City Hall, 495 S. Main St.
Council Chambers

June 15, 2026
10:00 AM

Recommending Committee Minutes

1. Call to Order

Minutes:
COUNCILWOMAN DIAZ called the meeting to order at 10:00 a.m.

PRESENT: COUNCILMEMBERS DIAZ, BRUNE, and KELLEY

ALSO PRESENT: COMMUNITY DEVELOPMENT EXECUTIVE DIRECTOR SETH FLOYD; COMMUNITY DEVELOPMENT DEPUTY DIRECTOR PETER LOWENSTEIN; DEPUTY CITY ATTORNEY II GILLIAN BLOCK-SEGERBLOM; CITY CLERK DR. LUANN D. HOLMES; and DEPUTY CITY CLERK NICK CRAWFORD

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. 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 May 18, 2026 Recommending Committee Meeting

Motion made by Kara Kelley to Approve

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

For-Kara Kelley, Olivia Diaz, Nancy Brune;

5. Bill No. 2026-22 - For possible action - Grants to Light Source Communications, LLC, a non-exclusive franchise for the purpose of installing, operating and maintaining within the City communications services, including broadband internet service, broadband infrastructure access, and/or telecommunications service, subject to and in accordance with the terms and conditions of the Franchise Agreement incorporated by reference into this Ordinance. Proposed by: Mike Janssen, City Manager

Minutes:
GINA BISHOP, Franchise Officer, Office of Strategic Services, reported that Bill No. 2026-22 would allow Light Source Communications, LLC, to be granted a non-exclusive franchise for the purpose of installing, operating, and maintaining communications services within the City, including broadband internet service, broadband infrastructure access, and telecommunications services. She stated that the franchise agreement would be for a term of one year, with a possible additional one-year extension. She shared that Light Source Communications

would pay the City two percent of its broadband gross revenues and five percent of its telecommunications gross revenues as a franchise fee. MS. BISHOP explained that the City Charter requires communication service franchises to be granted through ordinance and a multi-step process, to which she indicated that all requirements had been met. She concluded that the bill would be eligible for adoption at the July 1, 2026 City Council meeting and staff recommended approval of the bill.

Motion made by Kara Kelley to Approve as Do Pass

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

For-Kara Kelley, Olivia Diaz, Nancy Brune;

6. Bill No. 2026-23 - For possible action - Revises the current income levels required to be eligible for a public utility refund pursuant to LVMC 6.67.120, ties the eligibility requirements to the U.S. Department of Health and Human Services Federal Poverty Guidelines, and allows the Department of Finance to extend the filing date for applications for such refunds. Proposed by: Gayle Lloyd-Leakos, Director of Finance

Minutes:
SUSAN HELTSLEY, Chief Financial Officer, stated that this bill would update the federal poverty guidelines used for the City's utility refund program to remain consistent with annual federal adjustments, noting that the guidelines were last adjusted in 1996. She shared that the current income guideline in the bill was approximately $18,900 for a family of two and would increase to approximately $31,000 for a family of two. She highlighted that the update would allow the City's Finance Department to adjust the eligibility rates without returning to the Recommending Committee for revisions. The bill would allow the City to extend the deadline for residents to apply for utility refunds. MS. HELTSLEY stated that the previous application deadline expired in March and the extension would provide additional time for outreach. She clarified that the refunds applied to electrical, sewer, gas, and telephone landline services.

COUNCILWOMAN BRUNE questioned how many residents had participated in the program and whether a flyer could be provided for inclusion in the City newsletter. TAPA PARNISHUKO reported that the City processed more than 400 refunds per year when the program began, but only 60 refunds were issued last year since there was not enough time for eligible residents to apply. She added that staff had not established a new application period yet but anticipated reopening the program in the fall for residents to qualify for the previous calendar year. She offered to provide COUNCILWOMAN BRUNE with an existing flyer containing general information regarding the program and application process.

COUNCILWOMAN KELLEY hoped to see the City promote the program to maximize awareness and ensure eligible residents were informed. She believed that increasing the income threshold was important, but it was equally important to ensure residents knew they qualified for the program. MS. PARNISHUKO indicated that information was posted at community centers, where many residents registered for the program. She stated that staff intended to reopen the program as quickly as possible and provide enough time to reach qualified applicants. The Councilwoman worried that many residents may not know that they qualify for the program since the eligibility guidelines had not been updated since 1996 and encouraged staff to be proactive in notifying residents to maximize participation.

