

**CITY OF NORTH LAS VEGAS  
SPECIAL CITY COUNCIL MEETING MINUTES**

April 19, 2006

**CALL TO ORDER:** 4:35 P.M.

**ROLL CALL**

**COUNCIL PRESENT:**

Mayor Michael L. Montandon  
Mayor Pro Tempore William E. Robinson  
Councilwoman Stephanie S. Smith  
Councilman Shari Buck  
Councilman Robert L. Eliason

**STAFF PRESENT:**

City Manager Gregory Rose  
Assistant City Manager Sam Chambers  
Assistant City Manager Maryann Ustick  
City Attorney Sean McGowan  
City Clerk Karen L. Storms  
Communications Director Brenda Johnson  
Economic Development Director Mike Majewski  
Finance Director Phil Stoeckinger  
Fire Chief Al Gillespie  
Parks & Recreation Director Mike Henley  
Planning and Zoning Director Jory Stewart  
Public Works Director Jim Bell  
Utilities Director David Bereskin  
Chief Deputy City Clerk Anita Sheldon

**VERIFICATION:** Karen L. Storms, CMC  
City Clerk

**BUSINESS:**

1. **DISCUSSION AND DIRECTION TO THE CITY MANAGER REGARDING THE NOVEMBER 2005 LAND INVESTORS, LLC, AND DRHI, INC. (OLYMPIA GROUP) DEVELOPMENT AGREEMENT FOR A NEW MASTER PLANNED COMMUNITY ON 2,675 ACRES.**

**Bob Gronauer, 3800 Howard Hughes Parkway, Las Vegas,** appeared on behalf of the developers of the proposed master planned community and stated this project would be the largest master planned community in the history of North Las Vegas. The project consisted of two parcels, one of which was known as the West Parcel and the second as the East Parcel.

Mr. Gronauer presented Council with the development agreement between the City of North Las Vegas and November 2005 Land Investors, L.L.C./DRHI, Inc. (Olympia Group).

The West Parcel consisted of approximately 601 acres and the East Parcel contained 2074 acres of developable property. Phase I of the project was expected to begin in January of 2007. It was anticipated the first house would be built and occupied by the third quarter of 2007.

Mr. Gronauer advised custom and semi-custom lots on 304 acres would be provided for the first time in the history of the City in a master planned community. Mr. Gronauer stated the theme of the project would be Mediterranean and displayed pictures of the custom and semi-custom lots, as well as pictures of the proposed homes. The density of these homes would be Medium Low Density and would allow up to six dwelling units per acre.

The project also included Medium Density lots on 828 acres which would allow up to 10 dwelling units per acre. The Medium High Density category would allow up to 13 dwelling units per acre on approximately 504 acres. The High Density classification would consist of two and three-story units on approximately 173 acres, as well as some attached units, up to 18 dwelling units per acre. Thirty-six acres were designated for Very High Density development which would allow up to 50 units per acre. Property was also earmarked for mixed use which would include residential and commercial development. Approximately 112 acres were planned for regional commercial use and 28 acres were scheduled for neighborhood commercial use.

Mr. Gronauer advised the developers also provided areas to be donated either to the School District, the federal government or used for the development of parks, police or fire stations. He stated six centrally located school sites were proposed for the master planned community, as well as areas for parks and trails. It was also proposed that a library would be built by the developer near the preserve area. Mr. Gronauer stated a police area command center, a fire station and a post office would be constructed to service the master planned community. He also advised five to six acres on Grand Teton Drive had been designated for the construction of a church.

**Jennifer Lazovich, 3800 Howard Hughes Parkway, Las Vegas**, made a presentation of the amenities included in the master planned community. She advised landscaped medians at a minimum of 11 feet wide would run along all the streets in the land use plans and heavily landscaped detached sidewalks would be on both sides of the streets.

Ms. Lazovich advised the School District had initially requested five school sites; however, an additional site had been added by the developers for a total of five elementary schools and one middle school. Each school site was located in the center of each quadrant so school children would not have to cross major freeways.

Ms. Lazovich stated there were more than eight miles of trails within the community which would connect park sites to park sites, park sites to school sites or, in some instances, park sites or residential areas to mixed use. Also part of the project was the preserve area which consisted of approximately 300 acres that set the tone for what would be developed around it. There was a total of four trail heads that touched on to the preserve area which would be starting points for all the trails that would eventually be built within the preserve area. The trail heads would have restroom facilities, drinking fountains, benches and other amenities for those who utilize the preserve area. Additionally, a site within the preserve area was being considered for the construction of the library.

