



Neighborhood Advisory Board – Ward 4
Draft Meeting Minutes
Thursday, May 16, 2019
5:30 – 7:30 p.m.
North Valleys Library
1075 N. Hills Blvd., Reno, NV 89506

1. Call to Order/Roll Call

Called to order by Andrew Caudill at 5:32 pm

Present: Corey Bond, Andrew Caudill, Bryan Harvey, Thomas Hill, Patrick Shea, Richard Simmonds, Irene Tudor.

Absent: Adam Gorciak, Renee Kelly, Arthur Munoz.

2. Pledge of Allegiance

3. Public Comment

Joel Heckendorf comments. There is a new church in Stead; everyone is welcome to come. Community Nights is the second Thursday of every month.

Tammy Holsta comments. The Reno-Stead sewer plant was denied for expansion. She feels it is a good thing it was denied until the Reno Council is better organized. There is the need for restaurants etc. but all they are getting is warehouses.

Jonnica Bowen comments. She is the librarian branch manager and would like the public to know about summer programming. There is an opening on the library trustee board.

Jay Gibbs comments. He would like to express his frustration with Horizon Hills.

Danny Cleavs comments. He would like to express his frustration with the increased traffic in the Stead area.

Don Kennedy comments. He would like to express his frustration with the noise created with the police academy training; it would be ideal if they could get a warning beforehand.

Jean Harris comments. She would like to express her frustration with development; she would like to get it over with.

Denis Ross comments. She would like to bring awareness to the fact that having a cement plant is a health hazard; concrete power/silica dust will adhere to the skin and damage lungs.

Joe Hansen comments. He would like to express his frustration with the cement plant and does not approve.

4. Approval of Agenda

A. May 19th, 2019

Patrick Shea makes a motion, seconded by Thomas Hill. All in favor, motion passes.

5. Approval of the minutes

A. April 18th, 2019

Patrick Shea makes a motion, seconded by Bryan Harvey. All in favor, motion passes.

6. Announcements

Cynthia Esparza states the Coffee and Conversation continues every third Saturday of the month. Council Member at Large Devon Reese will be at this meeting, located at the Bonanza Casino.

June 14th is flag day.

Next month there will be an NDOT presentation; the meeting will be in a different location.

There are two cleanups planned: May 25th and June 1st at 9:00 am to 12:00 pm.

7. Update and Discussion from Reno City Councilmember Bonnie Weber.

Absent.

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 Arlo Stockham and Associate Planner Nathan Gilbert.

Stockham presents.

They are now moving into the implementation phase of the update.

They are doing a series of issue sheets; code sections that are being built up.

There will be a monthly review process. The focus is making the code more consistent and easy to use.

They are now moving into development standards.

In three months code sections will be available for public review.

There is need for ongoing public input; more information can be found online.

Harvey asks the best way to communicate/to start the process?

Stockham answers go online, call and there will be public workshops.

Dennis Ross comments. Do the funds the developers use to pay for permits go towards City staff?

Stockham replies it doesn't go into the City general fund. When it rises to a planning level case (SUP) that's general funded and those salaries are paid out of that.

B. Monthly Update from Andrew Caudill, Washoe County School District Trustee, District C.

Andrew Caudill presents. He has three things to update:

- May 28th they do a final vote on the budget
- June 4th the school board votes on comprehensive sex ed.
- There are some zoning decisions to be made.

9. Development Projects

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.

Krmpotic presents.

It is an industrial park, Lear Blvd is the main gateway.

There are six buildings; this is why it is called 'Sage Point #7'.

They are trying to get some separation to Lear Blvd. there is about 170 feet between the building and the nearest residential building.

It is as storefront that looks like an office building.

Heather Manzo summarizes.

This is anticipated to go to Planning Commission June 19th.

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 are 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).

Derek Kirkland presents.

The existing utilities will be put into an easement, and the rest of the road will go equally into adjacent lots.

AnneMarie Lain summarizes.

This will go to City Council on June 12th.

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 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, 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 as Master Plan land use designation of Industrial (I).

