

IN THE SUPREME COURT OF THE STATE OF NEVADA

CITY OF LAS VEGAS, A POLITICAL
SUBDIVISION OF THE STATE OF
NEVADA,

Appellant,

vs.

180 LAND CO., LLC, A NEVADA LIMITED-
LIABILITY COMPANY; AND FORE STARS,
LTD., A NEVADA LIMITED-LIABILITY
COMPANY,

Respondents.

180 LAND CO., LLC, A NEVADA LIMITED-
LIABILITY COMPANY; AND FORE STARS,
LTD., A NEVADA LIMITED-LIABILITY
COMPANY,

Appellants/Cross-Respondents,

vs.

CITY OF LAS VEGAS, A POLITICAL
SUBDIVISION OF THE STATE OF
NEVADA,

Respondent/Cross-Appellant.

No. 84345

Electronically Filed
Aug 25 2022 01:29 p.m.
Elizabeth A. Brown
Clerk of Supreme Court

No. 84640

**JOINT APPENDIX,
VOLUME NO. 40**

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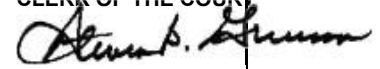
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Attorneys for Plaintiff Landowners

DISTRICT COURT

CLARK COUNTY, NEVADA

180 LAND CO., LLC, a Nevada limited liability
company, FORE STARS, LTD., DOE INDIVIDUALS,
ROE CORPORATIONS I through X, and ROE
LIMITED LIABILITY COMPANIES I through X,

Plaintiffs,

vs.

CITY OF LAS VEGAS, political subdivision of the
State of Nevada, ROE government entities I
through X, ROE CORPORATIONS I through X,
ROE INDIVIDUALS I through X, ROE LIMITED
LIABILITY COMPANIES I through X, ROE
quasi-governmental entities I through X,

Defendants.

CASE NO.: A-17-758528-J
DEPT. NO.: XVI

**APPENDIX OF EXHIBITS IN
SUPPORT OF PLAINTIFF
LANDOWNERS' MOTION TO
DETERMINE TAKE AND FOR
SUMMARY JUDGMENT ON
THE FIRST, THIRD AND
FOURTH CLAIMS FOR RELIEF**

VOLUME 9

Plaintiff Landowners hereby submit this Appendix of Exhibits in Support of Their
Motion to Determine Take and for Summary Judgment on the First, Third and Fourth Claims for
Relief.

Exhibit No.	Description	Vol. No.	Bates No.
1	Findings of Fact and Conclusions of Law Regarding Plaintiff Landowners' Motion to Determine "Property Interest"	1	000001-000005
2	Map 1 of 250 Acre Land	1	000006

3	Map 2 of 250 Acre Land	1	000007
4	Notice of Related Cases	1	000008-000012
5	April 15, 1981 City Commission Minutes	1	000013-000050
6	December 20, 1984 City of Las Vegas Planning Commission hearing on General Plan Update	1	000051-000151
7	Findings of Fact and Conclusions of Law Regarding Plaintiffs' Motion for New Trial, Motion to Alter or Amend and/or Reconsider the Findings of Fact and Conclusions of Law, Motion to Stay Pending Nevada Supreme Court Directives	2	000152-000164
8	ORDER GRANTING the Landowners' Countermotion to Amend/Supplement the Pleadings; DENYING the Landowners' Countermotion for Judicial Determination of Liability on the Landowners' Inverse Condemnation Claims	2	000165-000188
9	City's Opposition to Motion to Determine "Property Interest"	2	000189-000216
10	City of Las Vegas' Motion for Judgment on the Pleadings on Developer's Inverse Condemnation Claims	2	000217-000230
11	Petition for Writ of Mandamus, or in the Alternative, Writ of Prohibition	2	000231-000282
12	Supreme Court Order Denying Petition for Writ of Mandamus or Prohibition	2	000283-000284
13	Supreme Court Order Denying Rehearing	2	000285-000286
14	Supreme Court Order Denying En Banc Reconsideration	2	000287-000288
15	Motion to Dismiss Complaint for Declaratory and Injunctive Relief and in Inverse Condemnation, <i>Fore Stars, Ltd. Seventy Acres, LLC v. City of Las Vegas, et al.</i> , Case No. A-18-773268-C	2	000289-000308
16	City's Sur Reply Memorandum of Points and Authorities in Support of Motion to Dismiss Complaint for Declaratory and Injunctive Relief and Inverse Condemnation, <i>Fore Stars, Ltd. Seventy Acres, LLC v. City of Las Vegas, et al.</i> , Case No. A-18-773268-C	2	000309-000319

17	City's Proposed Findings of Fact and Conclusion of Law Granting City's Motion to Dismiss Complaint, <i>Fore Stars, Ltd. Seventy Acres, LLC v. City of Las Vegas, et al.</i> , Case No. A-18-773268-C	2	000320-000340
18	Order Denying City of Las Vegas' Motion to Dismiss, <i>Fore Stars, Ltd. Seventy Acres, LLC v. City of Las Vegas, et al.</i> , Case No. A-18-773268-C	2	000341-000350
19	City of Las Vegas' Motion to Dismiss, <i>180 Land Co., LLC v. City of Las Vegas, et al.</i> , Case No. A-18-775804-J	2	000351-000378
20	2.15.19 Minute Order re City's Motion to Dismiss	2	000379
21	Respondents' Answer Brief, Supreme Court Case No. 75481	2	000380-000449
22	Order Granting Plaintiffs' Petition for Judicial Review, <i>Jack B. Binion, et al vs. The City of Las Vegas</i> , Case No. A-17-752344-J	2	000450-000463
23	Supreme Court Order of Reversal	2	000464-000470
24	Supreme Court Order Denying Rehearing	2	000471-000472
25	Supreme Court Order Denying En Banc Reconsideration	2	000473-000475
26	Findings of Fact, Conclusions of Law and Judgment Granting Defendants Fore Stars, Ltd., 180 Land Co LLC, Seventy Acres LLC, EHB Companies LLC, Yohan Lowie, Vickie Dehart and Frank Pankratz's NRCP 12(b)(5) Motion to Dismiss Plaintiffs' Amended Complaint	2	000476-000500
27	Notice of Entry of Findings of Fact, Conclusions of Law, Final Order of Judgment, <i>Robert Peccole, et al v. Peccole Nevada Corporation, et al.</i> , Case No. A-16-739654-C	2	000501-000545
28	Supreme Court Order of Affirmance	2	000546-000550
29	Supreme Court Order Denying Rehearing	2	000551-000553
30	November 1, 2016 Badlands Homeowners Meeting Transcript	2	000554-000562
31	June 13, 2017 Planning Commission Meeting Verbatim Transcript	2	000563-000566
32	Notice of Entry of Findings of Fact and Conclusions of Law Granting City of Las Vegas' Motion for Summary Judgment, <i>180 Land Co. LLC, et al v. City of Las Vegas</i> , Case No. A-18-780184-C	3	000567-000604

33	June 21, 2017 City Council Meeting Combined Verbatim Transcript	3	000605-000732
34	Declaration of Yohan Lowie	3	000733-000739
35	Declaration of Yohan Lowie in Support of Plaintiff Landowners' Motion for New Trial and Amend Related to: Judge Herndon's Findings of Fact and Conclusion of Law Granting City of Las Vegas' Motion for Summary Judgment, Entered on December 30, 2020	3	000740-000741
36	Master Declaration of Covenants, Conditions Restrictions and Easements for Queensridge	3	000742-000894
37	Queensridge Master Planned Community Standards - Section C (Custom Lot Design Guidelines)	3	000895-000896
38	Custom Lots at Queensridge Purchase Agreement, Earnest Money Receipt and Escrow Instructions	3	000897-000907
39	Public Offering Statement for Queensridge North (Custom Lots)	4	000908-000915
40	Deposition of Yohan Lowie, <i>In the Matter of Binion v. Fore Stars</i>	4	000916-000970
41	The City of Las Vegas' Response to Requests for Production of Documents, Set One	4	000971-000987
42	Respondent City of Las Vegas' Answering Brief, <i>Jack B. Binion, et al v. The City of Las Vegas, et al.</i> , Case No. 17-752344-J	4	000988-001018
43	Ordinance No. 5353	4	001019-001100
44	Original Grant, Bargain and Sale Deed	4	001101-001105
45	May 23, 2016 Par 4 Golf Management, Inc.'s letter to Fore Stars, Ltd. re Termination of Lease	4	001106-001107
46	December 1, 2016 Elite Golf Management letter to Mr. Yohan Lowie re: Badlands Golf Club	4	001108
47	October 30, 2018 Deposition of Keith Flatt, <i>Fore Stars, Ltd. v. Allen G. Nel</i> , Case No. A-16-748359-C	4	001109-001159
48	Declaration of Christopher L. Kaempfer	4	001160-001163
49	Clark County Real Property Tax Values	4	001164-001179
50	Clark County Tax Assessor's Property Account Inquiry - Summary Screen	4	001180-001181
51	Assessor's Summary of Taxable Values	5	001182-001183
52	State Board of Equalization Assessor Valuation	5	001184-001189

53	June 21, 2017 City Council Meeting Combined Verbatim Transcript	5	001190-001317
54	August 2, 2017 City Council Meeting Combined Verbatim Transcript	5	001318-001472
55	City Required Concessions signed by Yohan Lowie	5	001473
56	Badlands Development Agreement CLV Comments	5	001474-001521
57	Development Agreement for the Two Fifty, Section Four, Maintenance of the Community	5	001522-001529
58	Development Agreement for the Two Fifty	5	001530-001584
59	The Two Fifty Design Guidelines, Development Standards and Uses	5	001585-001597
60	The Two Fifty Development Agreement's Executive Summary	5	001598
61	Development Agreement for the Forest at Queensridge and Orchestra Village at Queensridge	5	001599-002246
62	Department of Planning Statement of Financial Interest	6	002247-002267
63	December 27, 2016 Justification Letter for General Plan Amendment of Parcel No. 138-31-702-002 from Yohan Lowie to Tom Perrigo	6	002268-002270
64	Department of Planning Statement of Financial Interest	6	002271-002273
65	January 1, 2017 Revised Justification letter for Waiver on 34.07 Acre Portion of Parcel No. 138-31-702-002 to Tom Perrigo from Yohan Lowie	6	002274-002275
66	Department of Planning Statement of Financial Interest	6	002276-002279
67	Department of Planning Statement of Financial Interest	6	002280-002290
68	Site Plan for Site Development Review, Parcel 1 @ the 180, a portion of APN 138-31-702-002	6	002291-002306
69	December 12, 2016 Revised Justification Letter for Tentative Map and Site Development Plan Review on 61 Lot Subdivision to Tom Perrigo from Yohan Lowie	6	002307-002308
70	Custom Lots at Queensridge North Purchase Agreement, Earnest Money Receipt and Escrow Instructions	7	002309-002501

71	Location and Aerial Maps	7	002502-002503
72	City Photos of Southeast Corner of Alta Drive and Hualapai Way	7	002504-002512
73	February 14, 2017 Planning Commission Staff Recommendations	7	002513-002538
74	June 21, 2017 Planning Commission Staff Recommendations	7	002539-002565
75	February 14, 2017 Planning Commission Meeting Verbatim Transcript	7	002566-002645
76	June 21, 2017 Minute re: City Council Meeting	7	002646-002651
77	June 21, 2017 City Council Staff Recommendations	7	002652-002677
78	August 2, 2017 City Council Agenda Summary Page	7	002678-002680
79	Department of Planning Statement of Financial Interest	7	002681-002703
80	Bill No. 2017-22	7	002704-002706
81	Development Agreement for the Two Fifty	7	002707-002755
82	Addendum to the Development Agreement for the Two Fifty	8	002756
83	The Two Fifty Design Guidelines, Development Standards and Permitted Uses	8	002757-002772
84	May 22, 2017 Justification letter for Development Agreement of The Two Fifty, from Yohan Lowie to Tom Perrigo	8	002773-002774
85	Aerial Map of Subject Property	8	002775-002776
86	June 21, 2017 emails between LuAnn D. Holmes and City Clerk Deputies	8	002777-002782
87	Flood Damage Control	8	002783-002809
88	June 28, 2016 Reasons for Access Points off Hualapai Way and Rampart Blvd. letter from Mark Colloton, Architect, to Victor Balanos	8	002810-002815
89	August 24, 2017 Access Denial letter from City of Las Vegas to Vickie Dehart	8	002816
90	19.16.100 Site Development Plan Review	8	002817-002821
91	8.10.17 Application for Walls, Fences, or Retaining Walls	8	002822-002829
92	August 24, 2017 City of Las Vegas Building Permit Fence Denial letter	8	002830

93	June 28, 2017 City of Las Vegas letter to Yohan Lowie Re Abeyance Item - TMP-68482 - Tentative Map - Public Hearing City Council Meeting of June 21, 2017	8	002831-002834
94	Declaration of Vickie Dehart, <i>Jack B. Binion, et al. v. Fore Stars, Ltd.</i> , Case No. A-15-729053-B	8	002835-002837
95	Supreme Court Order of Affirmance, <i>David Johnson, et al. v. McCarran International Airport, et al.</i> , Case No. 53677	8	002838-002845
96	De Facto Taking Case Law From State and Federal Jurisdictions	8	002846-002848
97	Department of Planning Application/Petition Form	8	002849-002986
98	11.30.17 letter to City of Las Vegas Re: 180 Land Co LLC ("Applicant"t - Justification Letter for General Plan Amendment [SUBMITTED UNDER PROTEST] to Assessor's Parcel ("APN(st") 138-31-601-008, 138-31- 702-003, 138-31-702-004 (consisting of 132.92 acres collectively "Property"t - from PR-OS (Park, Recreation and Open Space) to ML (Medium Low Density Residential) as part of applications under PRJ-11990, PRJ-11991, and PRJ-71992	8	002987-002989
99	January 9, 2018 City Council Staff Recommendations	8	002990-003001
100	Item #44 - Staff Report for SDR-72005 [PRJ-71990] - amended condition #6 (renumbered to #7 with added condition)	8	003002
101	January 9, 2018 WVR-72007 Staff Recommendations	8	003003-003027
102	January 9, 2018 WVR-72004, SDR-72005 Staff Recommendations	8	003028-003051
103	January 9, 2018 WVR-72010 Staff Recommendations	8	003052-003074
104	February 21, 2018 City Council Meeting Verbatim Transcript	8	003075-003108
105	May 17, 2018 City of Las Vegas Letter re Abeyance - TMP-72012 [PRJ-71992] - Tentative Map Related to WVR-72010 and SDR-72011	9	003109-003118
106	May 16, 2018 Council Meeting Verbatim Transcript	9	003119-003192
107	Bill No. 2018-5, Ordinance 6617	9	003193-003201

1	108	Bill No. 2018-24, Ordinance 6650	9	003202-003217
2	109	November 7, 2018 City Council Meeting Verbatim Transcript	9	003218-003363
3	110	October 15, 2018 Recommending Committee Meeting Verbatim Transcript	9	003364-003392
4	111	October 15, 2018 Kaempfer Crowell Letter re: Proposed Bill No. 2018-24 (part 1 of 2)	10	003393-003590
5	112	October 15, 2018 Kaempfer Crowell Letter re: Proposed Bill No. 2018-24 (part 2 of 2)	11	003591-003843
6	113	July 17, 2018 Hutchison & Steffen letter re Agenda Item Number 86 to Las Vegas City Attorney	11	003844-003846
7	114	5.16.18 City Council Meeting Verbatim Transcript	11	003847-003867
8	115	5.14.18 Bill No. 2018-5, Councilwoman Fiore Opening Statement	11	003868-003873
9	116	May 14, 2018 Recommending Committee Meeting Verbatim Transcript	11	003874-003913
10	117	August 13, 2018 Meeting Minutes	11	003914-003919
11	118	November 7, 2018 transcript In the Matter of Las Vegas City Council Meeting, Agenda Item 50, Bill No. 2018-24	12	003920-004153
12	119	September 4, 2018 Recommending Committee Meeting Verbatim Transcript	12	004154-004219
13	120	State of Nevada State Board of Equalization Notice of Decision, <i>In the Matter of Fore Star Ltd., et al.</i>	12	004220-004224
14	121	August 29, 2018 Bob Coffin email re Recommend and Vote for Ordinance Bill 2108-24	12	004225
15	122	April 6, 2017 Email between Terry Murphy and Bob Coffin	12	004226-004233
16	123	March 27, 2017 letter from City of Las Vegas to Todd S. Polikoff	12	004234-004235
17	124	February 14, 2017 Planning Commission Meeting Verbatim Transcript	12	004236-004237
18	125	Steve Seroka Campaign letter	12	004238-004243
19	126	Coffin Facebook Posts	12	004244-004245
20	127	September 17, 2018 Coffin text messages	12	004246-004257
21	128	September 26, 2018 email to Steve Seroka re: meeting with Craig Billings	12	004258

129	Letter to Mr. Peter Lowenstein re: City's Justification	12	004259-004261
130	August 30, 2018 email between City Employees	12	004262-004270
131	February 15, 2017 City Council Meeting Verbatim Transcript	12	004271-004398
132	May 14, 2018 Councilman Fiore Opening Statement	12	004399-004404
133	Map of Peccole Ranch Conceptual Master Plan (PRCMP)	12	004405
134	December 30, 2014 letter to Frank Pankratz re: zoning verification	12	004406
135	May 16, 2018 City Council Meeting Verbatim Transcript	13	004407-004480
136	June 21, 2018 Transcription of Recorded Homeowners Association Meeting	13	004481-004554
137	Pictures of recreational use by the public of the Subject Property	13	004555-004559
138	Appellees' Opposition Brief and Cross-Brief, <i>Del Monte Dunes at Monterey, Ltd., et al. v. City of Monterey</i>	13	004560-004575
139	Respondent City of Las Vegas' Answering Brief, <i>Binion, et al. v. City of Las Vegas, et al.</i>	13	004576-004578
140	Grant, Bargain and Sale Deed	13	004579-004583
141	City's Land Use Hierarchy Chart	13	004584
142	August 3, 2017 deposition of Bob Beers, pgs. 31-36 - <i>The Matter of Binion v. Fore Stars</i>	13	004585-004587
143	November 2, 2016 email between Frank A. Schreck and George West III	13	004588
144	January 9, 2018 email between Steven Seroka and Joseph Volmar re: Opioid suit	13	004589-004592
145	May 2, 2018 email between Forrest Richardson and Steven Seroka re Las Vegas Badlands Consulting/Proposal	13	004593-004594
146	November 16, 2017 email between Steven Seroka and Frank Schreck	13	004595-004597
147	June 20, 2017 representation letter to Councilman Bob Coffin from Jimmerson Law Firm	13	004598-004600

148	September 6, 2017, City Council Verbatim Transcript	13	004601-004663
149	December 17, 2015 LVRJ Article, Group that includes rich and famous files suit over condo plans	13	004664-04668
150	Affidavit of Donald Richards with referenced pictures attached	14, 15, 16	004669-004830

DATED this 26th day of March, 2021.

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By: /s/ Kermit L. Waters
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 Michael A. Schneider, Esq.
 Nevada Bar No. 8887
 Autumn L. Waters, Esq.
 Nevada Bar No. 8917

Attorneys for Plaintiff Landowners

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that I am an employee of the Law Offices of Kermitt L. Waters, and that on the 26th day of March, 2021, pursuant to NRCP 5(b) and EDCR 8.05(f), a true and correct copy of the foregoing document(s): **APPENDIX OF EXHIBITS IN SUPPORT OF PLAINTIFF LANDOWNERS' MOTION TO DETERMINE TAKE AND FOR SUMMARY JUDGMENT ON THE FIRST, THIRD AND FOURTH CLAIMS FOR RELIEF - VOLUME 9** was made by electronic means pursuant to EDCR 8.05(a) and 8.05(f), to be electronically served through the Eighth Judicial District Court's electronic filing system, with the date and time of the electronic service substituted for the date and place of deposit in the mail and addressed to each of the following:

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/s/ Evelyn Washington
Evelyn Washington, an employee of the
Law Offices of Kermitt L. Waters

Exhibit 105



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
Mayor

LOIS TARKANIAN
Mayor Pro Tem

STAVROS S. ANTHONY
BOB COFFIN
STEVEN G. SEROKA
MICHELE FIORE
CEDRIC CREAR

SCOTT D. ADAMS
City Manager

DEPARTMENT OF PLANNING
ROBERT SUMMERFIELD
DIRECTOR

**DEVELOPMENT
SERVICES CENTER**
DEPARTMENT OF PLANNING
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cityoflasvegas
lasvegasnevada.gov

May 17, 2018

Mr. Yohan Lowie
180 Land Company, LLC
1215 South Fort Apache Road, Suite #120
Las Vegas, Nevada 89117

**RE: ABEYANCE - TMP-72012 [PRJ-71992] - TENTATIVE MAP RELATED
TO WVR-72010 AND SDR-72011
CITY COUNCIL MEETING OF MAY 16, 2018**

Dear Mr. Lowie:

The City Council at a regular meeting held on May 16, 2018 voted to **STRIKE** a request for a Tentative Map FOR A 53-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 33.80 acres on the east side of Palace Court, approximately 330 feet north of Charleston Boulevard (APN 138-31-702-004), R-PD7 (Residential Planned Development - 7 Units per Acre) and PD (Planned Development) Zones, Ward 2 (Seroka) [PRJ-71992].

The Notice of Final Action was filed with the Las Vegas City Clerk on May 17, 2018.

Sincerely,

Robert Summerfield, AICP®
Director
Department of Planning

RTS:PL:clb

cc: Ms. Clndie Gee
GCW, Inc.
1555 South Rainbow Boulevard
Las Vegas, Nevada 89146

003109

LO 00002327

7316



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
Mayor

LOIS TARKANIAN
Mayor Pro Tem

STAVROS S. ANTHONY
BOB COFFIN
STEVEN G. SEROKA
MICHELE FIORE
CEDRIC CREAR

SCOTT D. ADAMS
City Manager

DEPARTMENT OF PLANNING
ROBERT SUMMERFIELD
DIRECTOR

**DEVELOPMENT
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cityoflasvegas
lasvegasnevada.gov

May 17, 2018

Mr. Yohan Lowie
180 Land Company, LLC
1215 South Fort Apache Road, Suite #120
Las Vegas, Nevada 89117

**RE: ABEYANCE - TMP-72009 [PRJ-71991] - TENTATIVE MAP RELATED
TO WVR-72007 AND SDR-72008
CITY COUNCIL MEETING OF MAY 16, 2018**

Dear Mr. Lowie:

The City Council at a regular meeting held on May 16, 2018 voted to **STRIKE** a request for a Tentative Map FOR A 106-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 76.93 acres on the east side of Hualapai Way, approximately 830 feet north of Charleston Boulevard (APN 138-31-702-003), R-PD7 (Residential Planned Development - 7 Units per Acre) Zone, Ward 2 (Seroka) [PRJ-71991].

The Notice of Final Action was filed with the Las Vegas City Clerk on May 17, 2018.

Sincerely,


Robert Summerfield, AICP
Director
Department of Planning

RTS;PL:clb

cc: Ms. Cindie Gee
GCW, Inc.
1555 South Rainbow Boulevard
Las Vegas, Nevada 89146

003110

LO 00002328

7317



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
Mayor

LOIS TARKANIAN
Mayor Pro Tem

STAVROS S. ANTHONY

BOB COFFIN

STEVEN G. SEROKA

MICHELE FIORE

CEDRIC CREAR

SCOTT D. ADAMS
City Manager

DEPARTMENT OF PLANNING
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May 17, 2018

Mr. Yohan Lowie
180 Land Company, LLC
1215 South Fort Apache Road, Suite #120
Las Vegas, Nevada 89117

**RE: ABEYANCE - TMP-72006 [PRJ-71990] - TENTATIVE MAP RELATED
TO WVR-72004 AND SDR-72005
CITY COUNCIL MEETING OF MAY 16, 2018**

Dear Mr. Lowie:

The City Council at a regular meeting held on May 16, 2018 voted to **STRIKE** a request for a Tentative Map FOR A 75-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 22.19 acres on the north side of Verlaine Court, east of Regents Park Road (APN 138-31-601-008), R-PD7 (Residential Planned Development - 7 Units per Acre) Zone, Ward 2 (Seroka) [PRJ-71990].

The Notice of Final Action was filed with the Las Vegas City Clerk on May 17, 2018.

Sincerely,


Robert Summerfield, ALPZ
Director
Department of Planning

RTS:PL:clb

cc: Mr. Yohan Lowie
Fore Stars Limited
1215 South Fort Apache Road, Suite #120
Las Vegas, Nevada 89117

Mr. Yohan Lowie
Seventy Acres, LLC
1215 South Fort Apache Road, Suite #120
Las Vegas, Nevada 89117

Ms. Cindie Gee
GCW, Inc.
1555 South Rainbow Boulevard
Las Vegas, Nevada 89146

003111

LO 00002329

7318



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
Mayor

LOIS TARKANIAN
Mayor Pro Tem

STAVROS S. ANTHONY

BOB COFFIN

STEVEN G. SEROKA

MICHELE FIORE

CEDRIC CREAR

SCOTT D. ADAMS
City Manager

DEPARTMENT OF PLANNING
ROBERT SUMMERFIELD
DIRECTOR

**DEVELOPMENT
SERVICES CENTER**
DEPARTMENT OF PLANNING
333 N. RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NV 89106
702.229.6301 | VOICE
702.474.7463 | FAX
711 | TTY



cityoflasvegas
lasvegasnevada.gov

May 17, 2018

Mr. Yohan Lowie
180 Land Company, LLC
1215 South Fort Apache Road, Suite #120
Las Vegas, Nevada 89117

**RE: ABEYANCE - SDR-72011 [PRJ-71992] - SITE DEVELOPMENT PLAN
REVIEW RELATED TO WVR-72010 AND TMP-72012
CITY COUNCIL MEETING OF MAY 16, 2018**

Dear Mr. Lowie:

The City Council at a regular meeting held on May 16, 2018 voted to **STRIKE** a request for a Site Development Plan Review FOR A PROPOSED 53-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on a portion of 83.52 acres on the east side of Palace Court, approximately 330 feet north of Charleston Boulevard (APNs 138-31-702-004; 138-32-202-001; 138-32-210-008; and 138-32-301-007), R-PD7 (Residential Planned Development - 7 Units per Acre) and PD (Planned Development) Zones, Ward 2 (Seroka) [PRJ-71992].

The Notice of Final Action was filed with the Las Vegas City Clerk on May 17, 2018.

Sincerely,

Robert Summerfield, AICP®
Director
Department of Planning

RTS:PL:clb

cc: Ms. Cindie Gee
GCW, Inc.
1555 South Rainbow Boulevard
Las Vegas, Nevada 89146

003112

LO 00002330

7319



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
Mayor

LOIS TARKANIAN
Mayor Pro Tem

STAVROS S. ANTHONY
BOB COFFIN
STEVEN G. SEROKA
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CEDRIC CREAR

SCOTT D. ADAMS
City Manager

DEPARTMENT OF PLANNING
ROBERT SUMMERFIELD
DIRECTOR

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May 17, 2018

Mr. Yohan Lowie
180 Land Company, LLC
1215 South Fort Apache Road, Suite #120
Las Vegas, Nevada 89117

**RE: ABEYANCE - SDR-72008 [PRJ-71991] - SITE DEVELOPMENT PLAN
REVIEW RELATED TO WVR72007 AND TMP-72009
CITY COUNCIL MEETING OF MAY 16, 2018**

Dear Mr. Lowie:

The City Council at a regular meeting held on May 16, 2018 voted to **STRIKE** a request for a Site Development Plan Review FOR A PROPOSED 106-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on a portion of 126.65 acres on the east side of Hualapai Way, approximately 830 feet north of Charleston Boulevard (APNs 138-31-702-003; 138-32-202-001; 138-32-210-008; and 138-32-301-007), R-PD7 (Residential Planned Development - 7 Units per Acre) and PD (Planned Development) Zones, Ward 2 (Seroka) [PRJ-71991].

The Notice of Final Action was filed with the Las Vegas City Clerk on May 17, 2018.

Sincerely,

Robert Summerfield, ALP #
Director
Department of Planning

RTS:PL:dlb

cc: Ms. Cindie Gee
GCW, Inc.
1555 South Rainbow Boulevard
Las Vegas, Nevada 89146

003113

LO 00002334

7320



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
Mayor

LOIS TARKANIAN
Mayor Pro Tem

STAVROS S. ANTHONY

BOB COFFIN

STEVEN G. SEROKA

MICHELE FIORE

CEDRIC CREAR

SCOTT D. ADAMS
City Manager

DEPARTMENT OF PLANNING
ROBERT SUMMERFIELD
DIRECTOR

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May 17, 2018

Mr. Yohan Lowie
180 Land Company, LLC
1215 South Fort Apache Road, Suite #120
Las Vegas, Nevada 89117

**RE: ABEYANCE - SDR-72006 [PRJ-71990] - SITE DEVELOPMENT PLAN
REVIEW RELATED TO WVR-72004 AND TMP-72006
CITY COUNCIL MEETING OF MAY 16, 2018**

Dear Mr. Lowie:

The City Council at a regular meeting held on May 16, 2018 voted to **STRIKE** a request for a Site Development Plan Review FOR A PROPOSED 75-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on a portion of 71.91 acres on the north side of Verlaine Court, east of Regents Park Road (APNs 138-31-601-008; 138-32-202-001; 138-32-210-008; and 138-32-301-007), R-PD7 (Residential Planned Development - 7 Units per Acre) and PD (Planned Development) Zones, Ward 2 (Seroka) [PRJ-71990].

