



AGENDA
Regular Meeting
Reno City Council

Wednesday, November 14, 2018 • 10:00 AM

Reno City Council Chamber, One East First Street, Reno, NV 89501

Hillary Schieve, Mayor

Council Members:

Ward 1 – Jenny Brekhus	Ward 4 – Paul McKenzie
Ward 2 – Naomi Duerr	Ward 5 – Neoma Jardon
Ward 3 – Oscar Delgado	At-Large – David Bobzien

Council Members Elect:

Ward 4 – Bonnie Weber

Public Notice: This agenda has been physically posted in compliance with NRS 241.020(3)(notice of meetings) at Reno City Hall – One East First Street, Washoe County Downtown Reno Library – 301 South Center Street, Evelyn Mount Northeast Community Center – 1301 Valley Road, McKinley Arts and Culture Center – 925 Riverside Drive, Reno Municipal Court – One South Sierra Street, Washoe County Administration Building – 1001 East Ninth Street and Reno-Sparks Convention and Visitors Authority – 4001 South Virginia Street, Suite G. In addition, this agenda has been electronically posted in compliance with NRS 241.020(3) at <http://www.reno.gov>, and NRS 232.2175 at <https://notice.nv.gov/>. To obtain further documentation regarding posting, please contact Ashley D. Turney, City Clerk, 1 East First Street, Reno, NV 89501, (775) 334-2030; turneya@reno.gov.

Accommodations: Reasonable efforts will be made to assist and accommodate physically disabled persons attending the meeting. Please contact the City Clerk's Office at (775) 334-2030 in advance so that arrangements can be made.

Supporting Material: Staff reports and supporting material for the meeting are available at the City Clerk's Office, and on the City's website at <http://www.reno.gov/meetings>. Pursuant to NRS 241.020(6), supporting material is made available to the general public at the same time it is provided to the City Council.

Order of Business: The presiding officer shall determine the order of the agenda and all questions of parliamentary procedure at the meeting pursuant to the Rules of the Reno City Council (City Council Resolution No. 8478, adopted December 13, 2017). Items on the agenda may be taken out of order. The Reno City Council may combine two or more agenda items for consideration; remove an item from the agenda; or delay discussion relating to an item on the agenda at any time. See, NRS 241.020(2)(c)(6). Items scheduled to be heard at a specific time will be heard no earlier than the stated time, but may be heard later.

Council Recess: The Reno City Council may recess at any time during the meeting at the discretion of the Mayor and/or to confer with counsel per NRS 241.015(3)(b)(2) and/or its management representatives per NRS 288.220(4), as necessary. Additional short breaks may be taken throughout the meeting as needed.

Public Comment: A person wishing to address the Reno City Council shall submit a "Request to Speak" form to the City Clerk. Public comment, whether on action items or general public comment, is limited to three (3) minutes per person. Unused time may not be reserved by the speaker, nor allocated to another speaker. No action may be taken on a matter raised under general public comment until the matter is included on an agenda as an item on which action may be taken.

On specific agenda items, the presiding officer may prohibit comment if the content of the comments is a topic that is not relevant to, or within the authority of, the City Council, or if the content is willfully disruptive of the meeting by being irrelevant, repetitious, slanderous, offensive, inflammatory, irrational or amounting to personal attacks or interfering with the rights of other speakers. Any person making willfully disruptive remarks while addressing the Reno City Council or while attending the Reno City Council meeting may be removed from the room by the presiding officer, and the person may be barred from further audience before the Reno City Council during that session of the Reno City Council. See, Nevada Attorney General Opinion No. 00-047 (April 27, 2001); Nevada Open Meeting Law Manual, § 8.05.

In addition, any person willfully disrupting the meeting may be removed from the room by the presiding officer. See, NRS 241.030(4)(a); RMC §§ 8.12.024, 8.12.027. Examples of disruptive conduct include, without limitation, yelling, stamping of feet, whistles, applause, heckling, name calling, use of profanity, personal attacks, physical intimidation, threatening use of physical force, assault, battery, or any other acts intended to impede the meeting or infringe on the rights of the Reno City Council, city staff, or meeting participants.

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SPECIAL NOTICE

Reno Redevelopment Agency Board: Members of the Reno City Council also serve as the Redevelopment Agency Board and during this meeting, may convene as this board as indicated on this agenda.

