



AGENDA

Ward 4 Neighborhood Advisory Board

Thursday, August 15, 2019

5:30 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
Mark Miranda
Arthur Munoz
Casey Reed
Richard Simmonds
Irene Tudor
Katia Varela - Alternate

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. August 15, 2019

5. Approval of Minutes - For Possible Action

A. July 18, 2019

6. City of Reno Announcements

7. Ward 4 Neighborhood Advisory Board Member Announcements

8. Councilmember Bonnie Weber Announcements

9. Updates and Presentations

A. Update on Art Belongs Here Grants projects in Ward 4 - Megan Berner, Public Art Program Coordinator (*Approximately 10 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) 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. LDC20-00005 (Grey Goose Self Storage) - A request has been made for a special use permit to: 1) allow for the establishment of a mini-warehouse use in the Arterial Commercial (AC) zoning district; 2) allow for nonresidential development adjacent to residentially zoned property; and 3) allow for commercial or industrial development within 300 feet of a primary or secondary school. The ±4.26 acre site is located on east side of Stead Boulevard, ±440 feet south of the intersection of Stead Boulevard and Lear Boulevard within the Arterial Commercial (AC) zone. The site has a Master Plan land use designation of Suburban Mixed-Use (SMU). (*Approximately 15 Minutes*)

Planner: Sienna Reid, AICP, Senior Planner, 775-334-4267, reids@reno.gov
Applicant Representative: R. David Snelgrove, CFA, Inc., 775-737-8910 852-7606
Planning Commission Hearing Date: August 15, 2019

- B. LDC20-00001 (Reno Logistics Center Zoning Map Amendment) – A request has been made for a zoning map amendment from Mixed Use/North Virginia Street Transit Corridor (MU/NVTC) to Industrial (I). The ±74.62 acre site consists of eight parcels located south of North Virginia Street, ±0.47 miles northwest of the West Golden Valley Road/North Virginia Street intersection and ±0.14 miles southeast of the Lemmon Drive/North Virginia Street intersection. The site has Master Plan land use designation of Industrial (I). (*Approximately 15 Minutes*)

Planner: Kyle Chisholm, Assistant Planner, (775) 326-6665, chisolmk@reno.gov
Applicant Representative: Derek Wilson, Rubicon Design Group, LLC, (775) 425-4800
Planning Commission Hearing Date: August 15, 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. LDC19-00058 (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).
- 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).
- C. 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).

12. Board Discussion and Action Items – For Possible Action

A. None at time of posting

13. Old Business

A. None at time of posting

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