



## Recommending Committee Minutes

1. Call to Order

Minutes:

COUNCILMAN KNUDSEN called the meeting to order at 10:00 a.m.

PRESENT: COUNCILMEMBERS KNUDSEN, DIAZ and ALLEN-PALENSKE

ALSO PRESENT: EXECUTIVE DIRECTOR OF COMMUNITY DEVELOPMENT SETH FLOYD, DEPUTY CITY ATTORNEY GILLIAN SEGERBLOM, ASSISTANT DEPUTY CITY CLERK CHEYENNE LARANCE and DEPUTY CITY CLERK GABRIELA PORTILLO-BRENNER

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](http://www.lasvegasnevada.gov); and the Nevada Public Notice website - [notice.nv.gov](http://notice.nv.gov).

3. Public Comment: Comment during this portion of the agenda must be limited to matters on the agenda for action. If you wish to be heard, come forward 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:

None.

4. For possible action to approve the Final Minutes by reference of the April 13, 2026 Recommending Committee Meeting

Motion made by Francis Allen-Palenske to Approve

Passed For: 3; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Olivia Diaz, Brian Knudsen, Francis Allen-Palenske;

5. Bill No. 2026-14 - For possible action - Ordinance concerning the City of Las Vegas, Nevada, Special Improvement District No. 1485 - Alta Drive (Landscape Maintenance FY2027); providing for the payment of the costs and expenses of maintaining street beautification improvements; assessing the cost of maintenance against the assessable lots, tracts, and parcels of land benefitted by said maintenance. Proposed by: Michael Cunningham, Acting Director of Public Works

Minutes:

This item was trailed and heard after Items 7 and 8.

COUNCILMAN KNUDSEN declared the Public Hearing open.

ZELALEM ALEMU, Engineering Project Manager, stated that SID (Special Improvement District) 1485 involves landscape maintenance for 37 properties along Alta Drive, between Rancho Drive and about 275 feet west of Lacy Lane. In addition to landscape maintenance, the SID covers utility services and plant nutrition. The total assessment for the period from July 1, 2026, to June 30, 2027, was \$118,050, which would be paid in full by the property owners. He indicated the bill was in order and staff recommended approval.

COUNCILMAN KNUDSEN declared the Public Hearing closed and announced after the vote that this bill would be eligible for adoption at the May 20, 2026, City Council meeting.

Motion made by Brian Knudsen to Approve as Do Pass

Passed For: 3; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Olivia Diaz, Brian Knudsen, Francis Allen-Palenske;

6. Bill No. 2026-15 - For possible action - Ordinance concerning the City of Las Vegas, Nevada, Special Improvement District No. 1516 - Fremont Street Maintenance District FY2027 (Las Vegas Boulevard to 8th Street); providing for the payment of the costs and expenses of a Neighborhood Improvement Project, assessing the cost of the project against the assessable lots, tracts, and parcels of land benefitted by said improvements. Proposed by: Michael Cunningham, Acting Director of Public Works

Minutes:

This item was trailed to be heard after Items 7 and 8.

COUNCILMAN KNUDSEN declared the Public Hearing open.

ZELALEM ALEMU, Engineering Project Manager, reported that SID (Special Improvement District) 1516 is for the Fremont Street Maintenance District, consisting of 32 parcels along Fremont Street, between Las Vegas Boulevard to the west, Ogden Avenue to the north, 8th Street to the east, and Carson Avenue to the south. The SID covers the annual cost of landscape maintenance, street cleaning, public utilities, promotional events and marketing. Upon coordination with the Fremont East District Board, it was determined there would be no assessment for the period between July 1, 2026, and June 30, 2027, due to sufficient fund reserves to cover anticipated expenses. This SID is paid for by the property owners, and staff recommended approval, given that it was in order.

COUNCILMAN KNUDSEN declared the Public Hearing closed and announced after the vote that this bill was eligible for adoption at the May 20, 2026, City Council meeting.