A Introductory Items

A.1 Pledge of Allegiance

A.2 Roll Call

A.3 Public Comment (This item is for either public comment on any action item or for any general public comment.)

A.4 City Manager Announcements (Item for general announcements and informational items only. No action will be taken on this item.)

A.5 Approval of the Agenda (For Possible Action) - November 14, 2018.

A.6 Approval of Minutes (For Possible Action)

A.6.1 Reno City Council - Regular - Oct 10, 2018 10:00 AM (For Possible Action)

B Cash Disbursements

B.1 Staff Report (For Possible Action): Acceptance of Cash Disbursement Reports for Oct 07 through Oct 27, 2018.

C Proclamations

C.1 Proclamation recognizing the week of November 12-16, 2018 as National Apprenticeship Week - Randy Canale, President (Apprenticeship Coordinator UA Local 350), Northern Nevada Apprenticeship Coordinators Association.

D Presentations

D.1 Reno Police Department (RPD) Meritorious Service Medal Award to Officer Thomas White for extreme courage shown by placing himself in a dangerous situation in February 2017 to apprehend an armed man and protect innocent bystanders in the area - Jason Soto, Chief, RPD.

E Ordinances - Adoption

- E.1 Staff Report (For Possible Action): **Ordinance Adoption - Bill No. 7061 Case No. LDC18-00094 (North Virginia Industrial)** Ordinance to amend Title 18, Chapter 18.08 of the Reno Municipal Code, entitled "Zoning," rezoning a ±8.32 acre site located on the south side of North Virginia Street, ±420 feet east of its intersection with Stead Boulevard from Mixed Use/North Virginia Street Transit Corridor (MU/NVTC) to Industrial Commercial (IC); together with other matters properly relating thereto. **[Ward 4]**
- E.2 Staff Report (For Possible Action): **Ordinance Adoption - Bill No. 7062 Case No. LDC18-00079 (Coyote Crossing Master Plan and Zoning Map Amendments)** Ordinance to amend Title 18, Chapter 18.08 of the Reno Municipal Code, entitled "Zoning," rezoning a ±8.76 acre site located on north side of Rockchuck Road at its western terminus from ±3.40 acres of Single-Family Residential - 15,000 square feet (SF15) and ±5.36 acres of Open Space (OS) to ±5.55 acres of Single-Family Residential - 6,000 square feet (SF6) and ±3.21 acres of Open Space (OS); together with other matters properly relating thereto. **[Ward 4]**

F Canvass of the Votes**G Oath of Office and Swearing In of Newly Elected Officials****H Roll Call****I Consent Agenda (All consent items may be approved together with a single motion, be taken out of order, and/or be heard and discussed individually.)****I.1 Approval of Privileged Business Licenses****I.1.a New - Alcohol**

1. D'licious Caffè, Benito Lopez Resendiz, 581 East Moana Lane - Dining Room Wine and Beer (For Possible Action) **[Ward 2]**
2. Silver State Eatery, Robert Pratte, 1771 Valley Road - Dining Room Wine and Beer (For Possible Action) **[Ward 5]**
3. Brothers Barbecue LLC, Joseph Orduna, 618 South Center Street - Dining Room Wine and Beer (For Possible Action) **[Ward 3]**
4. Ruth's Chris Steak House, Alice Grave Givens, 407 North Virginia Street - Bar and Alcohol Catering (For Possible Action) **[Ward 5]**
5. La Mint - Vietnamese Kitchen, Tommy Nguyen, 770 South Meadows Parkway, Suite 101 - Dining Wine and Beer (For Possible Action) **[Ward 2]**

6. Ciria's Cocina Fine Mexican Dining, Julia Mendoza, 6135 Lakeside Drive, Suite 138 - Dining Room Alcohol (For Possible Action) [**Ward 2**]
7. The Jesse, Piper Stremmel, 306 East Fourth Street - Bar (For Possible Action) [**Ward 5**]

I.1.b New - Privileged

1. Herbal Care LLC, 1076 Telegraph Street - Marijuana Establishment Cultivation Facility (For Possible Action) [**Ward 3**]
2. ecoATM, LLC, David Maquera, 250 Vista Knoll Parkway - Secondhand Merchandise (For Possible Action) [**Ward 4**]
3. ecoATM, LLC, David Maquera, 5000 Meadowood Mall Circle, Suite 1 - Secondhand Merchandise (For Possible Action) [**Ward 3**]
4. Momentos Preciosos LLC, Nery L Perez Sanchez, 2295 South Virginia Street, Suite 11 - Packaged Beer and Wine (For Possible Action) [**Ward 1**]

