



AGENDA

Neighborhood Advisory Board - Ward 4

Thursday, May 16, 2019

5:30 - 7:30 p.m.

North Valleys Library

1075 N. Hills Blvd., Reno, NV 89506

Members
Corey Bond
Andrew Caudill
Adam Gorciak
Bryan Harvey
Thomas Hill
Renee Kelly
Arthur Munoz
Patrick Shea
Richard Simmonds
Irene Tudor

Council Liaison
Bonnie Weber

Community Liaison
Cynthia Esparza

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, 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.

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. May 19, 2019

5. Approval of Minutes - For Possible Action

A. April 18, 2019

6. City of Reno Announcements

7. Councilmember Bonnie Weber Updates

8. Presentations and Updates

A. Update and discussion on Zoning Code RENOVation, the comprehensive update to Title 18, and ways to be involved in the process - Community Development Director Arlo Stockham and Associate Planner Nathan Gilbert (*Approximately 10 Minutes*)

B. Monthly update from the Andrew Caudill, Washoe County School District Trustee, District C (*Approximately 5 Minutes*)

9. 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) 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. LDC19-00027 (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. (*Approximately 10 Minutes*)

Planner: Nathan Gilbert, Associate Planner, (775) 326-6635, oswaldb@reno.gov
Applicant Representative: John, Krmpotic, KLS Planning and Design Group, (775) 852-7606
Planning Commission Hearing Date: To be determined

- 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). (*Approximately 10 Minutes*)

Planner: AnnMarie Lain, Assistant Planner, (775) 334-2309, laina@reno.gov
Applicant Representative: Dan Bigrigg, Wood Rodgers, Inc., (775) 853-7453, dbigrigg@woodrodgers.com
Planning Commission Hearing Date: June 12, 2019

- 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). (*Approximately 10 Minutes*)

Planner: Heather Manzo, Associate Planner, (775) 334-2668
Applicant Representative: Andy Durling, AICP, Wood Rodgers, Inc., (775) 823-5211
Planning Commission Hearing Date: June 6, 2019

- D. LDC19-00058 (NVCC Phase IV Temporary Concrete Batch Plant) – A request has been made for a special use permit to establish a temporary concrete batch plant in association with the construction of an approved project (LDC18-00089 – North Valleys Commerce Center Phase IV). The ±94.6 acre site is located on the south side of North Virginia Street, ±2,000 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). (*Approximately 10 Minutes*)

Planner: Heather Manzo, Associate Planner, (775) 334-2668
Applicant Representative: Andy Durling, AICP, Wood Rodgers, Inc., (775) 823-5211
Planning Commission Hearing Date: June 6, 2019

- E. 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). (*Approximately 10 Minutes*)

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

Applicant Representative: Derek Kirkland, Wood Rodgers, Inc., (775) 828-7748
Planning Commission Hearing Date: June 6, 2019

10. 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. LDC19-00045 (Winners Corner at Golden Valley) - A request has been made for a special use permit to establish a convenience store in an existing retail center. The ±1.66 acre site is located north of North Hills Boulevard and east of East Golden Valley Road. The site is located within the Neighborhood Commercial (NC) zoning district and has a Master Plan land use designation of Suburban Mixed-Use (SMU).
- B. LDC19-00060 (Reno-Stead Water Reclamation Facility) – A request has been made for special use permits to allow for: 1) the expansion of an existing wastewater facility to increase the treatment capacity from 2.0 to 4.0 million gallons per day (MGD) adjacent to residentially zoned property; and 2) grading that results in cuts of 20 feet or greater in depth or fills of ten feet or greater in height. The ±46 acre site is located on the northwest corner of Military Road and Lear Boulevard (4250 Norton Drive) in the Public Facility (PF) zone. The site has a Master Plan land use designation of Public/Quasi-Public (PQP).

11. Board Discussion and Action Items – For Possible Action

- A. None at time of posting

12. Old Business

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

13. Identification of future agenda items – For Possible Action

14. Confirmation of next NAB Chairperson – For Possible Action

15. 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.*

16. 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