A total of 120 acres were proposed for parks which would range in size from four acres to 40 acres. In most instances they would be located near school sites in the center of each quadrant. Ms. Lazovich stated that, at a minimum, the following would be provided by the developer: 4 water spray parks, 10 tennis courts, 13 basketball courts, 8 tot lots, volley ball courts and a dog park.

Ms. Lazovich advised that before any homes were constructed, a 10-acre neighborhood park would be built where the home-finding center would be located.

A 40-acre sports complex was planned which would be the main programmable park comprised of seven lighted fields, six lighted tennis courts, multiple basketball courts, a skate board park and possibly an amphitheater.

Ms. Lazovich stated a regional trail was being considered along Grand Teton Drive which would measure 60 feet wide and, in some cases, 200 feet wide.

Mr. Gronauer thanked Staff for their hard work and commitment to the project and commended City Manager Gregory Rose for his assistance in forming the partnership between the City and the developers.

City Manager Rose commented he was pleased with the partnership that was formed with the City and the Olympia Group and stated this was the next step in his commitment to move forward. He advised a Conservation Agreement had been approved in June of 2005 with the Bureau of Land Management (BLM), the U.S. Fish and Wildlife Services and the Nevada Division of Forestry which was an attachment to the subject development agreement. The land covered in the Conservation Agreement was sold in 2005 for approximately \$639 million.

City Manager Rose emphasized the need for affordable housing in the Las Vegas Valley that would allow police officers, firefighters, teachers, etc. to purchase homes at a reasonable cost. He stated discussions were currently underway with Clark County regarding the Las Vegas Convention and Visitors Authority (LVCVA) distribution of room and gaming taxes. The County felt that the revenues generated from hotel/motel taxes were the result of the many rooms located on the Las Vegas Strip and, therefore, the

County should receive a greater portion of the revenues. For that reason, City Manager Rose felt it was important for the City to provide services to the residents that were not dependent upon the consolidated taxes from other areas.

The objectives of the master planned community were to develop a community in an organized way to ensure a harmonious mix of residential, commercial and public uses; promote community identity through themed architecture, landscape, signage, as well as recreational trails and paths; and promote neighborhood interaction and pedestrian orientation through trail and pathway systems.

The term of the agreement was 25 years and up to 360 acres of additional contiguous property in the southwest portion of the abutting property in the area could be annexed. The proposed density for the project was a maximum of 16,040 units. However, City Manager Rose stated the intention was to test the market for custom and semi-custom lots, the result of which may convince the developer to change the maximum to a minimum on those lots. Also identified in the master plan was a parcel optimal for gaming; however, no decision had been made regarding whether or not gaming would be included in the master planned community.

The name of the master planned community was not yet chosen and was currently called the Olympia Master Planned Community. Consistent with what was done with Aliante, the developer would have the exclusive right to own, control the license and name of the master planned community.

City Manager Rose stated negotiations had not yet been concluded on the design guidelines and development standards and it was hoped they would be finalized within 60-90 days after the approval of the development agreement. He advised that this time line could be extended if mutually agreed upon. The best elements of several local communities would be identified to select the desired design guidelines and development standards for the master planned community. Ladera Ranch and Watermark were named in the development agreement; however, it was planned to add other communities to the list.

Prior to the approval of the design guidelines and development standards, Council would be provided with the number of entry level homes to be constructed in the community, as well as the number of custom and semi-custom lots. Landscaping density and plant species would be included in the design guidelines and development standards similar to the standards established for Aliante.

City Manager Rose stated a work session would be planned with Council for direction upon the finalization of the development standards and design guidelines.

In addition to the 40 custom and semi/custom lots, special residential provisions included

a leasing restriction of 24 months on the attached units.

Regarding permitted uses and waivers of proximity restrictions, the developer proposed that each potential owner would be notified of the different uses included on a particular parcel. The site plan would come back to Council for review and consideration. Codes, Covenants and Restrictions (CC&Rs) would contain exhibits for residential subdivisions identifying permitted uses and waivers of proximity restrictions. The developer would also provide notice of permitted alcohol uses to all purchasers of residential units within the community. On mixed use parcels only, a waiver of proximity restrictions between multiple alcohol-related uses would apply in a district type of development with multiple restaurants that might serve alcohol, as well as proximity restrictions between alcohol uses and schools and parks.

Uses that would not be permitted in the master planned community were payday loans, sexually-oriented businesses and pawn shops.