I.1.c Supplemental - Alcohol

1. Laurel Pine, Living Luxury, Laurel Pine, 5303 Louie Lane, Suites 1, 2, and 4 - Dining Room Alcohol and Packaged Liquor (For Possible Action) [**Ward 2**]
2. Calafuria, Benjamin Kennedy, 725 South Center Street - Dining Room Alcohol (For Possible Action) [**Ward 3**]

- I.2 Staff Report (For Possible Action): Acceptance of Grant Award from the U.S. Department of Justice, Office of Justice Programs, Bureau of Justice Assistance to the City of Reno Police Department for the FY 18 Comprehensive Opioid Abuse Site Based Program in the amount of \$997,701.
- I.3 Staff Report (For Possible Action): Acceptance of Grant Award from the U.S. Department of Justice (US DOJ), Bureau of Justice Assistance for the FY 2018 Formula Justice Assistance Grant to the City of Reno for use by the Reno Police Department pursuant to the Cooperative Agreement for law enforcement overtime, equipment and training in the amount of \$144, 204.
- I.4 Staff Report (For Possible Action): Acceptance of the FY 2018 Strategies for Policing Innovation (SPI) Grant Award from the US Department of Justice, Office of Justice Programs, Bureau of Justice Assistance to the City of Reno in the amount of \$668,968.

- I.5 Staff Report (For Possible Action): **Case No. LDC17-00040 (Valley Road Master Plan Amendment)** Request for certification of a Master Plan amendment within the Special Planning Area/University of Nevada Regional Center from Open Space to Residential on a ±4.93 acre portion of an overall ±5.34 acre site. The site consists of six parcels that are located on the east side of Valley Road, ±480 feet north of its intersection with Winston Drive. **[Ward 4]**
- I.6 Staff Report (For Possible Action): **Case No. LDC18-00026 (United Federal Credit Union Master Plan Amendment)** Request for certification of a Master Plan amendment within the Special Planning Area/Reno Stead Corridor Joint Plan (RSCJP) to re-designate ±2.57 acres of Low Density Suburban/Rural Residential (1 – 2.5 acre lots) and ±1.02 acres of Open Space to ±2.73 acres of General Commercial and ±0.86 acres of Open Space. The ±3.6 acre site (APNs 086-380-20 and 21) is located on the west side of Lemmon Drive, ±403 feet north of its intersection with Sky Vista Parkway. **[Ward 4]**
- I.7 Staff Report (For Possible Action): Acceptance of Grant from the Community Foundation of Western Nevada to purchase a water treatment system to aid persons with disabilities for Evelyn Mount Northeast Community Center Pool for an additional amount of \$11,092.25, bringing the total grant amount to \$52,800.
- I.8 Staff Report (For Possible Action): Acceptance of Grant from the Department of Veterans Services to continue to provide the Fit but not Forgotten (FBNF) and Military to the Mountains (M2M) Veteran Fitness Classes at the Evelyn Mount Northeast Community Center in the amount of \$15,000.
- I.9 Staff Report (For Possible Action): Acceptance of Donation from the Nevada Paralyzed Veterans of America to support the City of Reno's Annual Military Sports Camp held on September 10-14, 2018 in the amount of \$5,000.
- I.10 Staff Report (For Possible Action): Approval of Agreements with Pace Payment Systems to provide payment processing services related to sewer customer remittances.

J Public Hearings - 1:00 PM (Items scheduled to be heard at a specific time will be heard no earlier than the stated time, but may be heard later.)