The Notice of Final Action was filed with the Las Vegas City Clerk on May 17, 2018.

Sincerely,


Robert Summerfield, AICP
Director
Department of Planning

RTS:PL:clb

cc: Mr. Yohan Lowie
Fore Stars Limited
1215 South Fort Apache Road, Suite #120
Las Vegas, Nevada 89117

Mr. Yohan Lowie
Seventy Acres, LLC
1215 South Fort Apache Road, Suite #120
Las Vegas, Nevada 89117

Ms. Cindie Gee
GCW, Inc.
1555 South Rainbow Boulevard
Las Vegas, Nevada 89148

003114

LO 00002332

7321



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
Mayor

LOIS TARKANIAN
Mayor Pro Tem

STAVROS S. ANTHONY
BOB COFFIN

STEVEN G. SEROKA

MICHELE FIORE

CEDRIC CREAR

SCOTT D. ADAMS
City Manager

DEPARTMENT OF PLANNING
ROBERT SUMMERFIELD
DIRECTOR

**DEVELOPMENT
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lasvegasnevada.gov

May 17, 2018

Mr. Yohan Lowie
180 Land Company, LLC
1215 South Fort Apache Road, Suite #120
Las Vegas, Nevada 89117

**RE: ABEYANCE - GPA-72220 [PRJ-72218] - GENERAL PLAN
AMENDMENT
CITY COUNCIL MEETING OF MAY 16, 2018**

Dear Mr. Lowie:

The City Council at a regular meeting held on May 16, 2018 voted to **STRIKE** a request for a General Plan Amendment FROM: PR-OS (PARKS/RECREATION/OPEN SPACE) TO: ML (MEDIUM LOW DENSITY RESIDENTIAL) on 132.92 acres on the east side of Hualapai Way, approximately 830 feet north of Charleston Boulevard (APNs 138-31-601-008; and 138-31-702-003 and 004), Ward 2 (Seroka) [PRJ-72218].

The Notice of Final Action was filed with the Las Vegas City Clerk on May 17, 2018.

Sincerely,


Robert Summerfield, AICP®

Director
Department of Planning

RTS:PL:clb

cc: Ms. Jennifer Knighton
EHB Companies
1215 South Fort Apache Road, Suite # 120
Las Vegas, Nevada 89117

003115

LO 00002338

7322



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
Mayor

LOIS TARKANIAN
Mayor Pro Tem

STAVROS S. ANTHONY

BOB COFFIN

STEVEN G. SEROKA

MICHELE FIORE

CEDRIC CREAR

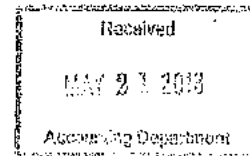
SCOTT D. ADAMS
City Manager

DEPARTMENT OF PLANNING
ROBERT SUMMERFIELD
DIRECTOR

**DEVELOPMENT
SERVICES CENTER**
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May 17, 2018

Mr. Yohan Lowie
180 Land Company, LLC
1215 South Fort Apache Road, Suite #120
Las Vegas, Nevada 89117

**RE: ABEYANCE - WVR-72010 [PRJ-71992] - WAIVER RELATED TO SDR-
72011 AND TMP-72012
CITY COUNCIL MEETING OF MAY 16, 2018**

Dear Mr. Lowie:

The City Council at a regular meeting held on May 16, 2018 voted to **STRIKE** a request for a Waiver TO ALLOW 40-FOOT PRIVATE STREETS WITH NO SIDEWALKS WHERE 47-FOOT PRIVATE STREETS WITH FIVE-FOOT SIDEWALKS ON BOTH SIDES ARE REQUIRED WITHIN A PROPOSED GATED RESIDENTIAL DEVELOPMENT on a portion of 83.52 acres on the east side of Palace Court, approximately 330 feet north of Charleston Boulevard (APN 138-31-702-004; 138-32-202-001; 138-32-210-008; and 138-32-301-007), R-PD7 (Residential Planned Development - 7 Units per Acre) and PD (Planned Development) Zones, Ward 2 (Seroka) [PRJ-71992].

The Notice of Final Action was filed with the Las Vegas City Clerk on May 17, 2018.

Sincerely,

Robert Summerfield, AICP®

Director
Department of Planning

RTS:PL:clb

cc: Ms. Cindie Gee
GCW, Inc.
1555 South Rainbow Boulevard
Las Vegas, Nevada 89146

003116

LO 00002334

7323



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
Mayor

LOIS TARKANIAN
Mayor Pro Tem

STAVROS S. ANTHONY

BOB COFFIN

STEVEN G. SEROKA

MICHELE FIORE

CEDRIC CREAR

SCOTT D. ADAMS
City Manager

DEPARTMENT OF PLANNING
ROBERT SUMMERFIELD
DIRECTOR

**DEVELOPMENT
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lasvegasnevada.gov

May 17, 2018

Mr. Yohan Lowie
180 Land Company, LLC
1215 South Fort Apache Road, Suite #120
Las Vegas, Nevada 89117

**RE: ABEYANCE - WVR-72004 [PRJ-71990] - WAIVER RELATED TO SDR-
72005 AND TMP-72006
CITY COUNCIL MEETING OF MAY 16, 2018**

Dear Mr. Lowie:

The City Council at a regular meeting held on May 16, 2018 voted to **STRIKE** a request for a Waiver TO ALLOW 40-FOOT PRIVATE STREETS WITH NO SIDEWALKS WHERE 47-FOOT PRIVATE STREETS WITH FIVE-FOOT SIDEWALKS ON BOTH SIDES ARE REQUIRED WITHIN A PROPOSED GATED RESIDENTIAL DEVELOPMENT on a portion of 71.91 acres on the north side of Verlaine Court, east of Regents Park Road (APN 138-31-801-008; 138-32-202-001; 138-32-210-008; and 138-32-301-007), R-PD7 (Residential Planned Development - 7 Units per Acre) and PD (Planned Development) Zones, Ward 2 (Seroka) [PRJ-71990].

The Notice of Final Action was filed with the Las Vegas City Clerk on May 17, 2018.

Sincerely,

Robert Summerfield
Robert Summerfield, AICP
Director

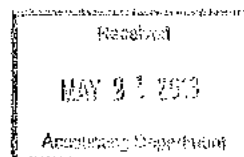
Director
Department of Planning

RTS:PL:clb

cc: Mr. Yohan Lowie
Fore Stars Ltd.
1215 South Fort Apache Road, Suite #120
Las Vegas, Nevada 89117

Mr. Yohan Lowie
Seventy Acres LLC
1215 South Fort Apache Road, Suite #120
Las Vegas, Nevada 89117

Ms. Cindie Gee
GCW, Inc.
1555 South Rainbow Boulevard
Las Vegas, Nevada 89146



003117

LO 00002335

7324



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
Mayor

LOIS TARKANIAN
Mayor Pro Tem

STAVROS S. ANTHONY
BOB COFFIN
STEVEN G. SEROKA
MICHELE FIORE
CEDRIC CREAR

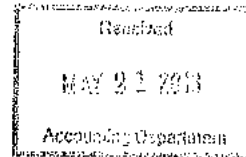
SCOTT D. ADAMS
City Manager

DEPARTMENT OF PLANNING
ROBERT SUMMERFIELD
DIRECTOR

**DEVELOPMENT
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May 17, 2018

Mr. Yohan Lowie
180 Land Company, LLC
1215 South Fort Apache Road, Suite #120
Las Vegas, Nevada 89117

**RE: ABEYANCE - WVR-72007 [PRJ-71991] - WAIVER RELATED TO SDR-72008 AND TMP-72009
CITY COUNCIL MEETING OF MAY 16, 2018**

Dear Mr. Lowie:

The City Council at a regular meeting held on May 16, 2018 voted to **STRIKE** a request for a Waiver TO ALLOW 40-FOOT PRIVATE STREETS WITH NO SIDEWALKS WHERE 47-FOOT PRIVATE STREETS WITH FIVE-FOOT SIDEWALKS ON BOTH SIDES ARE REQUIRED on a portion of 126.65 acres on the east side of Hualapai Way, approximately 830 feet north of Charleston Boulevard (APN 138-31-702-003; 138-32-202-001; 138-32-210-008; and 138-32-301-007), R-PD7 (Residential Planned Development - 7 Units per Acre) and PD (Planned Development) Zones, Ward 2 (Seroka) [PRJ-71991].

The Notice of Final Action was filed with the Las Vegas City Clerk on May 17, 2018.

Sincerely,


Robert Summerfield, AICP®

Director
Department of Planning

RTS:PL:clb

cc: Ms. Cindie Gee
GCW, Inc.
1555 South Rainbow Boulevard
Las Vegas, Nevada 89146

003118

LO 00002336

7325

Exhibit 106

**CITY COUNCIL MEETING OF
MAY 16, 2018
VERBATIM TRANSCRIPT – AGENDA ITEMS 71 AND 74-83**

1 **ITEM 71 - For Possible Action - Any items from the afternoon session that the Council,**
2 **staff and /or the applicant wish to be stricken, tabled, withdrawn or held in abeyance to a**
3 **future meeting may be brought forward and acted upon at this time**
4 **Agenda Item 71, for possible action, any items Council, Staff and/or applicant wish to be**
5 **stricken, tabled, withdrawn, held in abeyance to a future meeting may be brought forward**
6 **and acted upon at this time.**

7
8 **ITEM 74 - GPA-72220 - ABEYANCE ITEM - GENERAL PLAN AMENDMENT -**
9 **PUBLIC HEARING - APPLICANT/OWNER: 180 LAND CO, LLC - For possible action**
10 **on a request for a General Plan Amendment FROM: PR-OS**
11 **(PARKS/RECREATION/OPEN SPACE) TO: ML (MEDIUM LOW DENSITY**
12 **RESIDENTIAL) on 132.92 acres on the east side of Hualapai Way, approximately 830 feet**
13 **north of Charleston Boulevard (APNs 138-31-601-008; and 138-31-702-003 and 004), Ward**
14 **2 (Seroka) [PRJ-72218]. The Planning Commission vote resulted in a tie, which is**
15 **tantamount to a recommendation of DENIAL. Staff recommends APPROVAL.**

16
17 **ITEM 75 - WVR-72004 - ABEYANCE ITEM - WAIVER - PUBLIC HEARING -**
18 **APPLICANT/OWNER: 180 LAND CO, LLC, ET AL - For possible action on a request for**
19 **a Waiver TO ALLOW 40-FOOT PRIVATE STREETS WITH NO SIDEWALKS WHERE**
20 **47-FOOT PRIVATE STREETS WITH FIVE-FOOT SIDEWALKS ON BOTH SIDES**
21 **ARE REQUIRED WITHIN A PROPOSED GATED RESIDENTIAL DEVELOPMENT on**
22 **a portion of 71.91 acres on the north side of Verlaine Court, east of Regents Park Road**
23 **(APN 138-31-601-008; 138-32-202-001; 138-32-210-008; and 138-32-301-007), R-PD7**
24 **(Residential Planned Development - 7 Units per Acre) and PD (Planned Development)**
25 **Zones, Ward 2 (Seroka) [PRJ-71990]. The Planning Commission (4-2-1 vote) and Staff**
26 **recommend APPROVAL.**

27
28 **ITEM 76 - SDR-72005 - ABEYANCE ITEM - SITE DEVELOPMENT PLAN REVIEW**
29 **RELATED TO WVR-72004 - PUBLIC HEARING - APPLICANT/OWNER: 180 LAND**

**CITY COUNCIL MEETING OF
MAY 16, 2018
VERBATIM TRANSCRIPT – AGENDA ITEMS 71 AND 74-83**

30 **CO, LLC, ET AL - For possible action on a request for a Site Development Plan Review**
31 **FOR A PROPOSED 75-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on a**
32 **portion of 71.91 acres on the north side of Verlaine Court, east of Regents Park Road**
33 **(APNs 138-31-601-008; 138-32-202-001; 138-32-210-008; and 138-32-301-007), R-PD7**
34 **(Residential Planned Development - 7 Units per Acre) and PD (Planned Development)**
35 **Zones, Ward 2 (Seroka) [PRJ-71990]. The Planning Commission (4-2-1 vote) and Staff**
36 **recommend APPROVAL.**

37

38 **ITEM 77 - TMP-72006 - ABEYANCE ITEM - TENTATIVE MAP RELATED TO WVR-**
39 **72004 AND SDR-72005 - PARCEL 2 @ THE 180 - PUBLIC HEARING -**
40 **APPLICANT/OWNER: 180 LAND CO, LLC - For possible action on a request for a**
41 **Tentative Map FOR A 75-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on**
42 **22.19 acres on the north side of Verlaine Court, east of Regents Park Road (APN 138-31-**
43 **601-008), R-PD7 (Residential Planned Development - 7 Units per Acre) Zone, Ward 2**
44 **(Seroka) [PRJ-71990]. The Planning Commission (4-2-1 vote) and Staff recommend**
45 **APPROVAL.**

46

47 **ITEM 78 - WVR-72007 - ABEYANCE ITEM - WAIVER - PUBLIC HEARING -**
48 **APPLICANT/OWNER: 180 LAND CO, LLC, ET AL - For possible action on a request for**
49 **a Waiver TO ALLOW 40-FOOT PRIVATE STREETS WITH NO SIDEWALKS WHERE**
50 **47-FOOT PRIVATE STREETS WITH FIVE-FOOT SIDEWALKS ON BOTH SIDES**
51 **ARE REQUIRED on a portion of 126.65 acres on the east side of Hualapai Way,**
52 **approximately 830 feet north of Charleston Boulevard (APN 138-31-702-003; 138-32-202-**
53 **001; 138-32-210-008; and 138-32-301-007), R-PD7 (Residential Planned Development - 7**
54 **Units per Acre) and PD (Planned Development) Zones, Ward 2 (Seroka) [PRJ-71991]. The**
55 **Planning Commission (4-2-1 vote) and Staff recommend APPROVAL.**

56

57 **ITEM 79 - SDR-72008 - ABEYANCE ITEM - SITE DEVELOPMENT PLAN REVIEW**
58 **RELATED TO WVR-72007 - PUBLIC HEARING - APPLICANT/OWNER: 180 LAND**

**CITY COUNCIL MEETING OF
MAY 16, 2018
VERBATIM TRANSCRIPT – AGENDA ITEMS 71 AND 74-83**

59 CO, LLC, ET AL - For possible action on a request for a Site Development Plan Review
60 FOR A PROPOSED 106-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on a
61 portion of 126.65 acres on the east side of Hualapai Way, approximately 830 feet north of
62 Charleston Boulevard (APNs 138-31-702-003; 138-32-202-001; 138-32-210-008; and 138-32-
63 301-007), R-PD7 (Residential Planned Development - 7 Units per Acre) and PD (Planned
64 Development) Zones, Ward 2 (Seroka) [PRJ-71991]. The Planning Commission (4-2-1
65 vote) and Staff recommend APPROVAL.

66
67 ITEM 80 - TMP-72009 - ABEYANCE ITEM - TENTATIVE MAP RELATED TO WVR-
68 72007 AND SDR-72008 - PARCEL 3 @ THE 180 - PUBLIC HEARING -
69 APPLICANT/OWNER: 180 LAND CO, LLC - For possible action on a request for a
70 Tentative Map FOR A 106-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on
71 76.93 acres on the east side of Hualapai Way, approximately 830 feet north of Charleston
72 Boulevard (APN 138-31-702-003), R-PD7 (Residential Planned Development - 7 Units per
73 Acre) Zone, Ward 2 (Seroka) [PRJ-71991]. The Planning Commission (4-2-1 vote) and
74 Staff recommend APPROVAL.

75
76 ITEM 81 - WVR-72010 - ABEYANCE ITEM - WAIVER - PUBLIC HEARING -
77 APPLICANT/OWNER: 180 LAND CO, LLC, ET AL - For possible action on a request for
78 a Waiver TO ALLOW 40-FOOT PRIVATE STREETS WITH NO SIDEWALKS WHERE
79 47-FOOT PRIVATE STREETS WITH FIVE-FOOT SIDEWALKS ON BOTH SIDES
80 ARE REQUIRED WITHIN A PROPOSED GATED RESIDENTIAL DEVELOPMENT on
81 a portion of 83.52 acres on the east side of Palace Court, approximately 330 feet north of
82 Charleston Boulevard (APN 138-31-702-004; 138-32-202-001; 138-32-210-008; and 138-32-
83 301-007), R-PD7 (Residential Planned Development - 7 Units per Acre) and PD (Planned
84 Development) Zones, Ward 2 (Seroka) [PRJ-71992]. The Planning Commission (4-2-1
85 vote) and Staff recommend APPROVAL.

**CITY COUNCIL MEETING OF
MAY 16, 2018
VERBATIM TRANSCRIPT – AGENDA ITEMS 71 AND 74-83**

86 **ITEM 82 - SDR-72011 - ABEYANCE ITEM - SITE DEVELOPMENT PLAN REVIEW**
87 **RELATED TO WVR-72010 - PUBLIC HEARING - APPLICANT/OWNER: 180 LAND**
88 **CO, LLC, ET AL - For possible action on a request for a Site Development Plan Review**
89 **FOR A PROPOSED 53-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on a**
90 **portion of 83.52 acres on the east side of Palace Court, approximately 330 feet north of**
91 **Charleston Boulevard (APNs 138-31-702-004; 138-32-202-001; 138-32-210-008; and 138-32-**
92 **301-007), R-PD7 (Residential Planned Development - 7 Units per Acre) and PD (Planned**
93 **Development) Zones, Ward 2 (Seroka) [PRJ-71992]. The Planning Commission (4-2-1**
94 **vote) and Staff recommend APPROVAL.**

95
96 **ITEM 83 - TMP-72012 - ABEYANCE ITEM - TENTATIVE MAP RELATED TO WVR-**
97 **72010 AND SDR-72011 - PARCEL 4 @ THE 180 - PUBLIC HEARING -**
98 **APPLICANT/OWNER: 180 LAND CO, LLC - For possible action on a request for a**
99 **Tentative Map FOR A 53-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on**
100 **33.80 acres on the east side of Palace Court, approximately 330 feet north of Charleston**
101 **Boulevard (APN 138-31-702-004), R-PD7 (Residential Planned Development - 7 Units per**
102 **Acre) and PD (Planned Development) Zones, Ward 2 (Seroka) [PRJ-71992]. The Planning**
103 **Commission (4-2-1 vote) and Staff recommend APPROVAL.**

104

105 **Appearance List**

106 CAROLYN G. GOODMAN, Mayor
107 STEVEN G. SEROKA, Councilman
108 CEDRIC CREAR, Councilman
109 MICHELE FIORE, Councilwoman
110 LUANN D. HOLMES, City Clerk
111 LOIS TARKANIAN, Councilwoman
112 BRAD JERBIC, City Attorney
113 BOB COFFIN, Councilman
114 SCOTT ADAMS, City Manager

**CITY COUNCIL MEETING OF
MAY 16, 2018
VERBATIM TRANSCRIPT – AGENDA ITEMS 71 AND 74-83**

115 STAVROS S. ANTHONY, Councilman
116 ROBERT SUMMERFIELD, Director of Planning
117 TOM PERRIGO, Executive Director, Community Development
118 STEPHANIE ALLEN, 1980 Festival Plaza, on behalf of the applicant
119 MARK HUTCHISON, Counsel for the applicant
120 ELIZABETH GHANEM HAM, in-house Counsel, on behalf of the applicant
121 MICHAEL BUCKLEY, on behalf of the homeowners
122 FRANK SCHRECK, 9824 Winter Palace Drive
123 YOHAN LOWIE, property owner
124 DOUG RANKIN, on behalf of the homeowners
125 BOB PECCOLE, Attorney, and homeowner at 9740 Verlaine Lane
126
127 (1 hour, 54 minutes) [3:25 – 5:19]
128
129 Typed by: Speechpad.com
130 Proofed by: Jacquie Miller
131
132 **MAYOR GOODMAN**
133 Okay. I will start reading.
134
135 **END RELATED DISCUSSION**
136 **RESUME RELATED DISCUSSION**
137
138 **COUNCILMAN SEROKA**
139 Mayor, I'd like to make a motion also. I have some items to discuss.
140
141 **MAYOR GOODMAN**
142 Okay. I think that-

**CITY COUNCIL MEETING OF
MAY 16, 2018
VERBATIM TRANSCRIPT – AGENDA ITEMS 71 AND 74-83**

143 **COUNCILMAN SEROKA**

144 I would like to-

145

146 **MAYOR GOODMAN**

147 -get through these and then you'll make yours. Or do you want one of those to be discussed?

148

149 **COUNCILMAN SEROKA**

150 No. No, we can do that if you allow me the floor. Thank you.

151

152 **MAYOR GOODMAN**

153 Okay. So please vote on Agenda Items 68 through 91, 98, 99, 110, and 111 for those abeyances,

154 assuming technology is, there we go. Please vote and please post. Councilman?

155

156 **COUNCILMAN SEROKA**

157 Mayor, I have a purely procedural motion. I move to strike-

158

159 **MAYOR GOODMAN**

160 Oh-

161

162 **COUNCILMAN SEROKA**

163 Item 74.

164

165 **MAYOR GOODMAN**

166 -wait, we're not done.

167

168 **COUNCILMAN SEROKA**

169 What?

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170 **MAYOR GOODMAN**

171 Hold one sec, sorry. Councilwoman Fiore and Councilman Crear, please vote on those items.

172

173 **COUNCILMAN CREAR**

174 I apologize (inaudible). Can you restate whatever the motion on the table is?

175

176 **MAYOR GOODMAN**

177 And Councilwoman Fiore. Councilwoman Fiore?

178

179 **COUNCILWOMAN FIORE**

180 I did it.

181

182 **MAYOR GOODMAN**

183 Do it again. Push, push, push.

184

185 **COUNCILWOMAN FIORE**

186 There's no button. There's no button.

187

188 **LUANN D. HOLMES**

189 How would you like to vote?

190

191 **COUNCILWOMAN FIORE**

192 Yea. There's no, there's no vote

193

194 **COUNCILWOMAN TARKANIAN**

195 There's no vote brackets.

196

197 **MAYOR GOODMAN**

198 Okay. Here we go. Now we're posting it. It carries. Now, Councilman-

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199 **COUNCILMAN SEROKA**

200 -Thank you Ma'am.

201

202 **MAYOR GOODMAN**

203 -Seroka, please.

204

205 **COUNCILMAN SEROKA**

206 I have purely a procedural motion. Based on procedure, I move to strike Agenda Items 74
207 through 83 on the grounds that I will go through here. It is an incomplete application. There is a
208 violation of our 12-month cooling off period, and it is a violation of the law as it stands today,
209 and I will go through those items to demonstrate that we have an incomplete application.
210 According to our Code, Code 90.10.040, modification of a master development plan and
211 development standards, such as Peccole Ranch Master Development Plan Phase 2, requires a
212 Major Modification because it is increasing the density of the development from which was -
213 previously approved. It also requires a Major Modification, cause it's a change in location of
214 density, and according to our Code, it says that a Major Modification shall be processed in
215 accordance with the procedures and standards applicable to zoning.
216 Further, we have an incomplete application that says due to Nevada Administrative Code
217 278.260 for review of a Tentative Map, which we have here today, it says, A developer shall
218 submit all of the following items of information for its review of a Tentative Map. If a system for
219 a disposal or sewage is to be used or considered, a report on the soil including the types of soil, a
220 table showing seasonal high water levels and the rate of percolation at depth of any proposed
221 system of absorption for soil is required. A smaller item is that a map of the 100-year floodplain
222 for the applicable area must be included. A larger item, and a very significant item in this case, is
223 that also is required a master plan showing the future development and intended use of all land
224 under the ownership or control of the developer in the vicinity of the proposed subdivision. In
225 other words, all 250-acre plan must be submitted with the Tentative Maps. And that is also in
226 accordance with the staff's preferred process as - discussed in their staff analysis, and this is all
227 right out of the Nevada Code. Further, it says that we have violated our, the 12-month cooling off

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228 period for successive applications of a General Plan Amendment.

229 So, I wanted to go through the requirements for a General Plan Amendment to show that a

230 General Plan Amendment is required in this case, and that since it, has been submitted, the

231 manner in which it's submitted violates the - Code that we have in place for a 12-month cooling

232 off period, and it was, that period would end in June.

233 Under our State laws, we have a law that's called NRS 278.230, governing body must put

234 adopted master plan into effect, and it says except as otherwise provided, whenever a governing

235 body or a city or county has adopted a master plan thereof, for the county or any major section

236 thereof, the governing body shall, upon recommendation of the, of, and I'll skip through some of

237 the language, and if practical needs of putting into effect a master plan, it must be in

238 conformance. The governing body must make sure it's in conformance.

239 Going, and there is some concern about that being whether our State law applies. Well, I'm –

240 gonna describe to you a couple of Supreme Court cases that say that you must amend and require

241 your master plan to be adopted when you change other things.

242 It's, the first case is the (sic) Nova Horizon case, and it is documented in the City documents

243 here that says the City, the courts have held that the master plan is a standard that commands

244 deference and presumption of applicability. The Nevada Supreme Court has held that master

245 plans in Nevada must be accorded substantial compliance, while Nevada statutes require the

246 zoning authority, must adopt zoning regulations that are in agreement with the master plan.

247 Further, there is the second case that says essentially the same thing, in that the master plan of a

248 community is a standard that commands deference and presumption and applicability.

249 So we have established that both at the State that a master plan must be in conformance with the

250 decisions you make on the day. So a General, GPA would be required if we're going to change

251 these items.

252 Further, in our own Title Code, Title 19, Paragraph 19.00.040, it is the intent of the City Council

253 that all regulatory decisions made pursuant to this Title be consistent with the General Plan. For

254 the purpose of this, of this section, consistency with the General Plans means, and it says what it

255 means, both the land use and the density and also all policies, programs of the General Plan

256 include those that promote compatibility of the uses and orderly development.

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257 So we have a State law and City law that says your General Plan must be in conformance with
258 whatever you're doing. So if you change something, you have to change your General Plan. So it
259 is required that we change our General Plan.

260 Further, in 19.16.010, it's titled Compliance with the General Plan. It says, Except as otherwise
261 authorized in this Title, which means it would have to state below that a General Plan
262 Amendment is not required. Otherwise, it is required. So it says except as otherwise authorized,
263 approval of all Maps, which we have today, Site Development Plan Reviews, which we have
264 today, Waivers which we have today, and Deviations and Development Agreements shall be
265 consistent with the spirit and intent of the General Plan.

266 Further, it says Site Development Reviews will be in conformance with the General Plan. In
267 subsequent paragraphs, it says Waivers shall be, granting a Waiver will not be inconsistent with
268 the spirit of the General Plan; and Tentative Maps, it says no application for a Tentative Map is
269 eligible for approval unless it is determined that the proposed, proposal will be in conformance
270 with all applicable zoning regulations, including all applicable provisions of this Title. The
271 zoning classification of the site and all zoning master plan or site plan approvals for the site,
272 including all applicable conditions.

273 So, in order to make the zoning in conformance, you need a Major Modification, as described
274 earlier. But what I have just demonstrated is that a General Plan Amendment is required, and we
275 have a provision in our Code that says if you have successive applications of a similar category,
276 the same category, and it goes on to describe many things that apply here today, and there is a,
277 that have been previously denied, that is a lesser intensity and you come now with a greater
278 intensity, you have to wait a year. Now, let's explain that. I asked for clarification from the
279 attorneys on that issue, and they said they really didn't know the spirit and intent behind that rule,
280 so we'll just clarify that here, since this is a policy making body and that the staff is a policy
281 implementing body, that, in this case, what it's saying is if you had a General Plan Amendment
282 for say, let's say 10 units and it was denied, you can come back with a General Plan Amendment
283 saying, Yeah, we'll - lower that to one, that's less - intense use. And that makes sense. So you
284 could go to a lower intensity or less demand when you come forward. But let's say you were
285 previously denied for 10. It wouldn't make any sense to then come back for, let's exaggerate a

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286 little bit, for 100. So if you got denied for 10, don't come forward with 100 because that's a
287 successive application, and the waiting period for that is a period of 12 months. The 12-month
288 delay, and that would not expire until June, so we should not have accepted this application
289 based of the General Plan Amendment because it's still within the window. And therefore,
290 without the General Plan Amendment and without the Major Mod, we can't do the Tentative
291 Maps, and the Tentative Maps have to be in conformance with the General Plan as the, our own
292 Code says.

293 Further, in the court case that Judge Crockett ruled, a very respected, highly regarded, very
294 thorough judge, he said that in, he - followed our own rules. He followed our staff
295 recommendations. And these are facts that the Peccole Ranch Master Plan must be modified to
296 change the land use designations from Golf Course Drainage to Multi-family, prior to approval
297 of the General Plan Amendment. That would be a Major Mod.

298 In order to develop, and these are written by our own staff, by the way. In order to redevelop the
299 property as anything other than Golf Course or Open Space, the applicant has proposed a Major
300 Modification of the master plan. So the applicant actually knows a Major Mod is required.

