1610 Rancho Drive and 3046 Vegas Drive (APNs 139-20-411-004 and 016), C-2 (General Commercial) Zone, Ward 5 (Crear). The Planning Commission (6-0 vote) and Staff recommend APPROVAL on the entire Land Use Entitlement project.

Minutes:
See Item 28 for related discussion and Items 32a-32c for related backup.

32a. 22-0271-GPA1 - GENERAL PLAN AMENDMENT - FROM: GC (GENERAL COMMERCIAL) TO: NMX-U (NEIGHBORHOOD MIXED USE CENTER) [APN 139-20-411-016]

Minutes:
See Item 28 for related discussion and Items 32-32c for related backup.

Motion made by Stavros Anthony to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 30a-30c

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1

For-Cedric Crear, Stavros Anthony, Carolyn Goodman, Michele Fiore, Brian Knudsen, Olivia Diaz; Excused-Victoria Seaman;

32b. 22-0271-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED BLOOD PLASMA DONOR CENTER USE

Minutes:
See Item 28 for related discussion and Items 32-32c for related backup.

Motion made by Stavros Anthony to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 30a-30c

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1

For-Cedric Crear, Stavros Anthony, Carolyn Goodman, Michele Fiore, Brian Knudsen, Olivia Diaz; Excused-Victoria Seaman;

32c. 22-0271-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED BLOOD PLASMA DONOR CENTER DEVELOPMENT WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS

Minutes:
See Item 28 for related discussion and Items 32-32c for related backup.

Motion made by Stavros Anthony to Approve the One Motion One Vote Agenda subject to condition(s) except Item(s) 30a-30c

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1

For-Cedric Crear, Stavros Anthony, Carolyn Goodman, Michele Fiore, Brian Knudsen, Olivia Diaz; Excused-Victoria Seaman;

PLANNING - DISCUSSION

33. 22-0238 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT/OWNER: GMD PROPERTIES, LLC - For possible action on the following Land Use Entitlement project requests on 0.69 acres on the west side of 10th Street, approximately 205 feet north of Stewart Avenue (APNs 139-35-112-005 and 139-35-211-008), T5-N (T5 Neighborhood) Zone, Ward 5 (Crear). The Planning Commission (5-0-1 vote) and Staff recommend APPROVAL on the entire Land Use Entitlement project.

Minutes:
MAYOR GOODMAN declared the Public Hearing open for Items 33-33b.

JOSEPH DiLEO identified himself as part of an 8(a)-certified, disabled veteran construction company that only hires local workers.

SETH FLOYD, Director of Community Development, reported that the proposed multi-family residential infill development generally provides the form of development that is sought in the Fremont East District. The requested Waivers are for minor design adjustments that would not alter the desired form of the development in this area; therefore, staff recommended approval of the Site Development Plan Review.

COUNCILMAN CREAR stated that MR. DiLEO spoke with his office, and this was a great project. He had no objections.

See Items 33a and 33b for related backup.

MAYOR GOODMAN declared the Public Hearing closed for Items 33-33b.

33a. 22-0238-VAC1 - ABEYANCE ITEM - VACATION - PETITION TO VACATE A PORTION OF A PUBLIC ALLEY SOUTH OF MESQUITE AVENUE BETWEEN 9TH STREET AND 10TH STREET

Minutes:
See Item 33 for related discussion and Items 33-33b for related backup.

Motion made by Cedric Crear to Approve Items 33a and 33b subject to condition(s)

Passed For: 5; Against: 0; Abstain: 0; Did Not Vote: 1; Excused: 1

For-Cedric Crear, Carolyn Goodman, Michele Fiore, Brian Knudsen, Olivia Diaz; Did Not Vote-Stavros Anthony; Excused-Victoria Seaman;

33b. 22-0238-SDR1 - ABEYANCE ITEM - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED FOUR-STORY, 36-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF TITLE 19.09 FORM-BASED CODE STANDARDS

Minutes:
See Item 33 for related discussion and Items 33-33b for related backup.

