



# AGENDA

## Ward 4 Neighborhood Advisory Board

Thursday, July 18, 2019

5:30 - 7:30 p.m.

North Valleys Library

1075 N. Hills Blvd., Reno, NV 89506

**Members**  
Corey Bond  
Andrew Caudill  
Adam Gorciak  
Thomas Hill  
Renee Kelly  
Arthur Munoz  
Richard Simmonds  
Irene Tudor

**Council Liaison**  
Bonnie Weber

**Community Liaison**  
Cynthia Esparza

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**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 Reno Downtown 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;  
Reno-Sparks Convention and Visitors Authority – 4001 South Virginia Street, Suite G; and  
North Valleys Library – 1075 N. Hills Blvd. NRS 241.020(2)(c).

In addition, this agenda has been electronically posted in compliance with NRS 241.020(3) at [www.reno.gov](http://www.reno.gov), and NRS 232.2175 at <https://notice.nv.gov/>. To obtain further documentation regarding posting, please contact Cynthia Esparza at 775-677-6881.

**Accommodations:** Reasonable efforts will be made to assist and accommodate physically disabled persons attending the meeting. Please contact Cynthia Esparza-Trigueros at 775-677-6881 in advance so that arrangements can be made.

**Supporting Materials:** Staff reports and supporting material for the meeting are available at the City Clerk's Office, located at 1 East First Street, Second Floor, 775-334-2030 and on the City's website at <https://www.reno.gov/community/your-neighborhood/ward-4>. Pursuant to NRS 241.020(6), supporting material is made available to the general public at the same time it is provided to the public body.

**Order of Business:** The presiding officer shall determine the order of the agenda and all questions of parliamentary procedure at the meeting. Items on the agenda may be taken out of order. The public body 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.

**Public Comment:** A person wishing to address the public body shall submit a "Request to Speak" form to the presiding officer. Public comment, whether on items listed on the agenda 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.

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 public body, 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 public body or while attending the meeting may be removed from the room by the presiding officer, and the person may be barred from further audience before the public body during that session. 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). 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 public body or meeting participants.

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**1. Call to Order - Roll Call**

**2. Pledge of Allegiance**

**3. Public Comment** - *Limited to no more than three (3) minutes and is for either public comment on any action item or for any general public comment. The public may comment on agenda items by submitting a Request to Speak form to the chairperson. Comments are to be addressed to the board as a whole and not directed to or at individuals, presenters, or staff members.*

**4. Approval of Agenda - For Possible Action**

A. July 18, 2019

**5. Approval of Minutes - For Possible Action**

A. June 20, 2019

**6. City of Reno Announcements**

**7. Ward 4 Neighborhood Advisory Board Member Announcements**

**8. Councilmember Bonnie Weber Announcements**

**9. Updates and Presentations**

A. Quarterly Ward 4 update from the Reno Police Department - Reno Police Department (*Approximately 5 Minutes*)

B. Update from the Reno Fire Department - Reno Fire Department (*Approximately 10 Minutes*)

C. Update from the Sierra Nevada Job Corps Center - Mark Huntley, Business and Community Liaison, Sierra Nevada Job Corps Center (*Approximately 5 Minutes*)

**10. Development Projects** - *Following presentations by the project's developer or representative and City of Reno planner, NAB members and the public will have the opportunity to ask questions about the project and provide feedback. The NAB will not take any action on development projects. NAB members and the public are encouraged to fill out the development project review form with their input. All development project review forms submitted to the community liaison at the NAB meeting or via the online form ([goo.gl/wXYHjf](http://goo.gl/wXYHjf)) will be submitted to the Reno Planning Commission for consideration in the development review process. All forms must be submitted two weeks in advance of the Planning Commission meeting for input to be included in Planning Commission materials.*

A. LDC19-00071 (Comstock Cottages Phase 2) - A request has been made for: 1) a tentative map to develop 196 single family attached residential subdivision; and 2) special use permits for: a) townhomes; b) hillside development; c) grading that results in cuts greater than 20 feet in depth and fills greater than ten feet in height. The ±36.26 acre site is located ±500 feet southeast of the intersection of Talus Way and North Virginia Street on the east side of the Union Pacific rail line. The site is located

within the Single-Family Residential - 4,000 square feet (SF4) and Single Family Residential - 6,000 square feet (SF6) zoning districts and has Master Plan land use designations of Mixed Neighborhood (MX) and Single-Family Neighborhood (SF). (Approximately 10 Minutes)