- J.1 Staff Report (For Possible Action): **ABN19-00002 (Pan American Way Abandonment)** Request for the abandonment of ±1,774 square feet of public right-of-way located on the east side of Pan American Way, north and south of its intersection with Limber Pine Drive to accommodate future residential development associated with LDC16-00073 (North Valley Estates). The site is located within the Single Family Residential – 6,000 Square feet (SF6) zoning district and has a Master Plan land use designation of Single-Family Neighborhood (SF). **[Ward 4]**
- J.2 Staff Report (For Possible Action): **ABN19-00001 (Silver Dollar and Trading Post Abandonment)** Request for the abandonment of ±11,775 square feet of public right-of-way located at the intersection of Silver Dollar Lane and Trading Post Road to accommodate a future roundabout. The site is located within Community Commercial (CC) zoning district and has Master Plan land use designations of Mixed Neighborhood (MX) and Single-Family Neighborhood (SF). **[Ward 4]**
- J.3 Staff Report (For Possible Action): **Case No. ABN18-00011 (Ninth Street and Evans Avenue Abandonment)** Request for the abandonment of a public right-of-way that consists of a ±6,285 square foot portion of Evans Avenue that includes a northbound right turn lane and associated island near the intersection of Evans Avenue and East Ninth Street. The site is located within the Mixed Use/University of Nevada Regional Center (MU/UNRC) zone and has a Master Plan Land Use designation of Urban Mixed Use (UMU). **[Ward 5]**

J.4 Daybreak Master Plan and Zoning Map Amendments

- J.4.1 Staff Report (For Possible Action): **LDC18-00025 and LDC18-00037 (Daybreak Master Plan and PUD Zoning Map Amendments)** Request to establish a Planned Unit Development (PUD) on a ±979.4 acre site to include 4,700 residential units, associated public facilities, open space and commercial development. The request includes: 1) a Master Plan amendment to change the existing land use designation on 11 parcels totaling ±979.4 acres from ±89.4 acres of Mixed Neighborhood, ±70.2 acres of Single Family Neighborhood, ±25.3 acres of Large Lot Neighborhood, ±734 acres of Unincorporated Transition, and ±60.5 acres of Parks, Greenways and Open Space to ±307.3 acres of Single Family Neighborhood, ±175.5 acres of Suburban Mixed Use, ±20.7 acres of Multifamily Neighborhood, ±219.9 acres of Mixed Neighborhood, and ±256 acres of Parks Greenways and Open Space; 2) a zoning map amendment to amend the existing zoning designations from ±217.5 acres of Planned Unit Development-Butler Ranch, ±13.7 acres of Specific Planned District-Alexander Specific Plan (SPD), ±23.6 acres of Large Lot Residential-1 acre (LLR1), ±147.3 acres of Large Lot Residential-2.5 acres (LLR2.5), and ±577.3 acres of Unincorporated Transition-40 acres (UT40) to ±979.31 acres of Planned Unit Development-Daybreak and ±0.09 acres to Single Family-6,000 square feet (SF6); and 3) tentative approval of the associated Planned Unit Development Handbook. The project site is generally located north of South Meadows Parkway, south of Mira Loma Drive, west of the eastern Reno City boundary, and east of Washoe County Huffaker Hills Open Space, Reggie Road, and Hombre Way. This project is of Regional Significance for: Housing not less than 625 units, Sewage not less than 187,500 gal/day, Water usage not less than 625 acre feet per year, Traffic not less than 6,250 trips daily, Student population (K-12) not less than 325 students and a transmission line that carries more than 60 kilovolts. **[Ward 3]**

This item was continued from the September 12, 2018 City Council meeting.

- J.4.2 Staff Report (For Possible Action): **Resolution No. _____ Case No. LDC18-00025 (Daybreak Master Plan Amendment)** Resolution to adopt an amendment to the Land Use Plan of the City of Reno Master Plan (Resolution 8475) in Case No. LDC18-00025 by changing the land use designation on property generally located north of South Meadows Parkway, south of Mira Loma Drive, west of the eastern Reno City boundary, and east of Washoe County Huffaker Hills Open Space, Reggie Road, and Hombre Way from ±89.4 acres of Mixed Neighborhood, ±70.2 acres of Single Family Neighborhood, ±25.3 acres of Large Lot Neighborhood, ±734 acres of Unincorporated Transition, and ±60.5 acres of parks, greenways and open space to ±307.3 acres of single family neighborhood, ±175.5 acres of Suburban Mixed Use, ±20.7 acres of Multifamily Neighborhood, ±219.9 acres of Mixed Neighborhood, and ±256 acres of Parks Greenways and Open Space. **[Ward 3]**

This item was continued from the September 12, 2018 City Council meeting.

