

STAFF REPORT

Date: July 28, 2021

To: Mayor and City Council

Thru: Doug Thornley, City Manager

Subject: **D.4. Staff Report (For Possible Action): Presentation, discussion and potential sponsorship of an amendment to the Truckee Meadows Regional Plan to remove two parcels (APN's 038-181-01 and 038-172-14) totaling ±27.9 acres from the City of Reno's Sphere of Influence (SOI) boundary. The subject parcels are located on the south side of Interstate 80 off Exit 7 and north of Mogul Road. The parcels have a City of Reno Master Plan land use designation of Mixed-Employment and a Washoe County zoning of Industrial.**

From: Angela Fuss, Assistant Community Development Director

Summary: A request has been made for the City of Reno to sponsor an amendment to the Truckee Meadows Regional Plan (TMRP) to remove two parcels totaling ±27.9 acres from the City of Reno's Sphere of Influence (SOI) boundary. The subject site is located within the City's Sphere of Influence and has a Master Plan designation of Mixed-Employment. The property has a Washoe County zoning of Industrial. Materials provided by the applicant indicate that the request is being sought because the property has never been assigned a regulatory zone or been annexed by the City and the applicant now desires to move forward with development on the site under Washoe County's regulations. Staff recommends Council review the request and provide direction to either deny the request or move forward with sponsoring the requested amendment to the Truckee Meadows Regional Pan (TMRP).

Background: Nevada Revised Statutes (NRS) 278.0274 requires the TMRP identify the spheres of influence for each local government. A city's SOI is the area into which a city plans to expand within the time horizon of the Regional Plan, which is twenty years. When lands are included in a city's portion of the SOI, NRS 278.02788 sets forth that the city shall adopt a master plan concerning the territory within the SOI. Following adoption of that master plan that is consistent with the Regional Plan, the city may exercise any power conferred pursuant to NRS 278.010 to 278.630 within the SOI. Powers include, but are not limited to, master planning, zoning, divisions of land, parks and playgrounds for residential development and deed restrictions. Extension of such powers to a city that has not yet annexed the real property within its SOI is commonly referred to as exerting extra-territorial jurisdiction.

In 2003, an interlocal agreement was adopted between the City of Reno and Washoe County to govern our authority to exercise extra-territorial jurisdiction (ETJ) within the SOI. Through this agreement, for properties located within the SOI, yet outside of the City of Reno limits, the City of Reno has zoning/land use authority and shall process and inspect all building permits and construction. Within this area, Washoe County maintains business license and code enforcement authority, but the City master plans, zones, and issues building permits.

In 2017, a request was submitted to remove the subject site from the City's ETJ. The intent, as described in the staff report, was to allow permitting of an industrial park and mini-storage facility through Washoe County's zoning and review process, as opposed to permitting through the City of Reno. The applicant's request was based on the site being surrounded by Union Pacific Railroad property on three sides and unincorporated Mogul to the north, making future annexation of the site highly unlikely unless the parcels were incorporated through a City initiated annexation. The request to remove the City's ETJ from the site was heard at the January 10, 2018 Council meeting and Council determined the parcels should remain in the City's SOI and be subject to Reno land use authority. Key concerns were related to the lack of a public hearing process, if developed under Washoe County zoning regulations.

On December 4, 2019, an appeal of a special use permit application on the subject site for the Reno Gateway Business Park (LDC18-00065) was reviewed by Council. The project included development of a mini-warehouse and industrial business park and triggered the thresholds for a special use permit for 1) commercial development adjacent to residentially zoned property and 2) cuts in excess of 20 feet in depth and/or fills in excess of 10 feet in height. The request was unanimously denied, citing concerns over incompatibility with surrounding uses and semi-truck traffic as a primary concern.

Discussion: Amendments to the TMRP may be sponsored by any of the three local governing bodies, as well as the Regional Planning Commission (RPC) and Regional Planning Governing Board (RPGGB). In this instance, the applicant applied directly to the City of Reno. In order to move the request forward, Council must sponsor an amendment to the TMRP.

Sponsorship of this Regional Plan amendment and ultimate approval by the RPGGB would relinquish jurisdictional authority over land use (i.e. building permits, entitlements) to Washoe County. This rollback of ±27.9 acres from the City of Reno's SOI would revert land back into unincorporated Washoe County's planning jurisdiction.

All transfers of lands into or out of a city's SOI must comply with the most recent TMRP. The current Regional Plan policy RC2 outlines that the following conditions must be adhered to when lands are removed from a City's SOI:

1. The affected local governments must confer regarding potential amendments to the SOI and provide TMRPA with proof of discussion and any comments as part of the submission.
2. Rationale for the request, including an analysis of changes to conditions in the Region and in the vicinity of the request.
3. An accompanying master plan amendment must be submitted to establish the appropriate land use planning authority on site at the time of the SOI request.
 - a. If the master plan land use proposed for the site is translated to a nearly equivalent land use utilizing Table 3.3, the conformance review analysis will not be subject to a strict review of the policies in the Regional Plan
 - b. If the master plan land use proposed for the site is not in line with a nearly equivalent land use translation from Table 3.3, the master plan conformance review analysis will include a substantive review using the applicable Regional Plan policies.

The subject parcels currently have a City of Reno land use designation of Mixed-Employment, but the regulatory zoning within the City of Reno was never established. If taken out of the Reno SOI, Washoe County would apply the most current regulatory zoning designation that was adopted when previously within the County's jurisdiction. The subject site would be zoned Industrial under the County's regulatory zoning.

The parcels are located within Tier 2 of the TMRP Regional Land Use Designation, defined as areas within the Truckee Meadows Service Area where there is generally less dense development occurring at suburban levels, with some higher density nodes, and third in the priority hierarchy for development.

Removal of the subject parcels from the Reno SOI would most likely preclude any public hearings from future development of the site, as County ordinances do not require similar public hearings for triggers such as residential adjacency and cut/fill grading that exceeds certain thresholds. A comparison of allowed uses within the Washoe County Industrial zoning and equivalent City of Reno zoning is provided as an attachment.

Financial Implications: Final approval of the requested amendment through the RPGB would remove any future responsibility for the provision of public services and infrastructure by the City of Reno to the subject properties.

Legal Implications: Legal review completed for compliance with City procedures and Nevada Law.

Recommendation: Staff recommends Council provide direction to staff regarding the request to

remove the subject parcels from the City of Reno's Sphere of Influence.

Proposed Motion:

Alternative #1 - I do not support the proposed amendment to remove the subject site from the City of Reno Sphere of Influence and direct staff to request no changes.

Alternative #2 - I move to support the proposed amendment and sponsor the requested amendment to the Truckee Meadows Regional Plan, removing the subject parcels from the City of Reno's Sphere of Influence. I direct staff to process an amendment to the Regional Planning Agency.

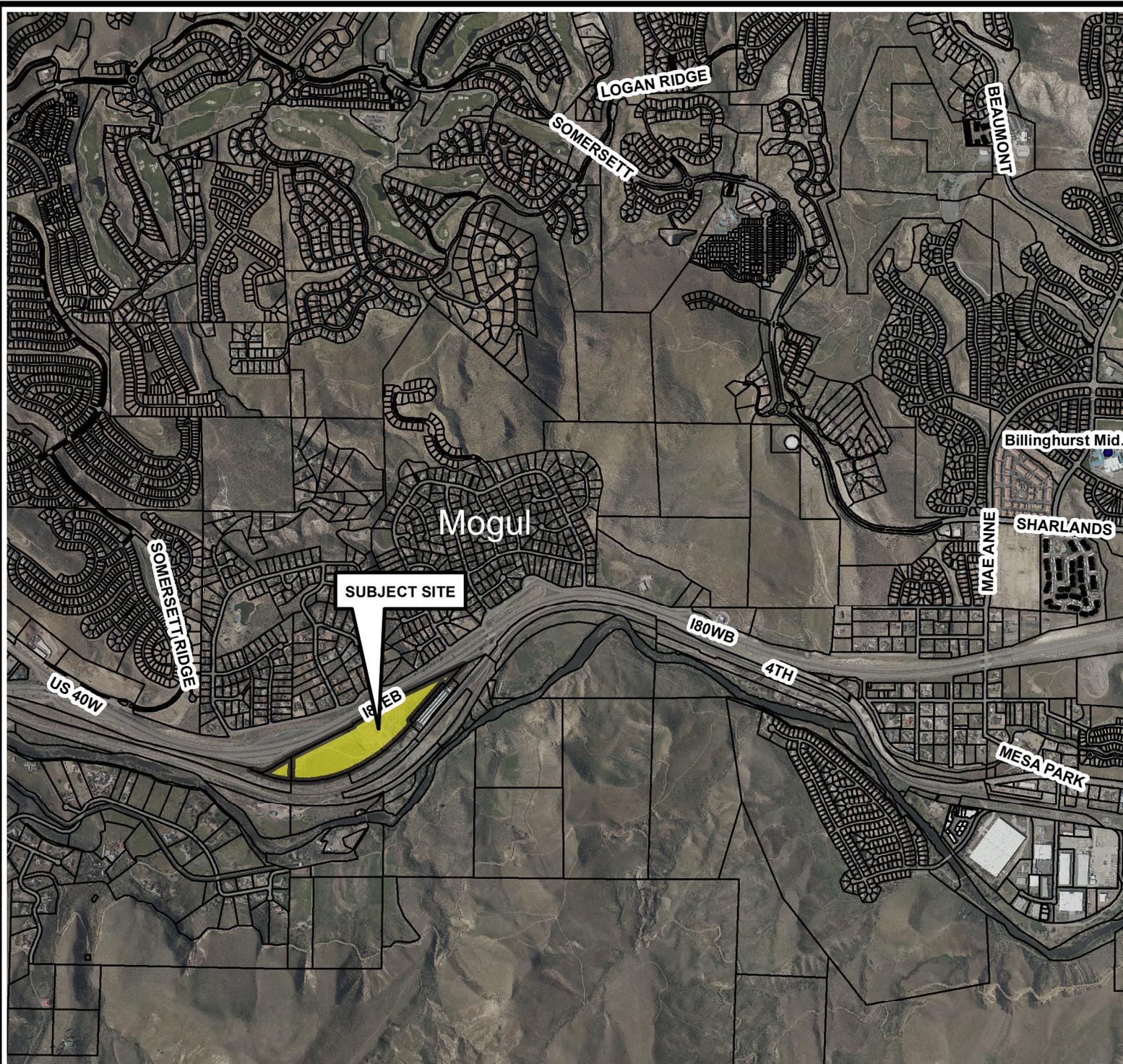
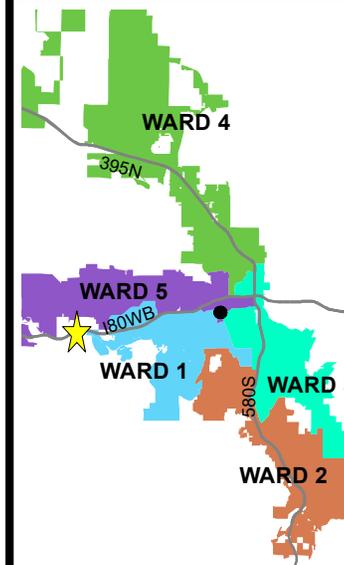
Attachments:

- Exhibit A - Maps (PDF)
- Exhibit B - Letter from Applicant for Removal from SOI (PDF)
- Exhibit C - Washoe County Interpretation 13-2 (interim zoning following roll back of SOI) (PDF)
- Exhibit D - Comparison Table of Allowed Uses (PDF)

VICINITY MAP

Mogul Road Parcels Removal from SOI

Subject Area ► 



Community
Development
Department



The information heron
is approximate and
is intended for display
purposes only.

DATE | July, 2021
SCALE | 1 inch = 2,000 ft

MASTER PLAN MAP

Mogul Road Parcels Removal from SOI

Subject Area ▶ 



Community Development Department



The information heron is approximate and is intended for display purposes only.