301 The judge further ruled the City's failure to require or - approve a Major Modification without
302 getting is legally fatal to the City's approval. So we knowingly would be operating outside the
303 law. And further, it says the City is not permitted to change the rules or follow something other
304 than the law in place. The staff made it clear the Major Mod was mandatory. Its record shows the
305 City Council chose to ignore that and move past it.

306 So we have this decision by a judge that says a Major Modification is required, amongst other
307 things, in order to move forward on the Peccole Ranch Master Plan Phase 2, of which the entire
308 250 acres is considered Parcel 5 of the Peccole Ranch Master Plan Phase 2. So it doesn't matter if
309 you're talking about one part of the golf course or another, it's all designated Drainage Golf
310 Course. So if you're going to change anything on the 250 acres, you need to have a Major
311 Modification first, a required General Plan Amendment, and then you can do your other steps.

312 So I have demonstrated we have an incomplete application, we're not in conformance with State
313 law, State code, City code, City law, and we have absent the Major Modification that both our
314 own Code requires, and at the current state of things, since we did not appeal the judge's decision

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315 and we did not ask for a stay, what we have said is we are compelled to abide by the Court's
316 ruling. And the Court ruling says that we are required a Major Modification.
317 Therefore, my motion is to Strike Items 74 through 83. However, I will allow the Applicant the
318 opportunity to withdraw them at this time if they would like to do that. Otherwise, that is my
319 motion.

320

321 **MAYOR GOODMAN**

322 Okay, I'd like some clarification-

323

324 **COUNCILWOMAN FIORE**

325 Could I ask-

326

327 **MAYOR GOODMAN**

328 -If I may, I'm gonna ask for Brad Jerbic, first of all, and then I wanna hear if there was briefing
329 by our City Manager on - these issues. Did you brief the Council? Are they fully knowledgeable
330 that this motion was gonna come? But let's go to Brad Jerbic first, please.

331

332 **BRAD JERBIC**

333 Procedurally, will you please read 74 through 83 into the record?

334

335 **MAYOR GOODMAN**

336 Okay, 74, GPA-72220, on a request for a General Plan Amendment from PR-OS
337 (Parks/Recreation/Open Space) to ML (Medium Low Density Residential) on 132.92 acres on
338 the east side Hualapai Way, approximately 830 feet north of Charleston Boulevard.
339 Number 75, WVR-72004, on a request for a Waiver to allow 40-foot private streets with no
340 sidewalks where 47-foot private streets with 5-foot sidewalks on both sides are required within a
341 proposed gated residential development on a portion of 71.91 acres on the north side of Verlaine
342 Court, east of Regents Park Road, R-PD7 (Residential Planned Development - 7 Units per Acre)
343 and PD (Planned Development) zones.

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344 Number 76, SDR-72005, on a request for Site Development Plan Review for a proposed 75-lot
345 Single Family Residential development on a portion of 71.91 acres on the north side of Verlaine
346 Court, east of Regents Park Road, R-PD7 (Residential Planned Development - 7 Units per Acre)
347 and PD (Planned Development) zones.

348 Number 77, TMP-72006, on a request for a Tentative Map for a 75-lot Single Family Residential
349 subdivision on 22.19 acres on the north side of Verlaine Court, east of Regents Park Road, R-
350 PD7 (Residential Planned Development - 7 Units per Acre) zone.

351 Number 78, WVR-72007, on a request for a Waiver to allow 40-foot private streets with no
352 sidewalks where 47-foot private streets with 5-foot sidewalks on both sides are required on a
353 portion of 126.65 acres on the east side Hualapai Way, approximately 830 feet north of
354 Charleston Boulevard, R-PD7 (Residential Planned Development - 7 Units per Acre) and PD
355 (Planned Development) zones.

356 Number 79, SDR-72008, on a request for a Site Development Plan Review for a proposed 106-
357 lot Single Family Residential development on a portion of 126.65 acres on the east side Hualapai
358 Way, approximately 830 feet north of Charleston Boulevard, R-RPD7 (sic) (Residential Planned
359 Development - 7 Units per Acre) and PD (Planned Development) zones.

360 Number 80, abeyance on a residence for a, on a request for a Tentative Map for a 106-lot single-
361 family residential subdivision on 76.93 acres east side Hualapai, approximately 830 feet north of
362 Charleston Boulevard, R-PD7 (Residential Planned Development - 7 Units per Acre) zone.

363 Number 81, WVR-72010 on a request for a Waiver to allow 40-foot private streets with no
364 sidewalks where 70, 47-foot (sic) private streets with 5-foot sidewalks on both sides are required
365 within a proposed gated community development on a portion of 83.52 acres on the east side of
366 Palace Court, approximately 330 feet north of Charleston Boulevard, R-PD7 (Residential
367 Planned Development - 7 Units Per Acre) and PD (Planned Development) zones.

368 Number 82, SDR-72011, on a request for a Site Development Plan Review for a proposed 53-lot
369 Single Family Residential development on a portion of 83.52 acres on the east side of Palace
370 Court, approximately 330 feet north of Charleston Boulevard, R-PD7 (Residential Planned
371 Development - 7 Units per Acre) and PD (Planned Development) zones.

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372 And number 83, TMP-72012, on a request for a Tentative Map for a 53-lot Single Family
373 Residential subdivision on 33.8 acres on the east side of Palace Court, approximately (sic she
374 said 350), 330 feet north of Charleston Boulevard, R-PD7 (Residential Planned Development - 7
375 Units per Acre) and PD (Planned Development) zones.
376 The Applicant/Owner of these parcels is the 180 Land Company LLC, at (sic), 180 Land
377 Company LLC, et al.
378 On Item 74, the Planning Commission vote resulted in a tie, which is tantamount to a
379 recommendation of denial, and staff recommends approval. The Planning Commission and staff
380 recommend approval of Items 75 through 83. These are in Ward 2 with Councilman Seroka, are
381 Public Hearings which I declare open.
382 Is the Applicant present? And Mr. Summerfield, are you here, wherever you are?

383

384 **COUNCILMAN COFFIN**

385 Your Honor, Your Honor, before we-

386

387 **MAYOR GOODMAN**

388 -Yes, well, I wanna hear back-

389

390 **COUNCILMAN COFFIN**

391 -there is a motion-

392

393 **MAYOR GOODMAN**

394 -no, no, no, no-

395

396 **COUNCILMAN COFFIN**

397 -there's a motion.

398

399 **MAYOR GOODMAN**

400 Let's wait.

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401 **COUNCILWOMAN FIORE**

402 No.

403

404 **MAYOR GOODMAN**

405 No. No. We're-

406

407 **COUNCILMAN COFFIN**

408 But, Your Honor-

409

410 **MAYOR GOODMAN**

411 -we're hearing from our attorney, please, Councilman.

412

413 **COUNCILMAN COFFIN**

414 Oh, from our attorneys, right, because I see a lot of people approaching, and I wanted to make
415 sure we keep it here in the family.

416

417 **MAYOR GOODMAN**

418 They're fine. Please, please just let's hear from-

419

420 **BRAD JERBIC**

421 I'm gonna make a recommendation, because the Councilman has raised a, an issue, and based a
422 motion on a procedural issue. Staff hasn't read the report yet. There's been no testimony yet. I
423 would suggest, Your Honor, that you open up the hearing just for discussion on the procedural
424 issue. If the procedural issue results in the motion passing, then we don't get to the merits of it. If
425 the procedural issue fails, then you have the staff presentation, and we can do it. That's my
426 recommendation.

427

428 **MAYOR GOODMAN**

429 Okay. May I ask the question, which I was going to before you told me to read them, which was

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430 correct. I didn't know and I wanted to ask our City Manager, has Council been briefed on these,
431 on these items?

432

433 **SCOTT ADAMS**

434 Scott Adams, City Manager. We did brief our Council last week on all three of these, well,
435 actually, there's 10 total items, three individual actions per each of the three parcels, plus the
436 overall GPA. We did a briefing last week, and then we had a Council briefing yesterday through
437 the agenda where this item came up as well. So we - really covered it over two weeks.

438

439 **COUNCILWOMAN FIORE**

440 Mayor?

441

442 **SCOTT ADAMS**

443 I - would say we're not aware of the action-

444

445 **COUNCILWOMAN FIORE**

446 Right.

447

448 **SCOTT ADAMS**

449 -or the proposed motion. So we're not really in a position to respond technically on the merits of
450 the motion, cause it, it's something that I was not aware of.

451

452 **COUNCILWOMAN FIORE**

453 Right. So Mayor understand, that what just occurred, we were not briefed on what just occurred.
454 We were briefed on what was coming before Council. But what just occurred, none of us had a
455 briefing on of what just occurred. And - I think, I think it's - quite shady, and I don't, I don't see
456 how we can even proceed with the motion that Councilmember from Ward 2 has made.

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457 **MAYOR GOODMAN**

458 Okay. Councilman Crear, I see your light's on.

459

460 **COUNCILMAN CREAR**

461 Thank you, Mayor, I just have a point of clarification. Since the Councilman has brought issues
462 forward to the Council, and how do we make a determination on if those issues are valid or are
463 they not valid? And do we need to make that clarification happen prior to us moving forward so
464 that we could make a determination or not on how we move forward? It seems as though, and
465 I'm not casting one side or the other, that I - don't feel comfortable moving forward since now
466 that I'm aware of some information that I was not aware of prior. And so how do I make a
467 determination on if what the Councilman is saying is, has basis? If it does have basis, then that
468 information seems to be very pertinent into us moving forward, whatever comes on the outcome.
469 Can you answer that for me, Mr. Jerbic?

470

471 **BRAD JERBIC**

472 I can. I think that this would be a really good time to hear from both sides as to the procedural
473 issues only, not opening up a hearing on the applications themselves, but there's been a motion
474 made to strike everything based on the procedural grounds articulated by the Councilman. I think
475 that Mr. Bice will have an opinion, and I know that Lieutenant Governor Hutchison will have an
476 opinion, and I know that Ms. Allen will have an opinion.-

477

478 **COUNCILMAN COFFIN**

479 Your Honor?

480

481 **BRAD JERBIC**

482 So what I would urge you to do, Your Honor, is ask them to limit their comments, at this point in
483 time, just to the procedural issues raised by the Councilman in this motion.

484

485 **MAYOR GOODMAN**

486 Okay.

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487 **COUNCILMAN CREAR**

488 Madam Mayor?

489

490 **COUNCILMAN COFFIN**

491 Your Honor?

492

493 **COUNCILMAN CREAR**

494 Madam?

495

496 **MAYOR GOODMAN**

497 Excuse me, please-

498

499 **COUNCILMAN CREAR**

500 -Okay.

501

502 **MAYOR GOODMAN**

503 - everybody, please.

504

505 **COUNCILMAN COFFIN**

506 Yeah.

507

508 **MAYOR GOODMAN**

509 I wanna hear from the Council first, their questions to you on this procedural item. So, first,
510 we're gonna go to Councilman Coffin, then we're gonna go to Mayor Pro Tem, then we're gonna
511 go to Councilman Anthony. These are times for you to address questions to our legal staff first.
512 So if you want to sit and rest for a few moments, you may. Please, Councilman Coffin.

513

514 **COUNCILMAN COFFIN**

515 Thank you, Your Honor. Okay, first of all, a motion-

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516 **MAYOR GOODMAN**

517 This is to here. This is to Brad Jerbic.

518

519 **COUNCILMAN COFFIN**

520 -Right, thank you, and/or whoever can hear. The motion is made under the correct order of
521 business, motion accepted. Discussion on the motion is occurring. No advance notice has to be
522 given to anybody, for, no one in this body or any legislative body that I know of needs to give
523 notice of a procedural motion in advance or in essence, seek permission. That's not required. And
524 we've got a master of the gavel out there in the audience, the Lieutenant Governor. He - knows
525 this. You don't, never know when a motion's gonna come in.

526 So, it's hard to say we haven't been briefed, when in reality, what a briefing would do would be
527 to give an indication that this motion was coming. And so it's - his business. I mean, it is his, it's
528 his properly recognized motion. I - don't think that, frankly, I don't think we need to go even into
529 public discussion, because I - don't even know if you've made a ruling or you're just suggesting,
530 Brad, because procedural, we do not allow the public to tell us how to run our dais. Who is, if I
531 could have your attention, Brad, who is the Parliamentarian, the Clerk or Council?

532

533 **BRAD JERBIC**

534 It's me.

535

536 **COUNCILMAN COFFIN**

537 Okay.

538

539 **COUNCILWOMAN TARKANIAN**

540 It's you.

541 **COUNCILMAN COFFIN**

542 That's good, because I wasn't sure. I thought the City Clerk might be the Parliamentarian.

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543 **BRAD JERBIC**

544 We work together very closely.

545

546 **COUNCILMAN COFFIN**

547 Okay.

548

549 **BRAD JERBIC**

550 I don't think we're gonna work closely on this issue cause I don't think anybody wants to get near
551 it, but go ahead.

552

553 **COUNCILMAN COFFIN**

554 It's hard to hear you. But anyway, the idea is that you'd have to say, well, if you're the
555 Parliamentarian, would you agree that the motion is properly made under the order of business?

556

557 **BRAD JERBIC**

558 Yes. There, there's no obligation for any member of the Council to share their motion in advance
559 with any other member of the Council. So when it comes to, if - the question is staff did not brief
560 me, it's because staff isn't making the motion and staff didn't craft the motion. We didn't research
561 these issues. The Councilman is entitled on his own to do his own research, craft his own motion
562 and present it, and he's done that. So the motion is proper.

563

564 **COUNCILMAN COFFIN**

565 I think that's a good establishment there, Your Honor.

566

567 **MAYOR GOODMAN**

568 Thank you. Okay, MAYOR PRO TEM? And Mr. Jerbic, can you pull your mic closer to you as
569 you respond, please? Thank you. Go ahead.

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570 **COUNCILWOMAN TARKANIAN**

571 Mr. Jerbic, is there validity to the rules and regulations of the State and of our own City that
572 Mr. Seroka has brought forth? Are, if they exist, do they then affect what we're doing today or
573 would be doing today?

574

575 **BRAD JERBIC**

576 Let - me state a couple of things and you're going to have to make the judgment on this.

577

578 **COUNCILWOMAN TARKANIAN**

579 It sounds as if they are, but I don't know.

580

581 **BRAD JERBIC**

582 Let - me state a couple things that are just fact, but you're going to have to make a judgment call
583 on the policy end of it. It is a fact that we believe, as staff, a General Plan Amendment should be
584 required for this. The applicant submitted one under protest, so there is a General Plan
585 Amendment. The question the Councilman has raised is, do you believe it is so duplicitous with
586 the General Plan Amendment that was denied that he's in the one-year timeout box? Under our
587 Code, you can't bring back an application that's the same or similar, if you've been denied, for a
588 period of one year.

589 But the Councilman has argued, if I heard it correctly, and Councilman, stop me if you, if I get it
590 wrong, what he's argued is that this application, submitted under protest or not, is necessary but
591 it's untimely because he hasn't waited the full year yet because it's too similar to the GPA that
592 was denied last year. And without that, the rest of the project can't go forward. That, that's one
593 argument.

594 The next argument I heard, and I'm - getting a nod from Councilman Seroka, so he agrees with
595 the way I - summarized that. You're going to have to decide if you think staff did not think it was
596 duplicitous. But you can overrule staff and you can say, I think it was. You can say, I think this
597 GPA was filed too soon, he should have waited another month.

598 Having said that, the next issue is whether or not a Major Modification is required. There is not a

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599 Major Modification that goes with this application. Staff did not believe a Major Modification
600 was necessary. There was a lawsuit in front of Judge Crockett, and Judge Crockett ruled on an
601 application that was before this Council last year for 435 condominiums on the northeast
602 quadrant of what we call Queensridge or Badlands Country Club. The applicant came in with a
603 request for 720 units. He needed a, we believed he needed a zone change, he needed a General
604 Plan Amendment. He filed for both.

605 The Council granted a General Plan Amendment and gave him medium density under the
606 General Plan. He filed for a zone change. He got R-3 as a zone change, and then he got his site
607 development plan approved for 435 units. There was a challenge to that, to that action, by the
608 City Council, that went to Judge Crockett. The argument that was made and, again, anybody out
609 there can correct me, I'll try and get this as just straight down the line as I can - tell it. The
610 argument, I believe, was that there was a General Plan, a Master Plan for Queensridge, called
611 Peccole Ranch Phase 2, and it didn't have units in it that could be built on the golf course. It had
612 (sic) a number of single-family units that could be built, a number of multi-family units, but
613 when it got to golf course, open space or drainage, it had a dash. There were no units there.
614 So I believe the argument was before the Council approved the 435, they should have required a
615 Major Modification of that plan, because it didn't have a unit count for the open space, and that
616 was where the 435 was going to be built was on the open space. Judge Crockett agreed with that
617 argument, and he issued a written opinion. And everybody's got it, we've talked about.

618 The written opinion is on appeal. The Council decided not to join in that appeal, but the
619 applicant, 180 Acre LLC at like, and the like, appealed that to the Nevada Supreme Court, where
620 it's pending. The Council was asked to make a policy call. To end the argument completely, you
621 could make a decision to change your Code or just make a policy call as to whether or not you
622 wanted a Major Modification to accompany these applications. The Council, on a 4-2 vote said,
623 No, we don't, and it was before Judge Crockett's decision.

624 So a 4-2 vote, no Major Modification, Judge Crockett says, Yes, you need a Major Modification.
625 Then a reconsideration of the 4-2 vote occurred, and there were not enough votes to reconsider it.
626 So that's the only statement you've made on this so far, a 4-2 vote before Judge Crockett,
627 Judge Crockett, and then you didn't take back your 4-2 vote because there weren't enough votes

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628 for it. So-
629 I'm just, I'm just going through, that, that's what I've heard so far. So without going further into
630 it, those are two policy calls that you can make right now, and they can be directly addressed by
631 the applicant and anybody else as to whether or not, just break down into pieces. Do you think
632 the GPA is duplicitous with the previous one that was denied? And if you think that's true, then
633 there's a timeout period for the GPA, and without the GPA, the rest of the applications really
634. couldn't be heard. They - need the GPA to go with it, that's what staff believes. So that's number
635 one.

636 Number two, if after you know about Judge Crockett's decision and everything I've just said, you
637 think there should be a Major Modification, say that, and if you think there should be a Major
638 Modification, then that also would be something that would, is missing from this current
639 application that would cause it to be incomplete.

640 If you decide, on the other hand, the GPA is not duplicitous and a General Plan, and a Major
641 Modification is not required, then you go forward with the other procedural arguments one by
642 one. If they are exhausted, then you hear the application. If you hit a stumbling block at any one
643 that you believe is the policy of this Council, you have every right to interpret your own law and
644 - enforce it your own way. But of you believe procedurally at any point you've reached a dead
645 end, then the applications could be, you would vote on the motion to strike. That's my
646 recommendation.

647

648 **MAYOR GOODMAN**

649 If I might add, Mr. Jerbic, one last thing. If in fact, the applicant has made appeal to the Supreme
650 Court of the State of Nevada, is that a fact?

651

652 **BRAD JERBIC**

653 In my opinion, no.

654

655 **MAYOR GOODMAN**

656 They have not?

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657 **BRAD JERBIC**

658 These are separate applications that have nothing to do with that particular appeal.

659

660 **MAYOR GOODMAN**

661 Then it is not-

662

663 **BRAD JERBIC**

664 I - think ultimately - here's - how it works. When a judge rules, it's not insignificant, but the
665 ultimate law of the land is made by the Nevada Supreme Court. The Nevada Supreme Court will
666 be the ultimate determiner as to whether or not a Major Modification is necessary. And if they
667 agree with Judge Crockett, it will be my advice, if that happens, that Major Modification is
668 required for everything that comes before this Council. If they disagree with Judge Crockett, then
669 we're back to where we were before. You don't require a Major Modification, but you do require
670 a GPA.

671

672 **COUNCILMAN SEROKA**

673 Mayor, if, Mayor if - I may on that point-

674

675 **MAYOR GOODMAN**

676 Yes.

677

678 **COUNCILMAN SEROKA**

679 -It's my understanding that Nevada Civil Practice Manual addresses this a bit as well, that when a
680 judge makes a ruling, you have an opportunity to appeal it, you have an opportunity to stay it. If
681 you don't do that, that's the law of the land at the time. And right now, this is the law of the land
682 that we have right now guiding us in our decision for this process. It doesn't mean it'll be the law
683 of the land later. It could change, as you said, through a Supreme Court change. But at the time
684 that we are hearing this, this is the law of the land, and that is the decision we have made to abide
685 by it.

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686 **COUNCILWOMAN FIORE**

687 So Mayor-

688

689 **MAYOR GOODMAN**

690 Well, let me, let's hear from Councilman Anthony.

691

692 **COUNCILMAN ANTHONY**

693 Thank you, Mayor. So - Brad, explain the - motion is to strike. So explain what that means
694 exactly to strike.

695

696 **BRAD JERBIC**

697 Quite often before the Planning session begins, you make motions to strike things that aren't
698 ready, that you're not ready to hear for, or you make motions to hold things in abeyance.

699

700 **COUNCILWOMAN FIORE**

701 Can he talk into the mic? I can't hear him.

702

703 **MAYOR GOODMAN**

704 Pull your mic closer, can't hear what you're saying down here.

705

706 **BRAD JERBIC**

707 I'm sorry. Part - of it is just my allergies, so forgive me. My voice is just-

708

709 **MAYOR GOODMAN**

710 Okay, but turn it more towards your mouth, if you would.

711

712 **BRAD JERBIC**

713 Okay.

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714 **MAYOR GOODMAN**

715 Good.

716

717 **BRAD JERBIC**

718 Quite often you do procedural things all the time. So forget about Badlands for a moment. You
719 take motions to strike at the beginning of every planning session. You do motions to abey at the
720 beginning of every planning session. Those motions are because an applicant has requested it or
721 because something isn't right or somebody changed their mind and doesn't want a project. That
722 happens all the time. That is almost always with the applicant's consent, all, more than often than
723 not at their request. This one's different. There's a procedural motion, which is properly made,
724 but I'm don't have a doubt that the applicant is not good with it. And so I think, in this particular
725 case, the motion to strike, if you believe there is a procedural defect, Councilman, after hearing
726 the testimony, if you believe there's a missing piece of this application or you believe the GPA
727 should not have been accepted because it's duplicitous with the one that was denied last year and
728 he hasn't waited a year yet to file the new one-

729

730 **COUNCILMAN ANTHONY**

731 Right, I understand that, but-

732

733 **BRAD JERBIC**

734 If you believe either one of those, then you vote on the motion.

735

736 **COUNCILMAN ANTHONY**

737 What - happens to the agenda items if - a strike motion passes?

738

739 **BRAD JERBIC**

740 Applicant will have to start over.

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741 **COUNCILMAN ANTHONY**

742 What does that mean start over?

743

744 **BRAD JERBIC**

745 That means he'll have to refile.

746

747 **COUNCILMAN ANTHONY**

748 The whole project would start all over again.

749

750 **BRAD JERBIC**

751 That's right.

752

753 **COUNCILMAN ANTHONY**

754 Okay. So-

755

756 **MAYOR GOODMAN**

757 And with a time limit, if I might question on top of that?

758

759 **BRAD JERBIC**

760 On the strike? Well strike is, since it's not on the merits, there's no one-year time limit that goes
761 with it, but I can assure you, without even speaking to the applicant or to their counsel, they'll be
762 in court tomorrow.

763

764 **COUNCILMAN SEROKA**

765 Mayor, if I may, I did let, offer-

766

767 **MAYOR GOODMAN**

768 -Well hold on if you would, let's hear from

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769 **COUNCILMAN SEROKA**

770 -offer to withdraw without prejudice.

771

772 **MAYOR GOODMAN**

773 Wait, wait, wait, wait, let -

774

775 **COUNCILMAN ANTHONY**

776 -I just wanna ask - my questions.

777

778 **MAYOR GOODMAN**

779 -Let Councilman Anthony finish his questions, please.

780

781 **COUNCILMAN ANTHONY**

782 Thank you. Okay. So a motion to strike, if it passes, means the whole thing starts from square

783 one, is that correct?

784

785 **BRAD JERBIC**

786 Correct, they have to resubmit.

787

788 **COUNCILMAN ANTHONY**

789 Okay. So-

790

791 **MAYOR GOODMAN**

792 -And could you ask, wait one second, Councilman, and there is no, you have said there is no time

793 limit. If the motion to strike is agreed to, they can come back and file-

794

795 **COUNCILMAN ANTHONY**

796 Next week.

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797 **MAYOR GOODMAN**

798 -tomorrow.

799

800 **BRAD JERBIC**

801 Tomorrow. They could, they could do both. They could go to court and file tomorrow.

802

803 **MAYOR GOODMAN**

804 But they have to do it according to the new parameters. Okay.

805

806 **BRAD JERBIC**

807 Correct.

808

809 **COUNCILMAN ANTHONY**

810 My - next kind of question or comment is 95 percent of what Councilman Seroka said was, I
811 heard it for the first time. So I - don't know what it means. I don't understand it. I, there's no way
812 I can vote on the 95 percent because I need time to digest all that and I'm not gonna do it up here.
813 The one thing that - we have been briefed on though, which Councilman Seroka brought up, is
814 this, and you brought up, is the Major Modification that was required by this judge. So, in my, in
815 my 30 years in law enforcement world, if a judge ruled a certain way, then you followed the
816 judge's ruling. I mean, that's just the way it is. If - the police conduct a search and the judge rules
817 it's an unconstitutional search, well, it's an unconstitutional search until somebody says different,
818 and you have to follow the judge's ruling. I mean, that's - normally how you do it. Okay. There,
819 you can have a stay, you can, there's appeals and all that stuff, but in the general sense, the judge
820 rules it that way, you gotta kind of, if we, I mean, either that or we just ignore judges' rulings and
821 there's chaos. So there may be some ways to do that, and one of them is there is an appeal to the
822 Nevada Supreme Court on whether the judge's ruling was correct or not. So my question I guess,
823 for Mr. Perrigo or from Brad, is if - I or we or whoever decides that a Major Modification is
824 needed, is required, then what happens to the applications before us today? How would you,
825 what would be the process for going through that today?

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826 **MAYOR GOODMAN**

827 They would have to be refiled all over again.

828

829 **BRAD JERBIC**

830 Right. Well, there's a number of ways. First of all, there's a motion on the floor, and the motion is

831 to strike. If that motion passes, then what would happen when the applicant, and if you decide-

832

833 **COUNCILMAN ANTHONY**

834 -No, I'm just, I'm just talking strictly about the Major Modification.

835

836 **BRAD JERBIC**

837 Right.

838

839 **COUNCILMAN ANTHONY**

840 It -, just deal with that particular item. If a Major Modification is required, if I believe that-

841

842 **BRAD JERBIC**

843 -Right.

844

845 **COUNCILMAN ANTHONY**

846 -then that will help me decide how I'm gonna vote, but what happens to the stuff that's before us

847 today, if that is a requirement today?

848

849 **BRAD JERBIC**

850 I got it. I understand the question. The, if you require a Major Modification, you – could, I'm

851 sorry. If you require a Major Modification, I don't know why, normally I'm so loud, it's just very

852 quiet today, so I apologize. If you require a Major Modification, you can do it one of two ways.

853 One is you don't hear anything until the applicant submits one. It goes through the process, and I

854 think it has a Title 19 provision it has to go the Planning Commission, but that's something that

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855 you can waive if you want to accelerate it. But he - would have to file a Major Modification, and
856 then all pieces of this would come to the Council together. So instead of 11 or 10 pieces you
857 have now, you would have an 11th that would be the Major Modification. That's what would
858 happen. The other way to do it, and it's - possible, but I don't recommend it, and that is vote on
859 the 10 that you have now, contingent upon a Major Modification coming in within 60 days or
860 whatever. You could do that too. But-

861

862 **COUNCILMAN ANTHONY**

863 -Well, I - don't, I mean, I don't know if that's a way I would go. I mean, if a Major Modification
864 is required and I believe that, then we should start, that, that's kind of the, a first step, right?

865

866 **BRAD JERBIC**

867 I - make no policy recommendation here, I just give you the legal options.

868

869 **COUNCILMAN ANTHONY**

870 Right, but - on an application like this, if a Major Modification is required, that would have to be
871 submitted before these agenda items, is that correct, Tom? Is that how-

872

873 **BRAD JERBIC**

874 If - you had, if you had decided months ago that a Major Modification required, these
875 applications wouldn't be on the agenda unless there was a Major Modification with them.

876

877 **COUNCILMAN ANTHONY**

878 Correct. Okay. All right. So, all right, so if I believed that, then I would support the motion to
879 strike. I guess another way to look at it is if it is being appealed to the Supreme Court, I guess
880 another way to deal with this would be since the Major Modification is the first step and a key
881 element, is to abey all this stuff until the Nevada Supreme Court decides, cause you said rightly
882 they have final say. So any idea when the Nevada Supreme Court would hear the (sic) and make
883 a final ruling on the Major Modification? Any idea?

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884 **BRAD JERBIC**

885 I'm looking at a very amused Lieutenant Governor right now who knows how this works. There's
886 no predicting-

887

888 **COUNCILMAN ANTHONY**

889 There isn't.

890

891 **BRAD JERBIC**

892 -when the Nevada Supreme Court's gonna hear this or - rule on it. Even if they set a briefing
893 schedule and all the briefs were turned in by a certain date, let's make up a date, October 1st,
894 they gotta have a hearing and they could sit on it for months or years. You never know.