COUNCILWOMAN BRUNE asked if there was a specific amount of funding set aside for the program and if there was a program limit if many residents applied. MS. PARNISHUKO replied that she was not aware of a specific amount set aside for the program but said that there were limits on the amount of each rebate. She explained that sewer refunds were based on a 20 percent rebate of the prior year's payments and for gas, electrical, and telecommunications services, the City refunds the local taxes associated with those services.

COUNCILWOMAN DIAZ stated that Bill No. 2026-23 would be eligible for adoption at the July 1, 2026 City Council meeting.

Motion made by Kara Kelley to Approve as Do Pass

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

For-Kara Kelley, Olivia Diaz, Nancy Brune;

7. Bill No. 2026-24 - For possible action - Amends LVMC 19.06, 19.12 and 19.18 related to Accessory Dwelling Units within residential zoning districts, including changes to development standards, permitted land uses, and conditional use regulations, to conform with Assembly Bill 396 of the 83rd session of the Nevada Legislature (2025). *Proposed by: Seth T. Floyd, Executive Director of Community Development*

Minutes:
PETER LOWENSTEIN, Deputy Community Development Director, stated that this bill was in response to AB (Assembly Bill) 396 from the 2025 legislative cycle. He explained that the bill would bring the City's Las Vegas Zoning Ordinance into conformance with State law regarding accessory dwelling units (ADUs).

He shared that the bill would allow ADUs in all residential zoning districts and remove the previous minimum lot size requirement. Previously, an ADU with a kitchen required a minimum lot size of 6,500 square feet, but under Bill No. 2026-24, second kitchens would now be allowed without a special use permit. MR. LOWENSTEIN reported that ADUs could be attached to the primary residence without requiring interior access or a six-foot separation requirement, noting that only one ADU would be allowed per lot in addition to the primary residence.

COUNCILWOMAN BRUNE wondered if the City was the first jurisdiction to come into alignment with State law, to which MR. LOWENSTEIN stated that other jurisdictions had already amended their zoning codes to address the Assembly Bill. The Councilwoman asked if there had been an increased number of ADUs in other jurisdictions that had already updated their regulations. MR. LOWENSTEIN explained that not enough time had passed to determine whether there had been a significant increase in ADUs, however he indicated that the bill would reduce barriers for residents interested in constructing ADUs.

COUNCILWOMAN DIAZ questioned how existing ADUs that had been constructed without permits would be affected by the changes. MR. LOWENSTEIN shared that unpermitted work would still require building permits, stating that the removal of the special use permit requirement for secondary kitchens would reduce one barrier for property owners seeking approval. He added that setback requirements and other zoning considerations would continue to be reviewed through the City's permitting process.

COUNCILWOMAN DIAZ stated that Bill No. 2026-24 would be eligible for adoption at the July 1, 2026 City Council meeting.

Motion made by Nancy Brune to Approve as Do Pass

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

For-Kara Kelley, Olivia Diaz, Nancy Brune;

8. Bill No. 2026-25 - For possible action - Adopts that certain document entitled "Second Amendment to Development Agreement for the Summerlin West Area" between the City of Las Vegas and The Howard Hughes Corporation, regarding the development of the Summerlin West area. Sponsored by: Councilwoman Kara Kelley

Minutes:
SETH FLOYD, Community Development Executive Director, reported that the item had previously been presented to the City Council in the form of a development agreement. PETER LOWENSTEIN, Deputy Community Development Director, stated that this bill represented the next step in the ministerial process to adopt an amendment to a development agreement pursuant to NRS (Nevada Revised Statutes) Chapter 278. He explained that the bill would ratify the approved second amendment to the Summerlin West Development Agreement, which was approved by the City Council on June 3, 2026, as an ordinance.

STEPHANIE GRONAUER appeared on behalf of Howard Hughes (The Howard Hughes Corporation) to answer any questions.

COUNCILWOMAN KELLEY felt this bill represented a strong example of a public-private partnership and expressed appreciation to MR. LOWENSTEIN, MS. GRONAUER, City staff, and Howard Hughes for their cooperation and diligence in developing an agreement that benefited both parties.

COUNCILWOMAN DIAZ stated that Bill No. 2026-25 would be eligible for adoption at the June 17, 2026 City Council meeting.

Motion made by Kara Kelley to Approve as Do Pass

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

For-Kara Kelley, Olivia Diaz, Nancy Brune;

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 10:24 a.m.

Respectfully submitted:

Nick Crawford, 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
The Nevada Public Notice website – notice.nv.gov
City Hall, 495 South Main Street, 1st Floor