Motion made by Cedric Crear to Approve Items 33a and 33b subject to condition(s)

Passed For: 5; Against: 0; Abstain: 0; Did Not Vote: 1; Excused: 1

For-Cedric Crear, Carolyn Goodman, Michele Fiore, Brian Knudsen, Olivia Diaz; Did Not Vote-Stavros Anthony; Excused-Victoria Seaman;

34. 22-0172 - PUBLIC HEARING - APPLICANT/OWNER: INVESTMENTS WEST, LLC - For possible action on the following Land Use Entitlement project requests on 1.80 acres at the northeast corner of Kyle Canyon Road and Shaumber Road (APN 126-01-301-013), Ward 6 (Fiore). The Planning Commission (6-0 vote) and Staff recommend APPROVAL on the entire Land Use Entitlement project.

Minutes:
See Items 34a-34e for related backup.

34a. 22-0172-GPA1 - GENERAL PLAN AMENDMENT - FROM: PCD (PLANNED COMMUNITY DEVELOPMENT) TO: SC (SERVICE COMMERCIAL)

Minutes:
See Items 34-34e for related backup.

Motion made by Michele Fiore to Hold in Abeyance Items 34a-34e and 38a-38b to 9/21/2022

Passed For: 5; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 2

For-Cedric Crear, Carolyn Goodman, Michele Fiore, Brian Knudsen, Olivia Diaz; Excused-Victoria Seaman, Stavros Anthony;

34b. 22-0172-ZON1 - REZONING - FROM: U (UNDEVELOPED) ZONE [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] TO: C-1 (LIMITED COMMERCIAL)

Minutes:
See Items 34-34e for related backup.

Motion made by Michele Fiore to Hold in Abeyance Items 34a-34e and 38a-38b to 9/21/2022

Passed For: 5; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 2

For-Cedric Crear, Carolyn Goodman, Michele Fiore, Brian Knudsen, Olivia Diaz; Excused-Victoria Seaman, Stavros Anthony;

34c. 22-0172-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 3,800 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE

Minutes:
See Items 34-34e for related backup.

Motion made by Michele Fiore to Hold in Abeyance Items 34a-34e and 38a-38b to 9/21/2022

Passed For: 5; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 2

For-Cedric Crear, Carolyn Goodman, Michele Fiore, Brian Knudsen, Olivia Diaz; Excused-Victoria Seaman, Stavros Anthony;

34d. 22-0172-SUP2 - SPECIAL USE PERMIT - FOR A PROPOSED 3,800 SQUARE-FOOT GAMING ESTABLISHMENT, RESTRICTED (6 TO 15 MACHINES) USE WITH A WAIVER TO ALLOW A 1,195-FOOT DISTANCE SEPARATION FROM A SITE THAT IS DESIGNATED TO BE CITY PARK WHERE 1,500 FEET IS REQUIRED

Minutes:
See Items 34-34e for related backup.

Motion made by Michele Fiore to Hold in Abeyance Items 34a-34e and 38a-38b to 9/21/2022

Passed For: 5; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 2

For-Cedric Crear, Carolyn Goodman, Michele Fiore, Brian Knudsen, Olivia Diaz; Excused-Victoria Seaman, Stavros Anthony;

34e. 22-0172-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 6,024 SQUARE-FOOT COMMERCIAL DEVELOPMENT CONSISTING OF TWO BUILDINGS WITH AN 828 SQUARE-FOOT OUTDOOR PATIO AREA

Minutes:
See Items 34-34e for related backup.

Motion made by Michele Fiore to Hold in Abeyance Items 34a-34e and 38a-38b to 9/21/2022

Passed For: 5; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 2

For-Cedric Crear, Carolyn Goodman, Michele Fiore, Brian Knudsen, Olivia Diaz; Excused-Victoria Seaman, Stavros Anthony;

35. 22-0174 - PUBLIC HEARING - APPLICANT/OWNER: PRE RANCHO CRAIG, LLC - For possible action on the following Land Use Entitlement project requests on 20.76 acres on the south side of Craig Road, approximately 470 feet east of Rancho Drive (APN 138-02-715-008), C-2 (General Commercial) Zone, Ward 5 (Crear). Staff recommends DENIAL on the entire Land Use Entitlement project. The Planning Commission (6-0 vote) recommends APPROVAL on the entire Land Use Entitlement project.

Minutes:
MAYOR GOODMAN declared the Public Hearing open for Items 35-35b

COUNCILMAN CREAR said that he tried to speak with the applicant about the project but was unsuccessful. He has not been properly briefed on this project and wished for it to be abeyed for 30 days to obtain a better understanding of it.