The developer agreed to provide \$100,000 for the purchase of a modular structure and equipment for a temporary police area command during the delayed construction of a major police precinct. This payment was to be made by the time the 1500<sup>th</sup> residential building permit was issued on parcel 2.7 in the West Parcel. The proposed police area command would consist of 22,000 square feet of commercial shell building and a 3000 square-foot maintenance building which the City would equip and operate within six months of completion.

The developer also agreed to construct a fire station on parcel 2.11 similar to Aliante, along with an additional bay. Although no square footage was identified for the fire station, it was agreed that it would accommodate the equipment and personnel necessary for operation. The developer agreed to provide \$100,000 for furniture, fixtures and equipment (FF&E) for the fire station and it would be operational within six months of completion. It was also agreed that the developer would furnish one fire engine for Fire Station 56 to serve the West Parcel and one fire engine and one ladder truck to serve the East Parcel. City Manager Rose recommended that an Emergency Medical Services (EMS) vehicle be purchased by the City.

The library was scheduled to be constructed on parcel 2.06 during the construction of the community park. It would be similar to the Aliante Library in design and size and would be operational within six months of completion. The library would be equipped by the City and the Library District.

City Manager Rose advised the developer had agreed to construct certain sections of Grand Teton Drive and the Clayton Street improvements, as well as a bridge structure crossing the Upper Las Vegas Wash. Billboards would be permitted in commercial or mixed use zones located no closer than 300 feet to any residential property or residential window facing the billboard in a mixed use zone.

Telecommunications towers would be permitted only within non-residential zoning districts and no more than seven sites were allowed. They must be incorporated with reasonable camouflaging/stealth techniques compatible with surrounding architectural character. If more towers were required, the developer would be required to apply through the normal City process.

City Manager Rose advised all the required technical studies for water, sewer, traffic and flood were submitted and under review.

The applications for residence would be reviewed by a coordinator funded by the developer under a separate reimbursement agreement, along with four additional staff to ensure timely processing as specified in the agreement. These positions would be funded for no less than three years. The City would not incur any monetary damages for breaching the agreement.

In conclusion, City Manager Rose commended Staff for the hard work and many hours dedicated to this project.

**Harvey Ferber, 1504 Lazy Hill Ranch Way, North Las Vegas,** was concerned about the impact the project would have on the residents who lived south of I-215 from the resulting increase in traffic. He expressed an interest in using the dog park that was planned for the planned community. Mr. Ferber requested an opportunity for the residents of I-215 to have some input into the development as it progressed.

**Bob Borgersen, 7617 Island Rail Drive, North Las Vegas,** spoke in favor of a casino in the master planned community. However, he was concerned that the higher residential density would cause an increase in crime.

**Dean Leavitt, 918 Dawn Valley Drive, North Las Vegas,** was in favor of the development as a resident of North Las Vegas. However, as a Planning Commissioner he was concerned about the high density residential development. Mr. Leavitt felt there should be an increase in the number of custom and semi-custom homes constructed.

**Cherlynn Thomas, 4828 White Jade Street, North Las Vegas,** requested more citizen involvement in the project. She felt the number of trails was inadequate, as well as the library, for the number of units proposed for the community. Ms. Thomas also requested the addition of more recreation centers and churches and felt a museum should be added to the design.

**Michael Matthes, 1013 East Hammer Lane, North Las Vegas,** was in favor of the master planned community but was against the addition of casinos in the area. He submitted several petitions signed by citizens who were against casinos being located in their neighborhoods.

**Steven Lauber, 5855 Valley Drive, North Las Vegas,** felt this project was not in compliance with the City Priorities nor with the Comprehensive Plan update. He expressed concern about the increase in traffic resulting from the higher residential density. Mr. Lauber felt there was not enough potential for professional jobs being created as a result of the development.

In response to a question by Councilwoman Smith, Mr. Gronauer explained the high density areas were comprised of attached units. She stated there were sometimes problems associated with renters and suggested a limit be placed on the number of units available for lease.

Mayor Montandon explained this item would be introduced at a future Council meeting and action taken at a subsequent meeting.

ACTION: DISCUSSION HELD

#### **PUBLIC FORUM**

There was no public participation.

#### **ADJOURNMENT**

ACTION: THE MEETING ADJOURNED AT 5:53 P.M.

MOTION: Mayor Montandon

SECOND: Mayor Pro Tempore Robinson

AYES: Mayor Montandon, Mayor Pro Tempore Robinson, Council Members Smith, Buck and Eliason

NAYS: None

ABSTAIN: None

**APPROVED: June 7, 2006**

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Mayor Michael L. Montandon

#### **ATTEST:**

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Karen L. Storms, CMC  
City Clerk