

**CITY OF NORTH LAS VEGAS
SPECIAL REDEVELOPMENT AGENCY MEETING MINUTES**

January 21, 2009

CALL TO ORDER

4:30 P.M., Council Chambers, 2200 Civic Center Drive, North Las Vegas, Nevada

ROLL CALL

PRESENT

Chairman Robert L. Eliason
Vice-Chairwoman Shari Buck
Board Member Michael L. Montandon
Board Member William E. Robinson
Board Member Stephanie S. Smith

STAFF PRESENT

Assistant City Manager Maryann Ustick
City Attorney Carie Torrence
City Clerk Karen L. Storms
Economic Development Manager Mike Majewski
Finance Director Phil Stoeckinger
Deputy Fire Chief Kevin Brame
Planning and Zoning Director Frank Fiori
Assistant to the City Manager Michelle Bailey-Hedgepeth
Parks and Recreation Manager Jon Jainga
Planning and Zoning Manager Marc Jordan
Redevelopment Manager Larry Bender
Assistant City Clerk Anita Sheldon

WELCOME

Chairman Robert L. Eliason

VERIFICATION

Karen L. Storms, CMC
City Clerk

BUSINESS:

1. **DISCUSSION AND/OR DIRECTION REGARDING THE FINAL ADOPTION OF THE NORTH LAS VEGAS DOWNTOWN MASTER PLAN/INVESTMENT STRATEGY.**

Assistant City Manager Maryann Ustick explained that Staff met with the Redevelopment Agency Advisory Committee Chairman and reviewed comments that were made. The primary comment from the committee provided a third option for the way finding signage. Staff recommended that the selection for the specific design of the way finding signage be step one in implementation of the downtown plan.

Jay Rankins, Moore, Iacofano & Goltsman, Inc., highlighted changes to the plan. He explained the introductory section that discussed zoning and land use and said the zoning and design guidelines would be part of the effort that Clarion Associates was overseeing. Throughout the section language was changed to more accurately reflect that recommendations could be done in the work that another consultant was doing for the City. He explained text was changed to reflect that stand alone hotels would be allowed and encouraged in the downtown. In the high-density residential district section, language was changed to clarify 450 square feet of building coverage and not a 450 square foot dwelling unit. Mr. Rankins explained that lighted crosswalks were added to the plan. The text in parking was more descriptive and the issue of parking was clarified to reflect that there was not a shortage of parking but more of parking location. He explained that North Vista Hospital was pointed out in Section 8 and felt that it was a strong recommendation that should be brought forth in the plan. North Vista Hospital and the civic uses in the downtown were the major anchors and instrumental in building upon the assets for revitalizing and improving the downtown. He said the plan also mentioned supporting medical offices and related uses. In the implementation matrix, Table 8.1 was revised to more accurately reflect the changes that were made to the text and to depict the recommendations that were incorporated. Mr. Rankins discussed overlay districts such as Gateway and Casino/Hotel Entertainment. Within the Gateway Overlay District there were concerns that the language allowed or encouraged swap meets. Changes were made that read no used or reconditioned merchandise may be sold or stocked with the exception of businesses that were properly licensed as an antique dealer or auction house. Mr. Rankins said Redevelopment Advisory Committee suggested a revision to eliminate auction houses. Board Members Montandon and Smith agreed that the language be clarified to state licensed antique dealers. Assistant City Manager Ustick explained that the Overlay District would be brought to the City Council and the plan was to express the intent of what was to be included in the Overlay District.

Chairman Eliason said that the path at Tonopah Avenue was removed and should be left in. Mr. Rankin explained that the intent of the plan was to have smaller blocks in the downtown to provide additional connectivity and make it more walkable. He felt it was best to leave it to the creativity of the developer and design team. Chairman Eliason questioned what would happen if the developer had no desire for a pathway on their property. Mr. Rankins said the developer would need to have a conversation with the Redevelopment Agency Board. Assistant City Manager Ustick asked if there was another suggestion of where the pathway connection should be. Mr. Rankins suggested a multi-use path. Board Member Smith said the final site plan would be where the final decision was made. Chairman Eliason explained that on page 110, he strongly encouraged lit crosswalks with lights in the street. Mr. Rankins asked if the recommendation was to remove the reflectors, which were included because it was a lower cost option to a lit crosswalk. Chairman Eliason explained the intent was to get away from signage hanging everywhere. Mayor Pro Tempore Robinson asked which was the safest. Mr. Rankins said the safest was to do both, an overhead lighted sign and lights set in the crossing. Assistant City Manager Ustick explained it was more expensive than the reflectors. Chairman Eliason suggested language stating that mid-block crossings must have lights in the crosswalks. He asked who determined whether there would be mid-block crossings. Mr. Rankins explained it would be at the discretion of the Public Works Director.

Vice-Chairwoman Buck asked why the pedestrian and bike paths were different at Tonopah Avenue between Woodard Street and Las Vegas Boulevard. Mr. Rankins explained there was a specific alignment along Tonopah Avenue for both bicycle and pedestrian, but wanted to allow flexibility in the future site plan. Vice-Chairwoman Buck and Chairman Eliason recommended including the path at Tonopah Avenue on the plan.

ACTION: DISCUSSION HELD

PUBLIC FORUM

There was no public participation

ADJOURNMENT

ACTION: THE MEETING ADJOURNED AT 5:01 P.M.

MOTION: Chairman Eliason

SECOND: Board Member Robinson

AYES: Chairman Eliason, Vice-Chairwoman Buck, Board Members Montandon,
Robinson and Smith

NAYS: None

ABSTAIN: None

APPROVED: February 4, 2009

/s/ Robert L. Eliason
Robert L. Eliason, Chairman

ATTEST:

/s/ Anita Sheldon
Karen L. Storms, CMC
City Clerk