DATE | July 2021
SCALE | 1 inch = 1,500 ft

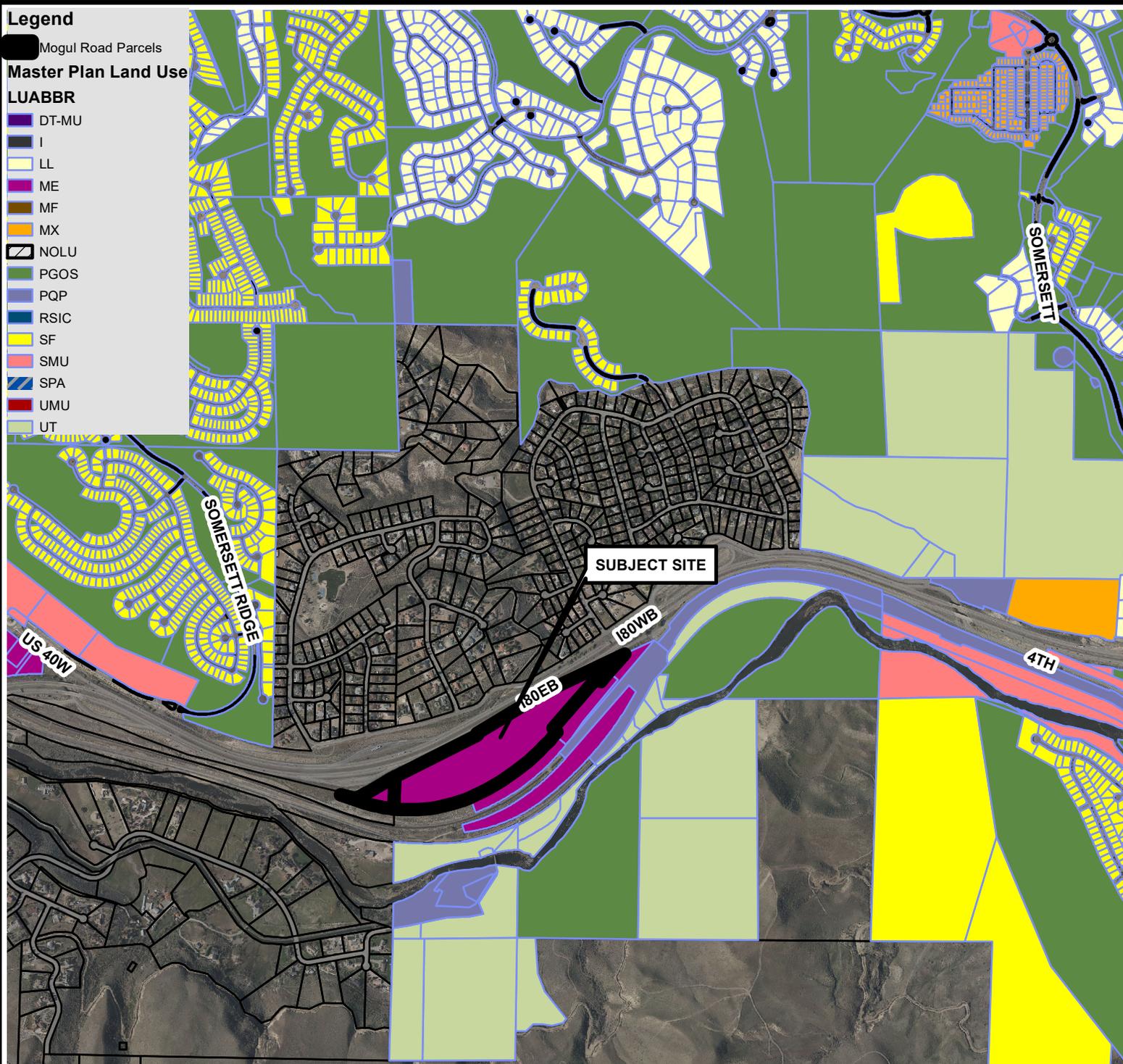
Legend

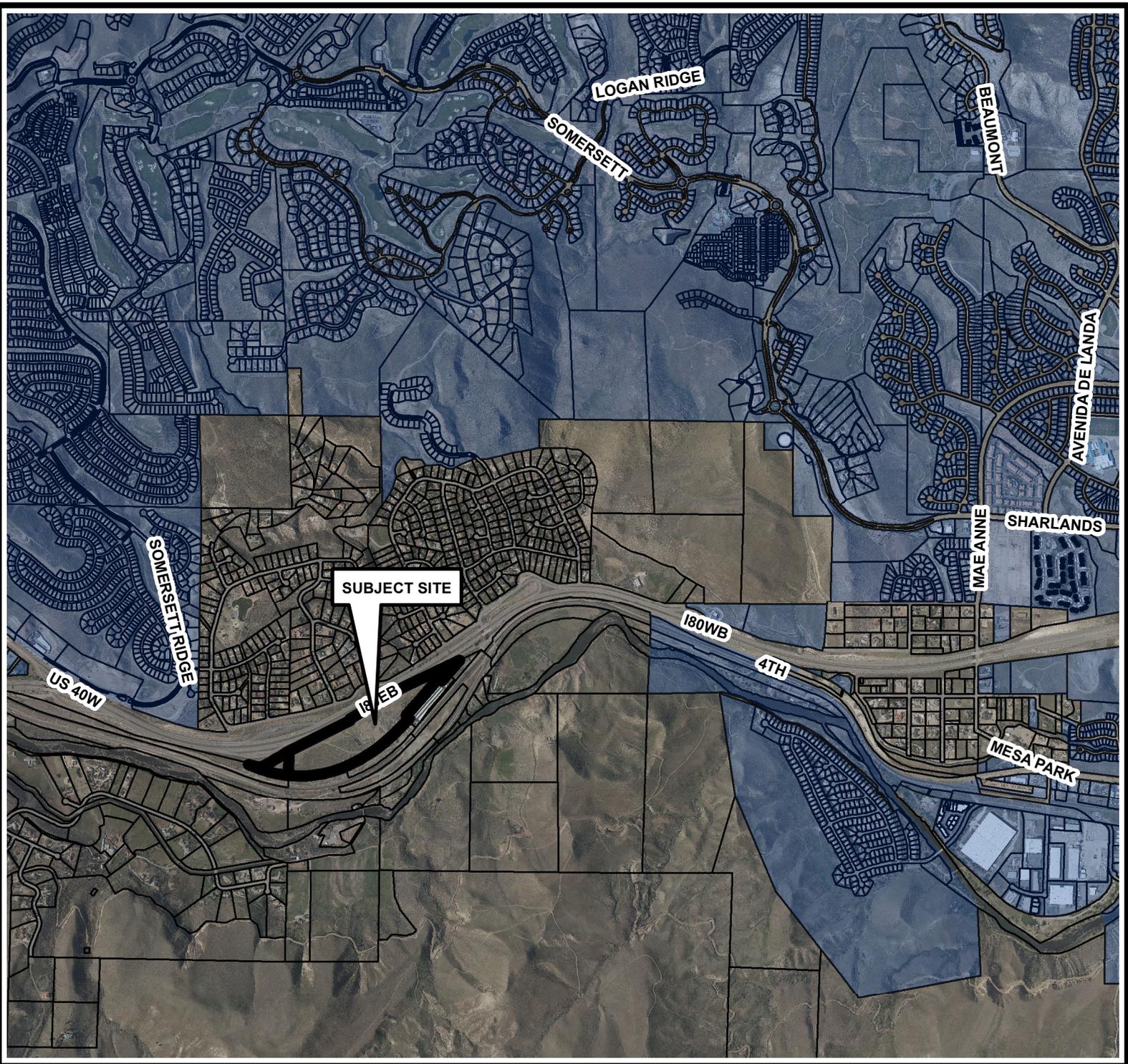
 Mogul Road Parcels

Master Plan Land Use

LUABBR

-  DT-MU
-  I
-  LL
-  ME
-  MF
-  MX
-  NOLU
-  PGOS
-  PQP
-  RSIC
-  SF
-  SMU
-  SPA
-  UMU
-  UT



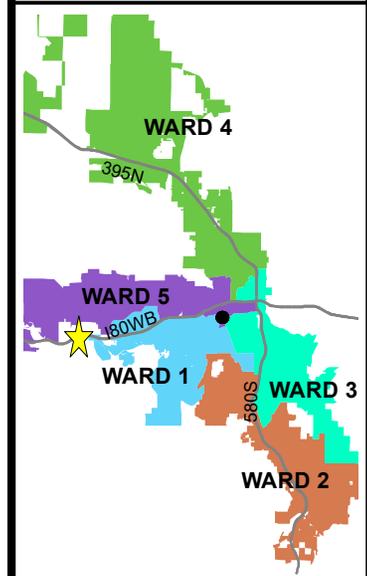


ANNEXATION

Mogul Road Parcels Removal from SOI

Subject Area ►  

 Annexations



Community Development Department



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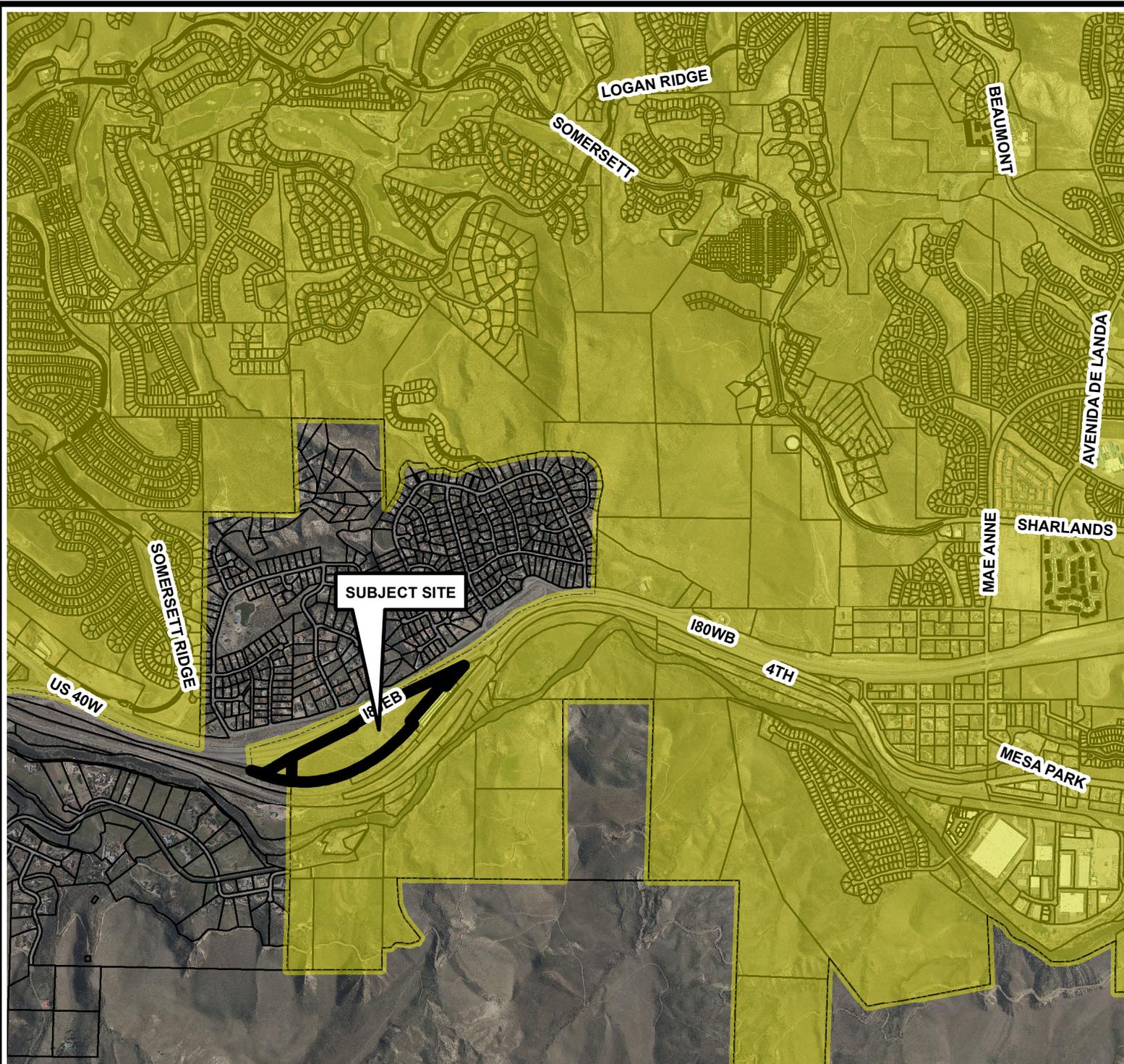
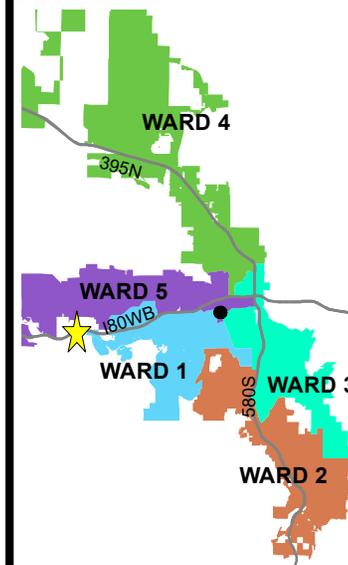
DATE | July, 2021
SCALE | 1 inch = 2,000 ft

SPHERE OF INFLUENCE MAP

Mogul Road Parcels Removal from SOI

Subject Area 

 Reno_SOI



Community Development Department



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SCALE | 1 inch = 2,000 ft

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Admitted in Nevada
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GGordon@lewisroca.com

June 23, 2021

Our File Number: 302639.00005

VIA E-MAIL (fussa@reno.gov)

Mayor Hillary Schieve & Honorable City Council Members
City of Reno
One East First Street
Reno, Nevada 89505

RE: Request to remove APN 038-172-14 and 038-181-01 ("Property") from Reno Sphere of Influence

Dear Mayor Schieve and Honorable City Council Members:

This office represents S3 Development Company, LLC, a Nevada limited liability company ("Applicant"), which has authorization from the Property owner¹ to request the Reno City Council initiate the process to remove the Property from the Reno Sphere of Influence (the "SOI"). Upon information and belief, the Property has never been assigned a zoning designation by the City of Reno ("City"), and instead is designated as having "no zoning". The Property presently has a Reno Master Plan designation of "Mixed Employment". Because the Property has never been assigned a regulatory zone or been annexed by the City, the Applicant desires to move forward with development on the Property under Washoe County's regulations and therefore seeks to remove the Property from the City's SOI.

We understand that this honorable body may direct City staff to initiate an amendment to the Truckee Meadows Regional Plan ("TMRP") to have the Property removed from the City's SOI. This process requires that the proposed amendment "identify the following: (a) all parcels subject to the proposed SOI change; (b) the current land use of all parcels subject to the proposed SOI change; and (3) a comparison of existing city land use and land use identified in the most recently adopted Regional Plan including an identification of any land uses that do not identically translate."²

Here, the parcels subject to the proposed amendment are APNs 038-172-14 and 038-181-01. The parcels both currently have land uses as vacant land, and are designated "no zoning" on the City of Reno Community Development Map.³ The City has only assigned the "Mixed Employment" Reno Master Plan designation to the parcels, although the most recent zoning

¹ The owner of both parcels comprising the Property is Riverview Estates Properties, LLC, a Nevada limited liability company.

² Truckee Meadows Regional Planning Governing Board Regulations of Procedure, Section II.A(4).

³ <https://cityofreno.maps.arcgis.com/apps/MapTools/index.html?appid=de47c7ee33f04a7592219ed6bc9ced53>.

Mayor Hillary Schieve & Honorable City Council Members
June 23, 2021
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designation for the Property had been "I" prior to inclusion in the City's SOI.⁴ The removal of the SOI will facilitate development on the Property consistent with Washoe County's zoning regulations. The Applicant is available to assist however necessary with the amendment process.

In the event that the City Council chooses not to direct staff to process the TMRP amendment, the Applicant alternatively requests that the City Council direct staff to work with the Applicant to designate a Planned Unit Development along with annexation and services for the site.

Please do not hesitate to contact me with any questions.

Sincerely,



Garrett D. Gordon
Lewis Roca Rothgerber Christie LLP

GDG/mwc

⁴ See Washoe County Real Property Assessment Data for the Property, at <https://www.washoecounty.us/assessor/cama/?parid=03817214> (APN 038-172-14) and <https://www.washoecounty.us/assessor/cama/?parid=03818101> (APN 038-181-01).

Interpretation 13-2

INTERIM ZONING FOR PROPERTIES ROLLED BACK FROM A CITY'S SOI

Pursuant to Article 910, Section 110.910.05 of the Washoe County Code Chapter 110 (Development Code), the Planning and Development Division Director of the Community Services Department has the authority to enforce the provisions of the Development Code. In order to appropriately enforce the Development Code, the Director finds it necessary to provide the following interpretation as to the ability to assign regulatory zones to properties that are rolled back from a city's Sphere of Influence (SOI) into Washoe County's jurisdiction during the interim period before regulatory zones can be adopted by the Washoe County Board of County Commissioners.

BACKGROUND

Planning and Development Division staff have identified a need to establish interim regulatory zoning before the County has the opportunity to adopt a permanent regulatory zone. Immediately following official notification of the rollback of property from a City's Sphere of Influence into Washoe County, the County shall initiate amendments to the appropriate Master Plan and Regulatory Zone maps for the property. The Truckee Meadows Regional Plan establishes the appropriate master plan category for the property through an adopted translation table. However, no such translation table exists to establish an interim regulatory zone. Therefore, this interpretation is required to assign an appropriate regulatory zone in order to bridge the gap in time between the rollback and the amendment of the Master Plan and Regulatory Zone maps.

INTERPRETATION

Washoe County will apply the equivalent regulatory zoning identified in Table 1 or Table 2 below for properties immediately following a Sphere of Influence rollback from the Cities of Reno or Sparks. If regulatory zoning was never established within the City's Sphere of Influence by the City, then Washoe County will apply the most current regulatory zoning or land use classification (prior one-map process) that was adopted when the property was previously within the County's jurisdiction.

In situations where the current City regulatory zoning may have multiple equivalent County regulatory zoning choices, County staff will review both the City's previous master plan and zoning, and the previous County master plan category (or land use category) and/or regulatory zone to determine the most appropriate County equivalent regulatory zoning. A property owner may utilize the interim regulatory zoning to establish any use type allowed within that regulatory zone prior to the adoption of regulatory zoning by the Washoe County Board of County Commissioners.

Table 1 - City of Reno to Washoe County Equivalent Zoning Table

Reno Regulatory Zoning	Washoe County Regulatory Zoning
UT40 (Unincorporated - 40 acres)	General Rural (.025 du/ac)
UT10 (Unincorporated – 10 acres)	Low Density Rural (.1 du/ac)
UT5 (Unincorporated – 5 acres)	Medium Density Rural (.2 du/ac)
LLR2.5 (.4 du/ac)	High Density Rural (.4 du/ac)
LLR1 (1 du/ac)	Low Density Suburban (1 du/1ac)
LLR0.5 (2 du/ac)	Low Density Suburban Two (2 du/ac)
SF15 (2.9 du/ac)	Medium Density Suburban (3 du/ac)
SF 9 (4.84 du/ac)	Medium Density Suburban Four (4 du/ac)
SF6 (7.26 du/ac)	High Density Suburban (7 du/ac)
MR14 (14.52 du/ac)	Low Density Urban (10 du/ac)
SF 4 (10.89 du/ac)	Low Density Urban (10 du/ac)
MF21 (21.78 du/ac)	Medium Density Urban (21 du/ac)
MF30 (30.04 du/ac)	High Density Urban (42 du/ac)
CC, AC (Community Commercial, Arterial Commercial)	General Commercial
NC (Neighborhood Commercial)	Neighborhood Commercial/Office (5 du/ac)
I (Industrial)	Industrial
PF (Public Facility)	Public/Semi-Public Facilities
OS (Open Space District)	Open Space, Parks and Recreation
MU, PUD, SPD (Mixed Use District, Planned Unit Development, Specific Plan District)	General Rural, General Rural Agricultural, Public and Semi Public Facilities, Parks and Recreation, Open Space, Low Density Rural, Medium Density Rural, High Density Rural, Low Density Suburban, Low Density Suburban 2, Medium Density Suburban, Medium Density Suburban 4, High Density Suburban, Low Density Urban, Medium Density Urban, High Density Urban, General Commercial, Neighborhood Commercial/Office, Tourist Commercial, Industrial
MH (Manufactured Home District)	TR Overlay District

(Table 2 – Next Page)

Table 2 - City of Sparks to Washoe County Equivalency Table

Sparks Regulatory Zone	Washoe County Regulatory Zone
A-40	General Rural (.025 du/ac), General Rural Agricultural (.025 du/ac), Open Space
A-5	Low Density Rural (.1 du/ac), Medium Density Rural (.2 du/ac), High Density Rural (.4 du/ac)
R1-40 (40,000 s.f.)	Low Density Suburban (1 du/ac)
R1-20 (20,000 s.f.)	Low Density Suburban Two (2 du/ac)
R1-20 (20,000 s.f.)	Medium Density Suburban (3 du/ac)
R1-15 (15,000 s.f.)	Medium Density Suburban (3 du/ac)
R1-9 (9,000 s.f.)	Medium Density Suburban Four (4 du/ac)
R1-7 (7,000 s.f.)	High Density Suburban (7 du/ac)
R1-6 (6,000 s.f.)	High Density Suburban (7 du/ac)
R2 Multiple Family Residential (14.5)	Low Density Urban (10 du/ac)
R3 Multiple Family Residential (19.8)	Medium Density Urban (21 du/ac)
R4 Multiple Family Residential	Medium Density Urban (21 du/ac)
R5 Multiple Family Residential (43.5)	High Density Urban (42 du/ac)
C2 (General Commercial)	General Commercial
C1 (Neighborhood Commercial)	Neighborhood Commercial/Office (5 du/ac)
PO (Professional Office)	Neighborhood Commercial/Office (5 du/ac)
TC (Tourist Commercial)	Tourist Commercial
I (Industrial)	Industrial
IR (Restricted Industrial)	Industrial
Public Facilities	Public and Semi-Public Facilities
Public Facilities	Parks and Recreation

LIMITATIONS OF INTERPRETATION

This interpretation supersedes Interpretation 11-5 dated June 14, 2011 of Washoe County Code Chapter 110 and shall be in effect unless and until a subsequent interpretation concerning the subject matter is made by the Planning and Development Division Director of the Community Services Department, the interpretation is reversed through a successful appeal pursuant to Article 910 of the Development Code, or the Washoe County Code is amended to include the subject matter referenced in this interpretation.

