



**AGENDA**  
**Neighborhood Advisory Board - Ward 5**  
**September 10, 2019**  
**5:30 p.m.**  
**Reno City Hall, Council Chambers**  
**One East First Street, Reno, NV 89501**

**Members**  
Sonya Giroux  
Mac Rossi  
Bret Scoggin  
Randall Sharp  
Heather Goulding  
Vanessa Vancour  
Marcy Benner  
Fady Mehanna  
Carly Borchard

**Council Liaison**  
Neoma Jardon

**Community Liaison**  
Tess Opferman

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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 9th Street; and  
Reno-Sparks Convention and Visitors Authority – 4001 South Virginia Street, Suite G. NRS 241.020(2)(c).

In addition, this agenda has been electronically posted in compliance with NRS 241.020(3) at <http://www.reno.gov>, and NRS 232.2175 at <https://notice.nv.gov/>. To obtain further documentation regarding posting, please contact Tess Opferman at 775-334-2255.

**Accommodations:** Reasonable efforts will be made to assist and accommodate physically disabled persons attending the meeting. Please contact Tess Opferman at 775-334-2255 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 One East First Street, Second Floor, (775) 334-2030, and on the City's website at [www.reno.gov/community/your-neighborhood/ward-5](http://www.reno.gov/community/your-neighborhood/ward-5). 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. September 10, 2019

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

A. August 13, 2019

**6. Announcements**

**7. Update and Discussion from Councilmember Neoma Jardon**

**8. Presentations and Updates**

A. None

**9. Development Projects** - Following presentations by a City of Reno planner and/or the project's developer or representative, 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 (<https://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. ABN20-00002 (Lake and Center Street Alley Abandonment) - A request has been made for the abandonment of an alley right-of-way (ROW) that is ±20 feet wide by ±370 feet long (±7,400 square feet) located to the south of East 9th Street, to the east of North Center Street and to the west of Lake Street. The abandonment area is located within the Mixed Use/University of Nevada Regional Center/Commercial (MU/UNRC/COMM) zone and has a Master Plan land use designation of Public/Quasi Public (PQP).

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

APPLICANT: Board of Regents of the Nevada System of Higher Education; (775) 784-4180

APN: N/A

CITY COUNCIL HEARING DATE: October 2, 2019

B. ABN20-00001 (Terrace Drive Alley Abandonment) - A request has been made for the abandonment of ±2,402 square feet of public right-of-way located in the alley south of 14th Street, north of College Drive, west of Terrace Drive and east of Hillside Drive. The site is located in the Multifamily Residential - 14 units per acre (MF14) and Mixed Use (MU) zoning districts and has Master Plan land

use designations of Mixed Neighborhood (MX) and Suburban Mixed-Use (SMU).

PLANNER: AnnMarie Lain, Assistant Planner; (775) 334-2309; [laina@reno.gov](mailto:laina@reno.gov)

APPLICANT'S REPRESENTATIVE: Michael Talonen; (775) 544-7817

APN: ±2,402 sq. ft. of public right-of-way located in between 007-122-04 and 007-123-01

CITY COUNCIL HEARING DATE: October 2, 2019

- C. LDC20-00013 (Meridian 120 South Villages 1 & 2 Cluster Development) - A request has been made for a special use permit for cluster development in association with a single family residential subdivision, as permitted in the Mortensen Garson Overlay District (MGOD). The ±80.6 acre site is located south of Interstate 80 (I-80), southeast of the terminus of Boomtown Garson Road. The site is located within the MGOB and has zoning designations of Large Lot Residential – 1 acre (LLR1), Single Family Residential – 15,000 square feet (SF15), Open Space (OS), Arterial Commercial (AC), and Public Facility (PF). The site has Master Plan land use designations of Large Lot Neighborhood (LL), Single Family Neighborhood (SF), Parks, Greenways, and Open Space (PGOS), Suburban Mixed Use (SMU), Mixed Employment (ME), and Public/Quasi Public (PQP), and is within the Mortensen-Garson Neighborhood Plan.

PLANNER: Heather Manzo, Associate Planner; (775) 334-2668; [manzoh@reno.gov](mailto:manzoh@reno.gov)

APPLICANT'S REPRESENTATIVE: Andy Durling, Wood Rodgers; (775) 823-5211

APN: 038-132-33

PLANNING COMMISSION HEARING DATE: October 3, 2019

- D. LDC20-00011 (Verdi Village) - This is a request for special use permits to allow for: 1) construction of 242 apartment units; and 2) grading with fills in excess of 10 feet in depth. The ±10.75 acre site is located on the east side of Cabela Drive ±840 feet northeast of its intersection with Boomtown-Garson Road in the Multifamily-14 units per acre/Mortensen-Garson Overlay District (MF14/MGOB) zones. The site has a Mixed Neighborhood (MX) Master Plan land use designation and is within the Mortensen-Garson Neighborhood Plan.

PLANNER: Nathan Gilbert, Associate Planner; (775) 334-2698; [gilbertn@reno.gov](mailto:gilbertn@reno.gov)

APPLICANT'S REPRESENTATIVE: Derek Wilson, Rubicon Design Group; (775) 527-6710

APNs: 038-430-53 & 54

PLANNING COMMISSION HEARING DATE: October 3, 2019

- E. LDC20-00003 (Stan Lucas' Mortensen Ranch) – A request has been made for: 1) a tentative map for a 676 lot single family residential subdivision; and 2) special use permits for: a) grading that results in cuts greater than 20 feet in depth and fills greater than ten feet in height; b) hillside development; and c) disturbance of major drainageways. The ±955 acre site is located north of Highway 40 West and to the west of Del Webb Parkway and has base zoning designations of Single Family Residential – 6,000 Square Feet (SF6) and Open Space (OS) within the Mortensen Garson Overlay District (MGOD). The site has Master Plan land use designations of Single Family Neighborhood (SF) and Parks, Greenways, and Open Space (PGOS) and is within the Mortensen-Garson Neighborhood Plan.

PLANNER: Heather Manzo, Associate Planner; (775) 334-2668; [manzoh@reno.gov](mailto:manzoh@reno.gov)

APPLICANT'S REPRESENTATIVE: Tom Gallagher; (775) 787-4317; [tom@summitnv.com](mailto:tom@summitnv.com)

APN: 038-830-02 and 038-010-05

PLANNING COMMISSION HEARING DATE: September 4, 2019

submitted via the development project review form to the Reno Planning Commission. To review past Planning Commission meeting discussions on projects listed below, please visit [goo.gl/LL7i7S](http://goo.gl/LL7i7S). (Approximately 5 Minutes)

A. None

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

A. None at time of posting

**12. Old Business**

A. None at time of posting

**13. Identification of Items to be Placed on a Future Agenda of the Ward 5 Neighborhood Advisory Board for Discussion and/or Potential Action - For Possible Action**

- A. Update on Downtown Reno Partnership and Ambassador Program - October
- B. Update on drone testing - October
- C. Presentation on homelessness and affordable housing initiatives - unsure
- D. Presentation from NDOT on North McCarran study - Fall
- E. Update and presentation on Sierra Vista Park and other Parks and Recreation projects in Reno

**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**