

DRAFT MINUTES
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

1. Call to Order - Roll Call

Committee Member Hammett acted as Chair for the meeting. The meeting was called to order at 5:36 p.m. and a quorum was established.

Members Present:	Neighborhood Advisory Board (NAB) Members Hal Taylor, Jack Heinemann, Julia Hammett, and Patrick Fisher
Members Absent:	NAB Members Steven Schwarzer, Tyler Langdon, and Alternate Lidia Navarro
Positions Vacant:	Five (5)
City Council Liaison:	Councilmember-at-Large Devon Reese
Community Liaison:	Patty Guerrero and Noemi Gomez
Also Present:	Community members, presenters, and Mari Potts, transcriber

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.)

No public comment was presented at this time.

3. Approval of Agenda - For Possible Action

a. June 29, 2021

It was agreed that agenda items could be taken out of order.

MOTION: A motion to approve the agenda set for June 29, 2021 was made by Committee Member Heinemann. Upon second by Committee Member Fisher, the agenda was approved as presented with NAB (Ward 2) Committee Members Taylor, Heinemann, Hammett, and Fisher assenting. None opposed. Committee Members Schwarzer, Langdon and Navarro were absent.

4. Approval of Minutes - For Possible Action

a. May 25, 2021

No discussion.

MOTION: A motion to approve the minutes of the NAB Meeting held May 25, 2021 was made by Committee Member Heinemann. Upon second by Committee Member Fisher, the motion carried with NAB (Ward 2) Committee Members Heinemann, Hammett, and Fisher assenting. NAB Member Taylor abstained. None opposed. NAB Members Schwarzer, Langdon, and Navarro were absent.

6. Announcements (Held prior to Item #5)

Councilmember-at-Large Reese was present to provide announcements on behalf of Councilmember Duerr who was unable to attend.

Councilmember Reese advised that the Lakeridge Townhome Project had been withdrawn by Toll Brothers and Duncan Golf Course Management. He advised that the project could be reintroduced but all timelines and approvals would have to be reset.

Councilmember Reese advised that the Nevada CARES Campus was now open. He responded to questions regarding safe camping and advised that the City is working through code changes to allow for a safe recreational vehicle (RV) camping area near the shelter. He also advised that many local churches had opened their parking lots to RV's. Councilmember Reese expressed that the City is trying to reflect compassion in addressing the unsheltered in the region. He recognized that RV's had become an issue city-wide and if a community member wanted to report a problem that they should call 911 in an emergency or Reno Direct which is the City's catch-all for general complaints. He advised that their process is to log the calls and direct it to the department with jurisdiction so that they can address the situation.

Specifics were requested regarding the CARES Campus. Councilmember Reese responded that, at full operation, there are 900 beds which could be expanded to an additional 114 in a crisis. The City is looking into adding additional camping sites at an adjacent parcel. He noted that the CARES Campus currently offers a shelter, safe camp, and transitional housing for 400 to 500 individuals.

Chair Hammett advised that Reno Direct is readily available from the City's website www.Reno.gov which allows for a live chat.

5. Development Projects – (Discussion Item Only)

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).

John Krmptotic presented the site plan for the project on behalf of Corwin-Ford. He noted that this plan was a compilation of many discussions and iterations in an effort to minimize the impact on the neighboring residential parcels. The owner, architect, and civil engineer who had worked on the plan were also present to respond to any questions. He advised that there are 124 properties within 750' of site. He noted that the zoning of Mixed-Use Suburban (MS) allows for many types of use and zoning had not been changed for the project site. Mr. Krmptotic noted that the plan tries to minimize impact to the ten adjacent parcels abutting the project.

Mr. Krmptotic noted specifics of the plan including that the back of building is a car wash-and-dry which is within the interior of the building. He noted that semi-trucks come no closer than 150 feet to the adjacent parcels with all vehicles being directed back toward Virginia Street. He advised that the landscape plan adds 488 trees and 2,800 shrubs which he advised is a planting density on the west buffer exceeding 266% of the requirements.

Other elements of the plan discussed by Mr. Krympotic were the building elevation which is lowered to minimize the view impact to the neighboring parcels. He advised that the building contained a lot of glass, some glazing, and noted that it offers an inviting urban environment. Mr. Krympotic noted that the carwash doors were very quiet, opening in two seconds, and were 13' lower than the finish grade of the neighboring lots.

He advised that there are no signs in the residential zone and that lighting height is reduced with no spillover, adding that lights will be out at 10 p.m. He also addressed noise and odor briefly which met or exceeded standards required.

Mr. Krympotic provided slides showing the view and low profile impact of the proposed plan. A discussion was held regarding the placement of the structure within the parcel, noise and traffic impacts, and offering a diversity of trees with the affected property owners having an opportunity to weigh in on the landscape plan.

Chair Hammett believes the accompanying business will increase cut-through traffic in the adjacent neighborhood. Mr. Krympotic advised that per a community meeting, the plans eliminated the possibility of a right turn into the neighborhood in order to minimize the traffic impact.

Committee Member Taylor asked about the length of the project construction from grading through completion and was advised that it was anticipated to take approximately one year.

Committee Member Fisher asked about type of public address (PA) system would be utilized for the business. Mr. Krympotic advised that the PA system would be oriented toward Virginia Street and that the noise expert had stated that the volume will comply with standards set.

Community members stated their concerns about the business's adjacency to residential properties. The planner advised of the conditional use process and noted that the types of use and development standards trigger the review process. He added that this was not the first business to abut a residential neighborhood and advised that the plan is addressing every possible concern to minimize impact to the neighboring properties.