/s/

Bill Whitney, Planning and Development Division Director
Community Services Department

Dated: September 10, 2013

Table 3-1 Table of Allowed Uses

P = permitted by right M = minor conditional use permit C = conditional use permit required A = accessory use permitted by right Blank = use prohibited

[P/A]1 = permitted by right except when the use-specific standards require enhanced administrative review

[P/A]2 = permitted by right except when the use-specific standards require public hearing

[P/A]3 = permitted by right except when the use-specific standards require enhanced administrative review or public hearing

[P/M/C/A]4 = permitted or conditionally permitted only in geographic areas explicitly listed within the use-specific standards.

Zone Districts	Residential										Mixed-Use										Employ.		Special				Use-Specific Standards															
	LRR2.5	LLR1	LLR-5	SF3	SF5	SF8	SF11	MF14	MF21	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD	MU	MS	GC	NC	PO	MU-MC	MU-RES	I	IC	ME		MA	PGOS	PF	UT5	UT10	UT40									
RESIDENTIAL USES																																										
Household Living																																										
Dwelling, Duplex						C	C	P	P	P	P	P	P	P	P	P	P	P	M	M	P	P	P													P	P	P	P	18.03.302(a)(1)		
Dwelling, Fourplex						C	C	P	P	P	P	P	P	P	P	P	P	P	M	M	P	P	P														P	P	P	P	18.03.302(a)(1)	
Dwelling, Live/Work										P	P	P	P	P	P	P	P	P	M	M			P	P			P														18.03.302(a)(2)	
Dwelling, Multi-family						C	C	P ₃	P ₃	P ₃	P	P	P	P	P	P	P	P	P	P ₁	P ₁		P	P			M ₄														18.03.302(a)(3)	
Dwelling, Single-Family Attached					P ₃	P	P	P	P	P	P	P	P	P ₃														P ₃				18.03.302(a)(4)										
Dwelling, Single-Family Detached	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	C	P													P	P	P	P	P	18.03.302(a)(5)	
Dwelling, Triplex						C	C	P	P	P	P	P	P	P	P	P	P	P	C	C	P	P	P															P	P	P	P	18.03.302(a)(1)
Manufactured Home	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P						P	P																	18.03.302(a)(6)	
Manufactured or Mobile Home Park										C	C	C																											C	C	C	18.03.302(a)(7)
Mobile Home Subdivision	P	P	P	P	P	P	P	P	P																																18.03.302(a)(8)	

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[P/A]3 = permitted by right except when the use-specific standards require enhanced administrative review or public hearing

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Zone Districts	Residential										Mixed-Use										Employ.				Special				Use-Specific Standards						
	LRR2.5	LLR1	LLR.5	SF3	SF5	SF8	SF11	MF14	MF21	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD	MU	MS	GC	NC	PO	MU-MC	MU-RES	I	IC	ME	MA	PGOS		PF	UT5	UT10	UT40		
Funeral Parlor													P	P	P	P	P	P									P	P							
Library, Art Gallery, or Museum											P	P	P	P	P	P	P	P	P	P	P	P	P				P		C	P	C	C	P		
Major Government Facility																																		C	
Minor Government Facility											P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	M	P	C	C	C		
Prison or Custodial Institution																														C					
Private Club, Lodge, or Fraternal Organization									C	C	P	P	P	P	P	P	P	P	P			C	P				P	P							
Public Meal or Homeless Services Provider																	C								C										18.03.303(a)(2)
Public Park or Recreation Area	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.03.303(a)(3) 18.04.107	
Religious Assembly			C	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P	P	P	P			C	P			P	C	C	C	18.03.303(a)(4)	
Educational Facilities																																			
Adult Education	M	M	M	M	M	M	M	M	M	M	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.03.303(b)(1)		
Childcare Center	C	C	C	C					P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	M	M	M	18.03.303(b)(2)		

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Hotel-Condominium										P	P	P	P	P	P	P	P	P					P		P	P		P ₄						18.03.304(c)(2)			
Hotel										P	P	P	P	P	P	P	P	P	P					P				P ₄							18.03.304(c)(3)		
Hotel with Nonrestricted Gaming										C					C		C	C									C ₄							18.03.304(c)(4)			
Motel																	P		P ₃								P ₄							18.03.304(c)(5)			
Motel with Nonrestricted Gaming																		C																18.03.304(c)(6)			
Office and Professional Services																																					
Call Center										P	P	P	P	P	P	P	P	P	P	P			P		P	P	P	P									
Financial Institution									P	P	P	P	P	P	P	P	P	P	P	P	P	M				P	P	P		M					18.03.304(d)(1)		
Laboratory											P	P	P	P	P	P	P	P	P			P	P		P	P	P	P		P					18.03.304(d)(2)		
Office, General									P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P					18.03.304(d)(3)		
Recording Studio										P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P							

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Zone Districts	Residential									Mixed-Use										Employ.				Special					Use-Specific Standards								
	LRR2.5	LLR1	LLR.5	SF3	SF5	SF8	SF11	MF14	MF21	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD	MU	MS	GC	NC	PO	MU-MC	MU-RES	I	IC	ME	MA	PGOS		PF	UT5	UT10	UT40				
Daytime Entertainment Venue									C	C	P	P	P	P	P	P	M	M	M			M		P	P	P	P	C	C					18.03.304(f)(4)			
Escort Service/Outcall											P																										
Gun Range, Indoor																			C					C			C		C								
Live Entertainment											M	M	M	M	M	M	C	C	C	C			C		C	C	C	C	C	C	C	C	C	18.03.304(f)(5)			
Recreational Vehicle Park															C		C	C	C															18.03.304(f)(6)			
Sports Arena, Stadium, or Track											C	C	C	C	C	C	C	C	C				C		C	C	C	C	C					18.04.107			
Retail																																					
Building, Lumber, and Landscape Material Sales														P		P ₄	P	P					P		P	P	P	P							18.03.304(g)(1)		
Cannabis Dispensary, Medical										P ₄		P ₄					P ₄				P ₄								18.03.304(g)(2)								
Cannabis Dispensary, Adult-use																P ₄	P ₄	P ₄				P ₄				P ₄								18.03.304(g)(3)			
Convenience Store										P	P	P	P	P	P	P	P	P	C			P		P	M	P	P										
General Retail, less than 10,000 Square Feet									P	P	P	P	P	P	P	P	P	P	P				P	P	P	P	P	P	P						18.03.304(g)(4)		

Table 3-1 Table of Allowed Uses

P = permitted by right M = minor conditional use permit C = conditional use permit required A = accessory use permitted by right Blank = use prohibited

[P/A]1 = permitted by right except when the use-specific standards require enhanced administrative review

[P/A]2 = permitted by right except when the use-specific standards require public hearing

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[P/M/C/A]4 = permitted or conditionally permitted only in geographic areas explicitly listed within the use-specific standards.

Zone Districts	Residential										Mixed-Use										Employ.				Special					Use-Specific Standards							
	LLR2.5	LLR1	LLR.5	SF3	SF5	SF8	SF11	MF14	MF21	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD	MU	MS	GC	NC	PO	MU-MC	MU-RES	I	IC	ME	MA	PGOS	PF		UT5	UT10	UT40				
General Retail, 10,000 Square Feet or more											P	P	P	P	P	P	P	P	P	P			P		P	P	P	P							18.03.304(g)(5)		
Pawn Shop																	C ₄	C ₄	C ₄				C ₄				C ₄	C ₄							18.03.304(g)(6)		
Plant Nursery or Garden Supply											P	P	P	P	P	P	P	P	P	P			P	P	P	P	P	P									
Transportation, Vehicles, and Equipment																																					
Airport Operations and Facilities																												P								18.04.107	
Auto Service and Repair													C ₄		C ₄		P ₄	P	P	M						P	P	M	P							18.03.304(h)(1) 18.04.107	
Automobile, Truck, Mobile Home, RV, Boat, and Trailer Sales or Rental													C ₄		C ₄		C ₄	C	C							P	P	C	P								18.03.304(h)(2)
Bus or Other Transportation Terminal													C	C	C		C	C	C							P	P		P	P							18.03.304(h)(3)
Car Wash														C	C		C	M	P							P	P	P	P								
Gas Station														C	C		C	M	P							P	P	P	P								18.03.304(h)(4) 18.04.107
Parking Lot, Open												P	P	P	P	P	P	P	P	P					P	P	P	P		P							18.03.304(h)(5)
Public Transit or School Bus Shelter	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P					P	P	P	P	P	P							

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[P/M/C/A]4 = permitted or conditionally permitted only in geographic areas explicitly listed within the use-specific standards.

Zone Districts	Residential										Mixed-Use										Employ.				Special				Use-Specific Standards											
	LLR2.5	LLR1	LLR.5	SF3	SF5	SF8	SF11	MF14	MF21	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD	MU	MS	GC	NC	PO	MU-MC	MU-RES	I	IC	ME	MA	PGOS		PF	UT5	UT10	UT40							
Truck Stop/Travel Plaza																																			18.03.304(h)(6) 18.04.107					
PUBLIC AND QUASI-PUBLIC UTILITIES AND SERVICES USES																																								
Communications and Broadcasting																																								
Communication Facility, Equipment Only	M	M	M	M	M	M	M	M	M	M	P	P	P	P	P	P	P	P	P	P	P	M	P	P	P	P	P	P	M					18.03.305(a)(1)						
TV Broadcasting and Other Communication											P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P					18.03.305(a)(2)					
Utilities																																								
Utilities, Major	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	18.03.305(b)(1)					
Utilities, Minor	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	C	C		18.03.305(b)(2)					
INDUSTRIAL USES																																								
Manufacturing and Processing																																								
Animal and Animal Byproduct Processing																																			C		C	C	C	18.03.306(a)(1)
Cannabis Cultivation Facility, Adult-use																																				P ₄	P ₄	P ₄	P ₄	18.03.306(a)(2)

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[P/M/C/A]4 = permitted or conditionally permitted only in geographic areas explicitly listed within the use-specific standards.

Zone Districts	Residential										Mixed-Use										Employ.				Special				Use-Specific Standards							
	LLR2.5	LLR1	LLR.5	SF3	SF5	SF8	SF11	MF14	MF21	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD	MU	MS	GC	NC	PO	MU-MC	MU-RES	I	IC	ME	MA	PGOS		PF	UT5	UT10	UT40			
Cannabis Cultivation Facility, Medical												P ₄				P ₄	P ₄							P ₄	P ₄	P ₄	P ₄							18.03.306(a)(3)		
Cannabis Independent Testing Laboratory, Adult-use												P ₄	P ₄			P ₄	P ₄	P ₄					P ₄		P ₄	P ₄	P ₄	P ₄							18.03.306(a)(4)	
Cannabis Independent Testing Laboratory, Medical												P ₄	P ₄			P ₄	P ₄	P ₄					P ₄		P ₄	P ₄	P ₄	P ₄							18.03.306(a)(5)	
Cannabis Production Facility, Adult-use												P ₄				P ₄	P ₄							P ₄	P ₄	P ₄	P ₄								18.03.306(a)(6)	
Cannabis Production Facility, Medical												P ₄				P ₄	P ₄	P ₄						P ₄	P ₄	P ₄	P ₄								18.03.306(a)(7)	
Chemical Processing and/or Manufacture																								C	C		C									
Collection Station																			C					P	P	C	P ₂			C	C					
Crematorium												C	C		C	C	C	C	C				C		P	P	C	P ₂							18.03.306(a)(8)	
Custom and Craft Manufacturing											P	P	P	P	P	P	P	P	P	P			P	P	P	P	P			C	C	C				
Food Processing or Wholesale Bakery												P	P	P	P	P	P	P	P				P		P	P	P	P								
Hazardous Waste Facility											C	C	C	C	C	C	C	C					C	C	P ₂	P ₂	P ₂	P ₂								18.03.306(a)(9)

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[P/M/C/A]4 = permitted or conditionally permitted only in geographic areas explicitly listed within the use-specific standards.

Zone Districts	Residential										Mixed-Use										Employ.				Special				Use-Specific Standards				
	LRR2.5	LLR1	LLR.5	SF3	SF5	SF8	SF11	MF14	MF21	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD	MU	MS	GC	NC	PO	MU-MC	MU-RES	I	IC	ME	MA	PGOS		PF	UT5	UT10	UT40
Indoor Manufacturing, Processing, Assembly, or Fabrication												P				P	P					P		P	P	P	P						C
Maintenance, Repair, or Renovation Business												P		P		P	P	P					P	P	P	P	P						
Outdoor Manufacturing, Processing, Assembly, or Fabrication																								C	C	C	C						
Printing and Publishing										P	P	P	P	P	P	P	P	P	P				P	P	P	P	P						
Resource and Extraction																																	
Asphalt or Concrete Batch Plant																									C								C
Mining Operations																								C				C					C
Storage, Distribution, and Warehousing																																	
Heavy Machinery and Equipment, Rental, Sales, and Service																4	C ₄	C						P	P	C ₄	P						18.03.306(b)(1)
Mini-warehouse								C	C	C	C	C		C		C	C	C	C			C		P	P	P	P ₂						18.03.306(b)(2)
Outdoor Storage															4	C							C		P	P	C ₄	P					18.03.306(b)(3)

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[P/M/C/A]4 = permitted or conditionally permitted only in geographic areas explicitly listed within the use-specific standards.

Zone Districts	Residential										Mixed-Use										Employ.				Special					Use-Specific Standards							
	LRR2.5	LLR1	LLR.5	SF3	SF5	SF8	SF11	MF14	MF21	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD	MU	MS	GC	NC	PO	MU-MC	MU-RES	I	IC	ME	MA	PGOS	PF		UT5	UT10	UT40				
Railroad Yard or Shop																	C							P			P		P								
Salvage or Reclamation of Products, Indoors																									P	P	C	P									
Septic Tank Services																									C									C			
Tow Yard																									P	P	C ₄	P							18.03.306(b)(4)		
Transfer Station																									C										18.03.306(b)(5)		
Truck Terminal																									C	C	C	C									
Warehouse or Distribution Center																	C	P ₁							P	P	P ₁	P		C							
Wholesale																	P	P	P						P	P	P	P							18.03.306(b)(6)		
Wrecking Yard, Salvage Yard, or Junk Yard																									C			C									
ACCESSORY USES																																					
Automated Teller Machine, Freestanding									A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		
Ball Court	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	18.03.405(a)	

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[P/M/C/A]4 = permitted or conditionally permitted only in geographic areas explicitly listed within the use-specific standards.