- J.4.3 Staff Report (For Possible Action): **Ordinance Introduction - Bill No. _____ Case No. LDC18-00037 (Daybreak PUD Zoning Map Amendment)** Ordinance to amend Title 18, Chapter 18.08 of the Reno Municipal Code, entitled "Zoning," (1) rezoning a ±979.4 acre site located north of South Meadows Parkway, south of Mira Loma Drive, west of the eastern Reno City boundary, and east of Washoe County Huffaker Hills Open Space, Reggie Road, and Hombre Way from ±217.5 acres of Planned Unit Development-Butler Ranch, ±13.7 acres of Specific Planned District-Alexander Specific Plan (SPD), ±23.6 acres of Large Lot Residential-1 acre (LLR1), ±147.3 acres of Large Lot Residential-2.5 acres (LLR2.5), and ±577.3 acres of Unincorporated Transition-40 acres (UT40) to ±979.31 acres of Planned Unit Development-Daybreak and ±0.09 acres to Single Family-6,000 square feet (SF6); and (2) tentative approval of the associated Planned Unit Development Handbook; together with other matters properly relating thereto. **[Ward 3]**

This item was continued from the September 12, 2018 City Council meeting.

- J.4.4 Staff Report: (For Possible Action): Review and possible comments on four agreements being negotiated in connection with the Daybreak Planned Unit Development regarding (1) charitable donations for affordable housing; (2) contributions for a new ambulance and ladder truck, and for additional bay and living quarters for City Fire Station 12 that will serve the development; (3) construction of an 11 acre park in the development and the amount of reimbursement from Residential Construction Taxes; and (4) setting aside of an eight acre elementary school site for sale to the Washoe County School District. **[Ward 3]**

This item was continued from the September 12, 2018 City Council meeting.

K Resolutions (Other Resolution items may be found under the following agenda sections: Public Hearings; Ordinances, Adoption; Ordinances, Introduction; City Clerk; Mayor and Council; and/or Standard Department Items.)

- K.1 Staff Report (For Possible Action): **Resolution No. _____** Resolution of the City of Reno appointing the Director of Public Works as the authorized representative of the City Council pursuant to NRS 338.1693 to appoint the interview panel(s), to enter into negotiations with the most qualified applicant for preconstruction services and to make available the information required to the applicant and public for Construction Manager at Risk for the Reno Stead Water Reclamation Facility.
- K.2 Staff Report (For Possible Action): **Resolution No. _____** Resolution donating Reno Access Advisory Committee funds to 39 North Downtown to support the purchase of a wheelchair accessible caboose for the Engine 39 electric train in the amount of \$2,500. (General Fund)

L Ordinances - Introduction (Other Ordinance, Introduction items may be found under the following agenda sections: Public Hearings, and/or Standard Department Items.)

L.1 Staff Report (For Possible Action): **Ordinance Introduction - Bill No. _____**
Ordinance to amend Reno Municipal Code, Title 14, “Buildings and Construction,” Chapter 14.04.010 “International Existing Building Code,” Chapter 14.04.007 Interpretation, Chapter 14.04.050 “International Building Code,” Chapter 14.04.100 “International Residential Code,” Chapter 14.04.105 “International Mechanical Code,” Chapter 14.04.110 “International Fuel Gas Code,” Chapter 14.04.115 “Uniform Mechanical Code,” Chapter 14.04.120 “Uniform Plumbing Code,” Chapter 14.04.120.007 subsection (c) “Certifications required under the Uniform Plumbing Code” Chapter 14.04.125 “National Electric Code” Chapter 14.04.130 “International Energy Conservation Code” and to adopt the amended versions of the following: 2018 International Existing Building Code, 2018 International Building Code, 2018 International Residential Code, 2018 International Mechanical Code, 2018 International Fuel Gas Code, 2018 Uniform Mechanical Code, 2018 Uniform Plumbing Code, the 2017 National Electric Code, Chapter 14.04.125.005 subsection (c) “Certifications required under the National Electric Code,” and the 2018 International Energy Conservation Code, together with the Northern Nevada Amendments associated with each Code, to add and delete certain wording related thereto; together with matters properly relating thereto.

L.2 Wastewater Discharge Regulations

L.2.1 Staff Report (For Possible Action): Acceptance of Business Impact Statement and finding that the adoption of the Ordinance does not impose a direct and significant economic burden upon a business nor directly restrict the formation or expansion of a business.

L.2.2 Staff Report (For Possible Action): **Ordinance Introduction - Bill No. _____**
Ordinance amending the Reno Municipal Code Title 12, “Public Works and Utilities,” Chapter 12.16 “Sewer Service,” Article III, Section 12.16.565, Title “Regulations of Wastewater Discharge,” to revise the limitations on wastewater strength applied to Significant Industrial Users (Local Limits); together with other matters properly relating thereto.