895

896 **MAYOR GOODMAN**

897 If I may interject here-

898

899 **COUNCILMAN ANTHONY**

900 -Okay, okay, I'm good.

901

902 **MAYOR GOODMAN**

903 -I mean, I - thank you very much, Councilman. It seems to me we did vote 4-2, I understand that,
904 against Major Modification. A single judge made a decision to overrule that vote and change it.
905 We know it is gonna end up in the courts. I don't know why we would be messing with this. I've
906 been saying this same thing for over six, eight months. I don't understand why we are to vote on
907 this. I understand the legal ramification when a judge makes a decision, that decision holds.
908 That's the issue. But I have said again and again this is gonna end up there. Why are we ruling on
909 anything? Let the, this is in the courts, let them decide en banc and tell us what we should, we
910 already voted 4-2 against Major Modification. So why would we go against what we believed in
911 originally? And you told me you can't abey unless you don't have information, and I would add
912 that this information to strike is this total thing, and with all the information, and due respect to

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913 Councilman Seroka, who obviously has done a great deal of homework on it, I - don't have the
914 information. So in that sense, from my vantage point, the answer is either no or abstain. And you
915 said I can't abstain.

916 I want the courts to tell us. They rule. One judge doesn't make it go. And so where do we go,
917 where would I go with my vote? Am I allowed to abstain cause I don't have the information?
918

919 **COUNCILMAN SEROKA**

920 Can withdraw.
921

922 **BRAD JERBIC**

923 We - we've unfortunately set this precedent before. Several of you have come to me on very rare
924 occasion and said, I'm not informed enough to vote. And then you go for an abeyance, not a
925 strike. You go for abeyance to get up to speed. That's happened once or twice, that happened
926 with Councilwoman Tarkanian when we had the argument regarding the Major Modification.
927 She said pretty plainly on the record, I don't have enough information about this to vote right
928 now, and so she abstained. The, when you do that, you don't get to un-abstain later on, on - a, on
929 the procedural motion. So when the, when the motion to require a Major, not require a Major
930 Modification passed on a 4-2 vote, later on one of the members in the majority wanted to bring it
931 back to rescind that vote. Councilwoman was not allowed to un-abstain-
932

933 **MAYOR GOODMAN**

934 Correct.
935

936 **BRAD JERBIC**

937 -for that because she didn't vote on the first vote.
938

939 **MAYOR GOODMAN**

940 Correct.

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941 **BRAD JERBIC**

942 But if it had been reversed, she would have been able to join back in on the conversation. So if
943 you abstain now for more information, you could, when you get up to speed, vote. But I will
944 state on the record, the question that you asked that's a fundamental question, Why do you have
945 to vote right now?

946

947 **MAYOR GOODMAN**

948 Right.

949

950 **BRAD JERBIC**

951 The Applicant is entitled, because he owns property, to seek permission from his government to
952 use that property in the way he wants to seek it. It doesn't mean you have to give it. It doesn't
953 mean he's right. But he has every right to ask. He has every right to due process. And at some
954 point in time, to link your obligation as an elected body to give him that due process to a whole
955 other system of justice that is out of our control, doesn't give him due process, in my opinion, on
956 this matter. Does he get due process if you strike based on a procedural thing? Sure, because
957 you've had a discussion on it, and then you can make your policy call there. But having a right,
958 he has a right to have you vote and not wait for the Nevada Supreme Court a year or two from
959 now.

960

961 **MAYOR GOODMAN**

962 But-

963

964 **BRAD JERBIC**

965 He also, the flip side of this is this, and I think the applicant knows this. If the applicant believes
966 he doesn't wanna submit a Major Modification, we're not requiring him to submit a Major
967 Modification, and later the Supreme Court rules not only is a Major Modification required on the
968 435, but on everything out at - Queensridge, well, that's the risk he's taking, and he understands
969 that. And so, and it would be reversed.

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970 **MAYOR GOODMAN**

971 And conversely, if I might, if the Supreme Court says he does not-

972

973 **BRAD JERBIC**

974 Right.

975

976 **MAYOR GOODMAN**

977 -votes over and reverses the District Court decision, then he just proceeds on, correct?

978

979 **BRAD JERBIC**

980 If - the Supreme Court reverses the District Court, the 435 is his again. It gets restored. If the

981 Supreme Court says Major Modification required for everything at Queensridge, any victory he

982 gets without a Major Modification goes away.

983

984 **MAYOR GOODMAN**

985 So why aren't we waiting for the Supreme Court? I don't get it.

986

987 **BRAD JERBIC**

988 The applicant wants you to hear it now knowing that.

989

990 **MAYOR GOODMAN**

991 All right.

992

993 **BRAD JERBIC**

994 They know that.

995

996 **MAYOR GOODMAN**

997 So you did instruct us as well, if I may. You said this is procedural only.

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998 **BRAD JERBIC**

999 I think the discussion right now should be on the procedure only. No point in getting into the
1000 merits of it since we have two arguments that the Councilman has made, well more than two, but
1001 two that I identified, the GPA argument and the other. I would just break these down very
1002 simply. Let's talk about the GPA, do you think it's duplicitous? If it is, you vote and you decide
1003 whether or not, and if you decide it is, then there's - another month left on the timeout window
1004 from the denial of the GPA last year.

1005

1006 **MAYOR GOODMAN**

1007 Okay. You're not through. Don't go away yet, please. There is a motion on the floor, I believe
1008 that Councilman Seroke, that was a motion, correct?

1009

1010 **COUNCILMAN SEROKA**

1011 Yes, Mayor.

1012

1013 **MAYOR GOODMAN**

1014 Okay. It was a, do we go ahead and vote the motion and then go into procedural comments from
1015 both sides, or do we go ahead and vote and see how it flies and then go into the procedural
1016 discussion?

1017

1018 **COUNCILWOMAN FIORE**

1019 I just have a question, Mayor.

1020

1021 **MAYOR GOODMAN**

1022 One more question.

1023

1024 **COUNCILWOMAN FIORE**

1025 Yeah, so, okay, so it's to our staff, it's to Peter and Robert. Do you guys believe the GPA was the
1026 same or similar? The GPA that - we want to discuss, do you believe this GPA on these items that

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1027 Councilman Seroka wants to strike, do you believe the GPA was the same or similar?

1028

1029 **ROBERT SUMMERFIELD**

1030 Madam Mayor, through you, the - GPA that was submitted was at the request of staff, and
1031 therefore, we have not treated it as a successive application. Therefore, we have not run the test
1032 of is it a more restrictive or less restrictive request. So, again, the GPA was requested by staff, it
1033 was submitted under protest by the applicant, and therefore, again, it was a request of staff to
1034 submit the application. And so the - language about a less restrictive application was - not a part
1035 of the test that we did. We requested the application.

1036

1037 **COUNCILWOMAN FIORE**

1038 Okay.

1039

1040 **COUNCILMAN CREAR**

1041 What does that mean?

1042

1043 **COUNCILWOMAN FIORE**

1044 Okay. Through your request, though, are - you saying that you're, it's different, or is it similar?

1045

1046 **ROBERT SUMMERFIELD**

1047 It's a request to change from PR-OS to a residential zoning district in that, or residential
1048 designation. In that regard, it's similar. They're different requests. It's a different area that's being
1049 requested for than the original GPA, and it is a different designation that's being requested.

1050

1051 **COUNCILWOMAN FIORE**

1052 So then if it's different, then we should hear it.

1053

1054 **ROBERT SUMMERFIELD**

1055 That I would refer to your legal counsel.

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1056 **COUNCILWOMAN FIORE**

1057 That's what I'm saying. If it's different, then all the legal mumbo jumbo, cause this is more of a
1058 legal argument that Councilman Seroka had just talked about, goes out the door. If it's different,
1059 then we can hear these items.

1060 And this is very shocking, I have to tell you. First time we're hearing it, we're supposed to digest
1061 this information in a minute up here. I - just don't, I, this is the first for me and - I cannot support
1062 this.

1063

1064 **MAYOR GOODMAN**

1065 Okay. Councilman Crear?

1066

1067 **COUNCILMAN CREAR**

1068 Thank you, Madam Mayor. I - concur with Regent, excuse, wow, Regent Anthony, my former
1069 colleague on the Board of Regents, Councilman Anthony that we did just hear this, and I think
1070 it's a lot of information to take in, in a very short period of time. But I am very, very, very
1071 perplexed at how we cannot get definitive answers on some of the questions that we're asking. I
1072 don't understand how legal counsel cannot tell us if there are merits that are, that are based upon
1073 the - comments that Councilman Seroka has made.

1074 Our - Planning Director is sort of hedging on if we have, if there's any continuity between the
1075 previous application and the application now. Those are very pertinent answers that we need in
1076 order to make a - determination on if we're gonna vote on the motion on the floor. And because,
1077 I'm not saying that Councilman Seroka is not correct, I think the way he presented it seems very,
1078 very, very accurate. And I'm not here to say if - it is or isn't. But we do have highly intelligent
1079 people, who have a long history in the law, that seem to also be hedging on this issue.

1080 Is what he says, he - quoted statute, he quoted ordinances that were there. It seems pretty - legit
1081 to me. But then you're saying that we can make the determination, which we don't have all the
1082 information on. So if we don't have all the information, then I don't even know how we can vote
1083 on the item to strike it, one way or the other. Right? And then, even if moving forward, how can
1084 we vote on this issue if we don't have the proper information, which Councilman Seroka has

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1085 raised questions to? And I do believe that if the law, Crockett, Judge Crockett has made a
1086 determination, like it or not, a judge has made a determination, and for us to just discard it as if it
1087 does not exist is basically impossible for us to do. We have to take it for what it's worth.
1088 Now, will that change? Possibly. But as of now, it seems as though that is what a judge decided
1089 on. The judge tells me I got, I go to jail, I don't have the luxury to say, well, that's just your
1090 opinion, Judge. I'm going to the joint. And it's not until I appeal it or whatever I do to try to get
1091 out, then I have to do it. But I have to go serve time. And it seems as though this is the same
1092 situation. I just don't understand how we can just discard it and to be sort of laissez-faire about it.
1093 That's all. Thank you.

1094

1095 **MAYOR GOODMAN**

1096 Okay. Back to you, Mr. Jerbic. What are we doing on the motion? Do we vote it, or do we hear
1097 on procedure?

1098

1099 **BRAD JERBIC**

1100 Let me, let me break it down. Councilman Crear asked a good question. So let me just play it
1101 straight down the line as your lawyer.

1102

1103 **MAYOR GOODMAN**

1104 And mic, microphone right to your mouth.

1105

1106 **BRAD JERBIC**

1107 Okay. Let me play it straight down the line as your lawyer. There is a disagreement as to what
1108 the law means. I will tell you that what I think it means, and there's, there are people that
1109 disagree, and the Councilman disagrees. And there are areas where we totally agree. So let me
1110 tell you where we, what I think the law says and why I think the GPA has been requested and not
1111 required.

1112 I don't have a doubt that the law says if you come in with a new request for zoning that's
1113 inconsistent with a General Plan, you have to mandatorily require a GPA. Correct, staff? They're

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1114 nodding yes. The law does not require a General Plan Amendment when the zoning is already in
1115 place and you're not requesting a change in the zoning.

1116

1117 **MAYOR GOODMAN**

1118 Correct.

1119

1120 **BRAD JERBIC**

1121 In this case, this is where we go down the rabbit hole a little bit. But this is legally the facts. The
1122 applicant believes R-PD means, R-PD7 means one thing, the Councilman believes it means
1123 another thing. The people in the litigation believe it means another thing. The only thing we have
1124 ever said is that it means zero to 7.49 units per acre, and he's got a right to ask for things on it.
1125 That could be zero. That could be 7.49 or something in between. But because the zoning is in
1126 place, whatever it means, and the zoning occurred before the PR-OS applied to the property,
1127 there's not a provision or a code that makes it mandatory he file for a GPA. But staff has
1128 requested it because we always want our General Plan to be synchronized with the zoning.
1129 Now, that may sound like a bunch of mumbo jumbo, but I think that's accurate. Staff, is that your
1130 position?

1131

1132 **ROBERT SUMMERFIELD**

1133 Madam Mayor, through you, yes, that is staff's position with regard to the General Plan
1134 Amendment, right.

1135

1136 **BRAD JERBIC**

1137 So there is, there's a disagreement with staff over that. That's up to you to decide. You're always
1138 allowed to disagree with your staff. You do all the time. It doesn't matter if it's Badlands. How
1139 many people come in here for a Variance? Staff recommends denial, you give approval. So this
1140 is nothing personal. This is a policy call where you can inject your personal belief as to what our
1141 policy should be in spite of what we tell you the written letter of the law is.
1142 If you decide that this General Plan Amendment is required, and you're entitled to say that, and

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1143 you can say it because you believe the law reads differently than I read it or you can say it's
1144 required just cause it's good policy to require it.

1145

1146 **COUNCILMAN SEROKA**

1147 Could I say something on regard to that? And - you'll agree in our meeting last Tuesday, what we
1148 did agree on was that this was R-PD7 with, and you refer to the plan when you have an R,
1149 Residential Planned Development District is what that word is per our Code, is that in that
1150 particular case of the Parcel 5, the Badlands drainage golf course area, was that there are zero
1151 entitlements currently. So way it sounds currently is there are zero, so you have to change that if
1152 you want to do any development on that golf course as it's designated. Further, I have the chart
1153 here that says master plan land use designations, and when it's PR-OS, you have no entitlements
1154 as well. So you do have to change, you don't have the zoning as it stands. You can get it, but you
1155 don't have it as it stands. There's zero.

1156

1157 **BRAD JERBIC**

1158 I'll address that too. I am not a planner. I don't have access to the Planning computers. But the
1159 applicant came to the Planning Department years ago and said, What is the zoning for this
1160 property that we call the Badlands Country Club? And they gave him a letter saying it's R-PD7. I
1161 have seen no evidence that they are wrong in what they gave him. And - staff, have you looked
1162 at that again to see if the letter that you gave is incorrect?

1163

1164 **ROBERT SUMMERFIELD**

1165 Madam Mayor, through you, again, in all of our review of the zoning atlas, the zoning for the
1166 subject sites that are on the agenda today is R-PD7.

1167

1168 **MAYOR GOODMAN**

1169 Thank you.

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1170 **BRAD JERBIC**

1171 As a lawyer, I'm limited to the facts my client gives me. I can't make up the facts, I can't change
1172 the facts. The fact that they've given me, from then until now, says it's R-PD7, which is zero to
1173 7.49. What the Councilman just said is correct. It was treated as zero.
1174 The - General Plan, which was changed after the zoning was in place, said zero. PR-OS is zero.
1175 So staff - believes that you should, for good policy reasons, require a General Plan Amendment,
1176 and you should synchronize the General Plan with the zoning if that's what you want. So that's
1177 why it's on the agenda. Now, if – you, if you want to know the next part of it, is it redundant or
1178 overly, it overlaps too much with the previous application; staff doesn't believe it does. You can
1179 disagree with staff. You could ask them, What did the previous application have in it, and then
1180 what does the current application have in it? And then look for yourself like it's a Venn diagram.
1181 Are they, are they too much overlap there? And if you think there is, disagree with staff.

1182

1183 **COUNCILMAN SEROKA**

1184 What I heard staff say in that case is they believe, since it was requested and not required, the
1185 General Plan Amendment, that this didn't apply. However, I believe we've shown that the
1186 General Plan Amendment is required to move forward per Nevada State law and our City law.
1187 So that's where the City planners seem to disagree.

1188

1189 **TOM PERRIGO**

1190 Your - Honor, if I might, Tom Perrigo-

1191

1192 **MAYOR GOODMAN**

1193 Okay.

1194

1195 **TOM PERRIGO**

1196 -for the record. Yeah. So let - me try to see if I can hopefully clarify just a little bit. In, on June
1197 21st, 2017, Council denied an application for a General Plan Amendment for property that, for
1198 an area that covered the exact same area you're considering today, so the GPA areas are

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1199 consistent. That application was to go from PR-OS to L, Low Density Residential. That was
1200 denied.

1201 So the question of whether or not they're similar areas, within a year, it's clear that they are. The
1202 question, and I'll let Mr. Summerfield correct me if I'm not saying this accurately, the question is
1203 whether or not that GPA would be a required application with the Waiver, the Site Plan, and the
1204 Tentative Map. Staff's opinion is that, per statute and our Code, a GPA is not required with a Site
1205 Plan. It is clear in the Code that the desire is for the zoning to be consistent and the Site Plan and
1206 Tentative Map and the zoning to be consistent with the General Plan, but, in this case, is not
1207 required. Since it's not required, the applicant did not submit it. Staff requested it be submitted,
1208 but because it's not required, as Mr. Summerfield has said, they didn't apply the test as to
1209 whether or not it was a similar GPA for similar property within a year. It clearly is. The only
1210 question, I think, is whether or not you feel it should be required rather than requested.

1211

1212 **COUNCILMAN SEROKA**

1213 If I could mention, I will quote right out of our Code, These - items shall be consistent with the
1214 spirit and intent of the General Plan, 19.16.10. And before that, it says the City Council will, it is
1215 the intent of City Council that all decisions made pursuant to this Title be consistent with the
1216 General Plan. So the General Plan has to be consistent with what you're asking, it's not an option,
1217 it's not a request, it's a requirement. And that is our own City Code, Title 19, our own law. And
1218 that's not even specifying further the State law that says the (sic), essentially the same thing. So it
1219 appears that a General Plan is required-

1220

1221 **MAYOR GOODMAN**

1222 Can you read that again, if you would, because it doesn't say, I think you read it said is the intent,
1223 not it is required. So could you read that a little slower for me please?

1224

1225 **COUNCILMAN SEROKA**

1226 The intent of the City Council-

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1227 **MAYOR GOODMAN**

1228 Yes.

1229

1230 **COUNCILMAN SEROKA**

1231 -so what the City, in this law it says what we're trying to do here is that all decisions this body
1232 make be consistent with the General Plan. So it's our intent to be consistent. And then after that,
1233 it says it shall be, not could be, may be, would be, we'd like it to be; it says it shall be consistent
1234 with the spirit and intent of the General Plan. And the items that we're considering here are listed
1235 by Title, unless specified otherwise, which means it would have to say it doesn't apply here. So
1236 even if it doesn't say it further down in the document, which it does anyway, it says it shall be
1237 consistent with the General Plan. So if it's not consistent, you must amend the General Plan. You
1238 must have a GPA. It's not a request, it's a requirement to adjust the General Plan.
1239 Same with our State law. So we - have multiple cases and Supreme Court cases that say that. So
1240 it is a requirement that we have a General Plan Amendment. It is the case, as we've stated, with
1241 our City Manager for Planning, Deputy City Manager for Planning saying it's the same parcel
1242 and it is a greater use, more intense use from a previously denied application. I think we covered
1243 all the tests.

1244

1245 **MAYOR GOODMAN**

1246 Okay, back to you, Mr. Jerbic. At this point, there's a motion on the floor. Do we vote for the
1247 (sic) or vote for or against the motion and then go to the procedural commentary from applicant
1248 and/or others? Or do we hear first on the procedures?

1249

1250 **BRAD JERBIC**

1251 Again -, it's my recommendation that you limit this part of the discussion to procedure only, but
1252 you give the applicant and anybody else who wants to speak on the procedural issues only an
1253 opportunity to talk.

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1254 **MAYOR GOODMAN**

1255 And therefore, I'm going to ask you when it gets sliding off the procedural piece to make
1256 comment.

1257

1258 **BRAD JERBIC**

1259 We'll stop anybody who goes off the procedural piece of this discussion.

1260

1261 **MAYOR GOODMAN**

1262 Okay.

1263

1264 **STEPHANIE ALLEN** Good afternoon, Your Honor, members of the Council, Stephanie Allen,
1265 1980 Festival Plaza, here on behalf of the applicant. We appreciate the opportunity to at least
1266 address the procedural issues.

1267 From our perspective, the City creates the rules. You have your Code, you have your rules.

1268 We're trying to play within those rules, and I feel like it's been years of us trying to play within
1269 those rules, and the rules keep changing. The goal line keeps moving.

1270 We've had multiple applications, and they've changed throughout the course of the last three
1271 years, mostly at the direction of City staff or - this Council. So we've made adjustments and
1272 changes, but those have all been at the request of City, which we've been trying to play within
1273 the rules.

1274 In this particular instance, it's again the same thing. The development agreement was a few years
1275 ago. There was huge outcry over the development agreement, and that was denied. So we had to
1276 start over with the, with the applications that are before you today. We had those applications.

1277 We've had them in the system. Until today, we haven't heard that this was an issue or that you
1278 wanted to strike them from the agenda. You abeyed them three months ago, specifically because
1279 you said this was such an important vote that you wanted Councilman Crear to be here.

1280 I met with Councilman Seroka and counsel a couple days ago and all of you, actually. Never
1281 once was there a request that we, or even a mention that these issues needed to be addressed
1282 today. So this is a surprise to us, and I feel like the rules (sic) continue to change. The procedural

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1283 rules continue to change, and we're constantly trying to come up with our arguments at the dais
1284 just so that we can have some due process and have a public hearing.

1285 So to address the two points that he has raised today, that I was unaware of, the GPA, State law
1286 is very clear in 278A that zoning takes precedent over a General Plan. It's in 278A in the
1287 Tentative Maps - statute-

1288

1289 **COUNCILMAN COFFIN**

1290 Your Honor, I, I've got to-

1291

1292 **MAYOR GOODMAN**

1293 No, no, no, let - her finish, please.

1294

1295 **STEPHANIE ALLEN**

1296 -and state law-

1297

1298 **COUNCILMAN COFFIN**

1299 Well, I, she can finish. I'm just trying to be polite here. What I'm saying is though we have to be
1300 careful not to move into the issue. The question should be, Has the attorney made the right
1301 interpretation in your opinion, or is the Councilman's motion out of order, in your opinion? That,
1302 that's got to be pretty much what I think we have agreed to, or we will fight the whole battle for
1303 another six or eight hours.

1304

1305 **MAYOR GOODMAN**

1306 Please continue.

1307

1308 **STEPHANIE ALLEN**

1309 Through you, Your Honor, procedurally, the issues that he's brought up, I have to start with the
1310 statute cause that's the way that law works, and I know the Councilman's quoting all kinds of
1311 statutes and - case law that I'm not aware of and haven't had an opportunity to look at. But I'm

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1312 happy to look at those cases. But I can tell you zoning law, under 278A.349 says that zoning
1313 takes precedent over a General Plan. And this particular property has R-PD zoning. Before this
1314 applicant bought the property, we came to the City and asked for a zoning opinion letter, and that
1315 zoning opinion letter says we're allowed up to 7.49 units to the acre. That's where we started.
1316 That was the first rule of the game. Do we have zoning, and if so, what can we do under that
1317 zoning? Up to 7.49. So that was the first play we made before he even closed on this land. Then
1318 we start submitting applications, and they have changed significantly over the course of the last
1319 three years. And the opposition has done a great job of playing within those rules and
1320 maneuvering and having procedural games, if you will. Sorry for lack of a - better word, but they
1321 seem like games to us from our perspective.
1322 The GPA is in your Staff Report right now and says that that is not required, and your Code says
1323 that it is not required. It is, it is, it shall be considered to be in the spirit, and the reason that
1324 language is in there, when you come in with a zone change, your staff requires us to submit a
1325 GPA because, of course, you cannot come in with a zone change until you have a General Plan
1326 that matches that. In this case, the zoning's in place, and the General Plan is not consistent. So
1327 your staff has said time and time again, your City Attorney has said time and time again, it's not
1328 required because the reality is if you deny the GPA, we still have zoning on the property. We
1329 have R-PD7 zoning.
1330 So, today, to strike it from the agenda is just another delay tactic to put us back to the beginning,
1331 to probably put us under the ordinance that passed just a few hours ago, and to create this
1332 additional bureaucratic layer of things that we have to comply with, rules that continue to
1333 change, that are trying to prohibit the development of this property. At least that's the way it
1334 feels from our perspective, from our procedural perspective.
1335 Every property owner in the City has a right to due process. Whether you like the applications or
1336 not, they have a right to bring applications forward. Your staff accepted those applications, and
1337 by the way, it's a fine staff, they know what they're doing. They've done this for years and years
1338 and years. They have Staff Reports that are consistent with exactly this type of situation, where
1339 they have made these type of recommendations. They accepted it back in 2007. They asked us to
1340 file a GPA amendment. So, again, a rule they're asking us to comply with. We said we don't

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1341 think we need a GPA. They said file it even if it's under protest. So, again, trying to play within
1342 the rules, we file the GPA request under protest for a different designation; the first one was
1343 Low, this is Medium Low. On a different portion of the property. There's been a GPA on the
1344 corner, there's been a GPA on a portion of this property, and this is the first one that's been
1345 submitted under Medium Low.

1346 We complied. We did as your staff asked. And in fact, even though it was under protest, we said
1347 okay, we held the application. We took more delay, more time just so that we could comply with
1348 your staff's request. We'd like a hearing on that.

1349 As far as the Major Modification, which is the second point. Judge Crockett's ruling is one -
1350 judge, and I'd argue that this Council, and there's State law to support this, has the authority to
1351 interpret your own laws, and you cannot, your judgment cannot be superseded or substituted by
1352 any judge, not the Supreme Court, not Judge Crockett. No judge can step in your shoes and make
1353 a judgment call that supersedes your decision. It's against the law. It would eliminate the reason
1354 for you all to be up here, to even have your leadership in the spots you're in if any judge could
1355 come in and say, I think that they did that wrong, and they should, we should substitute this and
1356 do it differently.

1357 So Judge Crockett's ruling, at that hearing, your attorney, again these are the rules we're playing
1358 by, your attorney argued that there is no Major Modification required. I have the transcript, and
1359 I'm happy to submit it for the record. But this is Mr. Burns, who did a nice job at the hearing,
1360 said the Court's entire finding is based upon the premise that the Major Mod, under 19.10.040,
1361 applies to this property, and it doesn't. He says that in the hearing. And then this Council decides
1362 to not appeal that determination. So he argues no Major Mod is required. We argue no Major
1363 Mod is required. We come to you and say, Can you, this is the only application you've approved,
1364 by the way, it's the corner, the 435 units at the corner, the only application that this Council has
1365 approved. We go to court on the hearing. Your attorney does a fine job of arguing it. We argue it.
1366 The judge rules differently, and then we come to you to ask that it be appealed, and you all say,
1367 No, we're not gonna appeal that decision. And then you turn around and you're gonna say we
1368 need to do a Major Mod. I mean, it's - amazing. We either, we've gotta decide which direction
1369 we're going. We'd ask for this Council's leadership to please give us the rules, we'll play by the

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1370 rules, and - let us move forward and give us a hearing under those rules, rather than continuing to
1371 change things and put blockades in front of this particular applicant.
1372 All he wants to do is develop. If you wanna say no, you have that discretion. Give us a public
1373 hearing and allow us the opportunity to make our case and have the due process, and then the
1374 courts will weigh in. But you all have the authority and the discretion to interpret your Code and
1375 to use your judgment as to whether this development is appropriate or not. So we would very
1376 much appreciate a hearing today.

1377

1378 **MAYOR GOODMAN**

1379 Thank you, thank you.

1380

1381 **MARK HUTCHISON**

1382 Mayor, thank you. City Council members, thank you for the opportunity to appear before you.
1383 I'm Mark Hutchison, appearing in my private capacity as counsel for the applicant. Just wanted
1384 to just make one clarification with Ms. Allen's point on the GPA. The - statute is NRS 278.349. I
1385 just want to make sure that was - clear on the record.

1386 On the Major Modification point raised by Councilman Seroka, you've heard repeatedly and, in
1387 fact, there's been findings judicially that the property that's the subject of these tentative maps is
1388 zoned R-PD7. It was established back in 2001, by Ordinance 5353, which was unconditional and
1389 all prior ordinances in conflict with the zoning were - repealed. Under those terms, the Peccole
1390 Ranch Master Plan, adopted in 1990, has no application to the property or to the tentative map.
1391 Initially, it was repealed by the 2001 Ordinance No. 5353, which I'm happy, again, to - submit
1392 for purpose of the record.

1393 But let me turn now to what was discussed extensively about Judge Crockett. First off, you're
1394 wading into an area of law that is - not simple. You want to say Judge Crockett's decision applies
1395 to every single parcel that's out there with the Badlands Golf Course or every application from
1396 my, from my client. That is vehemently opposed legally by my client as a matter of law. You
1397 need to understand that Judge Crockett's decision did not involve this applicant, did not involve
1398 this applicant. It did not involve this application, did not involve the property subject to this

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1399 application. It involved the 535 units, as you've already heard and as your staff has already
1400 indicated to you. And so the idea that Judge Crockett's opinion applies across all the properties is
1401 hotly disputed and is a legal question not for this Council.

1402 Secondly, I'm a little concerned that if you were briefed extensively on the Judge Crockett
1403 decision, why you were not equally briefed on the Judge Smith decision. Maybe you were. If you
1404 weren't, I'd like to submit this for the record. Judge Smith held a extensive evidentiary hearing,
1405 multiple days, involving the actual applicant of 180 Land. And he ruled just the opposite of
1406 Judge Crockett and said the golf course land and the land was developable. And so I would like
1407 to have the City Council briefed on this case. And I'm not sure why you weren't briefed on this
1408 case. Two different opinions, two different conclusions, but this Council ought to make its own
1409 decision, ought to make its own (sic) conclusion.