Zone Districts	Residential									Mixed-Use										Employ.				Special					Use-Specific Standards					
	LLR2.5	LLR1	LLR-5	SF3	SF5	SF8	SF11	MF14	MF21	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD	MU	MS	GC	NC	PO	MU-MC	MU-RES	I	IC	ME	MA	PGOS		PF	UT5	UT10	UT40	
Caretaker Quarters								A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A			A					18.03.405(b)
Childcare, In-Home (1-6 Children)	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A			A			A ₁	A	A	A	A	18.03.405(c)
Childcare, In-Home (7-12 Children)	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M			M		M	A	A	A	A	18.03.405(d)	
Community Center, Private						A	A	A	A	A	A	A	A	A	A	A	A																	18.03.405(e)
Drive-Through Facility (Food Service)													C ₄		C ₄		C ₄	M	A					A	A ₁	A	A ₁						18.03.405(f)	
Drive-Through Facility (Non-Food Service)												M	M	M		M	M	A		M				A	A	A	A						18.03.405(g)	
Gaming Operation, Restricted										A		A	A	A		A	A	A	A	A	A	A		A	A	A	A		A				18.03.405(h)	
Guest Quarters	A	A	A	A	A	A	A	A								A	A									A							18.03.405(i)	
Helipad										M	A	M	A	M		M	M	M						M	M	M	A		A			M	18.03.405(j)	
Home Occupation	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A					A	A	A	A	A	18.03.405(k)	
Outdoor Storage										A	A	A		A		A ₁	A ₁	A ₁	A		A	A ₁		A	A	A	A						18.03.405(l)	
Retail Sales Associated with a Primary Use										A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A							18.03.405(m)	

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Zone Districts	Residential										Mixed-Use										Employ.				Special					Use-Specific Standards				
	LRR2.5	LLR1	LLR.5	SF3	SF5	SF8	SF11	MF14	MF21	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD	MU	MS	GC	NC	PO	MU-MC	MU-RES	I	IC	ME	MA	PGOS	PF		UT5	UT10	UT40	
Satellite Dish	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	18.03.405(n)
Sidewalk Café										A	A	A	A	A	A	A	A	A	A	A	A	A											18.03.405(o)	
Stable, Private	A	A	A	A																								A		A	A	A	18.03.405(p)	
Utilities, Alternative Systems	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	18.03.405(q)	
TEMPORARY USES																																		
Asphalt or Concrete Batch Plant	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	18.03.503(a)
Carnival, Circus, Entertainment Event, Amusement Ride											P	P	P	P	P	P	P	P	P				P	P					P				18.03.503(b)	
Christmas Tree Sales Lot and Similar Uses											P	P	P	P	P	P	P	P	P	P			P	P	P	P	P	P	P	P	P	P	18.03.503(c)	
Construction Field Office	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P				18.03.503(d)	
Garage Sale	P	P	P	P	P	P	P	P	P																									18.03.503(e)
Parking Lot, Open											P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		18.03.503(f)
Real Estate Sales Office	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.03.503(g)

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Zone Districts	Residential										Mixed-Use										Employ.		Special				Use-Specific Standards							
	LRR2.5	LLR1	LRR.5	SF3	SF5	SF8	SF11	MF14	MF21	MF30	MD-ED	MD-UD	MD-ID	MD-RD	MD-NW	MD-PD	MU	MS	GC	NC	PO	MU-MC	MU-RES	I	IC	ME		MA	PGOS	PF	UT5	UT10	UT40	
Stockpiling	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.03.503(h)
Urban Farm	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.03.503(i)
Vegetation Management	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.03.503(j)

- (l) Tourist Commercial is indicated as "TC";
- (m) Industrial is indicated as "I";
- (n) Public/Semi-Public Facilities is indicated as "PSP";
- (o) Parks and Recreation is indicated as "PR";
- (p) Open Space is indicated as "OS";
- (q) General Rural is indicated as "GR"; and
- (r) General Rural Agricultural is indicated as "GRA."

Table 110.302.05.1

TABLE OF USES (Residential Use Types)
(See Sections 110.302.10 and 110.302.15 for explanation)

Residential Use Types (Section 110.304.15)	LDR	MDR	HDR	LDS/ LDS 2	MDS/ MDS 4	HDS	LDU	MDU	HDU	GC	NC	TC	I	PSP	PR	OS	GR	GRA	
Family Residential																			
Attached Accessory Dwelling	A	A	A	A	A	A	A	A	A	--	--	--	--	--	--	--	A	A	
Detached Accessory Dwelling	AR	AR	AR	AR	S ₂	--	--	--	--	--	--	--	--	--	--	--	A	A	
Detached Accessory Structure	A	A	A	A	A	A	A	A	A	--	A	--	--	--	--	--	A	A	
Duplex	--	--	--	P	P	P	P	P	A	--	S ₂	--	--	--	--	--	--	--	
Multi Family	--	--	--	--	--	--	P	P	A	--	S ₂	--	--	--	--	--	--	--	
Single Family, Attached	--	--	--	A	A	A	A	A	A	--	S ₂	--	--	--	P	--	--	A	
Single Family, Detached	A	A	A	A	A	A	A	S ₂	S ₂	--	S ₂	--	--	--	P	--	A	A	
Non-municipal Air Strips and Glider Ports (Accessory Use)	S ₂	--	--	--	--	--	--	--	--	--	--	S ₂	S ₂	S ₂	--	--	S ₂	--	
Personal Landing Field (Accessory Use)	S ₂	--	--	--	--	--	--	--	--	--	--	S ₂	S ₂	S ₂	--	--	S ₂	--	
Manufactured Home Parks	*	*	*	*	*	S ₂	S ₂	*	*	--	--	--	--	--	--	--	*	--	
Group Home	A	A	A	A	A	A	A	A	A	--	S ₂	--	--	--	P	--	A	A	
Short-Term Rental (see Article 319)	Note: All of the below STR Tiers require the issuance of an STR permit, regardless of required review process.																		
Tier 1	A	A	A	A	A	A	A	A	A	A	A	A	A	--	--	--	--	A	A
Tier 2	AR	AR	AR	AR	AR	AR	AR	AR	AR	A	AR	A	--	--	--	--	AR	AR	
Tier 3	--	--	--	--	--	--	--	--	--	P	P	P	--	--	--	--	--	--	

Key: -- = Not allowed; A = Allowed; AR = Administrative Review; P = Administrative Permit; PR = Park Commission Approval pursuant to 110.104.40(c); S₁ = Planning Commission Special Use Permit; S₂ = Board of Adjustment Special Use Permit; * = Allowed with a Board of Adjustment Special Use Permit in areas designated Trailer (TR) Overlay zone prior to adoption of this Development Code.

Sources: Sedway Cooke Associates and Washoe County Department of Community Development

Table 110.302.05.2

TABLE OF USES (Civic Use Types)
(See Sections 110.302.10 and 110.302.15 for explanation)

Civic Use Types (Section 110.304.20)	LDR	MDR	HDR	LDS/ LDS 2	MDS/ MDS 4	HDS	LDU	MDU	HDU	GC	NC	TC	I	PSP	PR	OS	GR	GRA
Administrative Services	--	--	--	--	--	--	P	P	P	A	A	A	A	A	P	--	--	--
Child Care																		
Family Daycare	A	A	A	A	A	A	A	A	A	--	P	--	--	--	--	--	--	A
Large-Family Daycare	S ₂	--	S ₂	--	--	--	--	--	P	S ₂								
Child Daycare	S ₂	P	P	P	P	P	S ₂	--	S ₂	--								
Community Center	--	--	--	--	--	--	P	P	P	A	S ₂	A	--	A	A	--	--	--
Community Garden	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Convalescent Services	--	--	--	S ₂	S ₂	S ₂	P	P	P	P	S ₂	--	--	P	--	--	--	--
Cultural and Library Services	S ₂	A	A	A	A	A	--	A	A	--	A	S ₂						
Education																		
Private School Facilities	S ₂	--	S ₂	S ₂	--	S ₂	S ₂											
Public School Facilities	A	A	A	A	A	A	A	A	A	A	A	A	--	A	A	--	A	A
Group Care Facility	S ₂	P	P	--	--	--	--	--	S ₂	--								
Hospital Services	--	--	--	--	--	--	--	--	--	A	S ₂	--	--	A	--	--	--	S ₂
Major Services and Utilities																		
Utility Services	S ₂	--																
Major Public Facilities	--	--	--	--	--	--	--	--	--	S ₂	--	S ₂	S ₂	S ₂	S ₂	--	S ₂	--
Nature Center	--	--	--	--	--	--	--	--	--	S ₂	--	S ₂	--	--	S ₂	--	S ₂	--
Parks and Recreation																		
Active Recreation	PR	A	A	--	PR	S ₂												
Passive Recreation	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Postal Services	--	--	--	--	--	--	P	P	P	A	A	A	A	A	--	--	--	--
Public Parking Services	--	--	--	--	--	--	--	A	A	A	A	A	A	A	--	--	--	--
Public Service Yard	--	--	--	--	--	--	--	--	--	--	--	--	A	S ₂	--	--	S ₂	A
Religious Assembly	S ₂	P	P	P	P	P	P	--	S ₂	A								
Safety Services	S ₂	--	S ₂	--														

Key: -- = Not allowed; A = Allowed; P = Administrative Permit; PR = Park Commission Approval pursuant to Section 110.104.40(c); S₁ = Planning Commission Special Use Permit; S₂ = Board of Adjustment Special Use Permit

Sources: Sedway Cooke Associates and Washoe County Department of Community Development

Table 110.302.05.3

TABLE OF USES (Commercial Use Types)
(See Sections 110.302.10 and 110.302.15 for explanation)

Commercial Use Types (Section 110.304.25)	LDR	MDR	HDR	LDS/ LDS 2	MDS/ MDS 4	HDS	LDU	MDU	HDU	GC	NC	TC	I	PSP	PR	OS	GR	GRA
Administrative Offices	--	--	--	--	--	--	P	P	P	A	A	A	A	A	P	--	--	--
Adult Characterized Business (see Chapter 25, Washoe County Code)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Animal Sales and Services																		
Commercial Kennels	S ₂	S ₂	S ₂	S ₂	--	--	--	--	--	S ₂	--	--	S ₂	--	--	--	S ₂	S ₂
Commercial Stables	S ₂	S ₂	S ₂	S ₂	--	--	--	--	--	--	--	S ₂	--	--	S ₂	--	S ₂	S ₂
																	*See Article 226 for Warm Springs parcels.	
Dog Training Services (see Article 330)	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Grooming and Pet Stores	--	--	--	S ₂	A	A	--	--	--	--	--	--	--					
Pet Cemeteries	P	P	P	--	--	--	--	--	--	S ₂	--	--	--	A	--	--	P	--
Veterinary Services, Agricultural	P	P	P	P	--	--	--	--	--	S ₂	--	--	--	--	--	--	S ₂	S ₂
Veterinary Services, Pets	--	--	--	S ₂	A	A	--	P	--	--	--	--	S ₂					
Automotive and Equipment																		
Automotive Repair	--	--	--	--	--	--	--	--	--	P	--	--	A	--	--	--	--	--
Automotive Sales and Rentals	--	--	--	--	--	--	--	--	S ₂	A	A	A	A	--	--	--	--	--
Cleaning	--	--	--	--	--	--	S ₂	S ₂	S ₂	A	A	A	A	--	--	--	--	--
Commercial Parking	--	--	--	--	--	--	P	P	P	A	A	A	A	P	--	--	--	--
Equipment Repair and Sales	--	--	--	--	--	--	--	--	--	S ₂	--	--	A	--	--	--	--	--
Fabricated Housing Sales	--	--	--	--	--	--	--	--	--	A	--	--	A	--	--	--	--	--
Storage of Operable Vehicles	--	--	--	--	--	--	--	--	--	S ₂	--	--	A	--	--	--	--	--
Truck Stops	--	--	--	--	--	--	--	--	--	S ₂	--	S ₂	S ₂	--	--	--	--	--
Building Maintenance Services	--	--	--	--	--	--	--	--	--	A	A	--	A	--	--	--	--	--
Commercial Centers																		
Neighborhood Centers	--	--	--	S ₂	S ₂	S ₂	P	P	P	A	A	A	A	--	--	--	--	--
Community Centers	--	--	--	--	--	--	--	--	--	S ₂	S ₂	S ₂	--	--	--	--	--	--
Regional Centers	--	--	--	--	--	--	--	--	--	S ₂	--	S ₂	--	--	--	--	--	--
Commercial Educational Services	--	--	--	--	--	--	P	P	P	A	A	--	A	A	--	--	--	--
Commercial Recreation																		
Commercial Campground Facilities/RV Park	--	--	--	--	--	--	--	--	--	--	--	S ₂	--	--	S ₂	--	S ₂	S ₂
Destination Resorts	--	--	--	--	--	--	--	--	--	--	--	S ₂	--	--	S ₂	--	S ₂	S ₂
Indoor Entertainment	--	--	--	--	--	--	--	--	--	A	P	A	--	P	--	--	--	--
Indoor Sports and Recreation	--	--	--	--	--	--	--	--	--	S ₂	S ₂	P	S ₂	P	P	--	--	--

Key: -- = Not allowed; A = Allowed; P = Administrative Permit; PR = Park Commission Approval pursuant to Section 110.104.40(c); S₁ = Planning Commission Special Use Permit; S₂ = Board of Adjustment Special Use Permit

* The provisions listed in Table 110.302.05.3 requiring a special use permit for Commercial Stables [as defined in Section 110.304.25(c)(2)] in GR and GRA are hereby modified to be consistent with Article 226, Warm Springs Area.

Table 110.302.05.3 (continued)

TABLE OF USES (Commercial Use Types)
(See Sections 110.302.10 and 110.302.15 for explanation)

Commercial Use Types (Section 110.304.25)	LDR	MDR	HDR	LDS/ LDS 2	MDS/ MDS 4	HDS	LDU	MDU	HDU	GC	NC	TC	I	PSP	PR	OS	GR	GRA
Limited Gaming Facilities	--	--	--	--	--	--	--	--	--	P	P	P	S ₂	--	--	--	--	--
Marinas	--	--	--	--	--	--	--	--	--	P	--	P	--	P	P	--	P	S ₂
Outdoor Entertainment	--	--	--	--	--	--	--	--	--	--	--	S ₂	S ₂	--	S ₂	--	--	--
Outdoor Sports and Recreation	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	P	P	P	P	S ₂	P	--	P	S ₂
Outdoor Sports Club	S ₂	--	--	--	--	--	--	--	--	--	--	S ₂	--	S ₂	P	--	S ₂	S ₂
Unlimited Gaming Facilities	--	--	--	--	--	--	--	--	--	--	--	S ₂	--	--	--	--	--	--
Communication Facilities																		
Commercial Antennas	S ₂	S ₂	S ₂	--	--	--	--	--	--	S ₂	S ₂	--	S ₂	S ₂	--	--	S ₂	--
Satellite Dish Antennas	See Article 324																	
Wireless Communication Facilities	See Article 324																	
Construction Sales and Services	--	--	--	--	--	--	--	--	--	S ₂	--	--	A	--	--	--	--	--
Continuum of Care Facilities, Seniors	--	--	--	--	S ₂	--	--	--	--	--	--	--						
Convention and Meeting Facilities	--	--	--	--	--	--	--	--	--	P	P	P	--	P	S ₂	--	--	--
Data Center	--	--	--	--	--	--	--	--	--	S ₂	S ₂	S ₂	A	S ₂	--	--	S ₂	--
Eating and Drinking Establishments																		
Convenience	--	--	--	--	--	--	S ₂	S ₂	S ₂	A	A	A	P	--	--	--	--	--
Full Service	--	--	--	--	--	--	S ₂	S ₂	S ₂	A	A	A	P	--	--	--	--	--
Financial Services	--	--	--	--	--	--	S ₂	S ₂	S ₂	A	A	A	P	--	--	--	--	--
Funeral and Internment Services																		
Cemeteries	P	P	P	--	--	--	--	--	--	S ₂	--	--	--	A	--	--	P	S ₂
Undertaking	--	--	--	--	--	--	--	--	--	A	A	--	--	--	--	--	--	--
Gasoline Sales and Service Stations	--	--	--	--	--	--	S ₂	S ₂	S ₂	A	A	A	A	--	--	--	S ₂	--
Helicopter Services																		
Heliport	--	--	--	--	--	--	--	--	--	S ₂	--	--	S ₂	S ₂	--	--	S ₂	--
Helistop	S ₂	--	--	--	--	--	--	--	--	S ₂	--	--	S ₂	--				
Liquor Manufacturing	--	--	--	--	--	--	P	P	P	A	P	A	A	--	--	--	--	--
Liquor Sales																		
Off-Premises	--	--	--	--	--	--	P	P	P	A	A	A	P	--	--	--	--	--
On-Premises	--	--	--	--	--	--	P	P	P	A	P	A	P	--	--	--	--	--
Lodging Services																		
Bed and Breakfast Inns	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	--	P	--	--	--	--	S ₂	S ₂
Condominium Hotel	--	--	--	--	--	--	--	--	--	A	S ₂	A	--	--	--	--	--	--
Hostels	--	--	--	--	--	--	--	--	--	--	--	P	--	--	P	--	--	--
Hotels and Motels	--	--	--	--	--	--	--	--	--	A	S ₂	A	--	--	--	--	--	--
Vacation Time Shares	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	--	--