Eric Casey presents for both Items C & D.

Phase one and two are completed and phase three is in construction currently.

The condition allows nighttime pours between the hours of 2:00 am and 6:00 pm for a total of thirty six total weeks.

They are asking an increase the maximum amount of pours per week to four, this will reduce the amount of time it takes to pour and will reduce the thirty six weeks down to eighteen weeks.

With the temporary concrete batch plant, there will be trucks arriving before the pour and will remain onsite, which will reduce the amount of trips along North Virginia.

There are built-in dust collectors and they will operate within air-quality standards of Washoe County.

There will be a neighborhood meeting May 21st at Roundtable Pizza at 5:30 pm. There will be representatives from the temporary concrete batch plant as well as the applicant.

Heather Manzo summarizes.

This was approved with 33 conditions.

This will go to Planning Commission on June 6th

Public Comment

Ray Lake comments. He disapproves of the concrete plant and the hours of 2:00 am to 6:00 pm.

Gary Fearo comments. He disapproves of the concrete plant and has concerns about the hours they will pour; no one in the neighborhood is going to be able to sleep. He recommends different hours, or perhaps lowering the height of the buildings so they do not require as much concrete.

Tudor asks if cutting back from 36 days to 18 days is contingent upon having the concrete batch plant there.

Casey replies the two requests are completely separate, so not necessarily.

Caudill states he has concerns over the 2:00 am concrete pour and having it cause issues with the residents. What is being done to mitigate noise.

Casey replies the condition has already been approved, but there are berms and sand walls being created before any pour happens.

Harvey asks what is the reason for pouring at 2:00 am.

Casey replies the materials are temperature sensitive.

Hill states that there seems to be real concern about the concrete plant and process next to residents.

Shea asks what the difference is between moving cement trucks and moving aggregate.

Casey replies to clarify those truck net trips is still considered moving aggregate. They can only deliver during daytime hours.

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).

E. LDC19-00059 (NV Energy Gas Light Land Facility) – A request has been made for a 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 pm and 6:00 am. The 22.84 acre project site is located approximately 440 feet east of the intersection of Socrates Drive and Gaslight Land. The site is located within the Public Facility (PF) zoning district and has a Master Plan land use designation of Public/Quasi Public (PQP).

Derek Kirkland presents.

The site has been in use for a few decades and a Special Use Permit is required to expand the non-conforming use.

There is residential adjacency.

Operating hours are between 11:00 pm and 6:00 am. This will not be their normal business hours; it will be emergency gas and repair facility.

They did a noise and light study. The noise on McCarran already exceeds the threshold, they cannot exceed that existing condition.

They met with the neighbors before submitting the application and it was suggested positioning bins in a way that creates a screen for the noise.

They will do 20% landscaping of the expansion area, adding fourteen trees/native shrubs/plants in front of the bins.

The lights will be on auto timers; they will stay off unless there is motion.

Heather Manzo summarizes.

This will go to Planning Commission on June 6th.

Hill asks if the property is fenced off and is there security.

Kirkland states that it is fenced and there is no security, however the motion lights should serve as a deterrent.

10. Development Project Updates

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).

AnneMarie Lain presents.

This was approved. There was a concern from an adjacent property owner about trash being collected in the early morning hours. Lain has reached out to Waste Management, she is expecting a response by the end of the week.

B. LDC19-00060 (Reno-Stead Water Reclamation Facility) – A request has been made for a 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).

Heather Manzo summarizes.

This has been denied.

11. Board Discussion and Action Items

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.

Patrick Shea summarizes. He hasn't heard anything yet but there are two projects that are moving forward.

13. Identification and prioritization of items to be placed on a future agenda of the Ward 1 Neighborhood Advisory Board for discussion and/or potential action.

None.

14. Confirmation of next NAB Chairperson

Bryan Harvey.

15. Public Comment

Cynthia Esparza states that the next meeting will be at the Reno-Stead Airport.

16. Adjournment

Corey Bond makes a motion, seconded by Patrick Shea. All in favor, motion passes.