

**Southern Nevada Council of Governments
City of Las Vegas Civic Center Building A, 525 S. Main St.
Public Meeting Room
City of Las Vegas Internet Address: www.lasvegasnevada.gov**

MINUTES

May 26, 2026

4:00 PM

1. Call to Order and Roll Call

Minutes:

CHAIR KNUDSEN called the meeting to order at 4:00 p.m.

PRESENT: CHAIR KNUDSEN, City of Las Vegas; COMMISSIONER JONES, Clark County; COUNCILWOMAN ALLEN-PALENSKE (excused until 4:03 p.m.), City of Las Vegas; COMMISSIONER McCURDY, Clark County; COUNCILWOMAN LARSON (excused until 4:06 p.m.), City of Henderson; COUNCILMAN CHERCHIO, City of North Las Vegas; and COUNCILMAN BLACK, City of North Las Vegas

EXCUSED: COUNCILMAN STEWART, City of Henderson, and COUNCILWOMAN ASHURST, Boulder City

ALSO PRESENT: SETH T. FLOYD, Interim Executive Director; FRED SOLIS, Planning Manager; MARCO VELOTTA, Planning Project Manager; IAN RYNEX, Planner II; GILLIAN BLOCK-SEGERBLOM, Deputy City Attorney II; and NICK CRAWFORD, Deputy City Clerk

2. Announcement Regarding: Compliance with Open Meeting Law

Minutes:

ANNOUNCEMENT MADE: This meeting has been properly noticed and posted at the following locations in accordance with the noticing standards as outlined in NRS 241.020: Civic Center Building A, 525 South Main Street, 1st Floor; City Hall, 495 South Main Street, 1st Floor; the City of Las Vegas website - www.lasvegasnevada.gov; and the Nevada Public Notice website - notice.nv.gov.

3. Public Comment: Comment during this portion of the agenda must be limited to matters on the agenda for action. If you wish to be heard, come forward and give your name for the record. The amount of discussion, as well as the amount of time any single speaker is allowed, may be limited.

Minutes:

None.

4. For possible action to approve the Final Minutes by reference of the Regular Meeting of March 31, 2026

Motion made by Justin Jones to Approve

Passed For: 5; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 4

For-Brian Knudsen, Justin Jones, William McCurdy II, Richard Cherchio, Scott Black; Excused-Francis Allen-Palenske, Dan Stewart, Monica Larson, Denise Ashurst;

5. Presentation by Seth T. Floyd, Interim Executive Director for the City of Las Vegas, regarding initial findings on group homes between stakeholders

Minutes:

SETH FLOYD, Interim Executive Director, utilized a PowerPoint presentation, a copy of which was submitted for the record, to present an initial report regarding group homes. He noted that the issue required regional collaboration due to the involvement of multiple agencies, including local jurisdictions, State of Nevada agencies, law enforcement, fire departments, planning departments, licensing agencies, and code enforcement

divisions. He explained that first responders frequently identified concerns during service calls and some facilities presented issues involving living conditions, repeated calls for service, and neighborhood impacts. He shared that staff had met with jurisdictions and stakeholders throughout the valley to better understand challenges associated with group homes. MR. FLOYD said that some facilities operated under different ownership models, including some operating without proper authorization, and he explained that individuals from problematic facilities were sometimes relocated to other properties after enforcement activity. He stated that the City of Las Vegas' goal was to balance protections for individuals living in group homes with the need to address concerns affecting surrounding neighborhoods.

FRED SOLIS, Planning Manager for the City of Las Vegas, explained that following litigation regarding fair housing requirements, state law and local regulations were amended to comply with federal requirements. He noted that the City updated its code in 2010 and the regulations had remained largely unchanged since that time. He shared that the City conducted a study in 2025 and identified similar concerns throughout the valley. He highlighted that the State was responsible for licensing community residences and reviewed the primary State license categories, including residential facilities for groups (AGC) and community-based living arrangements (CBLA). MR. SOLIS indicated that facilities outside those categories created regulatory gaps, as they often had limited State oversight and were subject primarily to complaint-based enforcement. He reported that of more than 120 approved group homes reviewed by the City between 2020 and 2026, approximately 15 percent held an AGC or CBLA State license. He identified limited inspection programs, inconsistent coordination between agencies, and gaps in land use regulations as ongoing challenges. He noted the City could explore additional licensing and regulatory options to allow for more proactive oversight.