RENE ROLIN, representing the owner and on behalf of Moe Momeni Engineering, was agreeable to the abeyance.

See Items 35a and 35b for related backup.

MAYOR GOODMAN declared the Public Hearing closed for Items 35-35b.

35a. 22-0174-VAR1 - VARIANCE - TO ALLOW A 95-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 97 FEET IS REQUIRED

Minutes:
See Item 35 for related discussion and Items 35-35b for related backup.

Motion made by Cedric Crear to Hold in Abeyance Items 35a and 35b to 9/21/2022

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1

For-Cedric Crear, Stavros Anthony, Carolyn Goodman, Michele Fiore, Brian Knudsen, Olivia Diaz; Excused-Victoria Seaman;

35b. 22-0174-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 41,103 SQUARE-FOOT HEALTH CLUB

Minutes:
See Item 35 for related discussion and Items 35-35b for related backup.

Motion made by Cedric Crear to Hold in Abeyance Items 35a and 35b to 9/21/2022

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1

For-Cedric Crear, Stavros Anthony, Carolyn Goodman, Michele Fiore, Brian Knudsen, Olivia Diaz; Excused-Victoria Seaman;

36. 22-0223 - PUBLIC HEARING - APPLICANT/OWNER: MARCUS ALLEN - For possible action on the following Land Use Entitlement project requests on 0.43 acres at 1200, 1212 and 1224 West Lake Mead Boulevard (APNs 139-21-610-285 through 287), R-2 (Medium-Low Density Residential) and C-1 (Limited Commercial) Zones, Ward 5 (Crear). Staff recommends DENIAL on the entire Land Use Entitlement project. The Planning Commission (6-0 vote) recommends APPROVAL on the entire Land Use Entitlement project.

Minutes:
MAYOR GOODMAN declared the Public Hearing open for Items 36-36c.

RICKI BARLOW, LV Access, appeared with MARCUS ALLEN, the applicant and owner of Masterpiece Barbershop and Barber College, who is a long-time resident. MR. ALLEN had the opportunity to purchase his grandfather's home, which was converted into his first business, Masterpiece Barbershop. MR. ALLEN continued to work diligently and was able to open the second largest barber school, which has placed more than 1,000 professionals as barbers within the community. He has since purchased several other nearby properties to convert into commercial spaces for his tenants. MR. BARLOW understood staff's denial of certain components of the plan, and he mentioned some of the other homes within the area that have been converted. He worked with staff to address the parking issue, so there is no longer a need for a parking variance. However, one of the setbacks was denied due to the code. MR. BARLOW noted part of the application was denied due to a lack of approximately three inches.

He pointed out that COUNCILMAN CREAR was clear about the beautification of Ward 5, and they are looking to add something attractive to complement the corridor. Planning Commissioner SAM CHERRY asked for an increase to the planted shrubs, which the applicant was agreeable to.

MR. ALLEN said he has been a barber for over 25 years in Nevada and has helped over 1,000 students obtain employment. He looked forward to helping other small businesses. He wished to have something affordable to help his tenants kickstart their businesses, similar to what he had with his grandfather's home. MR. BARLOW added that another item will come back before the Council with the purchase of a building along Bonanza Road. The plans will be presented to COUNCILMAN CREAR in the future.

SETH FLOYD, Director of Community Development, reported that due to the size of the site and the configuration of existing buildings and parking, the site cannot meet several commercial development standards including building setback, landscape buffer width, parking lot landscaping, and mechanical equipment screening standards from adjacent residential properties. Reconfiguration of the site to provide a single compact commercial building or mixed-use development could allow for conformance to the zoning code requirements; therefore, staff recommended denial of the proposed project and all associated applications. He confirmed for the Mayor that the Planning Commissioner and applicant agreed on the addition of 36-inch box Palo Verde trees.

COUNCILWOMAN FIORE complimented MR. ALLEN on a video he previously showed promoting his success.

See Item 36 for related discussion and Items 36a-36c for related backup.

MAYOR GOODMAN declared the Public Hearing closed for Items 36-36c.

36a. 22-0223-ZON1 - REZONING - FROM: R-2 (MEDIUM-LOW DENSITY RESIDENTIAL) TO: C-1 (LIMITED COMMERCIAL) ON 0.22 ACRES AT 1212 AND 1224 WEST LAKE MEAD BOULEVARD (APNs 139-21-610-286 AND 287)

Minutes:
See Item 36 for related discussion and Items 36a-36c for related backup.