1410 And Mayor, you asked a fair question in terms of why not let the Supreme Court sort all this out.
1411 And - Brad, you can, you can back me up and Todd or whoever else is here as - counsel. You're
1412 not talking months for the, for the Nevada Supreme Court, you're talking years.

1413 And - your City Attorney is absolutely right. My client is entitled to due process. Two and a half
1414 years has already passed. Another three years or two years for the State of Nevada, the - Nevada
1415 Supreme Court to rule, that's not due process. That's not equal protection under the law. You
1416 might as well just concede the inverse condemnation. There's been so much delay, so much
1417 delay. And I know you cringe about that a little bit up there. I would too if I were in your
1418 position, but that's what happens. You can't keep kicking the can down the road. Eventually, the
1419 courts say it's futile to - be before this body. You're just gonna keep continuing it. You're just
1420 gonna keep delaying it. And that's what we saw, I think, with this motion now. We were here in
1421 February, and it was very clear, come back in May. We want to make sure we've got a full City
1422 Council, super important issues being decided. The first thing out of, out of anybody's mouth is
1423 let's delay this more. This is, we're - if we're not already there, we're quickly approaching the
1424 point where it's just futile to be before the City Council. If you don't want this property
1425 developed, condemn it and pay for it, because that's where it's headed, and it seems like the
1426 continued delay takes us in that direction.

1427 So I'll just ask the Council to consider both opinions, because you've got two different judges.

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1428 One of them actually had this applicant before him in making the decision. Judge Crockett didn't.
1429 And this property wasn't before Judge Crockett either and neither was this, neither was this
1430 application. So I would just ask, if you would, please to let us proceed with this application. If
1431 you're gonna deny it, you're gonna deny it. If you're gonna grant it, you're gonna grant it. But
1432 don't abate [sic] it. Don't dismiss it. Don't strike it. My client's entitled to a decision from this
1433 body.

1434 Thank you very much, Your Honor. Thank you very much to the City Council.

1435

1436 **MAYOR GOODMAN**

1437 Thank you.

1438

1439 **ELIZABETH GHANEM HAM**

1440 Good afternoon. Elizabeth Ghanem Ham, on behalf of the applicant. I just wanna clarify one
1441 other thing because I have been involved with the hearing since I've joined this applicant as in-
1442 house counsel. And having heard your decision on the appeal was - a few things, and that is that
1443 staff and Mr. Jerbic aptly reported to this Council that Judge Crockett's decision was legally
1444 improper. Told you all that, and - that's on the record. In doing so, you decided that the reason
1445 you wouldn't appeal it, the sole reason you wouldn't appeal it, at least it was Mr. Seroka,
1446 Councilman Seroka's position, excuse me, that the basis was that you didn't want to spend the
1447 resources on it, although we believe you have proper City attorneys that could have and should
1448 have been appealing it. So I just want to make clear that your own staff and your own counsel
1449 told you at the time it was a legally improper decision. And that's all I wanted to add to it. Thank
1450 you.

1451

1452 **MAYOR GOODMAN**

1453 Thank you.

1454

1455 **MICHAEL BUCKLEY**

1456 Madam, Mayor, members of the Council, Michael Buckley, on behalf of the homeowners. I -

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1457 think there's really a couple of things that are very simple here that - get obfuscated in - the
1458 process. This property has a GPA designation of PR-OS. That's a fact, that's - a fact. It's been
1459 there.

1460 The applicant filed last year to a, for a General Plan Amendment to Low. That was denied on
1461 June 21st. They have now filed a GPA for Medium Low. That is a less intense use. Under the
1462 Code, an application for a General Plan Amendment for a parcel in which all or any part was the
1463 subject of a previous General Plan Amendment application for the same land use category or a
1464 less restrictive land use category shall not be accepted until the year has passed. So it is PR-OS.
1465 Whatever the City staff has determined, that is a fact, it's PR-OS and this is a GPA to a less
1466 intense use, or excuse me, a more intense use. That's as far as the GPA. So this GPA should not
1467 have been accepted until after June 21st.

1468 With regard to the Major Modification and Judge Crockett's ruling, there's the statement that the
1469 rules have changed. Well, the applicant has known since Judge Crockett made his ruling that a
1470 Major Modification is required. A Major Modification could have been filed along with the
1471 GPA. There's - no reason why that couldn't have been filed.

1472 But the - City and - regarding Judge Smith's lawsuit, the City is a party. The City is bound, I
1473 think Councilman Seroka, Councilman Crear, Councilman Anthony recognize the Judge ruled.
1474 The - order is not stayed. The City is bound by that order. If the, if the City processes this
1475 without a Major Modification, the City is opening itself up to some kind of a motion by the other
1476 side for contempt of the, of the order. I mean the - City is bound by the order.

1477 So I think it's really pretty simple. And I think one thing I think it's - important to remember too,
1478 Judge Crockett didn't invent the Major Modification. He went back and he said this is what your
1479 staff, when you first filed this application, back in the end of 2015, the staff said this is part of
1480 Peccole Ranch Phase 2 Master Plan, you need a Major Modification. That - that's what Judge
1481 Crockett ruled, that was what the staff ruled, the, so the judge didn't invent this. The judge came
1482 and -supported what your staff had originally stated was the case. So, and - as far as whether the
1483 435 is bound by this or not, the Judge ruling applies to Peccole Ranch Phase 2, it applies to all of
1484 it. So two things, this is PR-OS. It needs a GPA before you can build residential on it, and the
1485 City is bound by the Major Modification according to Judge Crockett. Thank you.

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1486 **MAYOR GOODMAN**

1487 Thank you.

1488

1489 **FRANK SCHRECK**

1490 Madam Mayor, members of the City Council, Frank Schreck, 9824 Winter Palace Drive. Just a

1491 couple things I want to touch on and they're purely procedural. We've gone over this a lot of

1492 times, so I'm just gonna touch the highlights.

1493 Mr. Jerbic for two and a half years has now said that there's hard-zoned R-PD7 on the golf

1494 course. There isn't. Have him show you where it is actually zoned. The letter from December of

1495 2014 was from a level one staffer that said exactly what it was, that Peccole Ranch was an

1496 R-PD7, and then it explained what an R-PD was. It's a development that you could have mixed

1497 residential uses, open space, golf courses, recreational things. It's not a zoning letter. It was never

1498 intended to be a zoning letter.

1499 The City did issue a zoning letter in 1990 after it had its hearings on the zoning. And that zoning

1500 letter said under the R-PD7 district. Now that's what that letter says. It talks about a district, and

1501 the district was 996 acres of Peccole Ranch Phase 2. That's what it was. There's not each acre

1502 zoned seven. Mr. Jerbic would like you to believe that it's R-7. It's not. It's R-PD7. The seven

1503 was picked by the developer as a number, because he wanted to multiple the seven times 996

1504 acres because that's what the ordinance says. It says you take your entire district, you select a

1505 number. Canyon Gate was four, I think Painted Desert is nine, I think Silverton is three. They

1506 pick whatever number they want, and they multiply it times the gross acres in that district to

1507 come out with the maximum number of residential units you can have within that whole district.

1508 That's exactly the process that was filed. They got a number. The developer gave up in front of

1509 the City Council, when he got his approval of the master plan and specific zoning, he gave up

1510 2,200 of them and asked for 4,247, and that's been the number of residential units for the last 25

1511 plus years.

1512 Okay. So it is, that is in the zoning letter. The only zoning, final zoning letter that's came out was

1513 the letter that came out in 1990 from the City, because what the City said in - your minutes, that's

1514 all you have to look at, the City said with the applications for the developer that here's what the

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1515 developer wants, and they're listed there. Here are the uses. They listed 401 acres of single-
1516 family, 60 acres of multi-family, 211 acres of drainage.
1517 Then they go to what the zoning is gonna be. The 401 will be 401 acres of R-PD7 hard zone.
1518 That's the hard zone, 401 acres. It's off the golf course. If the whole thing was R-PD7 hard
1519 zoned, why would you have to come in and ask for 401 acres to be hard-zoned R-PD7? You
1520 don't. So they did 401 acres of R-PD7. They multiplied seven times the 401. They took 60 acres
1521 of R-3, which is 24 to an acre. They multiplied that. They got the total of 4,247 and that's what
1522 they asked for and that's what they received and that's what the letter says. The only specific
1523 residential zoning ever until you zoned the 435 in 2016-

1524

1525 **COUNCILWOMAN FIORE**

1526 So, Mr. Schreck, since I'm new-

1527

1528 **FRANK SCHRECK**

1529 -but can - I just finish?

1530

1531 **COUNCILWOMAN FIORE**

1532 Yeah, I just wanna be crystal clear I heard you right.

1533

1534 **FRANK SCHRECK**

1535 Sure. Okay.

1536

1537 **COUNCILWOMAN FIORE**

1538 You're basically telling us and the Council that our legal counsel is wrong. Is that-

1539

1540 **FRANK SCHRECK**

1541 Absolutely, 100 percent, and we've said that for two and a half years.

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1542 **COUNCILWOMAN FIORE**

1543 I just had to clarify that you are basically saying our legal counsel is wrong. Okay, thank you.

1544

1545 **FRANK SCHRECK**

1546 I've said that for two and a half years.

1547

1548 **COUNCILWOMAN FIORE**

1549 Thank you, Mr. Schreck.

1550

1551 **FRANK SCHRECK**

1552 And we've submitted briefs on it. We've submitted a professor from the University that said the
1553 same thing. We're not just making this up. We've submitted the documents. If you've ever had
1554 the interest in looking at what your zoning was in 1990, you'll see what the City zoned in 1990. It
1555 didn't zone R-PD7 on the whole golf course. The golf course was - drainage and golf course, no
1556 residential on it. And in 1992, the City picked that up when they did their - General Plan in 1992,
1557 and by ordinance, they adopted PR-OS over every master plan community, including the one in
1558 your district or the ones in your district. That PR-OS was done on all of these, not just
1559 Queensridge. And it's been that way since 1992, recognizing what had already been zoned in all
1560 these master plan communities. So it isn't 7.49 per acre or zero to 7.49 per acre. And that's the
1561 key to Judge Crockett's decision. As was mentioned, Judge Crockett took your own Staff
1562 Reports. Ms. Allen says, Your staff is great, look at those reports. Well, you look at those reports
1563 with his first application. Three that he won at 740, and then those were kind of substituted with
1564 four applications after that, which was for 250 acres. And those seven went along together,
1565 which they shouldn't have, but we argued that the four superseded the three, but they kept going
1566 forward.

1567 And within those four applications, the developer recognized he needed a Major Modification.
1568 He had a Major Modification, and we're hearing now that somehow the - GPAs, General Plan
1569 Amendments are somehow, well, you don't need them, maybe you don't. They filed for how
1570 many GPAs over the last two and a half years? If they weren't necessary, why were they filed?

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1571 It's the same thing the court said. Why did all of a sudden the requirement for Major
1572 Modifications just kind of disappear?
1573 And now, according to your staff, the requirement for GPAs suddenly just disappears. There's
1574 never been any zoning, you know, entitlements on that golf course. What your staff said, and it
1575 says really clearly and we provide you all the transcripts, your staff said if you want to put
1576 residential on the golf course, you have to follow two steps. The first step is you have to amend
1577 the Peccole Ranch Master Plan by a Major Modification, according to your ordinance and
1578 according to your staff. And once you do that, then you have to amend your General Plan,
1579 because the General Plan is PR-OS, no residential. So you have to amend that too.
1580 You have to take step one, step two. That's what your staff says over and over again in those
1581 Staff Reports of 2016. Interesting that staffer that wrote those reports, which were actually, you
1582 know, real, we've never seen them again. Somehow the - guy that wrote those is now no longer
1583 writing your reports.
1584 But here is a key that you better take into consideration, and that is the basis of the inverse
1585 condemnation lawsuit against you is that the developer has rights to build on that golf course,
1586 that he has a right to build from zero to 7.49, that Mr. Jerbic has been arguing over and over and
1587 over again. The prophylactic defense you have in inverse condemnation is Judge Crockett's
1588 decision, that thank God you didn't appeal, because Judge Crockett's decision says you need to
1589 have a Major Modification. Which what does that mean? It means you don't have any
1590 entitlements on that golf course. You have no residential on the golf course. So you have to get a
1591 Major Modification to come in and put it on. So you can't take away a right from this developer
1592 that he has never had. And if you look at those inverse condemnation lawsuits, the only people
1593 quoted and the only positions taken are by your staff. And we've said that all along. And Mr.
1594 Jerbic has been wrong for two and a half years and going onto this, and we've showed you not
1595 our opinions, we've showed you, we brought in expert testimony, we brought in all the
1596 documents, we brought in everything to show you just exactly what it was. And if you want to
1597 know, Councilman Fiore, just go look at the 1990 approvals from the City Council. You'll see
1598 what it was zoned.

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1599 **COUNCILWOMAN FIORE**

1600 Thank you, Mr. Schreck. Can I ask my staff if what he is saying is correct?

1601

1602 **ROBERT SUMMERFIELD**

1603 Madam Mayor, through you, he said a lot of things. So I would need to know specifically what
1604 you would like us to verify.

1605

1606 **COUNCILWOMAN FIORE**

1607 Thank you, Robert. So yes, what I'd like to know is as we've been going along this and staff has
1608 been advising Council on the zoning issues on all of this, what Mr. Schreck is saying is that
1609 you've been wrong all along all this time. Can you tell me if you're, is this correct? Do you feel
1610 you're wrong?

1611

1612 **ROBERT SUMMERFIELD**

1613 Again, through you, Madam Mayor, staff's position has been consistent throughout this process.
1614 The development has changed based on the - nature of the discussions that have occurred and the
1615 changes that the applicant has made to their requests. Therefore, our analysis has changed based
1616 on those different circumstances, depending on the size of the project, the nature of the
1617 applications that were requested. But the overall analysis has stayed consistent, in my opinion, as
1618 the current Director of Planning, and I do not believe that we are incorrect.

1619

1620 **COUNCILWOMAN FIORE**

1621 Thank you. And Mr. Jerbic?

1622

1623 **BRAD JERBIC**

1624 I - will say one thing. One, I'm not gonna get involved in the politics of this. I'm just trying to
1625 give you the law. But if the law were as simple as Mr. Schreck says it is, he would have done us
1626 a big favor and won this in court three years ago. Because if - we were wrong and I was wrong
1627 and I've been wrong before and I'll be wrong again, but if I'm wrong on this issue, then I really,

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1628 really wish the opposition had gone to court and won a victory and spared us the agony of this
1629 hearing right now. That did not happen.
1630
1631 **FRANK SCHRECK**
1632 Yeah, it did-
1633
1634 **BRAD JERBIC**
1635 That did not happen.
1636
1637 **FRANK SCHRECK**
1638 The first-
1639
1640 **BRAD JERBIC**
1641 And - in spite of what, you know, here's the other thing. We have a saying in my office
1642 sometimes when we get into this kind of a discussion and it's too much college, not enough high
1643 school. Everybody's up here trying to turn this into a legal argument and trying to make an
1644 attorney say something or - do something that isn't the appropriate role for the attorney. My role,
1645 whether you like it or not or Mr. Schreck likes it or not, is to tell you what I think the law is as I
1646 read it. I don't really care one way or the other about the application, or I should put my name on
1647 a ballot and run for City Council.
1648 I'm not the eighth member of this Council. I'm just here to give you legal advice, and sometimes
1649 it's a little murky. Sometimes it's not exactly what you want to hear. But at the end of the day,
1650 this is a little more high school, not so much college, cause all of these legal arguments, as -
1651 stimulating as this debate is, really mean nothing until a court rules on it. If I am wrong, then
1652 Mr. Schreck should take me court and say there's no R-PD7, and therefore, you are, the
1653 developer doesn't have a right to develop. That would make this so much cleaner. That has not
1654 happened. Okay?

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1655 **FRANK SCHRECK**

1656 It has happened. That's the Crockett decision. The first time there was any residential zoned onto
1657 our golf course, we went to court, we had it reviewed, and the gravamen of Judge Crockett's
1658 decision is you need to have a Major Modification. You wouldn't have to have a Major
1659 Modification if there was already entitlements for residential on the golf course. That's what his
1660 decision says.

1661

1662 **BRAD JERBIC**

1663 Let me-

1664

1665 **FRANK SCHRECK**

1666 That's what your Staff Report says, Mr. Jerbic, which you never refer to anymore. Your Staff
1667 Reports make it clear, in – 19 (sic) 2016, that you have to have a Major Modification cause
1668 there's no residential on the golf course. And that's, we waited until we got some ruling against
1669 us, and we did go to court as soon as we could, Mr. Jerbic, and we did get a decision saying and
1670 confirming what we've been saying all along. You just haven't wanted to accept it.

1671

1672 **BRAD JERBIC**

1673 Mr. Schreck, we're not gonna debate, and you are wrong. That is just a flat-out truth. You are
1674 wrong. The Judge said there's a Major Modification. If you get a judge to say there's no R-PD7
1675 out there, I will follow that decision right now, and these applications will be gone.

1676

1677 **FRANK SCHRECK**

1678 It's an R-PD7 district. It's not hard-zoned R-PD7 residential on a golf course.

1679

1680 **BRAD JERBIC**

1681 Well, and I - can also produce a transcript of a Planning Commission meeting from October of
1682 2016, when then Commissioner Crear, when he was Planning Commissioner, asked me on the
1683 record what the R-PD7 meant, and I don't have it with me today, because I didn't anticipate this

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1684 discussion, but I said flat-out it gives the applicant the right to ask. That's it. And I don't want
1685 anybody saying anything more. And he is here asking. That's all this is.
1686 So trying to boil this down to something simple that you can get your arms around before we get
1687 into some massive legal debate here, that means nothing until a court rules. My recommendation
1688 is apply the high school part of our brain, not the college part and ask yourself do you believe
1689 there's substantial overlap between the GPA today and the old one. And if you do, then it's
1690 untimely and he's got to wait another month. If you don't believe there's substantial overlap
1691 between the two of them, then go ahead and move past that procedural issue on to the next one.
1692 The next one is Judge Crockett's decision. If you believe that you should follow that as the law of
1693 the land until the Supreme Court intervenes, that's fine with me. I don't think that's the way
1694 individual judge's decisions are interpreted, but if you want to make it into that, that's fine and
1695 say you require a Major Modification. If you think it is a judge and you wanna wait until the
1696 Supreme Court and you wanna disagree with that judge with all due respect, you can do that too.
1697 That's playing the law right down the line and not playing the politics of it. I know it's not a black
1698 and white answer that makes you happy, but that's the law.

1699

1700 **FRANK SCHRECK**

1701 That - isn't the law. Let - me just finish and I'll sit down.

1702

1703 **COUNCILWOMAN FIORE**

1704 Yeah.

1705

1706 **FRANK SCHRECK**

1707 The law is what Judge Crockett said it is. He interpreted your ordinance differently than
1708 Mr. Jerbic did. You didn't appeal it, so that's the City basically accepting it, and then you didn't
1709 ask for a stay, so it's applicable right now, tonight, as Mr. Buckley said. It applies to you now.

1710

1711 **MAYOR GOODMAN**

1712 Thank you.

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1713 **YOHAN LOWIE**

1714 Okay. Yohan Lowie, property owner for the record. Judge Crockett's order is faulty, because he
1715 bought into the lie and deception and corruption that Frank Schreck had raised in the beginning
1716 with his Peccole Ranch Master Plan. We are simply not a part of Peccole Ranch Master Plan.
1717 Judge Crockett asked your City Attorney in court, are we, if this is a part of Peccole Ranch
1718 Master Plan. And his answer was, it's very complicated, because God forbid the City will take
1719 the position that right now, after all this mess, it's not a part of Peccole Ranch, it is not a part of
1720 Peccole Ranch Master Plan.
1721 So let me just clue you in on this. Peccole Ranch Master Plan was two pieces of paper. One
1722 action was 17 pages conceptual Peccole Ranch Master Plan. The next page was a drawing that
1723 shows requested zoning. The Peccole Ranch Master Plan has zoning only categories for R-PD7,
1724 R-3 and C-1. And he talks about is a conceptual master plan that it, it's a trend. And it is these
1725 trends that becomes the basis of the plan that will be maintain - flexibility to accommodate future
1726 market changes, which mean they can change zoning and densities any way they want to.
1727 Furthermore, this Peccole Ranch Master Plan is governed, has to be governed under this
1728 document by CC&R they're applying to the property. So we, when we purchase a property, we
1729 research it with this body here, with your staff for six months about all the history of this piece of
1730 property. Not one time anybody mention Peccole Ranch, because it's not recorded on the
1731 property because it's expired. By its own term here, the second action, the zoning action was
1732 under resolution of intent and expired in 1995. Peccole - Ranch Master Plan does not apply.
1733 And then - I went, we went when - they raised it in litigation. A few months after we purchased
1734 the property, they raise, oh, Peccole Ranch Phase 2 applies to the property. When you look at the
1735 documents for Peccole Ranch Master Plan, which is out of [inaudible], it says specifically within
1736 the documents that if Phase 2 is not annexed into Phase 1, the public area and all public spaces
1737 annexed into Phase 1, including a future maybe golf course annexed into Phase 1, is not a part of
1738 Peccole Ranch.
1739 Peccoles had a lawsuit with Triple Five and had stopped the – partner, partnership with Triple
1740 Five in late '95 and in '96 have created a new master plan called Queensridge. The master plan
1741 community of Queensridge does not include any portion of the golf course, except the nine

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1742 holes, almost 100 acres that in this bogus Peccole Ranch Master Plan that somehow we're trying
1743 to apply to this piece of property show the property as R-PD7. So there is large area of the golf
1744 course today, of the old golf course that is developable property today, is developable under the
1745 original Peccole Ranch if it was to apply.

1746 Judge Crockett, it was never in front of Judge Crockett if the master plan applies to this piece of
1747 property. He would have to find out that it's not. It could not. It possibly cannot, because
1748 somebody has to get a notice. And to sit here and discuss here and in court Peccole Ranch
1749 Master Plan, we have to put an end to this, and we're going with another inverse condemnation
1750 based on that. So there'll be new lawsuits filed, you know, after the ordinance that just passed,
1751 and some more lawsuits will be filed after these applications will be heard if they don't pass. We
1752 are not a part of Peccole Ranch Master Plan, so, therefore, Major Mod cannot be required.

1753 Now, let's talk about this PR-OS. The old PR-OS that is installed on this piece of property took
1754 all the units off from 7.5 units per acre to zero. It's an illegal action, admitted by City Attorney
1755 and staff. You don't have one document to show how you had a notice to the public. Few days
1756 after legal notice meeting, some staffer runs in and changed the designation, changed the color of
1757 the golf course in 2005 into green.

1758 What you heard today that, in 1992, this piece of property was PR-OS, it's an absolute lie. It
1759 could not be because the property was not identified. So I saw something from the staff now,
1760 changing the position and saying, oh, in '92, we did the blob. Maybe your house was in the
1761 PR-OS, maybe somebody else. We gonna go on every blob and every piece of property going to
1762 come from development, we're gonna file a suit under your ordinance that it is within this blob of
1763 this PR-OS. It should be. It's not, but it should be.

1764 So the ordinance that you just passed is - so cumbersome and involves so many propertics. I
1765 know you tried to target, and it's only targeting my property, the Badlands. But you know, for
1766 Councilman Seroka, all you've done here and all this dishonesty, when we accept this dishonesty,
1767 it leads to criminality. Sometimes it's in the form of corruption, and sometimes is in the form of
1768 government abuse, and in this case, it's both. Thank you.

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1769 **MARK HUTCHISON**

1770 Your Honor, I'm - sorry to come up a second time. I neglected to just ask that these documents
1771 be submitted for the record. I'm - sorry when I was up here.

1772

1773 **MAYOR GOODMAN**

1774 Please.

1775

1776 **MARK HUTCHISON**

1777 And what they are, Your Honor, they just go to, again, the procedural issue and what Mr. Jerbic
1778 was - addressing. It's the Notice of Decision of the State Board of Equalization as well as three
1779 different determinations by the Clark County Assessor's Office. They determined that, in fact,
1780 the land that we're talking about ceased to be used by a golf course on December 1, 2016. It no
1781 longer falls within the definition of open space real property and is no longer deemed to be used
1782 as open space for tax purposes. Further, the land has been converted to a higher use.
1783 The Nevada State Board of Equalization approved that, Your Honor, and as a result, my clients
1784 have paid over \$1.2 million in taxes, not based on PR-OS, but based on 233 acres vacant multi-
1785 family residential, excuse me, vacant single-family residential. Another 17 acres vacant multi-
1786 family residential. General Commercial on 2.37. My client is paying taxes not on PR-OS, but on
1787 residential and commercial designations, Your Honor. That's according to the State of Nevada
1788 and Clark County. Thank you.

1789

1790 **BRAD JERBIC**

1791 I -, I'm gonna jump in here.

1792

1793 **MAYOR GOODMAN**

1794 Is that submitted?

1795

1796 **BRAD JERBIC**

1797 The - two arguments that were on the floor right now, and I asked everybody to contain

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1798 themselves to, are the argument about the GPA, whether or not it's duplicitous, and that's a
1799 procedural part of the Councilman's motion, and whether or not a Major Modification should be
1800 required. The, it's beginning to squirt now into PR-OS and all this other stuff. If - the people at
1801 the podium can contain themselves just to the procedural argument right now, there will be
1802 plenty of time later, if we get past it, to talk if the motion doesn't pass. All right.

1803

1804 **DOUG RANKIN**

1805 Doug Rankin, on behalf of the homeowners in the area. I - will save my part regarding the
1806 zoning ordinance of 2001, if - it does move forward, to discuss what that ordinance did as the
1807 final act of ordinances all of the properties in Peccole Ranch.

1808

1809 **BRAD JERBIC**

1810 Right. If it does move forward, we'll, you'll absolutely have an opportunity to make that record.

1811

1812 **DOUG RANKIN**

1813 Thank you.

1814

1815 **BOB PECCOLE**

1816 Bob Peccole. I'm a homeowner. I live at 9740 Verlaine Lane. I am an attorney. I've been a
1817 practicing attorney in this state for over 55 years. A couple things I'd like to address.
1818 First of all, Mr. Hutchins (sic) stood up here with the Judge Smith decision and flashed it. I
1819 happen to be the attorney that has appealed that decision to the Nevada Supreme Court. It is now
1820 in a position to be set for hearing. And just like Mr. Jerbic, I feel that I'm correct and it - will be
1821 reversed. It will be set aside. And I challenge Mr. Hutchins (sic) who says that Judge Smith ruled
1822 one way and Judge Crockett ruled the other way. I don't see anything in Judge Smith's decision
1823 talks about Major Modification. And I ask him to present that part of the case to you, instead of
1824 just standing up here and flashing that decision. I've lived with it for almost a year and a half, so
1825 I know what's in that decision.
1826 Another part, I've been a Chief Deputy Attorney General for the State of Nevada. Among my

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1827 clients as a Chief Deputy were some of the top agencies in the State of Nevada that I legally
1828 advised. How about the Athletic Commission, which is the Boxing Commission? How about the
1829 Architectural Board? How about the Racing Commission and many others, including this entire
1830 office of the Attorney General down here in Clark County?
1831 I would be appalled to tell any of my agencies when there is a decision of a court judge telling
1832 me I must recognize a certain point and I must abide by that. That ruling becomes one that is the
1833 law. And if I were to tell my client, oh well, but as a matter of policy, you can ignore it, I would
1834 have the same concerns that Councilman Crear has. Am I going to jail? Yes, you are. I don't
1835 know if any of these attorneys sitting in the public here have ever been involved in those types of
1836 hearings when you're held in contempt.
1837 I've been involved in those, and I know how they work. And it wouldn't take anything if you
1838 were to take Mr. Jerbic's advice and say, well, we can ignore that decision because this is the
1839 way I think it works. Well, you could all end up in jail. And it, and it does happen. And it just
1840 depends on who - pushes that contempt. So you got to keep that in mind. You can't just ignore it
1841 because that isn't the way it works.
1842 Now, that judgment stands solid until it's either stayed by the court or it's reversed by the court.
1843 But until those two things happen, that judgment is solid. Now I, and that's an argument they've
1844 used against me in the Smith case. They've said because you don't have a stay, that judgment is
1845 valid. So what do they do? They take Smith's judgment, sues me and my wife for \$30 million.
1846 That's Mr. Yohan. He's quite the guy.
1847 But in any event, I would just like to say do not ignore the Crockett decision, because you're
1848 going to put yourself in trouble. The other part of it is you might have to take Mr. Jerbic's advice,
1849 you know, like maybe a grain of salt.

1850

1851 **COUNCILMAN SEROKA**

1852 Mayor, I'd like to call the question at this time. I believe we have established that the GPA is
1853 duplicitous and the GPA should not have been accepted, and that I also believe we've established
1854 that the law of the land, as it stands today, is Judge Crockett's decision, which requires a GPA
1855 and a Major, or correction, Judge Crockett's decision requires a Major Modification. And my

**CITY COUNCIL MEETING OF
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1856 bottom line here is that I expect everyone to follow the Code and the law. If we're following the
1857 Code and the law, we all move forward. If we don't follow the - Code and the law, we have
1858 challenges.