COMMISSIONER McCURDY asked if assisted living facilities fell under the AGC category. MR. SOLIS confirmed that assisted living facilities were included under AGC and explained that they could include smaller residential facilities serving multiple individuals.

CHAIR KNUDSEN wanted to ensure individuals living in group homes were protected while also addressing repeated concerns identified by Metro (Las Vegas Metropolitan Police Department) officers and surrounding neighborhoods.

MARCO VELOTTA, Planning Project Manager for the City of Las Vegas, reviewed calls for service associated with group homes and indicated that staff was comparing information among local jurisdictions. He shared that stakeholder discussions identified concerns involving permitting, licensing, building requirements, public safety, zoning, inspections, and coordination between local agencies and the State. He explained that common issues included sanitation concerns, blocked exits, accessibility concerns, overcrowding, and repeated emergency responses.

COMMISSIONER JONES wondered if the 2008 Ninth Circuit case was the last major legal decision regarding group homes, and he requested that staff review additional case law to determine available regulatory options. MR. FLOYD explained that the 2008 case significantly changed how jurisdictions approached group home regulations, particularly distance separation requirements. He added that staff would continue reviewing legislative history and legal considerations as recommendations were developed.

ANDY POWELL, Planning Manager for the City of Henderson, explained Henderson's approach to group care facilities following the Ninth Circuit ruling. He stated that Henderson removed distance separation requirements and required licensing for group care facilities, noting that applicants were required to complete zoning reviews, inspections, and applicable State licensing requirements before operating. He highlighted that Henderson's enforcement efforts were primarily complaint-driven and that common concerns involved parking, overcrowding, and life safety issues. He reported that Henderson received approximately 200 calls for service annually involving group care facilities but had not experienced the same level of concerns identified in other jurisdictions.

COUNCILWOMAN ALLEN-PALENSKE asked if calls for service were categorized by severity and whether police or fire responses resulted in communication with the State. MR. POWELL replied that fire department data primarily reflected life safety concerns and additional coordination information would need to be confirmed with the State.

CHAIR KNUDSEN noted that staff discussions indicated communication between local jurisdictions and the State was not always consistent, creating challenges when agencies identified concerns but were uncertain where information should be directed.

PAUL SHUBERT, Bureau Chief, DHHS (Department of Health and Human Services), and CYNTHIA LEECH, Division Administrator, Nevada Health Authority, reviewed the State's licensing process. MR. SHUBERT explained that group home was a broad term covering multiple facility types and that determining the statutory category was necessary to identify applicable regulations. He reported that complaints regarding unlicensed facilities were reviewed to determine whether they met statutory definitions and that investigators sometimes required law enforcement assistance to access facilities. He shared that the State's authority focused on resident care and services, including food, shelter, supervision, sanitation, and living conditions, stating that the State does not have authority over issues such as parking or neighborhood impacts. He concluded that substantiated violations could result in a cease-and-desist notice requiring facilities to obtain licensing or cease operations.

COMMISSIONER JONES noted that many local complaints involved issues outside the State's authority, including neighborhood concerns.

COUNCILMAN CHERCHIO expressed concern regarding improperly operated group homes and their impacts on neighborhoods in his ward. He described examples involving overcrowding, modified properties, additional sleeping spaces, excessive vehicles, and disturbances. He requested development of a collaborative approach with consistent regulations, accountability measures, and improved coordination among jurisdictions. The Councilman inquired about facilities without established bed limitations and how those facilities were classified when operating within private residences. MR. SHUBERT explained that certain State-licensed categories had resident limits, while other facility types did not have specific bed limitations under State requirements, although local jurisdictions could establish additional standards.

COMMISSIONER McCURDY identified the need to establish stronger policies within legal limitations while evaluating resources available for code enforcement. He noted that similar challenges involving short-term rentals and nuisance complaints demonstrated the need for a coordinated regional approach.