Key: -- = Not allowed; A = Allowed; P = Administrative Permit; PR = Park Commission Approval pursuant to Section 110.104.40(c); S₁ = Planning Commission Special Use Permit; S₂ = Board of Adjustment Special Use Permit

Table 110.302.05.3 (continued)

TABLE OF USES (Commercial Use Types)
(See Sections 110.302.10 and 110.302.15 for explanation)

Commercial Use Types (Section 110.304.25)	LDR	MDR	HDR	LDS/ LDS 2	MDS/ MDS 4	HDS	LDU	MDU	HDU	GC	NC	TC	I	PSP	PR	OS	GR	GRA
Marijuana Establishments																		
Marijuana Cultivation Facility	--	--	--	--	--	--	--	--	--	A	--	--	A	--	--	--	--	--
Marijuana Product Manufacturing Facility	--	--	--	--	--	--	--	--	--	A	--	--	A	--	--	--	--	--
Marijuana Testing Facility	--	--	--	--	--	--	--	--	--	A	--	--	A	--	--	--	--	--
Retail Marijuana Store/ Medical Dispensary	--	--	--	--	--	--	--	--	--	A	A	A	A	--	--	--	--	--
Marijuana Distributor	--	--	--	--	--	--	--	--	--	A	--	--	A	--	--	--	--	--
Medical Services	--	--	--	--	--	--	S ₂	S ₂	S ₂	A	A	--	--	A	--	--	--	--
Nursery Sales																		
Retail	--	--	--	--	--	--	--	--	--	A	A	--	A	--	--	--	--	--
Wholesale	S ₂	S ₂	S ₂	--	--	--	--	--	--	A	--	--	A	--	--	--	S ₂	A
Personal Services	--	--	--	--	--	--	P	P	P	A	A	A	--	--	--	--	--	--
Personal Storage	--	--	--	--	--	--	S ₂	S ₂	S ₂	A	S ₂	--	A	--	--	--	--	--
Professional Services	--	--	--	--	--	--	P	P	P	A	A	--	P	--	--	--	--	--
Recycle Center																		
Full Service Recycle Center	--	--	--	--	--	--	--	--	--	S ₂	--	--	A	--	--	--	--	--
Remote Collection Facility	S ₂	P	P	P	P	P	P	A	P	P	--	--	--					
Residential Hazardous Substance Recycle Center	--	--	--	--	--	--	--	--	--	S ₂	--	--	S ₂	--	--	--	--	--
Repair Services, Consumer	--	--	--	--	--	--	--	--	--	A	A	--	A	--	--	--	--	--
Retail Sales																		
Convenience	--	--	--	S ₂	A	A	A	A	--	--	--	--	--					
Specialty Stores	--	--	--	--	--	--	--	--	--	A	P	A	--	--	--	--	--	--
Comparison Shopping Centers	--	--	--	--	--	--	--	--	--	A	--	A	--	--	--	--	--	--
Secondhand Sales	--	--	--	--	--	--	--	--	--	A	--	--	--	--	--	--	--	--
Transportation Services	--	--	--	--	--	--	--	--	--	A	A	A	A	--	--	--	--	--
Winery	A	A	A	P	P	--	--	--	--	--	--	--	--	--	--	--	A	A
Winery with Special Events	P	P	P	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P

Key: -- = Not allowed; A = Allowed; P = Administrative Permit; PR = Park Commission Approval pursuant to Section 110.104.40(c); S₁ = Planning Commission Special Use Permit; S₂ = Board of Adjustment Special Use Permit

Sources: Sedway Cooke Associates and Washoe County Department of Community Development

[This space intentionally left blank. Article 302 continues next page.]

Table 110.302.05.4

TABLE OF USES (Industrial Use Types)
(See Sections 110.302.10 and 110.302.15 for explanation)

Industrial Use Types (Section 110.304.30)	LDR	MDR	HDR	LDS/ LDS 2	MDS/ MDS 4	HDS	LDU	MDU	HDU	GC	NC	TC	I	PSP	PR	OS	GR	GRA	SP
Aggregate Facilities																			
Permanent	S ₂	--	--	--	--	--	--	--	--	--	--	--	S ₂	--	--	--	S ₂	--	--
Temporary	See Article 332																		
Caretaker's Residence																			
Attached	--	--	--	--	--	--	--	--	--	--	--	--	A	--	--	--	--	--	SP
Detached	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	--	SP
Custom Manufacturing	S ₂	S ₂	S ₂	--	--	--	--	--	--	S ₂	--	S ₂	A	--	--	--	S ₂	--	SP
Energy Production																			
Non-Renewable*	S ₂	S ₂	--	--	--	--	--	--	--	--	--	--	S ₂	S ₂	--	S ₂	S ₂	--	--
Renewable*	S ₂	S ₂	--	--	--	--	--	--	--	S ₂	--	S ₂	S ₂	S ₂	--	S ₂	S ₂	S ₂	SP
General Industrial																			
Limited	--	--	--	--	--	--	--	--	--	--	--	--	A	--	--	--	--	--	SP
Intermediate	--	--	--	--	--	--	--	--	--	--	--	--	A	--	--	--	--	--	SP
Heavy	--	--	--	--	--	--	--	--	--	--	--	--	S ₂	--	--	--	--	--	--
High Technology Industry	--	--	--	--	--	--	--	--	--	S ₂	S ₂	--	A	--	--	--	S ₂	--	SP
Inoperable Vehicle Storage	--	--	--	--	--	--	--	--	--	--	--	--	S ₂	--	--	--	--	--	SP
Laundry Services	--	--	--	--	--	--	--	--	--	P	--	--	A	--	--	--	--	--	SP
Mining Operations	S ₂	--	--	--	--	--	--	--	--	--	--	--	S ₂	--	--	--	S ₂	--	--
Petroleum Gas Extraction	--	--	--	--	--	--	--	--	--	--	--	--	S ₂	--	--	S ₂	S ₂	--	--
Salvage Yards	--	--	--	--	--	--	--	--	--	--	--	--	S ₂	--	--	--	--	--	--
Wholesaling, Storage and Distribution																			
Light	--	--	--	--	--	--	--	--	--	--	--	--	A	--	--	--	--	--	SP
Heavy	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	--	--

Key: -- = Not allowed; A = Allowed; P = Administrative Permit; PR = Park Commission Approval pursuant to Section 110.104.40(c); S₁ = Planning Commission Special Use Permit; S₂ = Board of Adjustment Special Use Permit

Note: * If a special use permit for an energy production project meets the criteria for a project of regional significance, that special use permit will be reviewed by the Washoe County Planning Commission.

Sources: Sedway Cooke Associates and Washoe County Department of Community Development

Table 110.302.05.5

TABLE OF USES (Agricultural Use Types)
(See Sections 110.302.10 and 110.302.15 for explanation)

Agricultural Use Types (Section 110.304.15)	LDR	MDR	HDR	LDS/ LDS 2	MDS/ MDS 4	HDS	LDU	MDU	HDU	GC	NC	TC	I	PSP	PR	OS	GR	GRA
Agricultural Processing	--	--	--	--	--	--	--	--	--	--	--	--	A	--	--	--	S ₂	A
Agricultural Sales	S ₂	S ₂	S ₂	S ₂	--	--	--	--	--	A	--	--	A	--	--	--	S ₂	A
Animal Production	A	A	A	A	--	--	--	--	--	--	--	--	--	--	S ₂	S ₂	A	A
Animal Slaughtering, Agricultural	A	A	A	A	--	--	--	--	--	--	--	--	--	--	A	A	A	A
Animal Slaughtering, Commercial	--	--	--	--	--	--	--	--	--	--	--	--	S ₂	--	--	--	--	--
Animal Slaughtering, Mobile	S ₂	S ₂	S ₂	S ₂	--	--	--	--	--	--	--	--	--	--	--	--	S ₂	S ₂
Crop Production	A	A	A	A	A	--	--	--	--	A	A	--	--	--	PR	A	A	A
Forest Products	S ₂	S ₂	S ₂	--	--	--	--	--	--	--	--	--	--	--	--	S ₂	P	--
Game Farms	S ₂	S ₂	S ₂	--	--	--	--	--	--	--	--	--	--	--	--	S ₂	S ₂	S ₂
Produce Sales	S ₂	S ₂	S ₂	S ₂	--	--	--	--	--	--	--	--	--	--	--	--	A	A

Key: -- = Not allowed; A = Allowed; P = Administrative Permit; PR = Park Commission Approval pursuant to Section 110.104.40(c); S₁ = Planning Commission Special Use Permit; S₂ = Board of Adjustment Special Use Permit

Sources: Sedway Cooke Associates and Washoe County Department of Community Development

[Amended by Ord. 875, provisions eff. 8/3/93; Ord. 890, provisions eff. 11/29/93; Ord. 895, provisions eff. 1/24/94; Ord. 899, provisions eff. 5/31/94; Ord. 906, provisions eff. 7/27/94; Ord. 959, provisions eff. 7/26/96; Ord. 1004, provisions eff. 1/30/98; Ord. 1023, provisions eff. 7/1/98; Ord. 1039, provisions eff. 11/1/98; Ord. 1097, provisions eff. 7/28/00; Ord. 1179, provisions eff. 12/6/02; Ord. 1238, provisions eff. 6/4/04; Ord. 1347, provisions eff. 11/2/07; Ord. 1368, provisions eff. 6/20/08; Ord. 1378, provisions eff. 8/1/08; Ord. 1433, provisions eff. 3/5/10; Ord. 1443, provisions eff. 7/26/10; Ord. 1447, provisions eff. 9/9/10; Ord. 1451, provisions eff. 1/1/11; Ord. 1475, provisions eff. 1/12/12; Ord. 1485, provisions eff. 3/27/12; Ord. 1494, provisions eff. 8/9/12; Ord. 1497, provisions eff. 10/5/12; Ord. 1513, provisions eff. 7/12/13; Ord. 1527, provisions eff. 4/18/14; Ord. 1532, provisions eff. 6/27/14; Ord. 1540, provisions eff. 9/5/14; Ord. 1561, provisions eff. 7/3/15; Ord. 1586, provisions eff. 10/7/16; Ord. 1616, provisions eff. 4/20/18; Ord. 1623, provisions eff. 9/21/18; Ord. 1665, provisions eff. 4/15/21.]

Section 110.302.10 Use Classification System. The land use categories that are listed in Table 110.302.05.1 through Table 110.302.05.5 are described in Article 304, Use Classification System.

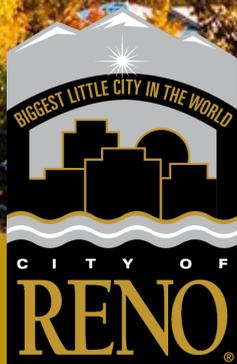
[Amended by Ord. 875, provisions eff. 8/3/93.]

Section 110.302.15 Types of Review. Table 110.302.05.1 through Table 110.302.05.5 indicate the types of review required as follows:

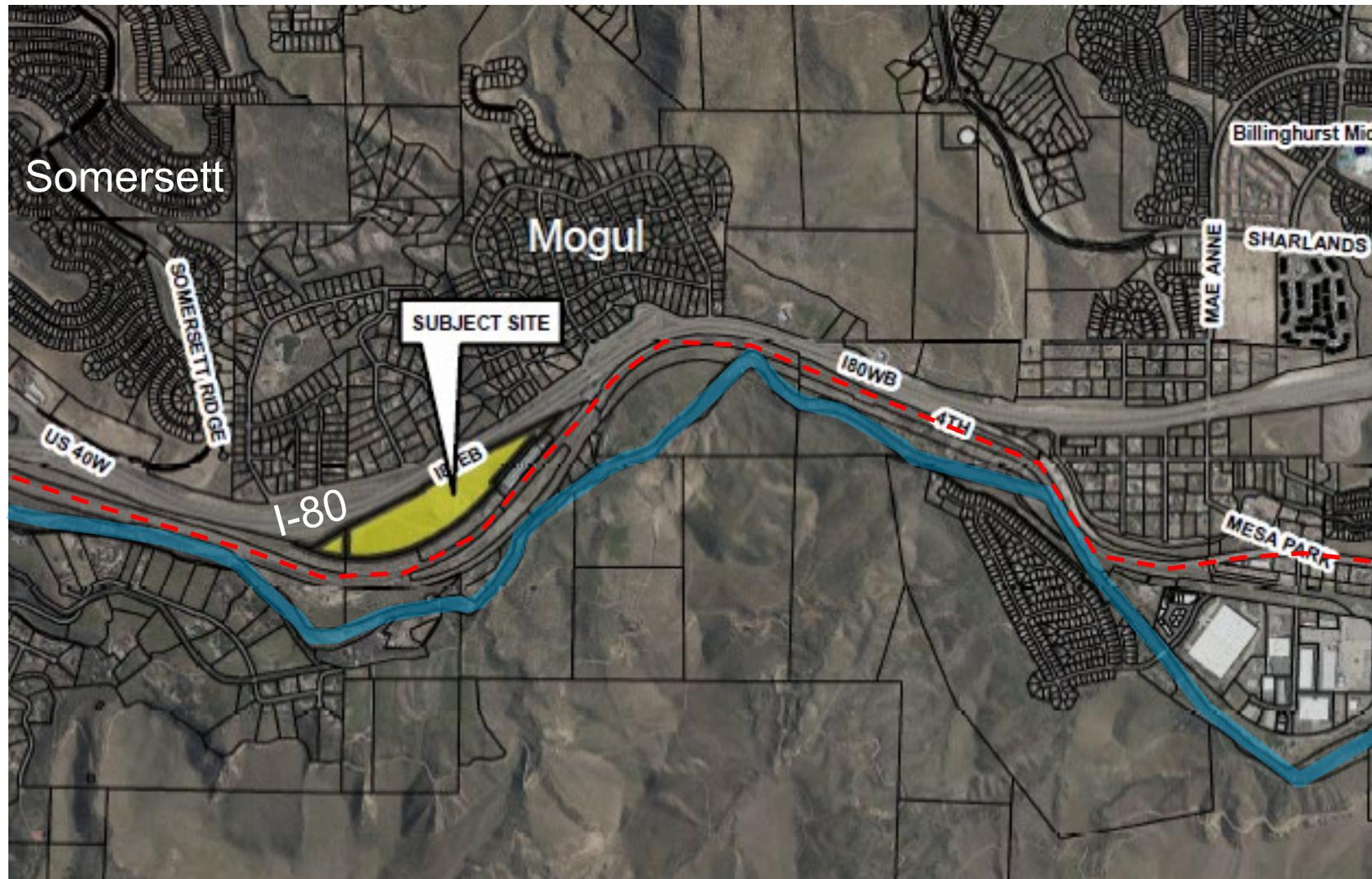
- (a) Allowed Use. A letter "A" indicates that a use is allowed but the use shall comply with the provisions of the Development Code.
- (b) Administrative Permit. A letter "P" indicates that a use is allowed only upon approval of an administrative permit pursuant to Article 808, Administrative Permits.

