

City of Las Vegas

RECOMMENDING COMMITTEE MEETING
CITY HALL, 400 STEWART AVENUE
CITY MANAGER'S CONFERENCE ROOM
CITY OF LAS VEGAS INTERNET ADDRESS: <http://www.ci.las-vegas.nv.us>
MONDAY, FEBRUARY 28, 2000
4:00 P.M.

CALL TO ORDER:

ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

THE RECOMMENDING COMMITTEE WILL RECEIVE PUBLIC INPUT ON EACH ITEM OF LEGISLATION BEING CONSIDERED. THE RECOMMENDING COMMITTEE MAY, THEREAFTER, CONTINUE THE HEARING TO A FUTURE DATE OR FORMULATE A RECOMMENDATION TO THE CITY COUNCIL FOR PASSAGE, REJECTION OR AMENDMENT OF THE PROPOSED BILL.

THE FOLLOWING BILL MAY BE ELIGIBLE FOR ADOPTION AT THE 3/1/2000 CITY COUNCIL MEETING.

1. Bill No. 2000-13 – Authorizes the issuance of City of Las Vegas General Obligation (Limited Tax) Medium-Term Parking Garage Bonds, Series 2000A and Series 2000B
Committee: Councilmen Weekly and Mack

THE FOLLOWING BILLS MAY BE ELIGIBLE FOR ADOPTION AT THE 3/15/2000 CITY COUNCIL MEETING.

2. ABEYANCE ITEM - Bill No. 2000-12 - Establishes new procedures for hearing certain appeals, variance applications and similar matters under the Municipal Code as a replacement for the Board of Zoning Adjustment. Proposed by: Willard Tim Chow, Director, Planning and Development
Committee: Councilmen Weekly and Mack
3. Bill No. 2000-14 - Creates Special Improvement District No 1472 - Durango Drive (Lone Mountain Road to Tropical Parkway). Step Requirement
Committee: Councilmen Weekly and Mack

CITIZENS PARTICIPATION:

ITEMS RAISED UNDER THIS PORTION OF THE AGENDA CANNOT BE DELIBERATED OR ACTED UPON UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN MET. IF YOU WISH TO SPEAK ON A MATTER NOT LISTED ON THE AGENDA, PLEASE CLEARLY STATE YOUR NAME AND ADDRESS. IN CONSIDERATION OF OTHERS, AVOID REPETITION, AND LIMIT YOUR COMMENTS TO NO MORE THAN THREE (3) MINUTES. TO ENSURE ALL PERSONS EQUAL OPPORTUNITY TO SPEAK, EACH SUBJECT MATTER WILL BE LIMITED TO TEN (10) MINUTES.

ALL INTERESTED PERSONS ARE INVITED TO ATTEND: A tape recording of all the proceedings will be kept on file in the Office of the City Clerk until final disposition is made. Copies of the above Bills may be obtained through the Office of the City Clerk, Monday through Friday, 8:00 A.M. to 5:00 P.M.

Facilities are provided throughout City Hall for the convenience of disabled persons. Reasonable efforts will be made to assist and accommodate physically handicapped persons. If you need an accommodation to attend and participate in this meeting, please call the City Clerk's office at 229-6311 and advise of your need at least 48 hours in advance of the meeting.

THIS MEETING HAS BEEN PROPERLY NOTICED AND POSTED AT THE FOLLOWING LOCATIONS:

Downtown Transportation Center, City Clerk's Board
Senior Citizens Center, 450 E. Bonanza
Clark County Government Center, 500 S. Grand Central Parkway
Court Clerk's Office Bulletin Board, City Hall Plaza
City Hall Plaza, Special Outside Posting Bulletin Board

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✓ M! Reelz Ctr ^{140'} h... 28 Feb 00

TM. 720 So. Casino Center Blvd.

AS A FILM & TV STUDIO
CITY SUBSIDY OF THE HUNTRIDGE THEATRE IS INADVISABLE ON
MULTIPLE GROUNDS.