Motion made by Cedric Crear to Approve Items 36a-36c subject to condition(s)

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1

For-Cedric Crear, Stavros Anthony, Carolyn Goodman, Michele Fiore, Brian Knudsen, Olivia Diaz; Excused-Victoria Seaman;

36b. 22-0223-VAR1 - VARIANCE - TO ALLOW A FIVE-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED FOR AN EXISTING BUILDING

Minutes:
See Item 36 for related discussion and Items 36a-36c for related backup.

Motion made by Cedric Crear to Approve Items 36a-36c subject to condition(s)

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1

For-Cedric Crear, Stavros Anthony, Carolyn Goodman, Michele Fiore, Brian Knudsen, Olivia Diaz; Excused-Victoria Seaman;

36c. 22-0223-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR THE PROPOSED CONVERSION OF TWO EXISTING 1,200 SQUARE-FOOT SINGLE-FAMILY RESIDENTIAL DWELLINGS TO TWO OFFICE BUILDINGS AND OTHER SITE IMPROVEMENTS WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS

Minutes:
See Item 36 for related discussion and Items 36a-36c for related backup.

Motion made by Cedric Crear to Approve Items 36a-36c subject to condition(s)

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1

For-Cedric Crear, Stavros Anthony, Carolyn Goodman, Michele Fiore, Brian Knudsen, Olivia Diaz; Excused-Victoria Seaman;

37. 22-0229 - PUBLIC HEARING - APPLICANT: IZ DESIGN STUDIO - OWNER: DORIS H. LAUER TRUST - For possible action on the following Land Use Entitlement project requests on 0.46 acres at 1720 South Buffalo Drive (APN 163-03-201-007), Ward 1 (Knudsen). Staff recommends DENIAL on the entire Land Use Entitlement project. The Planning Commission (6-0 vote) recommends APPROVAL on the entire Land Use Entitlement project.

Minutes:
MAYOR GOODMAN declared the Public Hearing open for Items 37-37d.

ZACH BROYLES identified himself as the applicant and the representative and said the building is for a personal office. They have lived in this neighborhood since 2004, and this lot is close to their house. Currently, there is a paddle club directly across the street, which is a high-intensity commercial use, as well as a park and church. He intends for this Professional Office space to serve as a buffer between the Residence Estates and the higher-density uses in the area. The building will be used for his architecture firm, which will be a low-intensity use. He noted they tried to meet with the adjacent neighbor; however, that individual has not responded. Lastly, they met with COUNCILMAN KNUDSEN to brief him on the project and have spoken with the Buffalo Coalition, who are in support of the application. MR. BROYLES noted the Planning Commission overwhelmingly liked and supported the project, and he hoped the Council agreed.

SETH FLOYD, Director of Community Development, reported that the proposed GPA (General Plan Amendment) to Office and Rezoning to Professional Office is not compatible with the existing development in the surrounding area, which predominantly consists of large, detached single-family residential lots. Furthermore, staff noted the proposed site and building design are not compatible with the existing development in the surrounding area as evidenced by the associated Variance to address insufficient residential adjacency, setback, waivers, and exceptions of required perimeter landscape buffering materials; therefore, staff recommended denial of the associated Variance and SDR (Site Development Plan Review).

COUNCILMAN KNUDSEN said he met with MR. BROYLES, and he has heard from multiple residents in the surrounding area that they are in support. He could not imagine what else could be built on the vacant lot and thought this was a perfect use for the property. He wished MR. BROYLES luck.

See Items 37a-37d for related backup.

MAYOR GOODMAN declared the Public Hearing closed for Items 37-37d.

37a. 22-0229-GPA1 - GENERAL PLAN AMENDMENT - FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: O (OFFICE)

Minutes:
See Item 37 for related discussion and Items 37-37d for related backup.

Motion made by Brian Knudsen to Approve Items 37a-37d subject to condition(s)

NOTE: Councilman Crear disclosed that his brother lives near this development. He did not see any conflict with this but wanted to put it on the record.