Mogul Industrial SOI Removal

*Reno City Council
July 28, 2021*



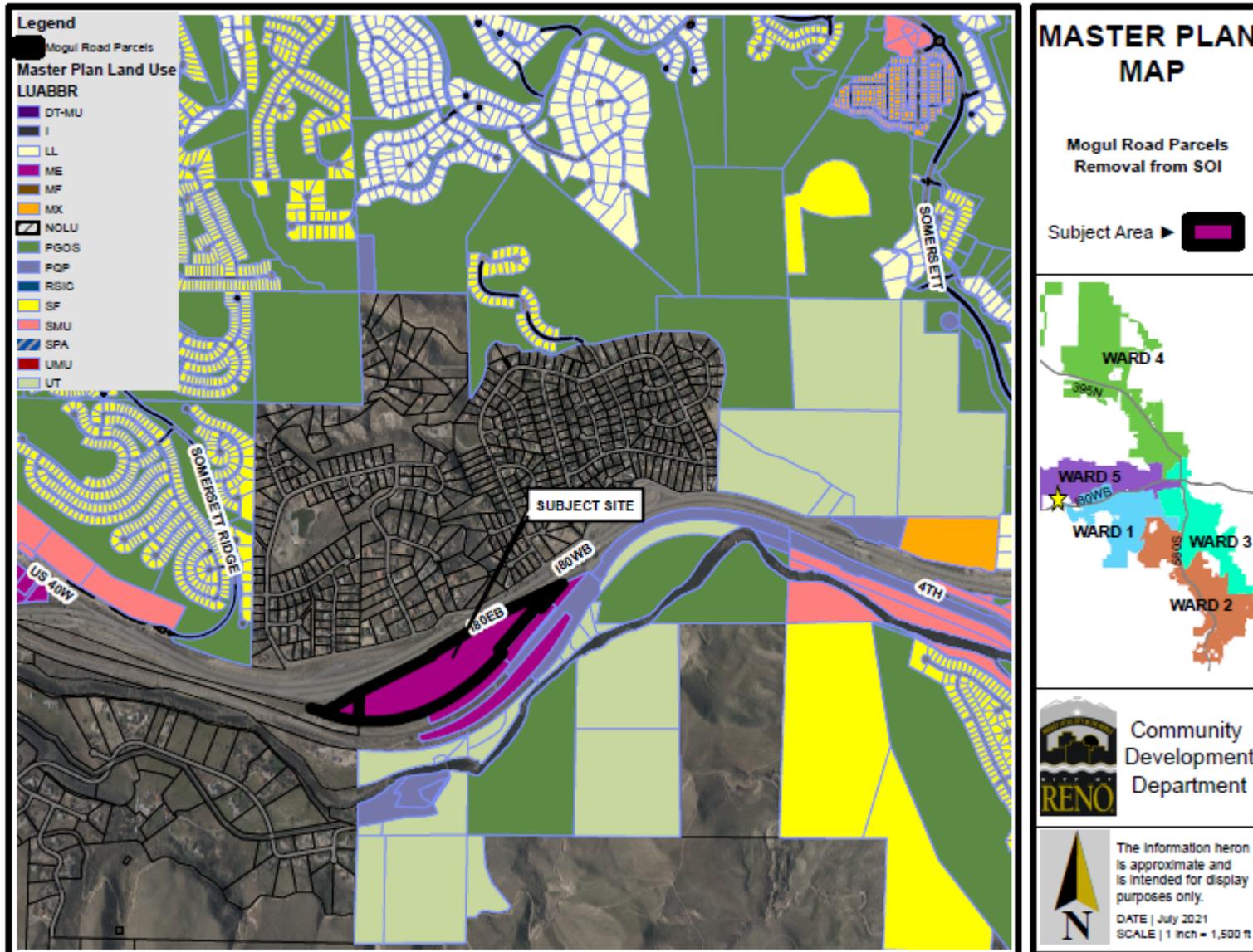
Mogul Industrial SOI Removal



Project Information

- 2 parcels
- ±27.9 acres
- City Master Plan: Mixed Employment
- County Zoning: Industrial
- Tier 2 – Regional Boundary

City of Reno Master Plan Map



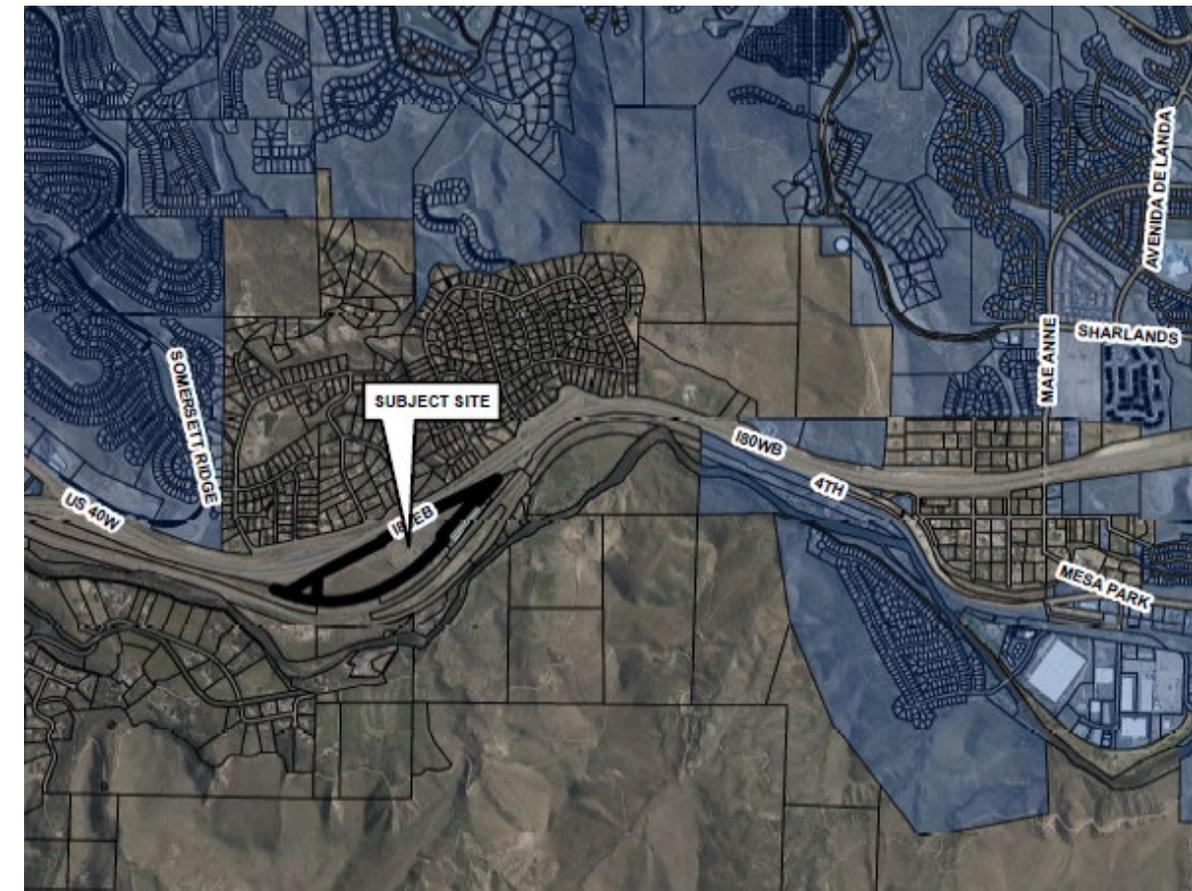
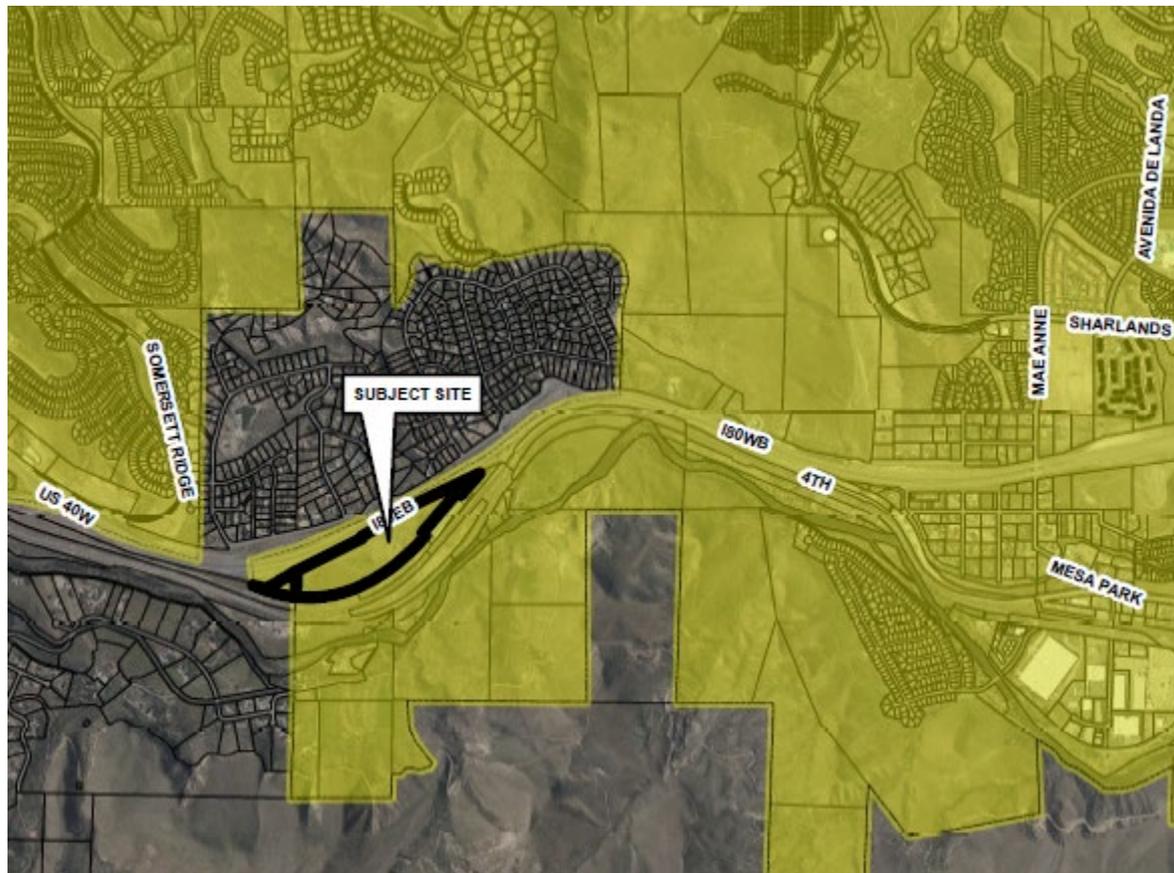
Mixed Employment Master Plan

- Mixed Employment Zoning
- Professional Office Zoning
- Parks, Greenways and Open Space Zoning
- Public Facility Zoning
- PUD
- SPD

City of Reno Boundaries

 Sphere of Influence Boundary

 Annexed into the City of Reno



Development Standards Comparison



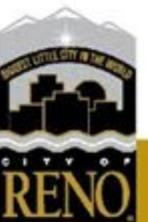
Washoe - Industrial

- Front: 15'
- Side: 10'
- Rear: 15'
- Minimum lot size: 10,000 SF
- Height: 65'



Reno – Mixed Employment

- Front: 10'
- Side: 0' or 10'
- Rear: 0' or 10'
- Minimum lot size: NA
- Height: 55'



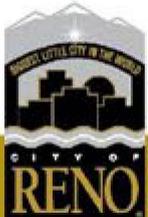
Fire Service



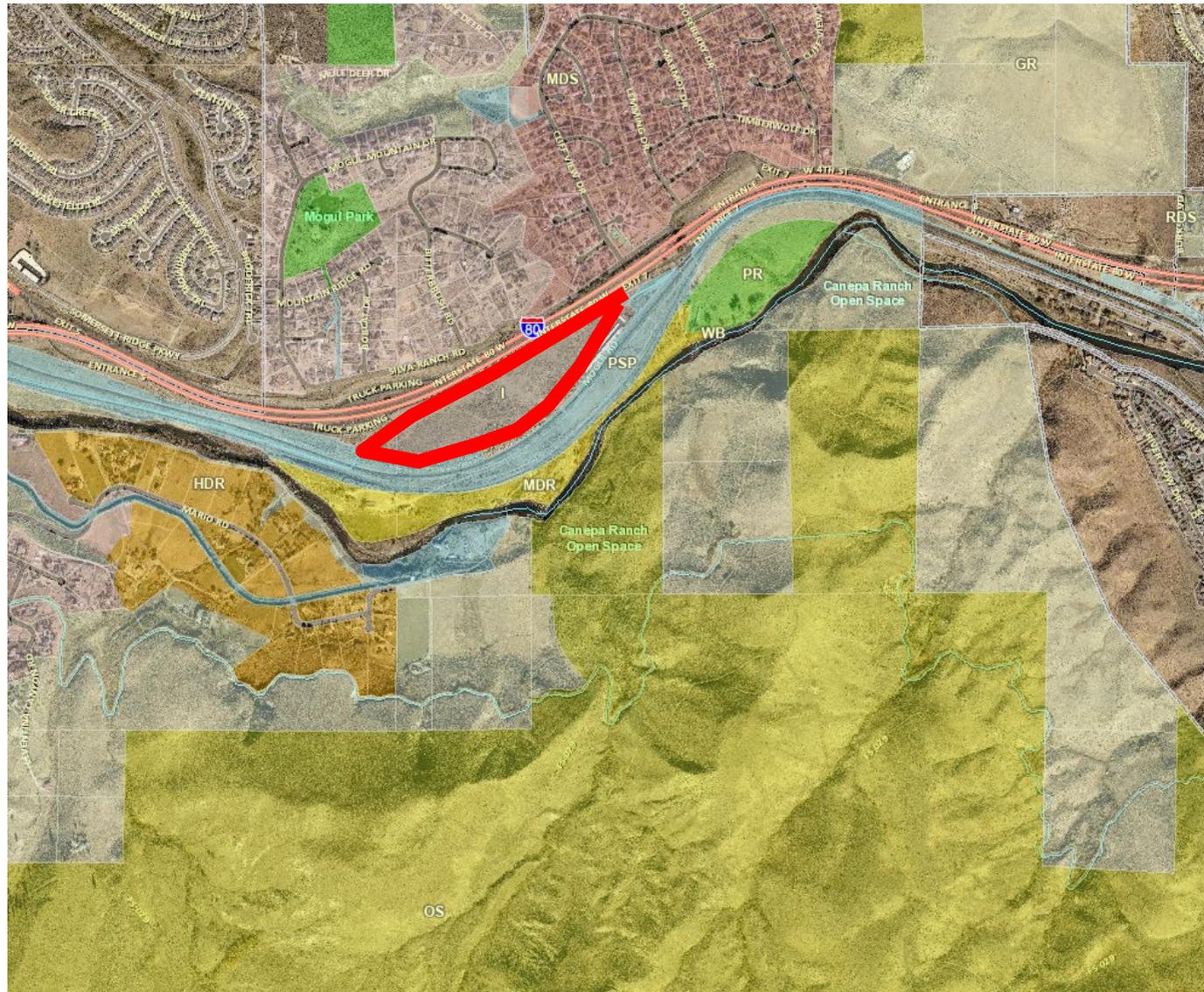
Reno Fire
Station

Truckee
Meadows
Fire



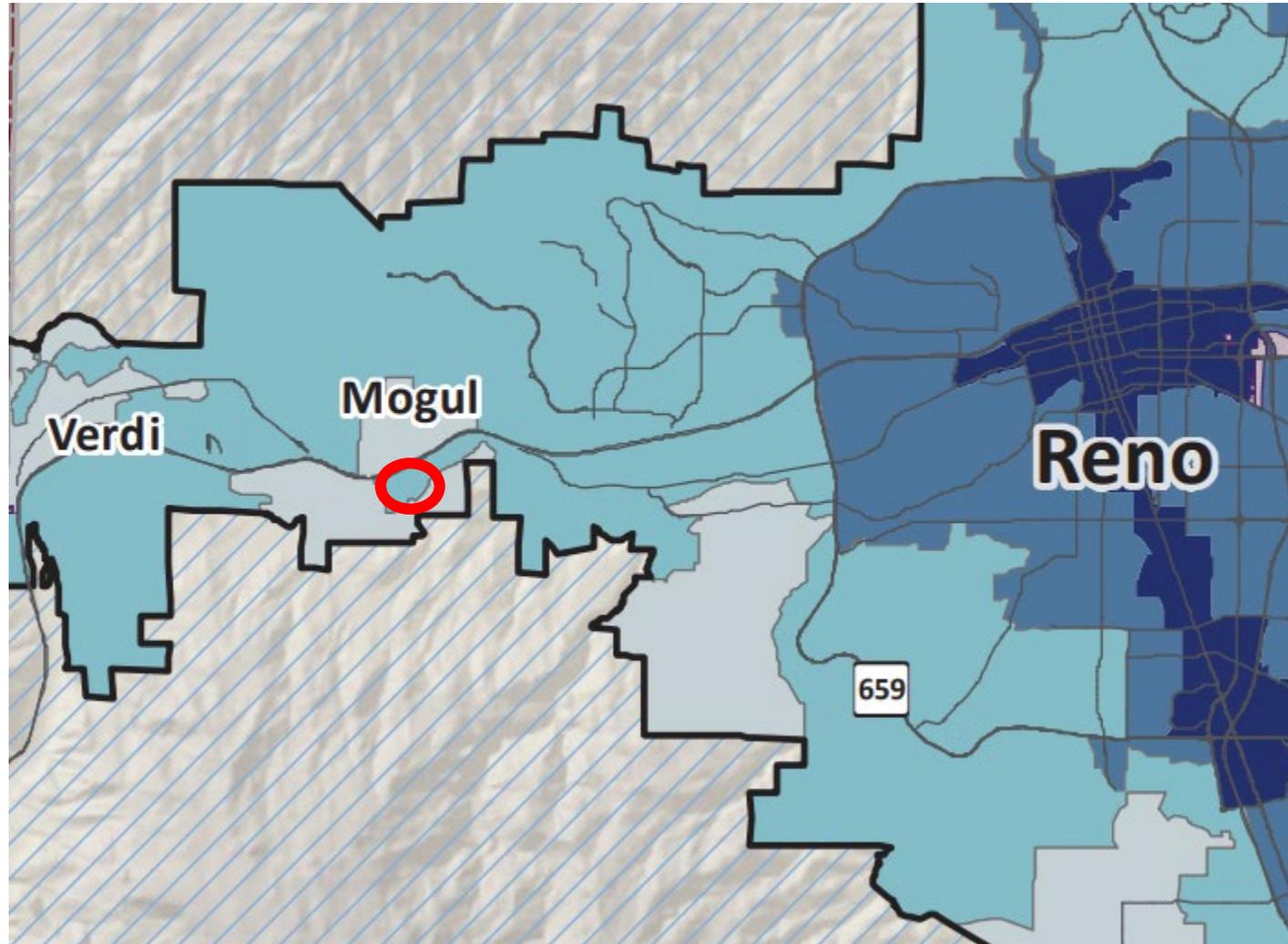


Washoe County Zoning

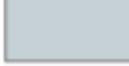


- Zoned Industrial in Washoe County

TMRPA Regional Form Map



Regional Land Designations

-  Mixed Use Core
-  Tier 1 Land
-  Tier 2 Land
-  Tier 3 Land
-  Rural Area (RA)