THE NON-PROFIT OPERATORS OF THE HUNTRIDGE WERE UNABLE TO
SUSTAIN VIABLE OPERATIONS AS A ROCK MUSIC VENUE, ... AND HAVE
NO EXPERIENCE OR EXPERTISE AS EITHER PRODUCERS, WRITERS OR
DIRECTORS OF FILM AND/OR TELEVISION PRODUCTIONS, COMMERCIALS,
AND/OR LEGITIMATE MUSICAL & COMEDY & DRAMA THEATRE PRODUCTIONS.

CONSEQUENTLY, IF THE CURRENT NON-PROFIT OPERATOR IS PUBLICLY
FUNDED, THE OPERATIONS WOULD BE MASSIVE RISK-INTENSIVE,
WITH NO GUARANTEES OF EITHER A 'BREAK-EVEN', OR ANY
SUBSTANTIAL GAIN ON THE INVESTMENT.

FURTHERMORE, ... A CITY-SUBSIDIZED 'HUNTRIDGE' FILM AND TV STUDIO
WOULD BE IN DIRECT CONFLICT AND UNFAIR COMPETITION WITH THE
20,000 SQ. FT. 'MERRILEE LEAR STUDIOS', ... TOTALLY FINE (5) OR
MORE FULLY EQUIPPED AND PROFESSIONALLY OWNED AND OPERATED
SOUND STAGES LOCATED ON THE CITY'S EAST SIDE.

FINALLY, ... THE 'CAROTAKER' OPERATION OF THE PUBLICLY SUBSIDIZED
'DEFUNCT' HUNTRIDGE ROCK MUSIC THEATRE VENUE AS A PURPORTED
'MOTION PICTURE & TV STUDIO' DOES NOT COMPRISE A
'MOTION PICTURE AND TELEVISION INDUSTRY' IN LAS VEGAS, NEVADA,
BUT IS SOLELY BASED ON POLITICAL EXPEDIENCE, AND NOTHING ELSE,
... AT TAXPAYING PUBLIC EXPENSE: ... THEREAS, THE GUIDING PRINCIPLE IS -
'SUBSTANCE' IS PREFERABLE TO 'SUPPOSITION', AND INTEGRITY INSISTS THAT YOU
THANK YOU. / VOTE ON THE ISSUE ACCORDINGLY (!).

RECOMMENDING COMMITTEE MEETING MINUTES
CITY HALL, 400 EAST STEWART AVENUE
8TH FLOOR CONFERENCE ROOM
MONDAY, FEBRUARY 28, 2000
4:00 P.M.

- ATTENDANCE:** Councilman Lawrence Weekly
Councilman Michael Mack
- ALSO PRESENT:** Doug Selby, Deputy City Manager
Val Steed, Chief Deputy of Governmental Affairs
- CALL TO ORDER:** Councilman Weekly called the meeting to order at 4:00 p.m.
- ANNOUNCEMENT MADE:** Meeting noticed and posted at the following locations.

Downtown Transportation Center, City Clerk's Board
Senior Citizens Center, 450 E. Bonanza Road
Clark County Government Center, 500 S Grand Central Parkway
Court Clerk's Office Bulletin Board, City Hall Plaza
City Hall Plaza, Special Outside Posting Bulletin Board

1. **Bill No. 2000-13 – AUTHORIZES THE ISSUANCE OF CITY OF LAS VEGAS GENERAL OBLIGATION (LIMITED TAX) MEDIUM-TERM PARKING GARAGE BONDS, SERIES 2000A AND SERIES 2000B**

Committee: Councilmen Lawrence Weekly and Michael Mack

Mark Vincent, Director, Finance and Business Services Department, stated approval of the Bill would allow for the issuance of \$7.5 million in bonds, which is part of the DDA with The Pauls, Inc., to build a parking garage that will be funded with both taxable and non-taxable bonds.

