



Neighborhood Advisory Board – Ward 4
Draft Meeting Minutes
Thursday, July 18, 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 Thomas Hill at 5:35 pm

Present: Corey Bond, Adam Gorciak, Thomas Hill, Renee Kelly, Arthur Munoz, Richard Simmonds, Irene Tudor.

Absent: Andrew Caudill.

2. Pledge of Allegiance

3. Public Comment

Jonnica Bowen, North Valleys Library Branch manager comments. The library is now in its second year for the summer lunch program. It is open to children 5 – 18. Washoe County now offers 3D printing, starting August 18th.

Denise Ross comments. Ross disapproves of development in Stead.

Danny Clevis comments. Clovis disapproves of development in Stead.

Tammy Holstein comments. Holstein has concerns about the Swan Lake recovery.

4. Approval of Agenda

A. July 18, 2019

Renee Kelly makes a motion to approve, seconded by Irene Tudor. All in favor, motion passes.

5. Approval of the minutes

Item 9 b will be hear first, followed by item 9 a.

A. June 20, 2019

Renee Kelly makes a motion to approve, seconded by Arthur Munoz. All in favor, motion passes.

6. Announcements

None.

7. Ward 4 Neighborhood Advisory Board Member Announcements.

A new member has joined the NAB Ward 4 – Arthur Munoz.

8. Council Member Bonnie Weber Announcements.

Summary of updates:

- There was a recent tour of the wastewater treatment facility.
- July 24 there will be a City Council meeting.
- Recently there was a joint effort with Job Corps for a park cleanup
- Flag Day was June 14
- Dorothy McAliden and Mayor’s Park recently had a cleanup
- August 24 will be the next cleanup
- September 7 is the official date for the ‘Take Off Celebration’

Munoz asks where Mayor Park is in the process of the civil engineer plans for refurbishing.

Webber replies they are still in design and will have an update in the future.

9. Updates and Presentations

A. Quarterly Ward 4 updated from the Reno Police Department

Sergeant Danny Thompson summarizes.

There has been an increase in car burglaries, due to the warmer weather. Stolen cars remain either Saturns or Hondas.

B. Update from the Reno Fire Department

Dave Cochran, Reno Fire Chief summarizes.

They are an all risk department with 14 stations. The Stead stations are 9 and 10.

There are 213 firefighters and they respond to 42,000 calls per year.

There are roughly the same amount of people working now as when he started back in the 1990s, but with three times the amount of work.

They are trained to handle a multitude of situations. An example being the recent gas explosion at UNR and water rescue along the Truckee River.

There are about 800 fires per year.

Every person is committed to serving the community to the best of their ability.

C. Update from the Sierra Nevada Job Corps Center

Absent.

10. Development Projects

- 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 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).

Krmpotic presents.

These will be townhomes with the choice of having attached/detached single family.

It is a 36 acre site.

There will be four parking spaces per home and three/four bedrooms per home.

The biggest traffic impact will be on Parr Boulevard.

The lots will sit naturally to the lay of the land, even with the uneven and rocky terrain.

Brook Oswald summarizes.

This will go to Planning Commission on August 7th, 2019.

Tudor asks about street impacts.

Krmpotic replies yes there will be street impacts; there will be a free right turn-lane on Virginia Street.

Oswald adds there will be improvements added from Virginia to Comstock Street that include sidewalk pedestrian connectivity, right turn only lanes, bike lanes, etc.

Munoz asks if they have worked with RTC/NDOT concerning traffic impact from Parr Boulevard, and will the project be completed after the freeway updates/when will the project be completed.

Krmpotic replies there will likely not be a lot of traffic generated by the development.

B. LDC19 – 00073 (Stonegate Phase 1 A) – 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 (PFOS).

Angela Foose presents.

This is the first phase, and tentative map.

There will be 670 units.

They are asking for a variance to street sections. The next phase will be low impact development with the idea that it will be better for the environment.

They will be small houses, up to 10,000 square feet. Most units will be around 5,000 square feet. There will be a requirement for a fire station that the developer will pay for, along with a school site.

Utilities and drainage have been a concern.

It is not looked at on an individual level, but through the Reno Master Plan.

The drainage will go to a detention center, then to a water treatment facility.

Sewer is another topic of concern for residents.

The sewage goes to the Cold Spring Sewer Treatment Plant. There is capacity.

Brook Oswald summarizes.

This will go to Planning Commission September 1th, 2019.

Hill asks about traffic capacity on 390 meeting certain standards and the timeline.

Foose replies yes, there were specific timelines associated with each phase. Phase 1 included improvements to 395 that were completed the previous summer. In the future there will be triggers for future improvements, such as the Spaghetti Bowl.

Munoz asks about the \$1,000 for each new home built. It is kept within the area and does not go to Parks & Rec, is that correct?

Foose replies there is a separate agreement with the Parks department in that each home does have to pay the \$1,000. The one thing that was different with this was usually when you have park property it is donated to the City. This will not be donated to the City, but be kept within Stonegate as the City did not want to take on more parks. Stonegate is then responsible for the maintenance.

They have been in discussion with NVEP, FIMA, the City, and the County concerning the drainage and everything is in order.

There are about six acres of detention basins, five feet deep.

In a worst case scenario there has been additional capacity added.

11. Development Project Updates -

- A. LDC19-0007 (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 Industrial Master Plan land use designation.

This will go to Planning Commission August 7th, 2019.

- 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 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).

This will go to Council July 24th, 2019.

C. LDC19-00056 (NVCC Phase IV Condition Amendment) – A request has been made to amend the special use permit Condition of Approval associated with LSC18-00089 (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 (SOB) 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).

This was approved by Planning Commission.

D. LDC19-00059 (MV Energy Gas Light Land 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).

This was approved by Planning Commission.

12. Board Discussion and Action Items –

None.

13. Old Business –

A. Art Belongs Here program – Renee Kelly, NAB Member.

Projects are in progress; there will an update next month.

14. Identification of future agenda items.

There will be Coffee & Conversation at the Bonanza with Bonnie Webber July 20th starting at 8:30 am.

St. Mary's is having a re-opening next Tuesday and 10:00 am at the Wal-Mart shopping center.

15. Confirmation of next NAB Chairperson.

Renee Kelly.

16. Public Comment.

Ed Hawkins, Planning Commissioner for Ward 4 comments. In response to an earlier statement he would like to clarify that Councilmember Webber has made it her goal to provide more amenities for Ward 4 and is currently in the process of providing those amenities (restaurants, senior center, etc.).

17. Adjournment.

Richard Simmonds makes a motion to approve, seconded by Arthur Munoz. All in favor, motion passes.