Motion made by Olivia Diaz to Approve as Do Pass

Passed For: 3; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Olivia Diaz, Brian Knudsen, Francis Allen-Palenske;

7. Bill No. 2026-16 - For possible action - Authorizes multifamily and mixed-use development that includes a residential component as a conditional use on property zoned for commercial use, in accordance with State law. Proposed by: Seth T. Floyd, Executive Director of Community Development

Minutes:

This item was heard after Item 4.

COUNCILMAN KNUDSEN declared the Public Hearing open.

PETER LOWENSTEIN, Deputy Community Development Director, reported the Nevada Legislature adopted Assembly Bill 241 (AB-241) in 2025 requiring local governments to adopt an ordinance authorizing multi-family housing development or mixed-use development that includes a residential component on property zoned for

commercial use. As such, the Land Use table for Title 19.12.010 requires an amendment to conditionally permit Mixed-Use developments I P-O (Professional Office), O (Office), C-D (Design Commercial), C-1 (Limited Commercial), C-2 (General Commercial and C-PB (Planned Business Park) zones, as well as permit multi-family residential within the C-PB zoning district as a conditional use. The definition of Mixed-Use was updated to allow for horizontal bending of uses across a site to provide more flexibility for developers to create mixed-use projects that deviate from the traditional ground-floor commercial, upper-floor residential model of mixed-use development. The City of Las Vegas (City) 2050 Master Plan defines mixed use in a similar way, without restricting development to vertical integration. Staff recommended approval.

COUNCILMAN KNUDSEN confirmed that the subject bill aligns with AB-241. MR. LOWENSTEIN advised that it would tighten up the law, noting the City already had some regulations. EXECUTIVE DIRECTOR OF COMMUNITY DEVELOPMENT SETH FLOYD added that the idea was to allow more development and to allow residential components in commercial use zones as a matter of right, but the City already had some version of that.

COUNCILMAN KNUDSEN declared the Public Hearing closed and announced after the vote that this bill was eligible for adoption at the May 20, 2026, City Council meeting.

Motion made by Olivia Diaz to Approve as Do Pass

Passed For: 3; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Olivia Diaz, Brian Knudsen, Francis Allen-Palenske;

8. Bill No. 2026-17 - For possible action - Amends LVMC 19.17 and 19.18 to revise the term "affordable housing" to "attainable housing", update attainable housing tier descriptions in accordance with State law, and revise criteria related to attainable housing bonuses and incentives. Proposed by: Seth T. Floyd, Executive Director of Community Development

Minutes:

COUNCILMAN KNUDSEN declared the Public Hearing open.

PETER LOWENSTEIN, Deputy Community Development Director, explained that the subject bill would amend LVMC (Las Vegas Municipal Code) 19.17 and 19.18 to revise stated the term affordable housing to attainable housing and update the attainable housing tier descriptions to conform with Assembly Bill 540 (AB-540), which the Nevada Legislature adopted in 2025. The bill would also amend bonuses and incentives within LVMC 19.17 for the development of attainable housing to be in compliance with AB-540 and to clarify certain procedural aspects of the reimbursement of fees or taxes for attainable housing projects. Staff recommended approval.

COUNCILMAN KNUDSEN declared the Public Hearing closed and announced after the vote that this bill was eligible for adoption at the May 20, 2026, City Council meeting.

Motion made by Olivia Diaz to Approve as Do Pass

Passed For: 3; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

For-Olivia Diaz, Brian Knudsen, Francis Allen-Palenske;

9. Citizens Participation: Public comment during this portion of the agenda must be limited to matters within the jurisdiction of the Recommending Committee. No subject may be acted upon by the Recommending Committee 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:

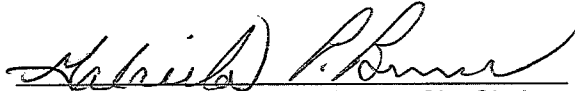
None.

10. Adjournment

Minutes:

The meeting was adjourned at 10:09 a.m.

Respectfully submitted:

  
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Gabriela Portillo-Brenner, Deputy 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](http://www.lasvegasnevada.gov)

The Nevada Public Notice website - [notice.nv.gov](http://notice.nv.gov)

City Hall, 495 South Main Street, 1st Floor