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1

For-Cedric Crear, Stavros Anthony, Carolyn Goodman, Michele Fiore, Brian Knudsen, Olivia Diaz; Excused-Victoria Seaman;

37b. 22-0229-ZON1 - REZONING - FROM: R-E (RESIDENCE ESTATES) TO: P-O (PROFESSIONAL OFFICE)

Minutes:
See Item 37 for related discussion and Items 37-37d for related backup.

Motion made by Brian Knudsen to Approve Items 37a-37d subject to condition(s)

NOTE: Councilman Crear disclosed that his brother lives near this development. He did not see any conflict with this but wanted to put it on the record.

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1

For-Cedric Crear, Stavros Anthony, Carolyn Goodman, Michele Fiore, Brian Knudsen, Olivia Diaz; Excused-Victoria Seaman;

37c. 22-0229-VAR1 - VARIANCE - TO ALLOW A 48-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 87 FEET IS REQUIRED AND AN EIGHT-FOOT TRASH ENCLOSURE SETBACK FROM A PROTECTED PROPERTY LINE WHERE 50 FEET IS REQUIRED

Minutes:
See Item 37 for related discussion and Items 37-37d for related backup.

Motion made by Brian Knudsen to Approve Items 37a-37d subject to condition(s)

NOTE: Councilman Crear disclosed that his brother lives near this development. He did not see any conflict with this but wanted to put it on the record.

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1

For-Cedric Crear, Stavros Anthony, Carolyn Goodman, Michele Fiore, Brian Knudsen, Olivia Diaz; Excused-Victoria Seaman;

37d. 22-0229-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 6,265 SQUARE-FOOT OFFICE DEVELOPMENT WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS

Minutes:
See Item 37 for related discussion and Items 37-37d for related backup.

Motion made by Brian Knudsen to Approve Items 37a-37d subject to condition(s)

NOTE: Councilman Crear disclosed that his brother lives near this development. He did not see any conflict with this but wanted to put it on the record.

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1

For-Cedric Crear, Stavros Anthony, Carolyn Goodman, Michele Fiore, Brian Knudsen, Olivia Diaz; Excused-Victoria Seaman;

38. 22-0272 - PUBLIC HEARING - APPLICANT/OWNER: PHENOMENAL TOWING, LLC - For possible action on the following Land Use Entitlement project requests on 1.12 acres located at the northeast corner of Bonanza Road and Dike Lane (APNs 139-29-704-023, 024, and 025), Ward 5 (Crear). The Planning Commission (6-0 vote) and Staff recommend APPROVAL on the entire Land Use Entitlement project.

Minutes:
See Items 38a and 38b for related backup.

38a. 22-0272-ZON1 - REZONING - FROM: C-1 (LIMITED COMMERCIAL) TO: C-M (COMMERCIAL/INDUSTRIAL)

Minutes:
See Items 38-38b for related backup.

Motion made by Michele Fiore to Hold in Abeyance Items 34a-34e and 38a-38b to 9/21/2022

Passed For: 5; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 2

For-Cedric Crear, Carolyn Goodman, Michele Fiore, Brian Knudsen, Olivia Diaz; Excused-Victoria Seaman, Stavros Anthony;

38b. 22-0272-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 48,787 SQUARE-FOOT TOWING AND IMPOUND YARD WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS

Minutes:
See Items 38-38b for related backup.

Motion made by Michele Fiore to Hold in Abeyance Items 34a-34e and 38a-38b to 9/21/2022

Passed For: 5; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 2

For-Cedric Crear, Carolyn Goodman, Michele Fiore, Brian Knudsen, Olivia Diaz; Excused-Victoria Seaman, Stavros Anthony;

39. 22-0294-GPA1 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a Land Use Entitlement project request TO AMEND AND UPDATE PORTIONS OF THE CITY OF LAS VEGAS 2050 MASTER PLAN CONSISTENT WITH SECTION 11 OF ORDINANCE 6788, All Wards. The Planning Commission (6-0 vote) and Staff recommend APPROVAL.

Minutes:
MAYOR GOODMAN declared the Public Hearing open.

Through the use of a PowerPoint presentation, a copy of which was submitted for the record, MARCO VELOTTA, Planning Project Manager, said this item amends a number of small, substantive items that are part of the 2050 Master Plan. Most of the changes pertain to the general plan maps, ensuring that amendments are made official. This item will also amend some of the charts and tables throughout the Master Plan, including the historic preservation maps and property table, compatible zoning districts, and general plan categories.