Consideration of a Regional Plan Text Amendment (Removal from City Sphere of Influence)

Presented by

Garrett D. Gordon, Esq.
on behalf of S3 Development Company, LLC

JULY 28, 2021 - RENO CITY COUNCIL

DEVELOPER BACKGROUND

- Representing S3 Development Company, LLC
- Pursuing a light industrial/warehouse development on APNs 038-172-14 and 038-181-01 (“Property”)
- After due diligence, we determined:
 1. Property in City’s Sphere of Influence
 2. Property never annexed into the City
 3. Property never assigned a zoning classification
 4. Property is served by the Truckee Meadows Fire Department
 5. City Council denied a previous heavy industrial project, for reasons including providing fire service to the Property



OUR FOUNDER

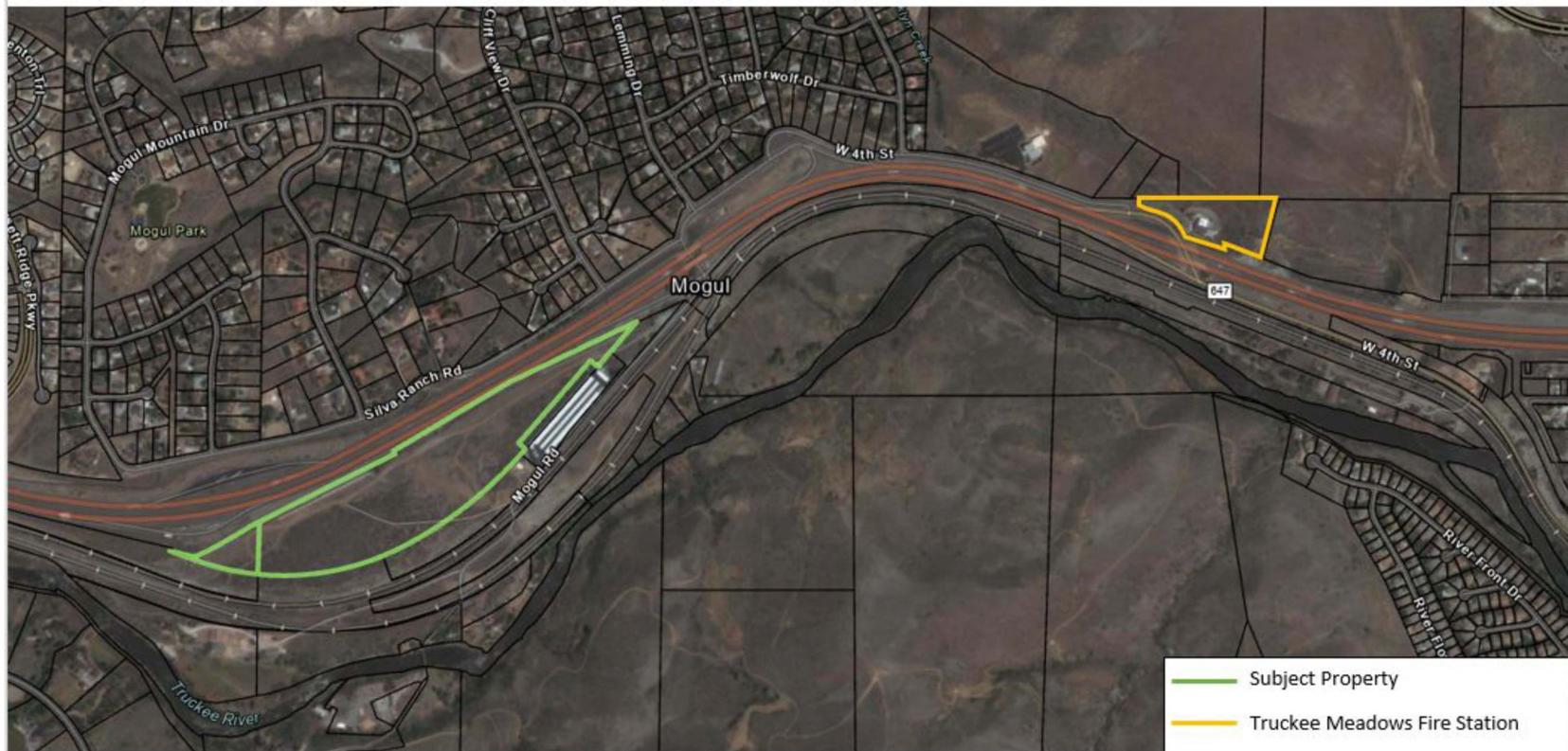
A 3rd generation native Nevadan with family living in Nevada for the past 92 years, Blake takes pride in all of his endeavors in the State. A family man at his core, Blake’s measurement of success is hearing his kids tell their friends their father built “that” property. In fact, the S3 Development brand was derived from the Smith (“S”) family name and his three (“3”) children. He enjoys traveling and spending time with his family.

BLAKE’S ACCOLADES

- 2011 Keyser Foundation - President’s Award
- 2010 Best of Reno - Best Developer
- 2008 JA of Northern Nevada - President’s Award
- 2008 Step 2 - Inspirational Achievement
- 2007 Northern Nevada Business Review - “Entrepreneur of the Year”

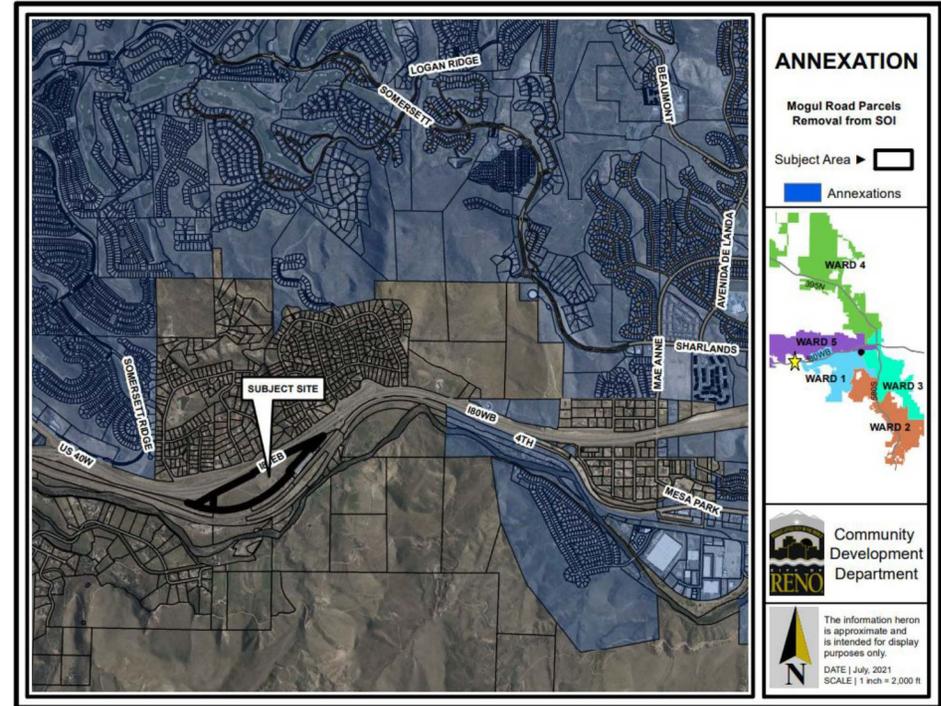


TRUCKEE MEADOWS FIRE DEPARTMENT IS THE FIRST RESPONDER TO THE PROPERTIES



ANNEXATION

- Should the Property remain in the Sphere of Influence?
 1. No revenue derived from the Property until the Property is annexed.
 2. Unlikely that the City would annex the Property since (i) noncontiguous to other City annexations, and (ii) costs associated with servicing the Property.
 3. First responder is Truckee Meadows Fire Department.
 4. Washoe County maintains business license and code enforcement authority.



ANNEXATION

- Based on this information, we requested that the Reno City Council consider sponsoring a text amendment to the Truckee Meadows Regional Plan to remove the Property from the City's Sphere of Influence.
- Or, in the alternative, direct staff to work with us on annexation and Planned Unit Development applications to develop the Property.
- Need a direction since unfair to keep property owner in "limbo" about where and how to develop the Property.

O. 775.823.2900
One East Liberty Street
Suite 300
Reno, NV 89501-2128
lewisroca.com

Garrett D. Gordon
Partner
Admitted in Nevada
775.321.3420 direct
775.321.5569 fax
GGordon@lewisroca.com

LEWIS  ROCA

June 23, 2021

Our File Number: 302639.00005

VIA E-MAIL (fussa@reno.gov)

Mayor Hillary Schieve & Honorable City Council Members
City of Reno
One East First Street
Reno, Nevada 89505

RE: Request to remove APN 038-172-14 and 038-181-01 ("Property") from Reno Sphere of Influence

Dear Mayor Schieve and Honorable City Council Members:

This office represents S3 Development Company, LLC, a Nevada limited liability company ("Applicant"), which has authorization from the Property owner¹ to request the Reno City Council initiate the process to remove the Property from the Reno Sphere of Influence (the "SOI"). Upon information and belief, the Property has never been assigned a zoning designation by the City of Reno ("City"), and instead is designated as having "no zoning". The Property presently has a Reno Master Plan designation of "Mixed Employment". Because the Property has never been assigned a regulatory zone or been annexed by the City, the Applicant desires to move forward with development on the Property under Washoe County's regulations and therefore seeks to remove the Property from the City's SOI.

We understand that this honorable body may direct City staff to initiate an amendment to the Truckee Meadows Regional Plan ("TMRP") to have the Property removed from the City's SOI. This process requires that the proposed amendment "identify the following: (a) all parcels subject to the proposed SOI change; (b) the current land use of all parcels subject to the proposed SOI change; and (3) a comparison of existing city land use and land use identified in the most recently adopted Regional Plan including an identification of any land uses that do not identically translate."²

Here, the parcels subject to the proposed amendment are APNs 038-172-14 and 038-181-01. The parcels both currently have land uses as vacant land, and are designated "no zoning" on the City of Reno Community Development Map.³ The City has only assigned the "Mixed Employment" Reno Master Plan designation to the parcels, although the most recent zoning

¹ The owner of both parcels comprising the Property is Riverview Estates Properties, LLC, a Nevada limited liability company.

² Truckee Meadows Regional Planning Governing Board Regulations of Procedure, Section II.A(4).

³ <https://cityofreno.maps.arcgis.com/apps/MapTools/index.html?appid=de47c7ee33f04a7592219ed6bc9ced53>.

LEWIS ROCA ROTHGERBER CHRISTIE LLP

WHAT IS THE “PRELIMINARY” PROJECT?



- Flex space warehouse buildings
- Concrete tilt-up construction
- No dock doors or semi-trucks (garages are only for cars and pickup trucks)



Frame

ARCHITECTURE, INC.

4090 South McCaman Blvd, Unit E
Reno, NV 89502 (775) 827-9877

Autodesk Docs://21-35 S3 Development - Flex Office Space -
Verdi/21-35_ARCH_Verdi FlexSpace_Bldg
#286204604064.PM

S3 Development Co. - Verdi Business Park - Building C

Conceptual Images

21-35 2021.07.23

AC1.5

WHAT IS THE “PRELIMINARY” PROJECT?



- Flex space warehouse buildings
- Steel construction
- No dock doors or semi-trucks (garages are only for cars and pickup trucks)



Frame
ARCHITECTURE, INC
4090 South McCarran Blvd, Unit E
Reno, NV 89502 (775) 827-9977

Z:\2021\21-35 Blake Smith\02 Design\02 Models\Revit\21-35
B Smith FlexSpace_Bldg A_50x200.rvt
7/23/2021 1:45:07 PM

S3 Development - Verdi Business Park - Bldg A

Conceptual Images

21-35 2021.07.23

AC1.2

TODAY'S REQUEST

- Today we request the Reno City Council to sponsor a text amendment to the Truckee Meadows Regional Plan to remove the Property from the City's Sphere of Influence
 - Following final approval of the text amendment, we agree to present to the NAB to solicit comments on the project

OR

- Direct staff to work with us on annexation and Planned Unit Development applications to develop the preliminary project

RENO CITY COUNCIL

PUBLIC COMMENT CARD

Thank you for participating. We know your time is valuable and we look forward to hearing your comments, ideas and questions. The Mayor and City Council request that all comments are expressed in a courteous manner. Public comment is limited to three minutes each. Comments should be addressed to the council as a whole, not an individual member.

NAME: BARBARA FENNE
 ADDRESS: 10200 FIRETHORN @UPCH
 CONTACT PHONE: 775 997-4579
 E-MAIL: bfenne@aol.com

If you are representing someone, other than yourself, please indicate whom:

WARD 1 WARD 2 WARD 3 WARD 4 WARD 5
 OTHER MOBIL

DO YOU WISH TO SPEAK? YES NO

AGENDA ITEM D-4

IN FAVOR IN OPPOSITION NO POSITION STATED - CONCERNED

COMMENTS: WE AS A COMMUNITY HAVE
RESOUNDINGLY OBJECTED TO A
WON 5 APPEALS, FOR SAFETY REASONS
AND INCOMPATIBILITY AGAINST THIS
DEVELOPMENT

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WHEN COMPLETED, PLEASE RETURN TO THE CITY OF RENO CITY CLERK

THANK YOU FOR YOUR COOPERATION AND PARTICIPATION



RENO CITY COUNCIL

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NAME: Caryn Neidhold
 ADDRESS: 835 Cliff View Dr. Reno 89523
 CONTACT PHONE: 775-224-4344
 E-MAIL: carynwn@yahoo.com

If you are representing someone, other than yourself, please indicate whom:

WARD 1 WARD 2 WARD 3 WARD 4 WARD 5

OTHER Mogul

DO YOU WISH TO SPEAK? YES NO

AGENDA ITEM P.4

IN FAVOR IN OPPOSITION NO POSITION STATED - CONCERNED

COMMENTS:

The Developer of the Reno Gateway Business Park is attempting to circumvent the 2019 Reno City Council's decision to deny the permit to build. Safety was the #1 reason for the denial. APN 038-172-14 and 038-181-01 should remain in the SOT for the City of Reno.