CHAIR KNUDSEN proposed a centralized complaint process that would allow emergency services to report concerns.

MR. FLOYD stated that staff would evaluate whether local and State definitions were aligned, noting that inconsistent terminology contributed to coordination challenges. He emphasized the importance of improving communication among agencies and developing a process to ensure concerns involving resident care, property conditions, code enforcement, and licensing were directed to the appropriate entities.

ALLEN BURRIS, Assistant Manager of Plans Examination, Clark County, discussed building code considerations and explained that jurisdictions had worked with regional building officials and State partners to address safety concerns. He indicated that fair housing requirements prevented jurisdictions from restricting individuals from living in residential areas based solely on disability but did not prevent enforcement of building and life safety standards. He explained that occupancy classifications were intended to ensure buildings provided appropriate safety measures based on residents' ability to safely exit during emergencies. MR. BURRIS noted that group homes generated higher emergency service demands compared to traditional single-family residences and stated that jurisdictions needed to balance fair housing requirements with appropriate care environments and infrastructure. He reported that approximately 85 percent of reviewed facilities were not regulated through State licensing and emphasized the need for improved tracking, coordination, and information sharing between agencies. He suggested automated systems could assist first responders in documenting concerns and directing information to appropriate agencies. MR. FLOYD added that similar challenges existed with childcare facilities and stressed the need to balance community needs with resident safety.

ALFREDO MELESIO, Director of Land Development for North Las Vegas, shared that not all group homes operated in the same manner. He highlighted that many facilities provided valuable services and supported residents within communities, while others created challenges requiring additional oversight. He stated that North Las Vegas had identified similar concerns and would continue reviewing data and feedback from first responders and other agencies.

MR. FLOYD reviewed potential recommendations for the final report, including initial and periodic inspections, proactive inspection programs, enhanced interagency coordination, centralized data-sharing systems, and improved tracking of calls for service associated with facilities. He reported that staff would continue analyzing data, finalizing the draft report by June for the August SNCOG (Southern Nevada Council of Governments) meeting, and working with the State on policy recommendations for the 2027 Legislature.

COMMISSIONER JONES thanked staff for the information, stating that group home regulation was a national issue. He recommended that staff coordinate with organizations such as the National Association of Counties and the League of Cities to review approaches used by other jurisdictions.

CHAIR KNUDSEN expressed support for staff's recommendations and thanked staff for their efforts.

6. Presentation by Seth T. Floyd, Interim Executive Director for the City of Las Vegas, regarding the Southern Nevada Housing and Commercial Lands Committee and recent public lands sales

Minutes:

SETH FLOYD, Interim Executive Director, utilized a PowerPoint presentation, a copy of which was submitted for the record, to provide an overview of the Southern Nevada Public Land Management Act (SNPLMA) and SNCOG's (Southern Nevada Council of Governments) role in regional coordination regarding federal land disposal. He explained that federal land disposal was a longstanding regional responsibility due to the extent of federally managed land in Southern Nevada, highlighting its direct impact on housing, development, and jurisdictional planning. He reported that over the previous 1.5 years, Clark County COMMISSIONER MARILYN KIRKPATRICK coordinated with the Nevada Governor's Office to convene various stakeholders, including homebuilders, developers, real estate representatives, and local jurisdictions to review SNPLMA processes and land availability. MR. FLOYD shared that these efforts identified opportunities to improve the Appraisal and Valuation Services Office's (AVSO) appraisal process and federal land disposal coordination.

COMMISSIONER KIRKPATRICK reported that stakeholder discussions with the Bureau of Land Management (BLM), AVSO, local governments, and developers revealed limited understanding of the SNPLMA process and concerns regarding land availability, appraisal timelines, and auction procedures. She explained that the group developed a working document intended to improve transparency, coordination, and process efficiency, and to demonstrate local government engagement in addressing housing and land supply issues. She stated that participants identified communication gaps, including the absence of a centralized contact directory for agencies involved in SNPLMA. The Commissioner believed that a regional contact database and centralized information platform would improve coordination among jurisdictions, BLM, AVSO, and the development community.