Another community member asked about the positive impacts on Ward 2 and suggested that providing employment was a positive factor. He recommended putting this type of information in the next presentation. Mr. Krympotic advised that Corwin Ford would employ approximately 85 people at this location.

Another community member stated that she believes that there is no way a traffic light will not be necessary on Virginia Street unless a right turn only is enforced. Mr. Krympotic responded that traffic professionals would address this with the Planning Commission if warranted by increased traffic or other factors.

Chair Hammett closed the presentation.

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).

The project team was introduced as Mike Mardian of Mardian Development Co., Mike Railey of Christy Corporation, and Jason Gilles, P.E. of TEC Engineering.

The project site was identified as the corner of Geiger Grade and So. Virginia which is currently vacant. A site plan for the project was presented with building elevations. The project business will offer indoor storage and a quick serve restaurant and it was noted that existing billboards will be moved. The team advised that any drainage disturbance will serve to improve drainage on the site which is currently heavily disturbed. It was added that construction will be monitored by members of the Washoe tribe along with cultural resources.

Committee Member Fisher expressed concerns that the quick food restaurant will attract more people than access allows and added that it appears to be a maze to get to the restaurant through the indoor storage area.

Committee Member Heineman inquired about the planning and noted his concerns that the uses do not go together. Mr. Mardian responded that the uses were considered compatible because of the time of day expected use would take place.

Additional discussion took place about building materials to be used, traffic flow, fire impacts, and water rights.

A community member representing Wild Horse Connection advised that this is a wild horse area. She stated that the group is asking for any new housing or construction on the range is responsible for full fencing and maintenance to prevent future accidents.

7. Update and Discussion from Reno City Councilmember Naomi Duerr

No discussion. The update from Councilmember Reese was heard earlier in the meeting.

8. Presentations and Updates - For Discussion Only a. Update and discussion on development projects impacting Ward 2 from March 2020-May 2021.

City Planner Kyle Chisholm presented slides showing development projects impacting Ward 2 over the last year from March 2020 through May 2021. He advised that he would share the list with any interested parties. The development projects included:

- LDC20-00049 CAR Therapeutic Riding Center - which is a commercial stable with residential adjacency. He advised that this project had been approved by Planning Commission.
- ANX20-00003 Evans Creek Annexation - 1,019 acres within the City's sphere of influence was denied by City Council.
- LDC20-00066 Mt. Rose Transfer Station (including the Redfield Regional Center) – A zone change was made from mixed use to industrial. No action had been taken.
- LDC21-00021 Towne Drive Boat and RV Storage - Approved by the Planning Commission.
- The Canyons 71 unit residential subdivision - Approved by the Planning Commission and City Council.

- 6000 Plumas Street Redevelopment - A 314 unit condominium subdivision. Approved by Planning Commission and City Council on appeal with modifications.
- Lakeridge Place Phase II - Master plan amendment, zoning map amendment, tentative map with a 46 unit townhome subdivision. Denied by Planning Commission and withdrawn from further consideration by developer.
- 22 on Lakeside - Zone change from SF-15 to MF-30 approved by City Council.
- 22 on Lakeside - 22 single family attached townhomes requested a major deviation to reduce side setback.
- Rancharra Village 6B - 30 units of detached single family homes. Approved by Planning Commission.
- Mt. Rose Commerce Park was reviewed.
- Bill Pierce Auto Dealership – applied for use in the MS zone. Approved by Planning Commission.
- Fairway View Apartments were reviewed.

City Planner Chisholm advised that the Planning Department had begun a new process in its effort to be more transparent. He advised that courtesy notices are being provided for all development projects going through discretionary review as soon as they are accepted in order to receive public engagement earlier to allow staff to address their concerns.

He also advised that updates to processes and codes had been made during the past year as well as updates to website to make it easier to use and understand. He added that the e-permit process had been streamlined.

Committee Member Fisher asked about the Starbucks project going into the old Scolari building on Virginia Street. Mr. Chisholm advised that there had been a discretionary administrative review made for drive-through operations and an alternate building orientation which had both been approved.

9. Board Discussion and Action Items - For Discussion Only

No discussion.

a. Updates and discussion from members on Ward 2 constituency concerns. (Standing Item)

Committee Member Taylor requested that a Reno Police Department representative comes to a future meeting to discuss their operations and coverage within Ward 2. He is interested in determining their hours of coverage, shift changes, and number of personnel at all hours throughout the day. He asked staff to request this information ahead of the meeting so that their representative could be prepared to present this information.

Chair Hammett requested that staff keep working on holding hybrid meetings so that people are able to attend either in person or virtually. Community Liaison Guerrero responded that they are trying to arrange for both methods of attendance for NAB meetings. Committee Member Heinemann agreed that the options would increase participation.

10. Old Business - Updates on Previously Heard Agenda Items or Questions Brought Up by the Ward 2 NAB (For Discussion Only)

No discussion.

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

The Committee Members requested that establishing dates for community tree plantings and community cleanups be placed on a future agenda.

12. Public Comment – For Discussion Only

No public comment was made.

13. Adjournment - For Possible Action

MOTION: Upon motion by Committee Member Fisher and second by Committee Member Heineman, the meeting was adjourned at 7:40 p.m. with Committee Members Taylor, Heinemann, Hammett, and Fisher assenting. None opposed. Committee Members Schwarzer, Langdon and Navarro were absent.

Respectfully submitted,

Mari Potts