Planner: Brook Oswald, Associate Planner, (775) 326-6635, oswaldb@reno.gov

Applicant Representative: John Krmpotic, KLS Planning & Design Group, ((775) 852-7606

Planning Commission Hearing Date: August 7, 2019

- B. LDC19-00073 (Stonegate Phase 1A) - A request has been made for: 1) a tentative map for a 670 lot single family residential subdivision; and 2) a variance to eliminate landscaped parkways. The ±233 acre site is located to the southwest of the US-395/White Lake Parkway interchange and has a zoning designation of Planned Unit Development - StoneGate. The site has Master Plan land use designations of Single-Family Neighborhood (SF), Multi-Family Neighborhood (MF), Mixed Neighborhood (MX), and Parks, Greenways, and Open Space (PGOS).

Planner: Heather Manzo, Associate Planner, (775) 334-2668, manzoh@reno.gov

Applicant Representative: Angela Fuss, AICP, Lumos and Associates, Inc. , (775) 827-6111

Planning Commission Hearing Date: August 7, 2019

**11. Development Project Updates** - *The following items provide an update on action taken by the Planning Commission and/or City Council on development projects previously heard by the Ward 4 NAB. NAB and public comments were submitted via the development project review form to the Reno Planning Commission. To view past Planning Commission meetings. (Approximately 5 minutes)*

- A. LDC19-00027 (Sage Point #7) - This is a request for a special use permit to allow for a ±538,240 square foot industrial warehouse development adjacent to single family zoning. The ±42.23 acre site is located north of the intersection of Lear Boulevard and Mahon Drive. The site is within the Industrial Commercial (IC) zone and has an Industrial Master Plan land use designation.
- B. ABN19-00006 (Quail Falls Drive Abandonment) – A request has been made for the abandonment of ±6,514 square feet of public right-of-way on Quail Falls Drive. The abandonment area is located southwest of the intersection of Quail Falls Drive and Mahon Drive. The site is located within the Single-Family Residential–4,000 square feet (SF-4) zoning district and has a Master Plan land use designation of Mixed Neighborhood (MX).
- C. LDC19-00056 (NVCC Phase IV Condition Amendment) – A request has been made to amend the special use permit Conditions of Approval associated with LDC18-00089 (North Valleys Commerce Center Phase IV) to amend Condition No. 31 to modify the number of days per week and total number of weeks allowed for extended hours for slab on grade (SOG) and concrete wall pours. The ±94.6 acre site is located on the south side of North Virginia Street, ±2000 feet southeast of its intersection with Stead Boulevard. The site is located within the Mixed Use/North Virginia Street Transit Corridor (MU/NVTC) zoning district and has a Master Plan land use designation of Industrial (I).
- D. LDC19-00059 (NV Energy Gas Light Lane Facility) – A request has been made for special use permits to: 1) expand an existing non-conforming use; 2) nonresidential development adjacent to residential zoning and; 3) operating hours between 11:00 p.m. and 6:00 a.m. The ± 22.84 acre project site is located approximately 440 feet east of the intersection of Socrates Drive and Gaslight Lane. The site is located within the Public Facility (PF) zoning district and has Master Plan land use designation of Public/Quasi

Public (PQP).

**12. Board Discussion and Action Items – For Possible Action**

A. None at time of posting

**13. Old Business**

A. Update on Art Belongs Here program - Renee Kelly, NAB Member (*Approximately 5 Minutes*)

**14. Identification of future agenda items – For Possible Action**

**15. Confirmation of next NAB Chairperson – For Possible Action**

**16. Public Comment** - *Limited to no more than three (3) minutes and is for either public comment on any action item or for any general public comment. The public may comment on agenda items by submitting a Request to Speak form to the chairperson. Comments are to be addressed to the board as a whole and not directed to or at individuals, presenters, or staff members.*

**17. Adjournment - For Possible Action**

*If meeting goes beyond 7:30 p.m., NAB Chair may postpone the remaining items to a future agenda.  
END OF AGENDA*