1859 **So I move to strike the 74 through 83 from today's agenda, cause they should not have been**
1860 **accepted in the first place.** I did offer, and a head nod would work just fine, the offer to
1861 withdraw without prejudice your applications if you would like to do that, or not.

1862

1863 **STEPHANIE ALLEN**

1864 Through you, Madam Mayor. No, we would not like to withdraw those. We'd like to have those-

1865

1866 **COUNCILMAN SEROKA**

1867 **Okay. Then my motion stands, Mayor, and I call the question. I call for the vote.**

1868

1869 **MAYOR GOODMAN**

1870 Okay. There's a motion made by Councilman Seroka. And again, I'm gonna ask you, Mr. Jerbic,
1871 if in fact Council members feel that they don't have enough information and clarity on this, they
1872 have the permission to abstain.

1873

1874 **BRAD JERBIC**

1875 They do. I, I've never told anyone up here to vote when you don't feel you have enough
1876 information.

1877

1878 **MAYOR GOODMAN**

1879 But again, you have to reiterate they can't-

1880

1881 **BRAD JERBIC**

1882 I will, I will say this. It's gonna take four votes for the motion to strike to pass. If it doesn't pass
1883 and you've abstained and now we're onto the merits of the application-

**CITY COUNCIL MEETING OF
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1884 **MAYOR GOODMAN**

1885 You can't come back in.

1886

1887 **BRAD JERBIC**

1888 You're still abstained.

1889

1890 **MAYOR GOODMAN**

1891 Right.

1892

1893 **BRAD JERBIC**

1894 And so it creates a - really, this is a law school question, to be honest with you.

1895

1896 **MAYOR GOODMAN**

1897 Right, and we're not lawyers.

1898

1899 **BRAD JERBIC**

1900 It's just bizarre.

1901

1902 **MAYOR GOODMAN**

1903 But my question is if, let's assume four members or five members abstain because they don't feel

1904 they have enough information and clarity, that's left with two people voting for it.

1905

1906 **BRAD JERBIC**

1907 It takes four people under any circumstances to pass, no matter who abstains.

1908

1909 **MAYOR GOODMAN**

1910 So then the motion dies. The motion at this point would die if in fact if people felt they are, have

1911 not enough clarity, enough information to make a sound judgment.

**CITY COUNCIL MEETING OF
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1912 **BRAD JERBIC**

1913 That's correct. And by extrapolation, if it died and you went on to the merits, that same
1914 abstention would carry over to that as well.

1915

1916 **MAYOR GOODMAN**

1917 And so as these issues, should it die, and as these issues are discussed item by item, because
1918 someone has abstained, they may not comment on those items as they come back?

1919

1920 **BRAD JERBIC**

1921 It -, It's hard to make an argument that you're not informed enough to vote on a motion for, to
1922 strike, but you are informed enough to vote on the merits of the case. Again, I - think this has
1923 been way overly complicated. They've tried, on both sides, have tried to turn this Council into a
1924 courtroom and -, by doing so, have - tried to make this decision a lot sloppier than it is. Which is-

1925

1926 **MAYOR GOODMAN**

1927 Which is why I said from the beginning let the courts decide. I don't understand why we're put in
1928 this position. There's not a lawyer-

1929

1930 **COUNCILMAN SEROKA**

1931 I believe I called the question to a vote.

1932

1933 **MAYOR GOODMAN**

1934 Excuse me, Councilman. Excuse me. This is something that is a legal issue. I don't know maybe,
1935 you have, and all deference, have done a lot of research in a legal manner. I don't feel confident
1936 in a, in a legal educational background to do other than rely on our staff, to, who are supposed to
1937 not be judgmental and advise us according to how they interpret the law.

1938 Now, the fact that the law has been set down by the District Court, are they and is Judge Crockett
1939 saying you must now address this and do this and change that and ask for a Major Mod on
1940 everything, or is it just a status quo, he's made his ruling and if there are further applications, new

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1941 applications coming in because of his decision, the applicant would have to do it?
1942
1943 **BRAD JERBIC**
1944 Well, the - legal answer is his decision is limited to that set of facts. By extrapolation, if
1945 somebody went there with more lawsuits and said, hey, even though this is a different project, it's
1946 the same argument, you need a Major Modification, I have no doubt that Judge Crockett would
1947 say the same thing about every one of these applications. You don't know if you're gonna get
1948 Judge Crockett, and you don't know what the Supreme Court's gonna do.
1949 So let me just maybe suggest a different approach. There's kind of a cart before the horse thing
1950 here. The applicant gets a decision and then you go to court. You don't go to court and then get
1951 an application. Then we have zoning by judge. The applicant's entitled to a vote, up or down,
1952 and unless you think for procedural reasons he's incomplete in his application and then you make
1953 that record and that's what the Councilman has tried to with his motion on the procedural
1954 grounds, but if you think the procedural grounds are valid, then vote, you know in favor. If you
1955 don't, then move on to the next part of the application, and then let the courts decide.
1956 If - we do it the other around, the courts don't have facts to decide in this case. How does the
1957 applicant get to court on these three applications without you making a decision? You have to
1958 make the decision, or there's nothing, no record for the court to vote on, whether you go for or
1959 against it.
1960 So that's what I'm saying in the procedural motion, I wouldn't overly complicate it and think it's a
1961 big legal decision. I think it's your call to look at your ordinance and say do you think this GPA
1962 is duplicitous and, therefore, you're subject to the one-year timeout, and he's a month too early.
1963 Or two, you think Judge Crockett's decision or your own policy or both require a Major
1964 Modification and he doesn't have one, so he's incomplete. I think it's a pretty simple call.
1965
1966 **MAYOR GOODMAN**
1967 Okay. There's a motion then. Please vote and please post. Councilwoman, Councilwoman your
1968 vote?

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1969 **COUNCILWOMAN FIORE**
1970 It's, look.
1971
1972 **MAYOR GOODMAN**
1973 Oh.
1974
1975 **COUNCILWOMAN FIORE**
1976 My - computer is broken.
1977
1978 **COUNCILMAN CREAR**
1979 Should we withdraw the vote?
1980
1981 **COUNCILWOMAN FIORE**
1982 Should we withdraw the vote?
1983
1984 **COUNCILWOMAN TARKANIAN**
1985 Well, tell her.
1986
1987 **COUNCILMAN COFFIN**
1988 It didn't register the vote.
1989
1990 **COUNCILWOMAN FIORE**
1991 Here. Now it's just left.
1992
1993 **COUNCILMAN COFFIN**
1994 Now it's, now it's voted.
1995
1996 **COUNCILWOMAN FIORE**
1997 No, I didn't (inaudible)

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003188
LO 00000552
7396

**CITY COUNCIL MEETING OF
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VERBATIM TRANSCRIPT – AGENDA ITEMS 71 AND 74-83**

1998 **MAYOR GOODMAN**
1999 Give her an oral.
2000
2001 **COUNCILWOMAN TARKANIAN**
2002 You can give her your vote orally.
2003
2004 **MAYOR GOODMAN**
2005 I - voted. Give your vote orally.
2006
2007 **COUNCILWOMAN FIORE**
2008 Are you getting it? Nay.
2009
2010 **LUANN D. HOLMES**
2011 Nay?
2012
2013 **COUNCILWOMAN FIORE**
2014 Nay.
2015
2016 **MAYOR GOODMAN**
2017 Okay. The motion passes.
2018
2019 **COUNCILMAN COFFIN**
2020 Post? You gotta post it.
2021
2022 **MAYOR GOODMAN**
2023 And it's posted.
2024
2025 **COUNCILMAN CREAR**
2026 No, hold on. Hold on. It's got the wrong vote for me. It says I hit, I voted nay. I voted yes.

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**003189
LO 00000553
7397**

**CITY COUNCIL MEETING OF
MAY 16, 2018
VERBATIM TRANSCRIPT – AGENDA ITEMS 71 AND 74-83**

2027 **LUANN D. HOLMES**
2028 It says you voted nay.
2029
2030 **COUNCILMAN CREAR**
2031 No.
2032
2033 **MAYOR GOODMAN**
2034 Right, he says he votes yes. So he needs the change. It passes anyway.
2035
2036 **COUNCILMAN COFFIN**
2037 It passed.
2038
2039 **COUNCILMAN CREAR**
2040 Then let's record it right. Accurate.
2041
2042 **COUNCILMAN COFFIN**
2043 Wanna revote?
2044
2045 **COUNCILWOMAN TARKANIAN**
2046 He wants a green check.
2047
2048 **COUNCILMAN CREAR**
2049 Where do you do that?
2050
2051 **LUANN D. HOLMES**
2052 So Councilman Crear? For the record, if you'd like us to reflect your vote voted in favor of the
2053 strike, we'll do that for the record.

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VERBATIM TRANSCRIPT – AGENDA ITEMS 71 AND 74-83

2054 **COUNCILMAN CREAR**

2055 Great. How does, what's that procedure that, does that happen now? You – show it again, or-
2056

2057 **LUANN D. HOLMES**

2058 No, for the minute record we'll change it to show that orally you want us to reflect that you voted
2059 in favor to strike it.
2060

2061 **COUNCILMAN CREAR**

2062 Yes, I voted in favor to strike it.
2063

2064 **BRAD JERBIC**

2065 For the record, it's a 4-3 vote to strike the item from the agenda, so the item is stricken, and it's
2066 on to the next order of business.
2067

2068 **MAYOR GOODMAN**

2069 Okay.
2070

2071 **COUNCILMAN CREAR**

2072 No, no, no. Hold on, hold on, hold on, hold on, hold on. Point of clarification. It's not a-
2073

2074 **BRAD JERBIC**

2075 5-2, I'm sorry. It's 5-2.
2076

2077 **COUNCILMAN CREAR**

2078 It's not a 4-3 vote.
2079

2080 **BRAD JERBIC**

2081 Yeah, 5-2, I'm sorry. My mistake.

**CITY COUNCIL MEETING OF
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2082 **MAYOR GOODMAN**

2083 It's 5-2 vote. (The motion to Strike passed with Mayor Goodman and Councilwoman Fiore
2084 voting No).

2085

2086 **COUNCILMAN CREAR**

2087 Thank you.

Exhibit 107

FIRST AMENDMENT

BILL NO. 2018-5

ORDINANCE NO. 6617

AN ORDINANCE TO AMEND LVMC 19.16.010 TO ESTABLISH A REQUIRED PROCESS FOR PUBLIC ENGAGEMENT IN CONNECTION WITH THE REPURPOSING OF CERTAIN GOLF COURSES AND OPEN SPACES, AND TO PROVIDE FOR OTHER RELATED MATTERS.

Sponsored by: Councilman Steven G. Seroka

Summary: Amends LVMC 19.16.010 to establish a required process for public engagement in connection with the repurposing of certain golf courses and open spaces.

THE CITY COUNCIL OF THE CITY OF LAS VEGAS DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1: Ordinance No. 6289 and the Unified Development Code adopted as Title 19 of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, are hereby amended as set forth in Sections 2 to 4, inclusive, of this Ordinance. The amendments in those Sections are deemed to be amendments to both Ordinance No. 6289 and the Unified Development Code adopted as Title 19.

SECTION 2: Title 19, Chapter 16, Section 10, is hereby amended by relettering existing Subsections (G), (H) and (I) of that Section, so that those Subsections are lettered (H), (I) and (J), respectively.

SECTION 3: Title 19, Chapter 16, Section 10, is hereby amended by adding thereto, at the appropriate location, a new Subsection (G), reading as follows:

G. Repurposing of Certain Golf Courses or Open Spaces

1. **General.** Except as otherwise provided in this Subsection (G), any proposal by or on behalf of a property owner to repurpose a golf course or open space is subject to the Public Engagement Program requirements of this Subsection (G). The requirements of this Subsection (G) apply to repurposing a golf course or open space located within 1) an existing residential development, 2) a development within an R-PD District, 3) an area encompassed by a Special Area Plan adopted by the City, or 4) an area subject to a Master Development Plan within a PD District. For purposes of this Subsection (G), "repurposing" includes changing or converting all or a portion of the use of the golf course or open space to one or more other uses.

9x

003193

1 2. **Exceptions.** This Subsection (G) does not apply to:

2 a. Any project that has been approved as part of the City of Las Vegas Capital Improvement Plan.

3 b. Any project that is governed by a development agreement that has been approved pursuant to
4 LVMC 19.16.150.

5 c. The repurposing of any area that has served as open space pertaining to a nonresidential
6 development where that open space functions as an area for vehicle parking, landscaping, or any similar
7 incidental use.

8 d. The reprogramming of open space recreational amenities that simply changes or adds to the
9 programming or activities available at or within that open space.

10 3. **Requirements.** In connection with the scheduling of a pre-application conference pursuant to LVMC
11 19.16.010(B)(5), the applicant for a repurposing project subject to this Subsection (G) must provide to the
12 Department in writing a proposed Public Engagement Program meeting the requirements of Paragraph 4
13 below. The requirements of this Subsection (G) must be completed before the submission and processing of
14 the land use application(s) to which the pre-application conference applies.

15 4. **Public Engagement Program.** The Public Engagement Program (PEP) shall include, at a minimum,
16 one in-person neighborhood meeting regarding the repurposing proposal and a summary report documenting
17 public engagement activities. The applicant is encouraged, but not required, to conduct additional public
18 engagement activities beyond those required by the preceding sentence. Additional public engagement
19 activities may include, but are not limited to, the following components:

20 a. **Applicant's Alternatives Statement.** This document is designed to inform the Department and
21 stakeholders about the applicant's options and intentions, including the following statements:

22 I. A statement summarizing the alternatives if the golf course or open space is not repurposed
23 and the current use of the property ceases.

24 II. A statement summarizing the rationale for repurposing in lieu of continuing to operate or
25 maintain the golf course or open space, or finding another party to do so.

26 III. A statement summarizing the proposal to repurpose the golf course or open space with a

1 compatible use.

2 IV. A statement summarizing how the applicant's proposal will mitigate impacts of the
3 proposed land uses on schools, traffic, parks, emergency services, and utility infrastructure.

4 V. A statement summarizing the pertinent portions of any covenants, conditions and
5 restrictions for the development area and the applicant's intentions regarding compliance therewith.

6 VI. If applicable, a statement summarizing any negotiations with the City in regards to a new
7 or amended Development Agreement for the area.

8 b. Neighborhood Meeting. The PEP shall include at a minimum the neighborhood meeting that is
9 described in this Paragraph 4. Notice of such meeting shall be provided in general accordance with the notice
10 provisions and procedures for a General Plan Amendment in LVMC Title 19.16.030(F)(2), except that no
11 newspaper publication is required and the providing of notice shall be the responsibility of the applicant
12 rather than the City. The applicant shall develop a written plan for compliance with the notice requirements
13 of the preceding sentence, which shall be submitted to the Department for review and approval in advance
14 of implementation. The required neighborhood meeting must be scheduled to begin between the hours of
15 5:30 pm and 6:30 pm, except that the Department in particular cases may require that a meeting begin earlier
16 in the day to allow greater participation levels. Additional neighborhood meetings are encouraged, but not
17 required.

18 c. Design Workshops. The applicant may provide conceptual development plans at design
19 workshops and solicit input from stakeholder groups. The applicant is encouraged (without requirement or
20 limitation) to provide separate design workshops for each of the following stakeholder groups, as applicable:

21 I. Owners of properties that are adjacent to the area proposed for repurposing;

22 II. The owners of all other property within the same subdivision (master subdivision, if
23 applicable), Master Development Plan Area or Special Area Plan area; and

24 III. Local neighborhood organizations and business owners located within the same Master
25 Development Plan Area or Special Area Plan area.

26 5. **Summary Report.** Upon completion of a PEP, the applicant shall provide a report to the Department

1 detailing the PEP's implementation, activities and outcomes. The summary report shall be included with any
2 land use entitlement application related to a repurposing proposal. To document the applicant's public
3 engagement activities, the summary report shall include the following, as applicable:

- 4 a. The original Applicant's Alternatives Statement.
- 5 b. Any revised Applicant's Alternatives Statement that has been produced as a result of the process.
- 6 c. Affidavit of mailings pertaining to the mailing of notice of the Applicant's Alternative
7 Statements to prescribed stakeholders, and of the means by which the Alternatives Statements were made
8 available to stakeholders.
- 9 d. Affidavits of mailings for the notices to prescribed stakeholders for all required neighborhood
10 meetings and design workshops.
- 11 e. Scanned copies of any and all sign-in sheets that were used for all required neighborhood
12 meetings and design workshops.
- 13 f. Meeting notes that may have been taken from all required neighborhood meetings and design
14 workshops.
- 15 g. Electronic copy of a spreadsheet with all comments received at meetings and workshops and the
16 applicant's statement of how each of those comments were addressed, if applicable.
- 17 h. Affidavit of mailing for, and results of, a public engagement survey sent to all meeting and
18 workshop attendees.
- 19 i. Accounting of City staff time devoted to required neighborhood meetings and design workshops.
- 20 j. A copy of all materials distributed or displayed by the applicant at all neighborhood meetings
21 and design workshops.
- 22 k. Statements from any facilitator of design workshops summarizing the input and results.
- 23 l. A statement acknowledging that additional public comment heard through a land use
24 application's public hearing process will be taken into consideration by the applicant.

25 SECTION 4: Title 19, Chapter 18, Section 20, is hereby amended by amending the
26 definitions of the terms "Open Space" and "Open Space, Common" to read, respectively, as follows:

1 **Open Space.** Any parcel or area of land or water [essentially unimproved and set aside, dedicated,
2 designated, or reserved for public use or enjoyment or for the private use and enjoyment of owners and
3 occupants of land adjoining or neighboring such open space.] that:

4 1. As part of, and in consideration of development approval, has been formally set aside, dedicated,
5 designated, or reserved for public use or enjoyment or for the private use and enjoyment of owners and
6 occupants of land adjoining or neighboring such area; and

7 2. Is either unimproved or includes only improvements that pertain to or are incidental to the
8 intended use and enjoyment of the area. Such improvements may include structures, amenities, landscaping,
9 paving or other surface treatments that provide for or facilitate recreation and enjoyment, or that provide for
10 support and maintenance of the area for its intended purposes.

11 **Open Space, Common.** [Land] Open space within or related to a development that is designed and intended
12 for the common use or enjoyment of the residents of the development and their guests.

13 SECTION 5: For purposes of Section 2.100(3) of the City Charter, Sections 19.16.010
14 and 19.18.020 are deemed to be subchapters rather than sections.

15 SECTION 6: The Department of Planning is authorized and directed to incorporate into
16 the Unified Development Code the amendments set forth in Sections 2 to 4, inclusive, of this Ordinance.

17 SECTION 7: If any section, subsection, subdivision, paragraph, sentence, clause or phrase
18 in this ordinance or any part thereof is for any reason held to be unconstitutional or invalid or ineffective by
19 any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the
20 remaining portions of this ordinance or any part thereof. The City Council of the City of Las Vegas hereby
21 declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase
22 thereof irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs,
23 sentences, clauses or phrases be declared unconstitutional, invalid or ineffective.

24 ...

25 ...

26 ...

1 SECTION 8: All ordinances or parts of ordinances or sections, subsections, phrases,
2 sentences, clauses or paragraphs contained in the Municipal Code of the City of Las Vegas, Nevada, 1983
3 Edition, in conflict herewith are hereby repealed.

4 PASSED, ADOPTED and APPROVED this 16th day of May, 2018.

5 APPROVED:

6 By 
7 CAROLYN G. GOODMAN, Mayor

8 ATTEST:

9 
10 LUANN D. HOLMES, MMC
10 City Clerk

11 APPROVED AS TO FORM:

12 Val Steed 5-16-18
13 Val Steed, Date
13 Deputy City Attorney

1 The above and foregoing ordinance was first proposed and read by title to the City Council
2 on the 21st day of February, 2018, and referred to a committee for recommendation;
3 thereafter the said committee reported favorably on said ordinance on the 16th day of May,
4 2018, which was a regular meeting of said Council; that at said regular meeting, the
5 proposed ordinance was read by title to the City Council as amended and adopted by the
6 following vote:

7 VOTING "AYE": Councilmembers Tarkanian, Anthony, Coffin Seroka and Crear

8 VOTING "NAY": Goodman and Fiore

9 EXCUSED: None

10 ABSTAINED: None

11 APPROVED:

12 
13 CAROLYN G. GOODMAN, Mayor

14 ATTEST:

15 
16 LUANN D. HOLMES, MMC City Clerk

AFFIDAVIT OF PUBLICATION

STATE OF NEVADA)
COUNTY OF CLARK) SS:

RECEIVED
CITY CLERK

2018 MAR 27 P 12:18

LV CITY CLERK
495 S MAIN ST
LAS VEGAS NV 89101

Account # 22515
Ad Number 0000974361

Eileen Gallagher, being 1st duly sworn, deposes and says: That she is the Legal Clerk for the Las Vegas Review-Journal and the Las Vegas Sun, daily newspapers regularly issued, published and circulated in the City of Las Vegas, County of Clark, State of Nevada, and that the advertisement, a true copy attached for, was continuously published in said Las Vegas Review-Journal and / or Las Vegas Sun in 1 edition(s) of said newspaper issued from 03/22/2018 to 03/22/2018, on the following days:

03 / 22 / 18

BILL NO. 2018-5

AN ORDINANCE TO PROVIDE IN PRELIMINARY OR SKELETON FORM AN AMENDMENT TO THE UNIFIED DEVELOPMENT CODE TO ESTABLISH A REQUIRED PROCESS FOR PUBLIC ENGAGEMENT IN CONNECTION WITH THE REPURPOSING OF CERTAIN GOLF COURSES AND OPEN SPACES, AND TO PROVIDE FOR OTHER RELATED MATTERS.

Sponsored by:
Councilman Steven G. Seroka

Summary: Provides in preliminary or skeleton form an amendment to the Unified Development Code to establish a required process for public engagement in connection with the repurposing of certain golf courses and open spaces.

At the City Council meeting of
February 21, 2018

BILL NO. 2018-5 WAS READ BY
TITLE AND REFERRED TO A
RECOMMENDING COMMITTEE

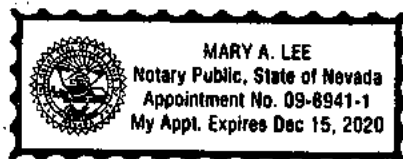
COPIES OF THE COMPLETE
ORDINANCE ARE AVAILABLE FOR
PUBLIC INFORMATION IN THE
OFFICE OF THE CITY CLERK, 2ND
FLOOR, 495 SOUTH MAIN
STREET, LAS VEGAS, NEVADA

PUB: March 22, 2018
LV Review-Journal

ISI Eileen Gallagher
LEGAL ADVERTISEMENT REPRESENTATIVE

Subscribed and sworn to before me on this 22nd day of March, 2018

Notary Mary Lee



003200

7409

AFFIDAVIT OF PUBLICATION

STATE OF NEVADA)
COUNTY OF CLARK) SS:

RECEIVED
CITY CLERK

LV CITY CLERK
495 S MAIN ST
LAS VEGAS NV 89101

Account # 22515
Ad Number 0000985805

2018 MAY 24 A 11:39

Leslie McCormick, being 1st duly sworn, deposes and says: That she is the Legal Clerk for the Las Vegas Review-Journal and the Las Vegas Sun, daily newspapers regularly issued, published and circulated in the City of Las Vegas, County of Clark, State of Nevada, and that the advertisement, a true copy attached for, was continuously published in said Las Vegas Review-Journal and / or Las Vegas Sun in 1 edition(s) of said newspaper issued from 05/19/2018 to 05/19/2018, on the following days:

05 / 19 / 18

FIRST AMENDMENT

BILL NO. 2018-5
ORDINANCE NO. 6617

AN ORDINANCE TO AMEND LVMC 19.16.010 TO ESTABLISH A REQUIRED PROCESS FOR PUBLIC ENGAGEMENT IN CONNECTION WITH THE REPURPOSING OF CERTAIN GOLF COURSES AND OPEN SPACES, AND TO PROVIDE FOR OTHER RELATED MATTERS.

Sponsored by:
Councilman Steven G. Seroka

Summary: Amends LVMC 19.16.010 to establish a required process for public engagement in connection with the repurposing of certain golf courses and open spaces.

The above and foregoing ordinance was first proposed and read by title to the City Council on the 21st day of February, 2018, and referred to a committee for recommendation; thereafter the committee reported favorably on said ordinance on the 16th day of May, 2018, which was a regular meeting of said City Council; and that at said regular meeting the proposed ordinance was read by title to the City Council as amended and adopted by the following vote:

VOTING "AYE":
Councilmembers Tarkanian, Anthony, Coffin, Seroka, and Crear

VOTING "NAY":
Mayor Goodman and Councilwoman Fiore

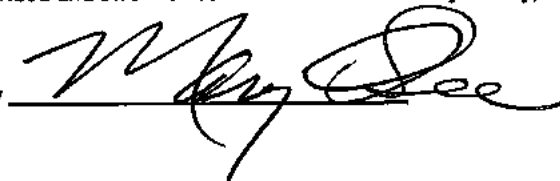
EXCUSED: NONE

COPIES OF THE COMPLETE ORDINANCE ARE AVAILABLE FOR PUBLIC INFORMATION IN THE OFFICE OF THE CITY CLERK, 2ND FLOOR, 495 SOUTH MAIN STREET, LAS VEGAS, NEVADA

PUB: May 19, 2018
LV Review-Journal


LEGAL ADVERTISEMENT REPRESENTATIVE

Subscribed and sworn to before me on this 21st day of May, 2018

Notary 



003201

7410

Exhibit 108

BILL NO. 2018-24

ORDINANCE NO. 6650

AN ORDINANCE TO AMEND LVMC TITLE 19 (THE UNIFIED DEVELOPMENT CODE) TO ADOPT ADDITIONAL STANDARDS AND REQUIREMENTS REGARDING THE REPURPOSING OF CERTAIN GOLF COURSES AND OPEN SPACES, CONSOLIDATE THOSE PROVISIONS WITH PREVIOUSLY-ADOPTED PUBLIC ENGAGEMENT PROVISIONS REGARDING SUCH REPURPOSING PROPOSALS, AND PROVIDE FOR OTHER RELATED MATTERS.

Sponsored by: Councilman Steven G. Seroka

Summary: Amends LVMC Title 19 (the Unified Development Code) to adopt additional standards regarding the repurposing of certain golf courses and open spaces, and to consolidate those provisions with previously-adopted public engagement provisions regarding such repurposing proposals.

THE CITY COUNCIL OF THE CITY OF LAS VEGAS DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1: Ordinance No. 6289 and the Unified Development Code adopted as Title 19 of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, together with Ordinance No. 6617, are hereby amended as set forth in Sections 2 and 3 of this Ordinance. The amendments in those Sections are deemed to be amendments to Ordinance Nos. 6289 and the Unified Development Code adopted as Title 19, as well as to Ordinance No. 6617.

SECTION 2: Title 19, Chapter 16, Section 10, as amended by Ordinance No. 6617, is hereby amended to delete and repeal Subsection (G) thereof, and to reletter Subsections (H), (I) and (J) of LVMC 19.16.10 so that they are lettered, respectively, Subsections (G), (H) and (I).

SECTION 3: Title 19, Chapter 16, is hereby amended by adding thereto, at the appropriate location, a new Section 105, reading as follows:

19.16.105: Repurposing of Certain Golf Courses or Open Spaces

A. **General.** Except as otherwise provided in this Section, any proposal by or on behalf of a property owner to repurpose a golf course or open space, whether or not currently in use as such, is subject to the Public Engagement Program requirements set forth in Subsections (C) and (D), as well as the requirements

1 pertaining to the Development Review and Approval Process, Development Standards, and the Closure
2 Maintenance Plan set forth in Subsections (E) to (G), inclusive. The requirements of this Section apply to
3 repurposing a golf course or open space located within 1) an existing residential development, 2) a
4 development within an R-PD District, 3) an area encompassed by a Special Area Plan adopted by the City,
5 or 4) an area subject to a Master Development Plan within a PD District. For purposes of this Section,
6 "repurposing" includes changing or converting all or a portion of the use of the golf course or open space to
7 one or more other uses.

8 **B. Exceptions.** This Section does not apply to:

9 1. Any project that has been approved as part of the City of Las Vegas Capital Improvement
10 Plan.

11 2. Any project that is governed by a development agreement that has been approved pursuant
12 to LVMC 19.16.150.

13 3. The repurposing of any area that has served as open space pertaining to a nonresidential
14 development where that open space functions as an area for vehicle parking, landscaping, or any similar
15 incidental use.

16 4. The reprogramming of open space recreational amenities that simply changes or adds to the
17 programming or activities available at or within that open space.

18 5. The repurposing of any area where the currently-required development application or
19 applications to accomplish the repurposing already have been approved by the approval authority, with no
20 further discretionary approval pending.

21 **C. Public Engagement Program Requirements.** In connection with the scheduling of a pre-
22 application conference pursuant to LVMC 19.16.010(B)(5), the applicant for a repurposing project subject
23 to this Section must provide to the Department in writing a proposed Public Engagement Program meeting
24 the requirements of this Subsection (C). The requirements of Subsections (C) and (D) must be completed
25 before the submission and processing of the land use application(s) to which the pre-application conference
26 applies. A PEP shall include, at a minimum, one in-person neighborhood meeting regarding the repurposing

1 proposal and a summary report documenting public engagement activities. The applicant is encouraged, but
2 not required, to conduct additional public engagement activities beyond those required by the preceding
3 sentence. Additional public engagement activities may include, but are not limited to, the following
4 components:

5 1. Applicant's Alternatives Statement. This document is designed to inform the Department
6 and stakeholders about the applicant's options and intentions, including the following statements:

7 a. A statement summarizing the alternatives if the golf course or open space is not
8 repurposed and the current use of the property ceases.