Additionally, there are changes to densities, particularly as they pertain to transit-oriented development and the Form-Based Code. MR. VELOTTA stated that land use descriptions received the largest update for the purpose of writing staff reports. There will be a Director's Item and a Council update in September regarding the overall implementation progress of the 2050 Master Plan. This is something that is required annually under NRS (Nevada Revised Statutes) 278.190. There are also special area planning efforts in various areas of the city, one of which will come before the Council later this year.

SETH FLOYD, Director of Community Development, requested the Council's approval of this item.

COUNCILWOMAN DIAZ asked about tiny homes and how they fit into the 2050 Master Plan. MR. VELOTTA mentioned that NRS 278.253 has a specific requirement for tiny homes, but it does not go into effect until 2024. He believed they can be constructed into existing zoning districts, but the statute has additional provisions.

COUNCILWOMAN FIORE wondered what constitutes the square footage of a tiny home. MR. VELOTTA was unsure of the exact square footage but said it is described in the statute. The Councilwoman pointed out that tiny homes are not just for people experiencing homelessness but are nice for people who want to downsize or who are elderly.

MAYOR GOODMAN declared the Public Hearing closed.

Motion made by Stavros Anthony to Approve

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1

For-Cedric Crear, Stavros Anthony, Carolyn Goodman, Michele Fiore, Brian Knudsen, Olivia Diaz; Excused-Victoria Seaman;

SET DATE

40. Set date on any appeals filed or required public hearings from the City Planning Commission Meetings and Dangerous Building or Nuisance/Litter Abatements.

Minutes:
MAYOR GOODMAN advised the City Clerk, LUANN D. HOLMES, to set the date for all applicable items.

CITIZENS PARTICIPATION

41. Citizens Participation: Public comment during this portion of the agenda must be limited to matters within the jurisdiction of the City Council. No subject may be acted upon by the City Council unless that subject is on the agenda and is scheduled for action. If you wish to be heard, come to the podium and give your name for the record. The amount of discussion on any single subject, as well as the amount of time any single speaker is allowed, may be limited.

Minutes:
DANIEL BRAISTED wished for more information about a recent bicycle swarm that he experienced on Fremont Street. He expressed concerns about various matters on Fremont Street and wondered if anyone was tracking computer usage at local facilities. MR. BRAISTED also wished to see signage with City updates.

SUSAN WADE spoke about rent price increases, noting she was forced out of her apartment and has been living in her car ever since January. MAYOR GOODMAN encouraged MS. WADE to speak with GREGORY GRAY, Management Analyst I.

ALEX STEIN spoke about his recent experiences in Las Vegas and was concerned about the vulnerability of tourists.

COUNCIL EMERGING ISSUES

Comments made by Council members during this portion of the agenda must refer solely to proposals for future agenda item topics to be brought before the Council for consideration and action at a later date. Any

discussion must be limited to whether or not such proposed items shall be placed on a future agenda and no discussion regarding the substance of any such proposed topic shall occur. No action shall be taken.

42. Discussion regarding potential items for future City Council agendas - All Wards

Minutes:
None.

COUNCIL MEMBER RECOGNITION

43. Council Member Recognition: Comments made by individual City Council Members during this portion of the agenda will not be acted upon by the City Council unless that subject is on the agenda and scheduled for action.

Minutes:
COUNCILMEMBERS CREAR, FIORE, KNUDSEN, and DIAZ announced the various events taking place in their wards on various dates throughout the months of August, September and October. Some of the Councilmembers submitted flyers, which are attached as backup, regarding their events and points of interest.

MAYOR GOODMAN stated that the community loves to help the Council, which makes all the difference. She thanked staff throughout the Council Chambers.

The meeting was adjourned at 1:11 p.m.

Respectfully submitted:

____
Ashley Foster, CMC, Deputy City Clerk

____
LuAnn D. Holmes, MMC, City Clerk

****

THIS MEETING WAS PROPERLY NOTICED AND POSTED AT THE FOLLOWING LOCATIONS
IN ACCORDANCE WITH THE NOTICING STANDARDS AS OUTLINED IN NRS 241.020:
The City of Las Vegas website – www.lasvegasnevada.gov
The Nevada Public Notice website – notice.nv.gov
City Hall, 495 South Main Street, 1st Floor