



## AGENDA

**Neighborhood Advisory Board - Ward 2**  
**Tuesday, June 29, 2021 at 5:30 p.m.**  
**Moana Nursery Design Center Training Room**  
**1190 W. Moana Lane Reno, Nevada 89509**

**Members**  
Hal Taylor  
Jack Heinemann  
Julia Hammett  
Patrick Fisher  
Steven Schwarzer  
Tyler Langdon  
Alternate: Lidia Navarro  
Vacancy (5)

**Council Liaison**  
Naomi Duerr

**Community Liaison**  
Patty Guerrero

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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;  
Moana Nursery Design Center – 1190 W. Moana Lane and;  
Neil Road Recreation Center - 3925 Neil Road;  
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 Patty Guerrero at 775-334-2255 or [guerrerop@reno.gov](mailto:guerrerop@reno.gov)

**Accommodations:** The Neighborhood Advisory Board and staff will make reasonable efforts to assist and accommodate individuals with disabilities desiring to attend the meeting. Please contact Patty Guerrero at 775-344-2255 in advance so that arrangements can be made.

**Supporting Material:** Material supporting the agenda items for the meeting are available on the city's website or by contacting Patty Guerrero at [guerrerop@reno.gov](mailto:guerrerop@reno.gov) Pursuant to NRS 241.020(8) supporting material is made available to the general public at the same time it is provided to the Neighborhood Advisory Board.

**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. **Public Comment** - *(This item is for either public comment on any action item or for any general public comment and is limited to no more than three minutes.)*
  3. **Approval of Agenda - For Possible Action**
    - a. June 29, 2021
  4. **Approval of Minutes - For Possible Action**
    - a. May 25, 2021
  5. **Development Projects – (Discussion Item Only)** *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/cLVC08>) 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. **LDC21-00063 (Corwin Ford)** - A request has been made for: a conditional use permit to allow:
      - a) an auto dealership use; and b) nonresidential development adjacent to residential zoning. The ±15.92 acre project site is located on the southern portion of a vacant ±24 acre lot northwest of the intersection of South Virginia Road and South Hills Drive. The site is zoned Mixed-Use Suburban (MS) and has a Master Plan land use designation of Suburban Mixed-Use (SMU).
    - b. **LDC21-00064 (Steamboat Mixed Use Development)** - A request has been made for: a conditional use permit to allow: a) a mini-warehouse facility; b) an accessory drive-through facility; c) hillside development; d) grading that results in fills greater than ten feet; e) disturbance of a major drainageway; and f) residential adjacency. The ±6.29 acre site is located southeast of the intersection of South Virginia Street and State Route 341. The site is zoned Mixed-Use Suburban (MS) and has a Master Plan land use designation of Suburban Mixed-Use (SMU).
  6. **Announcements** *(Approximately 5 Minutes)*
  7. **Update and Discussion from Reno City Council Member Naomi Duerr**
  8. **Presentations and Updates - For Discussion Only**
    - a. Update and discussion on development projects impacting Ward 2 from March 2020-May 2021.
  9. **Board Discussion and Action Items - For Discussion Only**
    - a. Updates and discussion from members on Ward 2 constituency concerns. *(Standing Item)*

10. **Old Business - Updates on Previously Heard Agenda Items or Questions Brought Up by the Ward 2 NAB (For Discussion Only)**
11. **Identification and prioritization of items to be placed on a future agenda of the Ward 2 Neighborhood Advisory Board for discussion and/or potential action - For Possible Action**
12. **Public Comment -** *(This item is for either public comment on any action item or for any general public comment and is limited to no more than three minutes.)*
13. **Adjournment - For Possible Action**

**If meeting goes beyond 8:30 p.m., NAB Chair may postpone the remaining items to a future agenda.**

**END OF AGENDA**