Mr. Steed pointed out that Page 31 speaks about a form of publication of adoption to ordinance, which significantly leaves off some members of the City Council. It will be corrected by the time it is published.

Tom McGowan, 720 South Casino Center Boulevard, questioned the dimensions of the parking spaces at the garage. Mr. Vincent answered that he did not know, but the parking spaces will be of standard size. The intent is to accommodate both the tenants and parking for the retail aspect.

Mr. McGowan did not understand how the revenue that is to be generated could be computed when no one knows exactly the type of vehicles that will be parking in the garage. Mr. Vincent explained that the size of the vehicle does not derive the revenue. The estimated revenue is based on the number of spaces times the anticipated occupancy.

Al Gallego, citizen of Las Vegas, hoped that sufficient handicap parking would be provided, and not do as was done with the garage for City Hall, where the handicap parking spaces were relocated to the other side of the garage and reduced from five spaces to three. He pointed out that handicapped people do not have to pay for parking, which could reduce revenue projections. Mr. Vincent assured Mr. Gallego that his concern would be forwarded to the City Centre Development Corporation and the Redevelopment Agency staff members.

Mr. McGowan stressed that staff should be prepared to answer any questions immediately.

There was no further discussion.

Councilman Mack recommended Bill No. 2000-13 be forwarded to the Full Council with a "Do Pass" recommendation. Councilman Weekly concurred.

(4:01 - 4:05)

1-10

2. **Bill No. 2000-12 – ESTABLISHES NEW PROCEDURES FOR HEARING CERTAIN APPEALS, VARIANCE APPLICATIONS AND SIMILAR MATTERS UNDER THE MUNICIPAL CODE AS REPLACEMENT FOR THE BOARD OF ZONING ADJUSTMENT. Proposed by: Willard Tim Chow, Director, Planning and Development**
Committee: Councilmen Lawrence Weekly and Michael Mack

Mr. Steed stated that the proposed First Amendment that was circulated at the last Recommending Committee meeting was reviewed by staff and the changes were included in a Second Amendment to be forwarded to the City Council if approved by the Committee. He outlined the following changes that were made:

- 1) Amend the language regarding the hiring of public hearing (bottom of Page 1– top of Page 2) officers to indicate that the Director of the Planning and Development Department would select one or more hearing officers, subject to ratification by the City Council, and that compensation of the hearing officers would be considered necessary and appropriate by the City Council, in accordance with NRS.
- 2) Page 14, Line 9 - the word "may" was replaced by the word "shall," indicating that a variance shall not be granted for the three reasons listed.
- 3) Page 14, Line 16 – the sentence requiring a pre-application conference was deleted because staff did not feel that a pre-application conference is needed.
- 4) Page 17, approximately at Line 23 – would now require that only those variance applications which involve reduction of parking or for existing structures to go automatically to the City Council. All other variances would be final with the Planning Commission or Hearing Officer, unless appealed to the City Council by a protestant in the area.

5) Page 19, Lines 26 – remove the language “front, rear, and side yard building setbacks for single-family lots only” and changed to say, “for developed single-family lots only. Line 28 – replace the language “accessory structure heights” with “accessory structure setbacks and heights.”

6) Throughout the document every reference to “hearing officer” shall be replaced with the terms “hearings officer,” which was the preference of the Planning and Development Department.

Tim Chow, Director, Planning and Development Department, concurred with all of the changes outlined by Mr. Steed.

Further, Mr. Steed indicated that an effective date as well as a cut-off date for applications was still pending. The Committee members could make a recommendation or leave it blank, since it is unknown how long it will take to find and hire qualified hearing officers.

Councilman Weekly asked Mr. Chow if he needed to consult with Human Resources. He felt that perhaps it should be left blank because of the time frame involved in hiring a person, unless staff already had someone in mind. Mr. Chow responded that to his understanding the hearings officer position would not be full-time. A person will be contracted. Mr. Steed pointed out that either option is possible. However, he believed that the intent would be to hire a hearings officer under contract, as it is currently done with parking hearing officers, and selected and approved by the City Council.