MARCY HENSON, Director of Environment and Sustainability, Clark County, shared that SNPLMA was established in 1998 to govern the disposal of federal land in Southern Nevada and return proceeds to Nevada for designated public purposes, including education, infrastructure, parks, conservation, and capital improvements. She described the federal process as involving land nomination by developers, jurisdictions, or BLM, followed by federal review, appraisal by AVSO, and competitive auction. She reported that appraisal complexity had increased due to remaining parcels often having infrastructure limitations, encumbrances, or development constraints, noting that some parcels received no bids at auction for the first time in SNPLMA history. She felt that this highlighted challenges in fair market valuation and the need for improved coordination between BLM, AVSO, and local jurisdictions. MS. HENSON stated that SNPLMA had generated approximately \$3.5 billion in revenue from approximately 17,500 acres sold, with around 31,000 acres remaining within the disposal boundary, though not all remaining land is developable due to topography and infrastructure constraints. She clarified that the land disposal timeline had lengthened and the reduction in auction frequency created additional delays in bringing parcels to market. She noted that stakeholders identified opportunities to improve the process, including standardizing nomination procedures, improving communication of auction schedules, enhancing coordination with utilities, increasing transparency in appraisal methodology, and improving data sharing between BLM, AVSO, and local jurisdictions. She believed SNCOG could serve as a central regional platform for information sharing, coordination, and process tracking.

COUNCILWOMAN ALLEN-PALENSKE wondered if extending escrow timelines could increase builder participation by better aligning federal land sales with local entitlement processes. COMMISSIONER KIRKPATRICK replied that administrative improvements should be prioritized before pursuing federal legislative changes, noting that AVSO was reviewing appraisal and valuation procedures to improve efficiency.

COMMISSIONER JONES acknowledged challenges within the appraisal process and limited availability of qualified appraisers due to procedural complexity. COMMISSIONER KIRKPATRICK added that efforts were underway with AVSO and BLM to streamline appraisal contracting and improve auction frequency and participation.

CHAIR KNUDSEN summarized the proposed priorities, including the creation of a centralized information platform, standardized nomination processes, improved communication with developers, increased transparency in auction scheduling and outcomes, and enhanced interagency coordination.

MR. FLOYD stated that staff sought direction regarding SNOG's continued role in coordinating SNPLMA-related efforts and would return with an implementation plan, timeline, and structure for regional participation. He noted that staff would continue developing the group homes report prior to advancing additional SNPLMA work.

COMMISSIONER McCURDY expressed support for the initiative and questioned if affordable housing incentives were incorporated into the federal land disposal process. COMMISSIONER KIRKPATRICK explained that no direct federal incentives existed within SNPLMA, though State-level fee programs for affordable housing could provide limited support.

COUNCILMEMBERS LARSON, BLACK, ALLEN-PALENSKE, and CHERCHIO expressed support for improving transparency, streamlining processes, and advancing a centralized regional platform to improve access to land disposal information and support housing development needs in Southern Nevada.

7. **Citizens Participation:** Public comment during this portion of the agenda must be limited to matters within the jurisdiction of the Council. No subject may be acted upon by the Council unless that subject is on the agenda and is scheduled for action. If you wish to be heard, come forward and give your name for the record. The amount of discussion on any single subject, as well as the amount of time any single speaker is allowed, may be limited.

Minutes:
None.

8. **Adjournment**

Minutes:
The meeting was adjourned at 5:50 p.m.

Respectfully submitted:

Nick Crawford, Deputy City Clerk

Brianna Pascual-Mendoza, Secretary

THIS MEETING WAS PROPERLY NOTICED AND POSTED AT THE FOLLOWING LOCATIONS
IN ACCORDANCE WITH THE NOTICING STANDARDS AS OUTLINED IN NRS 241.020:

The City of Las Vegas website – www.lasvegasnevada.gov
The Nevada Public Notice website – notice.nv.gov
Civic Center building A, 525 South Main Street, 1st Floor
City Hall, 495 South Main Street, 1st Floor