9 b. A statement summarizing the rationale for repurposing in lieu of continuing to
10 operate or maintain the golf course or open space, or finding another party to do so.

11 c. A statement summarizing the proposal to repurpose the golf course or open space
12 with a compatible use.

13 d. A statement summarizing how the applicant's proposal will mitigate impacts of the
14 proposed land uses on schools, traffic, parks, emergency services, and utility infrastructure.

15 e. A statement summarizing the pertinent portions of any covenants, conditions and
16 restrictions for the development area and the applicant's intentions regarding compliance therewith.

17 f. If applicable, a statement summarizing any negotiations with the City in regards to
18 a new or amended Development Agreement for the area.

19 2. Neighborhood Meeting. The PEP shall include at a minimum the neighborhood meeting that
20 is described in this Subsection (C). Notice of such meeting shall be provided in general accordance with the
21 notice provisions and procedures for a General Plan Amendment in LVMC Title 19.16.030(F)(2), except that
22 no newspaper publication is required and the providing of notice shall be the responsibility of the applicant
23 rather than the City. The applicant shall develop a written plan for compliance with the notice requirements
24 of the preceding sentence, which shall be submitted to the Department for review and approval in advance
25 of implementation. The required neighborhood meeting must be scheduled to begin between the hours of
26 5:30 pm and 6:30 pm, except that the Department in particular cases may require that a meeting begin earlier

1 in the day to allow greater participation levels. Additional neighborhood meetings are encouraged, but not
2 required.

3 3. Design Workshops. The applicant may provide conceptual development plans at design
4 workshops and solicit input from stakeholder groups. The applicant is encouraged (without requirement or
5 limitation) to provide separate design workshops for each of the following stakeholder groups, as applicable:

- 6 a. Owners of properties that are adjacent to the area proposed for repurposing;
- 7 b. The owners of all other property within the same subdivision (master subdivision, if
8 applicable), Master Development Plan Area or Special Area Plan area; and
- 9 c. Local neighborhood organizations and business owners located within the same
10 Master Development Plan Area or Special Area Plan area.

11 **D. Summary Report.** Upon completion of a PEP, the applicant shall provide a report to the Department
12 detailing the PEP's implementation, activities and outcomes. The summary report shall be included with any
13 land use entitlement application related to a repurposing proposal. To document the applicant's public
14 engagement activities, the summary report shall include the following, as applicable:

- 15 1. The original Applicant's Alternatives Statement.
- 16 2. Any revised Applicant's Alternatives Statement that has been produced as a result of the
17 process.
- 18 3. Affidavit of mailings pertaining to the mailing of notice of the Applicant's Alternative
19 Statements to prescribed stakeholders, and of the means by which the Alternatives Statements were made
20 available to stakeholders.
- 21 4. Affidavits of mailings for the notices to prescribed stakeholders for all required
22 neighborhood meetings and any design workshops.
- 23 5. Scanned copies of any and all sign-in sheets that were used for all required neighborhood
24 meetings and any design workshops.
- 25 6. Meeting notes that may have been taken from all required neighborhood meetings and any
26 design workshops.

1 7. Electronic copy of a spreadsheet with all comments received at meetings and workshops and
2 the applicant's statement of how each of those comments were addressed, if applicable.

3 8. Affidavit of mailing for, and results of, a public engagement survey sent to all meeting and
4 workshop attendees.

5 9. Accounting of City staff time devoted to required neighborhood meetings and any design
6 workshops.

7 10. A copy of all materials distributed or displayed by the applicant at all neighborhood meetings
8 and design workshops.

9 11. Statements from any facilitator of design workshops summarizing the input and results.

10 12. A statement acknowledging that additional public comment heard through a land use
11 application's public hearing process will be taken into consideration by the applicant.

12 **E. Development Review and Approval Process.**

13 1. Purpose. The City's review of golf course or open space repurposing projects is intended to
14 ensure that:

15 a. The proposed repurposing is compatible and harmonious with adjacent
16 development;

17 b. The proposed repurposing is consistent with the General Plan, this Title and other
18 duly-adopted City plans, policies and standards;

19 c. Impacts of the proposed repurposing on schools, traffic, parks, emergency services,
20 utility infrastructure, and environmental quality are mitigated;

21 d. Open space is preserved in furtherance of the goals and objectives of the City's 2020
22 Master Plan with regard to the preservation of open space; and

23 e. Appropriate measures are taken to secure and protect the public health, safety and
24 general welfare.

25 2. General Provisions.

26 a. Development of the area within a repurposing project subject to this Section will be

1 governed by a development agreement and specific standards adopted by the City in conjunction with
2 applications filed pursuant to this Title. The approval of a development agreement and these applications
3 (the "Development Approvals") will include design criteria, infrastructure and public facility requirements,
4 allowable land uses and densities, etc.

5 b. Development of the area within a repurposing project shall be in accordance with all
6 applicable City Plans and policies, including the Centennial Hills Sector Plan, the Las Vegas 2020 Master
7 Plan (and subsequent City of Las Vegas Master Plans) and Title 19.

8 c. Any General Plan Land Use designation and/or Special Area Plan Land Use
9 designations that pertain to the area within a repurposing project shall be proposed to be made consistent
10 with that of the proposed density and use of the project by means of a request to do so that is filed concurrently
11 with any other required application. The means of doing so, whether by a General Plan Amendment or Major
12 Modification, shall be determined in accordance with the Land Use & Rural Neighborhood Preservation
13 Element of the Las Vegas 2020 Master Plan, as may be amended from time to time.

14 3. Additional Application Submittal Requirements. In addition to the requirements for
15 submitting an application for Site Development Plan Review as detailed in LVMC 19.16.100, or any other
16 required application under Title 19, the applicant for a repurposing project subject to this Section must submit
17 the following items in conjunction with any such applications:

- 18 a. A certificate of survey regarding the repurposing project area, depicting:
- 19 i. Legal property description: lot, block, subdivision name;
 - 20 ii. Name, address, and phone number of property owner and developer;
 - 21 iii. Bearings and lot line lengths;
 - 22 iv. Building locations and dimensions;
 - 23 v. Existing grade contours;
 - 24 vi. Proposed grade contours;
 - 25 vii. North arrow and scale;
 - 26 viii. Street name and adjacent street names;

- ix. Benchmark and benchmark locations;
- x. Complete name, address and phone number of engineering firm;
- xi. Drainage arrows;
- xii. List of symbols;
- xiii. Registered Surveyor number and signature;
- xiv. Wetlands, conservation easements, and flood zone and elevation, if applicable;
- xv. Location of any wells or septic drain field or septic tanks; and
- xvi. Other existing easements (public or private) of record.
- b. A proposed master land use plan for the repurposing project area, depicting:
- i. Areas proposed to be retained as golf course or open space, including acreage, any operation agreements, and easement agreements;
- ii. Areas proposed to be converted to open space, including acreage, recreational amenities, wildlife habitat, easements, dedications or conveyances;
- iii. Areas proposed to be converted to residential use, including acreage, density, unit numbers and type;
- iv. Areas proposed to be converted to commercial use, including acreage, density and type; and
- v. Proposed easements and grants for public utility purposes and conservation.
- c. A density or intensity exhibit for the repurposing project area, depicting:
- i. Developed commercial gross floor areas and residential densities;
- ii. Undeveloped but entitled commercial gross floor area and residential densities;
- iii. Proposed residential densities; and
- iv. Proposed commercial gross floor areas.
- d. For a repurposing project area of one acre or more in size, an environmental

1 assessment worksheet for the repurposing project area, consisting of:

2 i. Documentation of the project's impacts on wildlife, water, drainage, and
3 ecology; and

4 ii. A copy of a Phase I environmental site assessment report for the repurposing
5 project area.

6 e. For a repurposing project area of one acre or more in size, conceptual master studies
7 that have been conditionally approved by the Department of Public Works prior to submittal of any formal
8 Title 19 application, including:

9 i. A conceptual master drainage study (for any repurposing project of 2 acres
10 or larger in size);

11 ii. A conceptual master traffic study for any repurposing project that will
12 generate 100 or more peak hour trips; and

13 iii. A conceptual master sanitary sewer study. Regarding this study, the
14 applicant must contact the City's Sanitary Sewer Planning Section to submit the initial draft of the study, to
15 address all comments provided by that Section, and thereafter to receive approval of the study. The study
16 shall identify locations where public sewer easements with drivable access will be provided to service the
17 proposed development by gravity means. The study shall also include the total land use(s) proposed,
18 anticipated connection point(s) to existing sewer system, calculations and exhibits to identify diameter and
19 capacity of all on-property and off-property sewer improvements necessary to meet the needs of the
20 development and the City.

21 f. For a repurposing project area of one acre or more in size, a 3D model of the
22 repurposing project with accurate topography to illustrate potential visual impacts, as well as an edge
23 condition cross section with improvements callouts and maintenance responsibility.

24 g. One or more construction and development phasing plans for any repurposing
25 project to be completed in more than one phase.

26 h. A PEP Summary Report as required pursuant to Subsection (D).

1 **F. Development Standards.** Except as otherwise provided in this Subsection (F), each repurposing
2 project subject to this Section shall conform to the standards as set forth in LVMC Chapters 9.02, 19.06 and
3 19.08, as well as any applicable development agreements and special area plans. In addition, in connection
4 with the consideration of any development applications filed pursuant to LVMC Chapter 19 16, the Planning
5 Commission and City Council shall take into account (and may impose conditions and requirements related
6 to) the purpose set forth in Paragraph (1) of Subsection (E) of this Section, as well as the standards and
7 considerations set forth in this Subsection (F).

8 1. When new development within the area of the repurposing project will be adjacent to
9 existing residential development, the new development shall:

- 10 a. Provide minimum setbacks that meet or exceed those of the existing development.
- 11 b. Ensure that accessory structures are limited to a height of one story and 15 feet.
- 12 c. Provide screening of the uses and equipment listed in LVMC 19.08.040(E)(4) so
13 that they are screened from view from all existing residential development adjacent to the repurposing project
14 area and from public view from all rights-of-way, pedestrian areas, and parking lots.
- 15 d. Provide landscape buffering on all lots adjacent to existing residential development.
- 16 e. Screen all parking lots within the repurposing project area from view of existing
17 residential properties adjacent to that area.

18 2. Existing channels or washes shall be retained or the developer shall provide additional means
19 for drainage and flood control, as shown in a master drainage study approved by the Department of Public
20 Works.

21 3. Where repurposing will result in the elimination or reduction in size of a contiguous golf
22 course or open space, the developer shall consider providing for other facilities or amenities or resources that
23 might help offset or mitigate the impact of the elimination or reduction.

24 4. The additional requirements imposed by this Subsection (F) shall not apply to the
25 repurposing of property that is governed by covenants, conditions and restrictions (CC&R's) which address
26 the repurposing of golf courses or open spaces in any manner whatsoever, whether or not the provisions of

1 those CC&R's are similar to or consistent with this Section. This exemption applies whether or not there is
2 any likelihood that the applicable provisions of the CC&R's will be enforced.

3 **G. Closure Maintenance Plan.** At any time after the Department becomes aware that a golf course
4 that would be subject to this Section if repurposed has ceased operation or will be ceasing operation, the
5 Department may notify the property owner of the requirement to comply with this Section. Similarly, at any
6 time after the Department becomes aware that an open space that would be subject to this Section if
7 repurposed has been withdrawn from use or will be withdrawn from use, the Department may notify the
8 property owner of the requirement to comply with this Section. Any such notification shall be by means of
9 certified mail and by posting at the subject site. Within 10 days after the mailing and posting of the notice,
10 the property owner shall meet with the Department to discuss the proposed plans for the property and process
11 of complying with this Section. Within 30 days after the mailing and posting of the notice, the property
12 owner shall submit to the Department a closure maintenance plan ("the maintenance plan") for review by the
13 Department.

14 1. Purpose. The purpose of a maintenance plan is to address and protect the health, safety, and
15 general welfare of occupants of properties surrounding the subject site, as well as to protect the neighborhood
16 against nuisances, blight and deterioration that might result by the discontinuance of golf course operations
17 or the withdrawal from use of an open space. The maintenance plan will accomplish those objectives by
18 establishing minimum requirements for the maintenance of the subject site. Except as otherwise provided in
19 the next succeeding sentence, the maintenance plan must ensure that the subject site is maintained to the same
20 level as existed on the date of discontinuance or withdrawal until a repurposing project and related
21 development applications have been approved pursuant to this Title. For discontinuances or withdrawals
22 occurring before the effective date of this Ordinance, the required maintenance level shall be as established
23 by the Department, taking into account the lapse of time, availability of resources, and other relevant factors.

24 2. Maintenance Plan Requirements. In addition to detailing how the subject property will be
25 maintained so as to be in compliance with LVMC Chapter 9.04, LVMC 16.02.010, and LVMC 19.06.040(F),
26 the maintenance plan must, at a minimum and with respect to the property:

1 a. Ensure that all exterior areas are kept free from dry vegetation, tumbleweeds, weeds,
2 bushes, tall grass, and trees which present a visual blight upon the area, which may harbor insect or rodent
3 infestations, or which are likely to become a fire hazard or result in a condition which may threaten the health,
4 safety or welfare of adjacent property owners or occupants;

5 b. Provide security and monitoring details;

6 c. Establish a service or other contact information by which the public may register
7 comments or complaints regarding maintenance concerns;

8 d Provide documentation regarding ongoing public access, access to utility easements,
9 and plans to ensure that such access is maintained;

10 e. Detail how all applicable federal, state and local permitting requirements will be
11 met; and

12 f. Provide any additional or supplemental items the Department may determine are
13 necessary in connection with review of the maintenance plan.

14 3. Maintenance Plan Neighborhood Meeting. The property owner shall conduct a
15 neighborhood meeting regarding the proposed maintenance plan, which shall be a prerequisite to final
16 approval of the maintenance plan. Notice of such a meeting shall be provided in general accordance with the
17 notice provisions and procedures for a General Plan Amendment in LVMC 19.16.030(F)(2), except that no
18 newspaper publication is required and the providing of notice shall be the responsibility of the applicant
19 rather than the City. In addition, notice of the meeting shall be provided to the Department at least 10 calendar
20 days in advance of the meeting.

21 4. A maintenance plan that has been approved by the City may be recorded against the property
22 at the property owner's expense.

23 5. Failure to comply with the provisions of this Subsection (G) or with the terms of an approved
24 maintenance plan:

25 a. Shall be grounds for the denial of any development application under this Title that
26 would be required for a repurposing project subject to this Section;

- 1 b. Is unlawful and may be enforced by means of a misdemeanor prosecution; and
2 c. In addition to and independent of any enforcement authority or remedy described in
3 this Title, may be enforced as in the case of a violation of Title 6 by means of a civil proceeding pursuant to
4 LVMC 6.02.400 to 6.02.460, inclusive.

5 SECTION 4: For purposes of Section 2.100(3) of the City Charter, Section 19.16.010 is
6 deemed to be a subchapter rather than a section.

7 SECTION 5: The Department of Planning is authorized and directed to incorporate into
8 the Unified Development Code the amendments set forth in Sections 2 and 3 of this Ordinance.

9 SECTION 6: If any section, subsection, subdivision, paragraph, sentence, clause or phrase
10 in this ordinance or any part thereof is for any reason held to be unconstitutional or invalid or ineffective by
11 any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the
12 remaining portions of this ordinance or any part thereof. The City Council of the City of Las Vegas hereby
13 declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase
14 thereof irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs,
15 sentences, clauses or phrases be declared unconstitutional, invalid or ineffective.

16 SECTION 7: Whenever in this ordinance any act is prohibited or is made or declared to
17 be unlawful or an offense or a misdemeanor, or whenever in this ordinance the doing of any act is required
18 or the failure to do any act is made or declared to be unlawful or an offense or a misdemeanor, the doing of
19 such prohibited act or the failure to do any such required act shall constitute a misdemeanor and upon
20 conviction thereof, shall be punished by a fine of not more than \$1,000.00 or by imprisonment for a term of
21 not more than six months, or by any combination of such fine and imprisonment. Any day of any violation
22 of this ordinance shall constitute a separate offense.

23 . . .

24 . .

25 . . .

26 . . .

1 The above and foregoing ordinance was first proposed and read by title to the City Council
2 on the 18th day of July, 2018, and referred to a committee for recommendation; thereafter
3 the said committee reported on said ordinance on the 7th day of November, 2018, which
4 was a regular meeting of said Council; that at said regular meeting, the proposed
5 ordinance was read by title to the City Council as amended and adopted by the following
6 vote:

7 VOTING "AYE": Councilmembers Tarkanian, Coffin, Seroka and Crear

8 VOTING "NAY": Goodman and Fiore

9 EXCUSED: Anthony

10 ABSTAINED: None

11 APPROVED:

12 
13 CAROLYN G. GOODMAN, Mayor

14 ATTEST:

15 
16 LUANN D. HOLMES, MMC City Clerk

AFFIDAVIT OF PUBLICATION

STATE OF NEVADA)
COUNTY OF CLARK) SS

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LV CITY CLERK
495 S MAIN ST
LAS VEGAS NV 89101

2018 OCT 10 P 12:14
Account # 22515
Ad Number 0001010125

Leslie McCormick, being 1st duly sworn, deposes and says That she is the Legal Clerk for the Las Vegas Review-Journal and the Las Vegas Sun, daily newspapers regularly issued, published and circulated in the City of Las Vegas, County of Clark, State of Nevada, and that the advertisement, a true copy attached for, was continuously published in said Las Vegas Review-Journal and / or Las Vegas Sun in 1 edition(s) of said newspaper issued from 10/04/2018 to 10/04/2018, on the following days:

10 / 04 / 18


LEGAL ADVERTISEMENT REPRESENTATIVE

Subscribed and sworn to before me on this 4th day of October, 2018

Notary 



BILL NO. 2018-24
AN ORDINANCE TO AMEND
LVMC TITLE 19 (THE UNIFIED
DEVELOPMENT CODE) TO
ADOPT ADDITIONAL
STANDARDS AND
REQUIREMENTS REGARDING
THE REPURPOSING OF CERTAIN
GOLF COURSES AND OPEN
SPACES, CONSOLIDATE THOSE
PROVISIONS WITH PREVIOUSLY-
ADOPTED PUBLIC ENGAGEMENT
PROVISIONS REGARDING SUCH
REPURPOSING PROPOSALS, AND
PROVIDE FOR OTHER RELATED
MATTERS.
Sponsored by:
Councilman Steven G. Seroka
Summary: Amends LVMC Title
19 (the Unified Development
Code) to adopt additional
standards regarding the
repurposing of certain golf
courses and open spaces, and
to consolidate those provisions
with previously-adopted public
engagement provisions
regarding such repurposing
proposals.
At the City Council meeting of
July 18, 2018
BILL NO. 2018-24 WAS READ BY
TITLE
AND REFERRED TO A
RECOMMENDING COMMITTEE
COPIES OF THE COMPLETE
ORDINANCE ARE AVAILABLE FOR
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STREET, LAS VEGAS, NEVADA
PUB: Oct. 4, 2018
LV Review-Journal

003216

7426

AFFIDAVIT OF PUBLICATION

STATE OF NEVADA)
COUNTY OF CLARK) SS

LV CITY CLERK
495 S MAIN ST
LAS VEGAS NV 89101

Account # 22515
Ad Number 0001017271

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CITY CLERK

2018 NOV 19 P 12:11

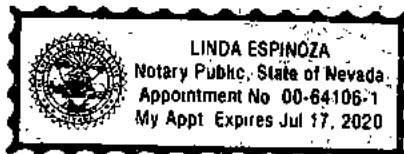
Leslie McCormick, being 1st duly sworn, deposes and says: That she is the Legal Clerk for the Las Vegas Review-Journal and the Las Vegas Sun, daily newspapers regularly issued, published and circulated in the City of Las Vegas, County of Clark, State of Nevada, and that the advertisement, a true copy attached for, was continuously published in said Las Vegas Review-Journal and / or Las Vegas Sun in 1 edition(s) of said newspaper issued from 11/10/2018 to 11/10/2018, on the following days

11 / 10 / 18


LEGAL ADVERTISEMENT REPRESENTATIVE

Subscribed and sworn to before me on this 12th day of November, 2018

Notary 



FIRST AMENDMENT

BILL NO. 2018-24
ORDINANCE NO. 6650

AN ORDINANCE TO AMEND LVMC TITLE 19 (THE UNIFIED DEVELOPMENT CODE) TO ADOPT ADDITIONAL STANDARDS AND REQUIREMENTS REGARDING THE REPURPOSING OF CERTAIN GOLF COURSES AND OPEN SPACES, CONSOLIDATE THOSE PROVISIONS WITH PREVIOUSLY ADOPTED PUBLIC ENGAGEMENT PROVISIONS REGARDING SUCH REPURPOSING PROPOSALS, AND PROVIDE FOR OTHER RELATED MATTERS.

Sponsored by: Councilman Steven G. Seroka

Summary: Amends LVMC Title 19 (the Unified Development Code) to adopt additional standards regarding the repurposing of certain golf courses and open spaces, and to consolidate those provisions with previously-adopted public engagement provisions regarding such repurposing proposals.

The above and foregoing ordinance was first proposed and read by title to the City Council on the 18th day of July, 2018, and referred to a committee for recommendation; thereafter the committee reported its recommendation, if any, on said ordinance on the 7th day of November, 2018, which was a regular meeting of said City Council; and that at said regular meeting the proposed ordinance was read by title to the City Council as amended and adopted by the following vote:

VOTING "AYE": Councilmembers Tarkanian, Coffin, Seroka and Crear

VOTING "NAY": Mayor Goodman and Councilwoman Fiore

EXCUSED: Councilman Anthony

COPIES OF THE COMPLETE ORDINANCE ARE AVAILABLE FOR PUBLIC INFORMATION IN THE OFFICE OF THE CITY CLERK, 2ND FLOOR, 495 SOUTH MAIN STREET, LAS VEGAS, NEVADA

PUB: November 10, 2018
LV Review-Journal

003217

7427

Exhibit 109

**CITY COUNCIL MEETING OF
NOVEMBER 7, 2018
VERBATIM TRANSCRIPT – AGENDA ITEM 50**

1 **ITEM 50 – RECOMMENDING COMMITTEE: BILLS ELIGIBLE FOR ADOPTION AT**
2 **THIS MEETING – Bill No. 2018-24 - ABEYANCE ITEM - For possible action - Amends**
3 **LVMC Title 19 (the Unified Development Code) to adopt additional standards regarding**
4 **the repurposing of certain golf courses and open spaces, and to consolidate those provisions**
5 **with previously-adopted public engagement provisions regarding such repurposing**
6 **proposals. Sponsored by: Councilman Steven G. Seroka**

7

8 **Appearance List:**

9 CAROLYN GOODMAN, Mayor
10 LOIS TARKANIAN, Councilwoman
11 TERI PONTICELLO, Assistant City Attorney
12 BOB COFFIN, Councilman
13 STEVEN G. SEROKA, Councilman
14 MICHELLE FIORE, Councilwoman
15 SCOTT ADAMS, City Manager
16 TOM PERRIGO, Executive Director, Community Development
17 ROBERT SUMMERFIELD, Planning Director
18 VAL STEED, Chief Deputy City Attorney
19 DAVID MASON, Queensridge Towers resident
20 TERRY STRONG, Silverstone Ranch resident
21 PATRICK KERN, Queensridge resident
22 DAVE ARPIN, 7635 Maggie Avenue
23 JOHN JOHNSON, Ward 5 Community Organizer
24 KATHLEEN OLANDER, Silverstone Ranch resident
25 STANLEY WASHINGTON, Ward 5 Community Organizer
26 TERRY HOLDEN, Queensridge Towers resident
27 PATRICIA SALVADOR, The Pueblos resident
28 RICK KOST, Queensridge resident
29 RON IVERSON, Queensridge resident

**CITY COUNCIL MEETING OF
NOVEMBER 7, 2018
VERBATIM TRANSCRIPT – AGENDA ITEM 50**

30 PAT SPILATRO, Silverstone Ranch resident
31 KIRBY GRUCHOW, Leach Kern Gruchow Anderson Song Law Firm, representing
32 approximately 700 Nevada homeowners associations
33 GREG KERR, Attorney, representing Peccole Ranch Community Association
34 MARYANN GOODSELL, Peccole Ranch Homeowners Association Board Member
35 JAN PORTER, General Manager for Peccole Ranch Community Association
36 ELAINE WENGER-ROESENER, Queensridge resident
37 EVA THOMAS, 652 Ravel Court
38 PAULA QUAGLIANA, 9621 Orient Express
39 LUANN D. HOLMES, City Clerk
40 BETH LAINE, resident adjacent to Silverstone Golf Course
41 ALICE COBB, One Queensridge Place
42 JERRY ENGEL, Queensridge resident
43 DALE ROESENER, 981 Orient Express
44 LARRY SADOFF, One Queensridge Place
45 BARTH WHITE Queensridge resident
46 HOWARD PERLMAN, Architect, 450 Fremont Street
47 CRAIG NEWMAN, representing Vegas Ventures Funding, LLC
48 KIMBERLY TOBERGTE, 7205 Cypress Run Drive
49 LISA MAYO
50 HERMAN AHLERS, 9731 Orient Express Court
51 FRANK SCHRECK, Queensridge resident
52 TOMMY WHITE, Las Vegas resident
53 UNIDENTIFIED MALE SPEAKER
54 VICKIE DEHART, 9103 Alta Drive
55 BOB GRONAUER, representing Skye Canyon, Summerlin and Lennar Homes
56 FRANK PANKRATZ, 9103 Alta Drive
57 STEVE CARREA
58 CHRIS KAEMPFER

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59 STEPHANIE ALLEN, on behalf of former Badlands Golf Course owners

60 BOB PECCOLE, Queenridge resident

61 BRETT HARRISON, 778 Step Beach Street

62 DEE SULL, 7005 Via Campanile Avenue

63 ISAAC VEGA

64 ELIZABETH GHANEM HAM, 1215 South Fort Apache

65 RENA KANTOR, 9408 Provence Garden Lane

66 MELANIE HILL, Silverstone Ranch resident

67 CEDRIC CREAR, Councilman

68

69 (3 hours, 32 minutes) [1:16 – 4:48]

70

71 Typed by: Speechpad.com

72 Proofed by: Debra A. Outland/Gabriela Portillo-Brenner

73

74 **MAYOR GOODMAN**

75 Recommending Committee bills eligible for adoption at this meeting, and it's Bill Number 2018-

76 24, and Councilwoman, Mayor Pro Tem, would you like to have the bill read?

77

78 **COUNCILWOMAN TARKANIAN**

79 Yes.

80

81 **MAYOR GOODMAN**

82 Yes, the answer, please.

83

84 **COUNCILWOMAN TARKANIAN**

85 Please.

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86 **TERI PONTICELLO**

87 Thank you, Your Honor. Bill Number 2018-24, an ordinance to amend Las Vegas Municipal
88 Code Title 19 (the Unified Development Code) to adopt additional standards and requirements
89 regarding the repurposing of certain golf courses and open spaces, consolidate those provisions
90 with previously-adopted public engagement provisions regarding such repurposing proposals and
91 provide for other related matters. And please note that there is a Proposed First Amendment in
92 your backup.

93

94 **MAYOR GOODMAN**

95 Thank you very much. At this point, Councilman Crear has taken a moment, and I want to wait
96 for him to come back, because my comments – Would you get him, please. Before we go into
97 the discussion comments and I turn to Mayor Pro Tem on this item, unless Councilman Crear,
98 are you out walking around? No. We'll just wait one moment, please.

99 Okay. Now I need a lasso to get Councilman Coffin back here. Oh, my goodness, for those of
100 you who have children under five, let me tell you this is exactly the same. We have four children,
101 and at one point – They're 42 months apart, and it was something else raising them. So
102 Councilman Coffin.

103

104 **COUNCILWOMAN TARKANIAN**

105 That was a long time apart. I had – I was just thinking I had 18 months.

106

107 **MAYOR GOODMAN**

108 Yeah, and that's pretty good. But anyway, congratulations. We'll take this time to congratulate all
109 those who were successful in the election yesterday, and for those of you who were in opposition
110 to any of the positions, it's finished. It's done. Everybody's elected, and we're gonna work
111 together, everybody, and it's very important, because especially in this city where we pride
112 ourselves in our harmony and diversity. Yay, he's back. Good.

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113 **COUNCILMAN COFFIN**

114 I needed that, man.

115

116 **MAYOR GOODMAN**

117 Okay. Well, that's fine.

118

119 **COUNCILMAN COFFIN**

120 I'm an old man.

121

122 **MAYOR GOODMAN**

123 Okay. My comments, and basically because just what I said, this is about the harmony of our
124 community. And so we have an ordinance that's in front of us. You heard not the details of it, but
125 you heard the overview of this ordinance. And it's about golf courses and open spaces. And so,
126 as we know, around the United States, in particular, our responsibility has nothing to do with
127 anything abroad. Why are you walking around Councilman?