Councilman Mack asked Mr. Chow if he had anyone in mind to fill the position. Mr. Chow replied that he did not have anyone in mind; however, he pointed out that NRS is very specific about the qualifications. Councilman Mack confirmed that the hearings officer would be contracted similar to alternative judges hired by Las Vegas Municipal Court. Mr. Steed added that the position would require an attorney, an architect, or somebody with some background in the field.

Councilmen Weekly and Mack and Mr. Chow were undecided as far as a date. Mr. Steed suggested Bill No. 2000-12 become effective 60 days from its adoption by the City Council. The same 60 days could be applied to the cut-off date for applications and adjusted if necessary.

Al Gallego, citizen of Las Vegas, asked if the hearings officer would be paid and whether the hearings would be open to the public. Mr. Steed answered that the hearings officer would be paid. The hearings will be open to the public and handled just as the Board of Zoning Adjustment hearings have been held in the past. Councilman Weekly confirmed with Mr. Chow that the hearings would also be posted.

Mr. Chow pointed out that the external deviations would not be posted because they would not require a public hearing. However, all of the abutting property owners would have to sign that they agree. Mr. Gallego opposed that procedure, because many times

notices are sent to the residents and no one responds and decide to show up at the actual meeting. In fact, there was a case at the recent Planning Commission where one of the homeowners was supposed to be sent notification in England. He corresponded with the property owner in England and found out that she did not receive any notification.

Mr. Chow indicated that in the case of minor deviations, the abutting property owners would have to sign indicating agreement. Councilman Mack felt that was a good procedure. The burden is on the applicant to obtain all the signatures; if not, then the matter would have to go to the hearings officer.

Mr. Gallego questioned how staff is going to verify the signatures if the burden is on the applicant to obtain them. Mr. Chow and his staff stated that a notarized statement would be required of the applicant for authenticity.

Mr. Chow thanked Mr. Steed for all his assistance.

Councilman Mack thanked Mr. Chow and his staff for the process, because he feels it will simplify matters for the public.

There was no further discussion.

Councilman Mack recommended Bill No. 2000-12 be forwarded to the Full Council with a "Do Pass" recommendation, with a Second Amendment, to become effective 60 days after adoption by the City Council. Councilman Weekly concurred.

(4:05 - 4:17)
1-149

3. **Bill No. 2000-14 – CREATES SPECIAL IMPROVEMENT DISTRICT NO. 1472 – DURANGO DRIVE (LONE MOUNTAIN ROAD TO TROPICAL PARKWAY). Step Requirement**

Committee. Councilmen Lawrence Weekly and Michael Mack

Mike Thompson, Special Improvement District Division (SID), Public Works Department, stated that the subject SID would create the improvement district for the Durango Drive project and would allow for the construction. The item is in order.

No one appeared in opposition.

There was no further discussion.

Councilman Mack recommended Bill No. 2000-14 be forwarded to the Full Council with a "Do Pass" recommendation. Councilman Weekly concurred.

(4:17 - 4:18)
1-508

CITIZENS PARTICIPATION:

Tom McGowan, 720 South Casino Center Boulevard, submitted his written documents (made a part of these minutes) stating that the City's subsidy of the Huntridge Theatre is inadvisable because the non-profit operators were unable to sustain viable operations as a rock music venue and they have no experience in the film and TV industry. Funding the non-profit operator would be a tremendous risk, and would be in direct conflict and unfair competition with the Merri Lee Lear Studios, totaling five or more fully equipped and professionally operated sound stages. The Huntridge Rock Music Theatre does not comprise a motion picture and television industry, but is solely based on political expediency at the taxpayers' expense. He advised that the Recommending Committee members vote on the issue accordingly, and pointed out that the Green Shack owners did not receive any funds to help them stay in business.

(4:18 – 4:21)

1-535

ADJOURNMENT:

The meeting adjourned at 4:21 p.m.

/gpb