M Standard Department Items**Public Works**

- M.1 Staff Report (For Possible Action): Presentation, discussion and potential direction to staff regarding policy and options for determining the Sewer Fund Connection Fee Rates.

N City Clerk**N.1 Citizen Appointments to Boards and Commissions**

- N.1.1 Staff Report (For Possible Action): Discussion and potential reappointment/appointment of up to two individuals to the Financial Advisory Board from the following pool of applicants, listed in alphabetical order: Sam Baugh, Bryce Alan Bell, Andrew Caudill, Edgard Hitti, Jesse Hurley, Teela McCullar (reappointment), and/or Azzi Shirazi.
- N.2 Staff Report (For Possible Action): City Council annual election of Vice Mayor from the following list of Council Members, listed in alphabetical order: David Bobzien, Jenny Brekhus, Oscar Delgado, Naomi Duerr, Neoma Jardon, or Bonnie Weber.
- N.3 Staff Report (For Possible Action): City Council and City Manager canvass of returns and declaration of results from the November 6, 2018 City of Reno General Election.

O Mayor and Council

- O.1 City Council Comments, including announcements regarding City boards and commissions, activities of local charitable organizations and upcoming local community events. (Non-Action Item)
- O.2 Staff Report (For Possible Action): **Resolution No. _____** Resolution donating Council Donation Funds to the Education Alliance to offset costs associated with their Run for Education held on October 21, 2018 in the amount of \$1,625. (General Fund) **[Bobzien]**
- O.3 Staff Report (For Possible Action): **Resolution No. _____** Resolution donating Council Donation Funds to Communities in Schools of Nevada, Inc. to offset the costs associated with their mission to empower K-12 students to stay in school and pursue lives full of achievement in the amount of \$1,000. (General Fund) **[Delgado]**

- O.4 Staff Report (For Possible Action): **Resolution No.** _____ Resolution donating Council Donation Funds to the Holland Project to support its educational workshops and community projects for youth and young adults in the amount of \$500. (General Fund) **[Delgado]**
- O.5 Staff Report (For Possible Action): **Resolution No.** _____ Resolution donating Council Donation Funds to the Northern Nevada Literacy Council to support their mission to provide classes and programs to improve educational and occupational skills for residents in the region in the amount of \$500. (General Fund) **[Delgado]**
- O.6 Staff Report (For Possible Action): **Resolution No.** _____ Resolution donating Council Donation Funds to the Women and Children's Center of the Sierra to offset costs for services to provide anti-poverty education to women working to create a better future for their families in the amount of \$500. (General Fund) **[Delgado]**
- O.7 Staff Report (For Possible Action): **Resolution No.** _____ Resolution donating Council Donation Funds to Keep Truckee Meadows Beautiful to offset costs associated with their cleanup programs, including neighborhood, river and open space cleanups in the amount of \$500. (General Fund) **[Delgado]**
- O.8 Staff Report (For Possible Action): **Resolution No.** _____ Resolution donating Council Donation Funds to the University Foundation for the Dean's Future Scholars Program in the College of Education at the University of Nevada, Reno to continue creating a college ready culture for first-generation, low-income youth in Northern Nevada through mentorships and various programs in the amount of \$500. (General Fund) **[Delgado]**

P Public Hearings - 6:00 PM (Items scheduled to be heard at a specific time will be heard no earlier than the stated time, but may be heard later.)

- P.1 Staff Report (For Possible Action): **Case No. LDC19-00007 (Las Cascada Event Center)** Appeal of the Planning Commission's denial of a special use permit for the establishment of an event venue that consists of a nightclub on a site consisting of two parcels totaling ± 2.7 acres located on the northeast corner of North Virginia Street and Parr Boulevard in the Mixed Use/North Virginia Street Transit Corridor (MU/NVTC) zone. The site has a Master Plan land use designation of Suburban Mixed-Use (SMU). **[Ward 4]**

The appeal was brought by Michael Railey with Rubicon Design Group, LLC, and possible action by the Council could be to either affirm, modify, or reverse the denial and if denial is reverse the Council may directly approve the special use permit or remand back to the Planning Commission.

Q Public Comment (This item is for either public comment on any action item or for any general public comment.)

R Adjournment (For Possible Action)