128

129 **COUNCILMAN COFFIN**

130 Well, I'm just keeping an eye on things.

131

132 **MAYOR GOODMAN**

133 Are you listening though?

134

135 **COUNCILMAN COFFIN**

136 You betcha.

137

138 **MAYOR GOODMAN**

139 Okay. Golf play –

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140 **COUNCILMAN COFFIN**

141 My limited capacity (inaudible) –

142

143 **MAYOR GOODMAN**

144 Golf play, golf play is on the decline, as we know, for a variety of reasons. Golf courses are
145 becoming extremely expensive to keep up. There's a huge movement about sustainability and
146 keeping our environment healthy for future generations.

147 And so here, in the City, we have been looking at these issues. Certainly the younger people, the
148 millennials that we all like to call them, tend to be a little more sedentary, not all, but most and
149 prefer using their thumbs rather than play golf or do athletic things. Not everybody, but certainly
150 some.

151 And so in many places in our newer areas of Wards 2, 4, and 6, which are more western, most of
152 the new developments have homeowner associations and CC&R regulations which prohibit, who
153 cares, short-term rentals, whatever you want. But there are these processes that are in place and
154 how they operate if they have a golf course in their environ. And certainly the Las Vegas
155 Country Club, it's written in perpetuity that that will always stay a golf course, and how that was
156 written, I don't know.

157 But we also know, too, that there are several lawsuits right now on the Badlands and
158 Queensridge in front of the Nevada Supreme Court. They're going through several lawsuits that
159 are on this issue, both sides. And the resolves and actions are, will be coming down at some
160 point.

161 But in front of us today is a new ordinance concerning new consideration for golf courses and
162 open spaces, sponsored by our wonderful Councilman and Colonel Steve Seroka from Ward 2.
163 But as Mayor, my responsibility I believe is not only helping and being there for all the wards,
164 each ward for all its best it can be, but also what's the greater good for the entire city of Las
165 Vegas. In other words, what's best for the whole. Sort of like a family. You don't favor one child
166 over another. You try to take care of the whole, what's best for the whole.

167 And in reviewing the details of this proposed ordinance, which I spent a lot of time talking about
168 and looking into, my sense is there's a great deal more research and assessment that needs to take

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169 place in the open spaces segment, especially as it pertains to citywide. And in our historically
170 more challenged Wards 1, 3, and 5, in the public perception of how this ordinance would play
171 out, it is defined any one acre is subject to the open spaces specifics in this ordinance, in the
172 public perception, when you read through it detail by detail.

173 Now we just heard from, and I don't want to mistaken the name, but Pastor Hatcher – yes, is that
174 your right name – and Ms. Duncan about Ward 5. Wards 1, 3, and 5 have a lot of open space.
175 Certainly we know in Ward 3, where Tony Hsieh has come and purchased a lot of land, and
176 there's open space cobbled together. But this ordinance, even though it's written in detail
177 differently, for the public perception, it reduces even down to one acre issues that the developer
178 will have to address before the developer can move on.

179 I am all about redevelopment and development. But specifically, because there is no control in
180 Wards 1, 3, and 5 at large about these open spaces that we desperately want to develop and make
181 the city stronger, it is imperative we do everything we can to encourage redevelopment and
182 development.

183 And so my concern and my request had been taking the golf courses and looking at that and
184 trying to do the best we can as society changes is one issue. The open spaces is a different issue.
185 They may join together at some point. But as far as the public perception and investors and
186 developers go, they're gonna look, as Pastor Hatcher just mentioned, they want development in
187 Ward 5. I live in Ward, in Ward 1. Our neighborhood wants to see the development, and we want
188 to encourage the developers and investors to come in and do wise and sound investing.

189 All that I have asked, and I can turn to Councilman Seroka on this. I asked him, please, if you
190 can, this is in front of the Supreme Court of the State of Nevada now, separate out. Let's spend
191 some more time on these open spaces and continue to work on this issue. There's no urgency for
192 this for this to be done right now.

193 And as – he is the sponsor, he has the prerogative. It's his bill. Any Councilmember can make
194 any ordinance that they wish about any subject, and I defer to the Councilpersons. And I just
195 asked him, would you separate these out and spend some more time, to which he responded no.

196 And so in light of this, I am going to be voting against this passage of this ordinance.

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197 And – wait – and – please and – just for the respect. The issues we really do have with golf
198 courses and all of us, no matter where you live, you're a resident and you deserve to have the
199 protection of your investment of your property.

200 So this isn't saying any one thing. All I'm talking about is taking some more time. I am voting to
201 make sure we do a bigger, more thorough so we are not having people come into, for example, 1,
202 3, and 5 and say: This is way too costly. They're asking too much up front. I'm gonna go to the
203 southwest. I'm gonna go to Henderson. I'm gonna go to North Las Vegas.

204 North Las Vegas is coming back, by the way, and there's a lot of residential property investment
205 going on there. I don't want to see that happen to Ward 1, 3, and 5. I want to see those
206 challenged, historic neighborhoods have the same excitement and energy coming into them,
207 because we're the best. The city of Las Vegas is phenomenal. It doesn't mean 2, 4, and 6
208 shouldn't have that same opportunity. But where we are in 1, 3, and 5 historically is we don't
209 have those pieces in place yet.

210 So I wanted to explain to you all this is really to take more time and do it right, yet keep the
211 energy, excitement of investors coming. Now you will hear any comments from this, because it
212 goes back to Mayor Pro Tem, because she had the bill read coming out of Recommending. And I
213 don't know, in Recommending, was there a decision?

214

215 **COUNCILWOMAN TARKANIAN**

216 No. It was forwarded on to the Council without a recommendation.

217

218 **MAYOR GOODMAN**

219 Okay. So at this point, at the request, but having heard my comment, please, you know, see if
220 you can get representatives to speak in groups. And so we're gonna make this public comment
221 time.

222

223 **COUNCILWOMAN TARKANIAN**

224 Madam Mayor?

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225 **MAYOR GOODMAN**

226 Yes.

227

228 **COUNCILWOMAN TARKANIAN**

229 Could I just clarify on the record.

230

231 **MAYOR GOODMAN**

232 Yes.

233

234 **COUNCILWOMAN TARKANIAN**

235 What you're saying is even – if there's an actuality where it wouldn't occur that the developer
236 might be able to go ahead, the perception is it would turn off the developers.

237

238 **MAYOR GOODMAN**

239 Right.

240

241 **COUNCILWOMAN TARKANIAN**

242 You're concerned about perception, because so, we're working so hard and getting developers in
243 our area. And what you're saying is you could approve half of this, Mr. Seroka, Councilman
244 Seroka's bill, and the other half, however, you would then refer to –

245

246 **MAYOR GOODMAN**

247 You can't do it that way. You're right about exactly what I'm talking about, the public perception.
248 The reality is this has to be re-agendized as a different ordinance or with the changes. So I'm just
249 saying the way it's written right now, I cannot support it. That's it.

250

251 **COUNCILWOMAN TARKANIAN**

252 Well, couldn't he just take out open spaces and just have the other –

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253 **MAYOR GOODMAN**

254 Legal?

255

256 **COUNCILWOMAN TARKANIAN**

257 I know he said no before, but –

258

259 **MAYOR GOODMAN**

260 Well, he said no. He wouldn't do it anyway.

261

262 **COUNCILMAN SEROKA**

263 Mayor, if I could address that.

264

265 **MAYOR GOODMAN**

266 Yes.

267

268 **COUNCILMAN SEROKA**

269 I appreciate your comments. And before we go forward, it would be nice if we could, if I could
270 address that briefly, but it would also be nice if our staff, who was central in this, could address it
271 as well. But what I – I didn't say no. What I said was golf courses are open space. So they are
272 one and the same. So when we address open space, we're talking golf courses, and it's a planning
273 term. It's not empty space. It's open space. So, and further, if the one-acre lot in that case
274 wouldn't require any further studies, Public Works is the determinant of that, and it would – let
275 that go forward.

276 But if I could, I would like to have Robert Summerfield address this, because, as you know, this
277 was directed by Council to be developed last September, because we don't have a process in
278 place for this kind of development. And the Council directed us to put this together.

279 And over 15 months there's been comments. There's been committees that – of developers.

280 There's been committees of stakeholders that have addressed this very issue, and it's important to
281 understand it is a planning document, not a public perception document. It is specifically defined

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282 planning processes that I've become very familiar with, and our expert staff has put this together
283 as a citywide, comprehensive approach to the problem as you described. And any redevelopment
284 is welcome, as long as it is smart redevelopment with respect and consideration for those that
285 invested in the promise of the City that that land would remain open space into perpetuity.
286 So this addresses only those pieces of property that we have promised them and that we're
287 reconsidering that promise. So Robert, could you talk to this issue of us developing it, how it
288 came about, and some of the specifics that the Mayor had (inaudible).

289

290 **MAYOR GOODMAN**

291 But before you go to that, please, thank you, Councilman. I'm gonna turn to the king of
292 development, our City Manager, who was hired to, hired as the chief of development here. The
293 only question I'd like to ask you, Mr. Adams, is: Does this ordinance encourage or discourage
294 development and redevelopment?

295

296 **COUNCILMAN COFFIN**

297 That's a tough one.

298

299 **MAYOR GOODMAN**

300 No. It's just, it's – specific.

301

302 **COUNCILMAN SEROKA**

303 I'm not sure he's been part of the development process of this ordinance –

304

305 **MAYOR GOODMAN**

306 No, no, no.

307

308 **COUNCILMAN SEROKA**

309 – to know the specifics of it, because it actually –

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310 **MAYOR GOODMAN**

311 Excuse me, Councilman.

312

313 **COUNCILMAN SEROKA**

314 – encourages development and expedites it.

315

316 **MAYOR GOODMAN**

317 Councilman, no, no, no. You're missing the whole thing. I'm talking about public perception. I'm
318 specifically speaking to Wards 1, 3, and 5, where the public perception to the developer is gonna
319 be a discouraging piece. I am passionate about 1, 3, and 5 getting redevelopment and bringing
320 this city back.

321 It has nothing to do with everything you've said. You're absolutely correct. And the amount of
322 time, effort, and energy that's been put into it, we want it comprehensively to work. And as a golf
323 course becomes an independent piece bought by a developer, and it becomes an open space, you
324 don't want to take a huge paint brush and paint everything the same, because of a specific.

325 So my question to the guru of development and redevelopment, if you would announce your
326 name.

327

328 **COUNCILMAN COFFIN**

329 Your Honor? Your Honor, could I –

330

331 **MAYOR GOODMAN**

332 No.

333

334 **COUNCILWOMAN FIORE**

335 No.

336

337 **MAYOR GOODMAN**

338 Please let's hear from –

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339 **COUNCILMAN COFFIN**

340 I think I – should, as a member of the Council, be at least recognized.

341

342 **MAYOR GOODMAN**

343 No, no, no. I've asked a question.

344

345 **COUNCILMAN COFFIN**

346 Well –

347

348 **MAYOR GOODMAN**

349 Just wait, I'll let you speak right after. Please.

350

351 **COUNCILMAN COFFIN**

352 But you're asking him to make a Hobson's choice, Your Honor.

353

354 **MAYOR GOODMAN**

355 No. I'm asking him about development.

356

357 **COUNCILMAN COFFIN**

358 There is no one answer to that.

359

360 **MAYOR GOODMAN**

361 Please.

362

363 **SCOTT ADAMS**

364 Can I take the Fifth on this?

365

366 **MAYOR GOODMAN**

367 Yes. Yes, you may. From your expert, professional base.

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368 **SCOTT ADAMS**

369 So, Councilman Seroka is correct in that I, I've not been there blow-by-blow in the evolution and
370 development of this ordinance, although I did ask for and received and read a copy of the latest
371 draft.

372

373 **MAYOR GOODMAN**

374 Listen to him. Listen –

375

376 **SCOTT ADAMS**

377 And I, I'm not going to really directly answer your question, Mayor. I'm gonna leave that
378 interpretation to the Council.

379

380 **MAYOR GOODMAN**

381 Excuse me, if you would, Councilman, he's talking. Could you please listen?

382

383 **COUNCILMAN COFFIN**

384 Oh, I'm sorry. I was in a conversation.

385

386 **SCOTT ADAMS**

387 So I didn't – Scott Adams, City Manager. As I appreciate what this ordinance does, and I – think
388 I've imparted this in a previous meeting to a number of folks, including Councilmembers, that
389 I've had some experience in my career in areas that more regulate development. I mean I have a
390 great deal of experience in the state of Florida and other places where there's a greater burden
391 put on a developer on the front end of development than we generally place. And as I appreciate
392 this ordinance, it takes things that we would normally expect from a developer as a condition of
393 approval as part of the entitlement that happens after that approval and moves it, some of those
394 items to the front end of a development process prior to the actual approval by City Council of an
395 entitlement.

396 I'll leave it up to you to make an interpretation of –

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397 **MAYOR GOODMAN**

398 Thank you.

399

400 **SCOTT ADAMS**

401 – how that creates an impact on the perception or the willingness of development to go, a
402 developer to go forward. I think Robert could probably more specifically enumerate those things
403 that go from the point after a Council approval that might be a condition of approval to things
404 that are now required on the front end. There are – precedents in other states for doing this,
405 where there's an expectation that these things are done before you actually get to the, and – you
406 can make an interpretation, your own interpretation about whether you think that negatively or
407 positively impacts the development process.

408

409 **MAYOR GOODMAN**

410 The only thing I was asking, and thank you for your answer, because I think it was clear. But in
411 lay terms, can you repeat that in lay terms by what you mean front end so that –

412

413 **SCOTT ADAMS**

414 Well, I –

415

416 **MAYOR GOODMAN**

417 There's a cost is what I'm saying in layman's terms.

418

419 **SCOTT ADAMS**

420 Well, I think what, when I say those items, there are certain studies and things that we usually
421 ask somebody to do after you approve it. Instead of having those be required after you make
422 approval with conditions, we're asking you to spend that money before you come to Council.

423

424 **COUNCILWOMAN TARKANIAN**

425 Madam Mayor, what you're –

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426 **SCOTT ADAMS**

427 So that's as lay term as I can make it.

428

429 **MAYOR GOODMAN**

430 No. If I may just finish on here, because I think what I understood from speaking with Robert
431 and also with Tom Perrigo, the former Planning, that how we operated up to this point was
432 conditional approval on certain blocks or certain tunnels or whatever they call them, containers,
433 so that the investor, the developer, and again I'm thinking 1, 3, and 5, is encouraged to keep
434 looking at it.

435 And then as – the developer goes through the process, there's a finite line that has to be
436 approved. Conditional only keeps them moving forward to continue to see if this is worthy of the
437 investment. At the time that anything is finalized, there has to be total compliance with
438 everything. But the heavy, upfront costs you're talking about or inferring to is at the end of the
439 whole conditional process and not at the beginning.

440 This ordinance will put the burden, the financial burden, on the front end. As a potential investor,
441 and again it could be anywhere in the entire city, but specifically in 1, 3, and 5, they're gonna
442 have to come up on the front end with the funds, and they're gonna say: Nah, I'm going to the
443 southwest. I'm going to Henderson. I'm going somewhere else.

444 And so that's all I, and – you have answered it, because I know you have been in development.
445 You're at least 15 years here, but knowing back in Fort Lauderdale and New Orleans and
446 everywhere else.

447

448 **SCOTT ADAMS**

449 Well, I did the best I could to objectively answer that question –

450

451 **MAYOR GOODMAN**

452 Thank you.

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453 **SCOTT ADAMS**

454 – without making an opinion as to whether it was positive or negative.

455

456 **MAYOR GOODMAN**

457 You didn't give an opinion. You did not give an opinion. I just interpreted it. And – am I
458 incorrect, and looking down to Mr. Perrigo at the end, with the conditional that we've been
459 operating on to move projects forward.

460

461 **TOM PERRIGO**

462 Well, yes, that – is correct, Your Honor, but let me make sure I understand clearly what you're
463 saying before I say that's correct, and that is that there are certain studies that are required –
464 traffic, drainage, flood control, sewer.

465

466 **MAYOR GOODMAN**

467 Schools.

468

469 **TOM PERRIGO**

470 Those are typically either conditionally approved prior to the action by Council, or at least Public
471 Works staff looks at that. Once Council has made a determination and that entitlement package,
472 the site plan, the zoning, whatever happens to be part of that, that development project is
473 approved, then the developer invests in those studies with an engineering firm. And they have to
474 be reviewed by Public Works staff, and then they're finalized before they can pull a building
475 permit and actually develop.

476 What this does, in the circumstance where it's a project in an existing neighborhood that's talking
477 about taking an amenity that currently exists and repurposing that to something else, this
478 ordinance would ask those studies be done in advance, so that information about the impacts on
479 traffic and sewer and drainage and flood control, all that stuff, all those impacts are known in
480 advance before Council makes a decision as to whether or not to grant entitlements for that
481 project.

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482 **MAYOR GOODMAN**

483 Thank you. That's very clear and that's all –

484

485 **COUNCILWOMAN TARKANIAN**

486 Can I just –

487

488 **MAYOR GOODMAN**

489 Absolutely.

490

491 **COUNCILWOMAN TARKANIAN**

492 Okay.

493

494 **MAYOR GOODMAN**

495 (Addressing the audience) No, please don't. Please. I mean, you know, we're, we've been
496 working on this for four years all parts of it, and it is really something we want the best for
497 everybody. We just keep trying to make it right for everybody, and my whole issue is just if we
498 can just take the piece to look at it more in depth.

499 I understand it, you've confirmed it and what I understood in my explorations. And so the open
500 spaces piece, as it affects Wards 1, 3, and 5, to me, is where I really am so – if we don't develop
501 these inner-city wards, these challenged wards with encumbrances of having to have investors do
502 it upfront, which is what you said, and it's just asking for time. Spend some more time on this. I
503 understand where we are, and I understand and all I'm saying, I'm one person up here of six
504 today, and so I just can't approve it today in this ordinance. That's all I'm saying. And I tried to
505 share the reasons, wanted to get expert comments, and that's all I've done.

506 So everybody else is free to vote how they see it.

507

508 **MAYOR GOODMAN**

509 I'm passionate about fixing the –

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510 **COUNCILMAN COFFIN**

511 Your Honor?

512

513 **MAYOR GOODMAN**

514 – historical center of town. So at this point –

515

516 **COUNCILMAN COFFIN**

517 Your Honor?

518

519 **MAYOR GOODMAN**

520 – Councilwoman, Mayor Pro Tem was in line first. Then you'll be next.

521

522 **COUNCILWOMAN TARKANIAN**

523 I'd like to get something on the record here. I've had times where we've had development, and I
524 did not have a traffic study, because I said that, I was told that came later after our vote. I did not
525 have a school study. That came later after our vote. And I objected to that, because how could I
526 make a good vote if I don't know those things? So it comes later.

527 But, you say that it's temporary. And so if it doesn't fit in. But nobody told me that. I will tell
528 you, and it is not on the record on some of those developments that I had. Nobody said it's
529 temporary, unless, you know, something happens and the traffic isn't right or this isn't right. I just
530 want it on the record if you're saying temporary, that's a lot different –

531

532 **MAYOR GOODMAN**

533 Conditional.

534

535 **COUNCILWOMAN TARKANIAN**

536 Excuse me?

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537 **MAYOR GOODMAN**

538 Conditional, I think was the word.

539

540 **COUNCILWOMAN TARKANIAN**

541 Oh, excuse me. Conditional, it's conditional upon a traffic study turning out all right. But I've had
542 many residents question why, because, you know, in the older wards too you have traffic, why
543 we make these votes before having a traffic study. And I want to just make sure that it's on the
544 record that if we have those votes, it's conditional in all cases. Is that correct?

545

546 **TOM PERRIGO**

547 I – think you can say all cases, but I'm going to defer to Mr. Summerfield.

548

549 **MAYOR GOODMAN**

550 And you've been asked to make a report, so I didn't want to preempt that, and you're standing
551 here so long. But if you would respond to Mayor Pro Tem.

552

553 **ROBERT SUMMERFIELD**

554 Of course, Mayor.

555

556 **COUNCILMAN COFFIN**

557 Your Honor?

558

559 **ROBERT SUMMERFIELD**

560 For the record, on this item, Robert Summerfield, Director of Planning. So, Madam Mayor Pro
561 Tem, so on a site development review that you would approve, one of the standard conditions
562 that Public Works includes is that they must receive approval of their traffic study. Again, all of
563 these are conditional on the intensity of the development, because there's thresholds at which
564 certain levels of studies are required for all categories, drainage, sewer, traffic.

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565 **COUNCILWOMAN TARKANIAN**

566 But Robert, do you understand –

567

568 **ROBERT SUMMERFIELD**

569 But, yes, you're –

570

571 **COUNCILWOMAN TARKANIAN**

572 Excuse me for interrupting. You're asking me to vote on it before I know any of this stuff.

573

574 **ROBERT SUMMERFIELD**

575 Correct. So you're, when you make your motion to approve a site development review, you're

576 approving it with the as approved conditions, and that's a part of the standard conditions is that

577 they have to satisfy the traffic study requirements if it's required.

578

579 **COUNCILWOMAN TARKANIAN**

580 I, I'm so happy. Thirteen and a half years on the Council, and I finally learned that. That's very

581 wonderful. That's good.

582

583 **COUNCILMAN COFFIN**

584 Your Honor?

585

586 **COUNCILWOMAN TARKANIAN**

587 Thank you very much, and by the way, Robert, your last report on the STRs was excellent.

588 Thank you.

589

590 **MAYOR GOODMAN**

591 Yes, Councilman, please.

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592 **COUNCILMAN COFFIN**

593 Thank you, Mayor. The problem we faced here today is that without the public meetings, without
594 the provisions of these, that this bill encompasses, we don't know what the condition should be.
595 Our offices don't know, because no public meetings have not been held in a formal structure.
596 I don't like the idea that we set the table here for the discussion on this thing, and – I don't even
597 know if we're going to have a vote today, Your Honor. But I'm saying I don't think we should set
598 the table as a zero-sum game. You're either up for developers and down for developers. That's
599 not correct. We are first representing the citizens, and the developers can come and go as they
600 please with their money as there is big, big money, the biggest in Nevada behind this project up
601 there, not in Ward 3.

602 So, you know, we have to deal with rich people and middle-class people and poor people, and we
603 try to treat them all the same. And for some reason or another, everything we've done here has
604 not turned one developer away. The developers in this town have been for this bill. They say it
605 doesn't hurt them. It won't hurt their future prospects. So I don't –
606 So I don't think that we should frame the debate in such a fashion as it's either/or or not. That just
607 doesn't work out, you know, with the voters, with the people that we're trying to protect, the ones
608 we really want to protect, the ones that live near these things.

609

610 **MAYOR GOODMAN**

611 Okay. Mr. Summerfield, your report per the request of Councilman Seroka.

612

613 **ROBERT SUMMERFIELD**

614 And I apologize, Madam Mayor, if I might, if I could ask Councilman Seroka just to repeat what
615 he wanted me to speak on, because there's been a little delay and I want to make sure that I hit
616 what – he requested.

617

618 **COUNCILMAN SEROKA**

619 Well, the Mayor and Robert, you know we – sat down in my office 14 months, 15 months ago,
620 and we looked at the lay of the land in our city, across the entire city, and said, hey, we don't

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621 have many processes in place to address this first of a kind request in the city of Las Vegas to,
622 for the city to walk back on its promise of maintaining open space and then to have a – process
623 which, a process' purpose is to take controversial, very complicated issues and move them
624 forward. And you were in the room along with Tom Perrigo, and Robert, and Peter Lowenstein.
625 Could you walk through how we, the concept of taking the national best practices of success and
626 then how we vetted them and how we came forward to how this applies to all of the city of Las
627 Vegas. It's comprehensive.

628

629 **ROBERT SUMMERFIELD**

630 Thank you. So, Madam Mayor, through you, so the – process began as Councilman Seroka said.
631 Approximately 14 months ago, a resolution was brought before this body that outlined some best
632 practice information that we had gleaned from other communities that have faced this issue in
633 Florida and South Carolina, actually here in northern Nevada they've had this as an issue, and in
634 California are some of the more predominant locations that have faced this.

635 At that time, the Council wanted a deeper dive into what was in the resolution, and so they asked
636 staff to prepare ordinances for their consideration to address the two components that were
637 outlined in that resolution.

638 The first component was a public engagement process. One of the things that we've learned
639 through the best management or best practice review is that in order for these repurposings to
640 occur, as I think you've talked on it a couple of times, as conversationally as possible without
641 some of the acrimony that – some communities have seen, that public engagement is a key
642 component of that. Having the developer of the property come forward to the community,
643 engage the community, and the community have some participation in what that new
644 development may look like as it's being put into an area that's already previously developed. So
645 that was one of the key pieces.

646 That actually we worked through. The Councilman's Office worked with constituents. We had a
647 policy advisory panel that included representatives from a number of organizations, that helped
648 provide advice to the department staff, as well as stakeholder meetings with HOAs, property
649 owners, that based on those maps that we've all seen, we – pulled all of those property owners,

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650 we sent them notices requesting that they attend and participate in those – meetings and that
651 discussion.

652 So this Council has already passed a amended version of that policy engagement program, and so
653 that's already passed. That's already in code. That's already a requirement.

654 The second element of that was to look at development standards. One of the things, as – Mayor
655 Pro Tem was just addressing, was that in these older areas of town or in a case of an infill
656 development, like is contemplated under the open space ordinance, you have an area that's
657 already built up, roads have already been established, drainage systems, so on and so forth. Now
658 you're taking that space that was previously not identified or calculated in those development
659 patterns and repurposing it for something of some level of intensity. It could be two homes per
660 acre. It could be a, you know, a 10-story apartment building. It could be whatever ultimately is
661 requested.

662 So part of the development standards conversation was, as we looked in those other
663 communities, in the communities that are similarly situated to us, meaning they don't require
664 those studies upfront as a part of the entitlement application, they did in these unique
665 circumstances of a repurposing say, okay, for our elected body to make their decision, we feel
666 they need to have this information upfront instead of it coming later in the process. This has all
667 already been described.

668 So we prepared a set of development criteria here. Again, with the exception of two elements in
669 the development requirements, everything is what is already required of a developer. It's just
670 requiring it forward in the process instead of later.

671 There are two elements. Again, for staff, I just want to make clear there is the environmental
672 worksheet, which is basically just a narrative saying how you're gonna address any impacts on
673 environmental issues. Specifically, many of these open spaces, because they've been in the
674 community for a long time, have wildlife, may have other things going on. So you just complete
675 a worksheet. It's a narrative. It's – not an involved process.

676 The second element, as technology has improved, as we are trying to move into a more
677 electronic review process, this process also requires a 3-D model be submitted as a part of that
678 development package. That is already something many developers do as a part of their pro-

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679 forma. It helps them visualize that space and better understand how things will fit. And so, as
680 staff, we don't believe that that is going to be a significant burden as many of the developers that
681 we work with already on a day-to-day basis are already doing things like that in regular
682 development.

683 So that's how we got here. Again, we, for both phases of this ordinance, we worked with a policy
684 advisory panel. We conducted stakeholder meetings. And as the members of the Recommending
685 Committee are aware, we've held multiple hearings as a part of the recommending as well to
686 receive input.

687 And there have been iterations of this bill since its original drafting in both the – policy, or the
688 public engagement program as well as in this more recent development standards program,
689 where we've done things like, originally in the bill, we didn't identify a size threshold at which
690 point studies would be required. Originally, it was if you're gonna do one of these projects, the
691 studies are required if deemed appropriate by Public Works, again based on the intensity of the
692 development.

693 Based on some research that we did with requirements under our, under the stormwater permit
694 that we have for stormwater quality, one of the size determinations on whether or not you need to
695 comply with their development requirements is if you do a redevelopment or a new development
696 of an acre or more, you've got to do some mitigation measures for stormwater quality. And so
697 that's where we had recommended to the Councilman if he was interested in including some size
698 threshold, that that is a legitimate, established already in our development process size threshold
699 for determining if you need additional information.

700

701 **MAYOR GOODMAN**

702 Thank you, and –

703

704 **COUNCILMAN SEROKA**

705 So Mayor, as you can see –

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706 **MAYOR GOODMAN**

707 – if I might –

708

709 **COUNCILMAN SEROKA**

710 – there's lots of research put into this.

711

712 **MAYOR GOODMAN**

713 Please, just one – thing. I want to apologize that I asked – you're the Director of Planning. But
714 because Tom had been Director of Planning for several years prior, I knew he had a historical
715 base. And then, too, because of our City Manager's background is all in development, it was all
716 about the frontload that I was trying to get to. That was not there. We had been operating under
717 the conditional piece always, and it's only become because of the golf course issues with which
718 we're dealing now.

719 And so, again, I want to apologize to you for going to other people before you responded. But
720 that was my reasoning one, and so the public would know, because Tom Perrigo had been the
721 head of Planning and had been working under the conditional approval agendas up to this point,
722 as were you, and then our City Manager, his background is in development. So and I apologize.
723 So thank you. Your report confirms everything that I have said.

724 **COUNCILMAN SEROKA**

725 And Mayor –

726

727 **MAYOR GOODMAN**

728 So, thank you.

729

730 **COUNCILMAN SEROKA**

731 Yeah, thank you, and basically we're saying nobody's trying to stop development, just have a
732 little additional consideration when you're building in somebody's backyard so we know in
733 advance how it will impact our residents. But what you heard was the conceptual piece there
734 from Robert.