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NAME: Emanuela Heller-MacNeillage
ADDRESS: 10295 Mogul Road, Reno, NV 89523
CONTACT PHONE: 512-921-1567
E-MAIL: emanuelaheller@gmx.de

If you are representing someone, other than yourself, please indicate whom:

- WARD 1
- WARD 2
- WARD 3
- WARD 4
- WARD 5
- OTHER 501

DO YOU WISH TO SPEAK? YES NO

AGENDA ITEM D4

- IN FAVOR
- IN OPPOSITION
- NO POSITION STATED - CONCERNED

COMMENTS: _____

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NAME: KRIS Engstrom
ADDRESS: 765 Cliff View Dr
CONTACT PHONE: 775-750-1344
E-MAIL: Khallegstrom58@gmail

If you are representing someone, other than yourself, please indicate whom:

- WARD 1
- WARD 2
- WARD 3
- WARD 4
- WARD 5
- OTHER Washoe County

DO YOU WISH TO SPEAK? YES NO

AGENDA ITEM D4

- IN FAVOR
- IN OPPOSITION
- NO POSITION STATED - CONCERNED

COMMENTS:

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NAME: Paul MacNeilage
ADDRESS: 10295 Mogul Road
CONTACT PHONE: 512 479 6720
E-MAIL: pogea@hotmail.com

If you are representing someone, other than yourself, please indicate whom:

- WARD 1
- WARD 2
- WARD 3
- WARD 4
- WARD 5
- OTHER Mogul

DO YOU WISH TO SPEAK? YES NO

AGENDA ITEM D4

- IN FAVOR
- IN OPPOSITION
- NO POSITION STATED - CONCERNED

COMMENTS: Issue has been reflexively dismissed by planning commission and city council, no justification to remove from SOI.

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NAME: PAM McNeil
ADDRESS: 1998 Evergreen Ridge 89523
CONTACT PHONE: 775 787 9855
E-MAIL: p.mcneil49@aol.com

If you are representing someone, other than yourself, please indicate whom:

WARD 1 WARD 2 WARD 3 WARD 4 WARD 5
 OTHER _____

DO YOU WISH TO SPEAK? YES NO

AGENDA ITEM D. 4

IN FAVOR IN OPPOSITION NO POSITION STATED - CONCERNED

COMMENTS: neighbors need to be aware

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NAME: Liz Brown

ADDRESS: 10170 Timberwolf Drive

CONTACT PHONE: 544-1735

E-MAIL: esabrown @ charter.net

If you are representing someone, other than yourself, please indicate whom:

- WARD 1
- WARD 2
- WARD 3
- WARD 4
- WARD 5
- OTHER _____

DO YOU WISH TO SPEAK? YES NO

AGENDA ITEM D.4

- IN FAVOR
- IN OPPOSITION
- NO POSITION STATED - CONCERNED

COMMENTS: I strongly oppose removing this parcel from the sphere of influence of the City of Reno. Although this parcel is under new ownership, the City of Reno helped the residents to thwart an attempt by the previous owners to build a business park at said site which would have adversely affected our neighborhood with hundreds of daily trips on our small freeway interchange. The County seemed willing to approve this project →

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THANK YOU FOR YOUR COOPERATION AND PARTICIPATION



without considering it's negative impact on our small community with hundreds of trucks using our interchange daily.

Only through the wise leadership of the City Council did this project not proceed. Hence the sale of the property.

Now, under new ownership, we seem to be facing a new threat of development without the oversight of the City if this change in jurisdiction is approved. We, the residents, fear the same treatment we received last time from the county who was willing to approve this project. Please do not release the overview of the city on this land parcel.

RENO CITY COUNCIL

PUBLIC COMMENT CARD

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NAME: Stephen Brown

ADDRESS: 10170 TIMBERWOLF DR 89523

CONTACT PHONE: 775 544-2167

E-MAIL: esa.brown@charter.net

If you are representing someone, other than yourself, please indicate whom:

WARD 1 WARD 2 WARD 3 WARD 4 WARD 5

OTHER _____

DO YOU WISH TO SPEAK? YES NO

AGENDA ITEM (D.4)

IN FAVOR IN OPPOSITION NO POSITION STATED - CONCERNED

COMMENTS: I'm a resident of Mogul meadows for 37 years. I have grandchildren that live in Mogul meadows.

I hope the two parcels mentioned in item D4 not be removed from the City of Reno's sphere of influence.

As a homeowner we want to enjoy all the benefits and protection the City of Reno can provide to our

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THANK YOU FOR YOUR COOPERATION AND PARTICIPATION

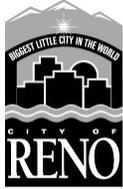


Community. We trust the City to look after our way of life and protect the investments we've made in our neighborhood.

I'm particularly concerned about the safety and well being of the children in ~~our~~ ^{our} Community. My grandsons spend a lot of time at the river - these unsupervised adventures are important to ~~their~~ ^{their} growth.

Thank You for
your consideration.

Steve



MINUTES

Joint Regular Meeting

Reno City Council & Redevelopment Agency Board

Wednesday, July 28, 2021 • 10:00 AM

Reno City Council Chamber, One East First Street, Reno, NV 89501

Hillary Schieve, Mayor

Council Members:

Ward 1 – Jenny Brekhus

Ward 4 – Bonnie Weber

Ward 2 – Naomi Duerr

Ward 5 – Neoma Jardon

Ward 3 – Oscar Delgado

At-Large – Devon Reese

A Introductory Items

A.1 Pledge of Allegiance

The pledge of Allegiance was lead by the Nevada Storm football team.

A.2 Roll Call

Attendee Name	Title	Status	Arrived
Bonnie Weber	Councilmember	Present	9:24 AM
Devon Reese	Councilmember	Present	9:44 AM
Hillary Schieve	Mayor	Absent	9:54 AM
Jenny Brekhus	Councilmember	Present	9:33 AM
Naomi Duerr	Councilmember	Present	9:40 AM
Oscar Delgado	Councilmember	Present	9:22 AM
Neoma Jardon	Councilmember	Present	9:40 AM

The meeting was called to order at 10:00 AM.

A.3 Public Comment

Comments received prior to 4 PM the day preceding the meeting. These comments were written correspondence received via our Reno.gov online public comment form or by email to our office. 7 in favor, 2 in opposition, 5 concerned from the following individuals:

- Jackie Shelton
- Stephanie Mazza
- Nicole Dion
- Nathaniel Benjamin on behalf of Laika Press
- Barbara Wilson
- Penny Rangel
- Jim Quinlan
- Sunny Allen

Kris J. Lock
Cassie Goodman
Jennefer Peele
Magali Rivera
John Bigda (on behalf of Northern Nevada ASHRAE)
Reina Wood-Jimenez

William Murphy 10:15 AM

Terry Brooks 10:17 AM

Christine Thompson 10:20 AM

Cari Herington 10:23 AM

Art Rangel (AICP) 10:15 AM

Matthew Potts 10:30 AM

Tom Potts

Patrick Coleman 10:33 AM

A.3.1 A.3 Public Comment

A.4 Approval of the Agenda (For Possible Action) - July 28, 2021.

Item B.4 was pulled from the Agenda.

Doug Thornley, City Manager, stated that there was a request for continuance of items C.3 and I.2 by the applicant.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Oscar Delgado, Councilmember
SECONDER:	Devon Reese, Councilmember
AYES:	Weber, Reese, Brekhus, Duerr, Delgado, Jardon
ABSENT:	Hillary Schieve

B Consent Agenda (All consent items may be approved together with a single motion, be taken out of order, and/or be heard and discussed individually.)

Live Public Comment:

Randy Reynolds, speaking for item B.18.

THE CONSENT AGENDA WAS APPROVED WITH ITEM B.18 BEING PULLED FOR DISCUSSION.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Devon Reese, Councilmember
SECONDER:	Oscar Delgado, Councilmember
AYES:	Weber, Reese, Brekhus, Duerr, Delgado, Jardon
ABSENT:	Hillary Schieve

B.1 Approval of Privileged Business Licenses

B.1.a New - Alcohol

1. Blackrock Wine Co LLC, Jerry VanHoose, 6135 Lakeside Drive, Unit 111, Dining Room Wine and Beer (For Possible Action) **[Ward 2]**

RESULT:	APPROVED BY CONSENT VOTE [UNANIMOUS]
MOVER:	Devon Reese, Councilmember
SECONDER:	Oscar Delgado, Councilmember
AYES:	Weber, Reese, Brekhus, Duerr, Delgado, Jardon
ABSENT:	Hillary Schieve

B.1.b Change of Ownership - Alcohol

1. Dynasty China Bistro, Xinghui Jiang, 1185 California Avenue Unit C, Dining Room Wine and Beer (For Possible Action) **[Ward 1]**

RESULT:	APPROVED BY CONSENT VOTE [UNANIMOUS]
MOVER:	Devon Reese, Councilmember
SECONDER:	Oscar Delgado, Councilmember
AYES:	Weber, Reese, Brekhus, Duerr, Delgado, Jardon
ABSENT:	Hillary Schieve

2. Board & Brush Reno, Anne Polk, 7530 Longley Lane Unit 104, On Premise Wine and Beer (For Possible Action) **[Ward 2]**

RESULT:	APPROVED BY CONSENT VOTE [UNANIMOUS]
MOVER:	Devon Reese, Councilmember
SECONDER:	Oscar Delgado, Councilmember
AYES:	Weber, Reese, Brekhus, Duerr, Delgado, Jardon
ABSENT:	Hillary Schieve

B.2 Staff Report (For Possible Action): Acceptance of Donation from the Truckee-Tahoe Lumber Company of oriented strand board (OSB) to be used as training material in the Fire Department Recruit Academy with an approximate value of \$4,000. 10:32 AM

Recommendation: Staff recommends Council accept the donation of oriented strand board (OSB) from the Truckee-Tahoe Lumber Company for Reno Fire Department academy training material.

Proposed Motion: I move to approve staff recommendation.

RESULT:	APPROVED BY CONSENT VOTE [UNANIMOUS]
MOVER:	Devon Reese, Councilmember
SECONDER:	Oscar Delgado, Councilmember
AYES:	Weber, Reese, Brekhus, Duerr, Delgado, Jardon
ABSENT:	Hillary Schieve

B.3 Staff Report (For Possible Action): Acceptance of Water Extrication Team (WET) personal protective equipment and supplies donation from the Local Emergency Planning Committee to the Reno Fire Department, purchased with funding provided through the FY21 Operations, Planning, Training & Equipment (OPTE) grant award from the Nevada State Emergency Response Commission in the value of \$2,580.03. 10:32 AM

Recommendation: Staff recommends Council accept the donation of Water Extrication Team (WET) personal protective equipment and supplies from the Local Emergency Planning Committee, purchased through the FY21 Operations, Planning, Training & Equipment (OPTE) grant (value of \$2,580.03).

Proposed Motion: I move to approve staff recommendation.

RESULT:	APPROVED BY CONSENT VOTE [UNANIMOUS]
MOVER:	Devon Reese, Councilmember
SECONDER:	Oscar Delgado, Councilmember
AYES:	Weber, Reese, Brekhus, Duerr, Delgado, Jardon
ABSENT:	Hillary Schieve

B.4 Staff Report (For Possible Action): Approval of renewal of the City's insurance coverage with the Public Entity Property Insurance Program (PEPIP) for Property, Boiler and Machinery, Vehicle Physical Damage, Pollution and Cyber Insurance from July 1, 2021 through June 30, 2022 in an amount not to exceed \$1,098,341. (Risk Management Fund) 10:32 AM

Recommendation: Staff recommends Council approve the renewal of the City's insurance coverage with the Public Entity Property Insurance Program for Property Insurance and Vehicle Physical Damage Insurance in a premium amount not to exceed \$1,098,341 from July 1, 2021 through June 30, 2022, and authorize the City Manager or designee to execute all documents related to such renewal.

Proposed Motion: I move to approve staff recommendation.

RESULT: APPROVED BY CONSENT VOTE [UNANIMOUS]
MOVER: Devon Reese, Councilmember
SECONDER: Oscar Delgado, Councilmember
AYES: Weber, Reese, Brekhus, Duerr, Delgado, Jardon
ABSENT: Hillary Schieve

B.5 Staff Report (For Possible Action): Award of Contract to Robertson Industries, Inc. for the 2021 Playground Surface Repair Project at Somersett East, Liston, Summit Ridge and Damonte Ranch Parks in an amount not to exceed \$251,343. (Parks Capital Maintenance Fund) [Ward 2, Ward 3, Ward 5] 10:32 AM

Recommendation: Staff recommends Council award the Contract to Robertson Industries, Inc. for the 2021 Playground Surface Repairs project in an amount not to exceed \$251,343 and authorize the Mayor to sign the Contract.

Proposed Motion: I move to approve staff recommendation.

RESULT: APPROVED BY CONSENT VOTE [UNANIMOUS]
MOVER: Devon Reese, Councilmember
SECONDER: Oscar Delgado, Councilmember
AYES: Weber, Reese, Brekhus, Duerr, Delgado, Jardon
ABSENT: Hillary Schieve

B.6 Staff Report (For Possible Action): Acceptance of Predisaster Mitigation Grant from the Federal Emergency Management Agency (FEMA) for the seismic retrofit of City Hall in the amount of \$4,000,000, which requires the city to match funding with an estimated \$2,558,677.61. (General Fund) 10:32 AM

Recommendation: Staff recommends approval and acceptance of the grant funding of \$4,000,000 and authorize the Mayor to sign grant acceptance documents.

Proposed Motion: I move to approve the staff recommendation.

RESULT: APPROVED BY CONSENT VOTE [UNANIMOUS]
MOVER: Devon Reese, Councilmember
SECONDER: Oscar Delgado, Councilmember
AYES: Weber, Reese, Brekhus, Duerr, Delgado, Jardon
ABSENT: Hillary Schieve

B.7 Staff Report (For Possible Action): Approval of Agreement with Balance Hydrologics, Inc., for Truckee Meadows Regional Storm Water Quality Monitoring in the amount of \$182,154. (Sewer Fund, with 100% Reimbursement from Western Regional Water Commission and Nevada Department of Transportation) 10:32 AM

Recommendation: Staff recommends Council approve this Agreement with Balance Hydrologics Inc. for work pertaining to storm event monitoring and reporting in the amount of \$182,154 (Sewer Fund, with 100% Reimbursement from the Western Regional Water Commission and Nevada Department of Transportation), and authorize the Mayor to sign.

Proposed Motion: I move to approve staff recommendation.

RESULT:	APPROVED BY CONSENT VOTE [UNANIMOUS]
MOVER:	Devon Reese, Councilmember
SECONDER:	Oscar Delgado, Councilmember
AYES:	Weber, Reese, Brekhus, Duerr, Delgado, Jardon
ABSENT:	Hillary Schieve

B.8 Staff Report (For Possible Action): Approval of Consultant Agreement for Professional Engineering Services with Brown and Caldwell for the Lear Sanitary Sewer Lift Station project in an amount not to exceed \$348,610. (Sewer Fund) [Ward 4] 10:32 AM

Recommendation: Staff recommends approval of the consultant agreement with Brown and Caldwell in an amount not to exceed \$348,610 and authorize the Mayor to sign.

Proposed Motion: I move to approve staff recommendation.

RESULT:	APPROVED BY CONSENT VOTE [UNANIMOUS]
MOVER:	Devon Reese, Councilmember
SECONDER:	Oscar Delgado, Councilmember
AYES:	Weber, Reese, Brekhus, Duerr, Delgado, Jardon
ABSENT:	Hillary Schieve

B.9 Staff Report (For Possible Action): Approval of the Non-Exclusive Utility Easement with the Nevada Division of State Lands for two outfall structures upon the Truckee River which are part of the City of Reno Fourth Street and Stoker Avenue storm drain system for an annual payment of \$934. (Sewer Fund) 10:32 AM

Recommendation: Staff recommends Council approve the Non-Exclusive Utility Easement with the Nevada Division of State Lands for an annual payment of \$934 and authorize the Mayor to sign.

Proposed Motion: I move to approve staff recommendation.

RESULT: APPROVED BY CONSENT VOTE [UNANIMOUS]
MOVER: Devon Reese, Councilmember
SECONDER: Oscar Delgado, Councilmember
AYES: Weber, Reese, Brekhus, Duerr, Delgado, Jardon
ABSENT: Hillary Schieve

B.10 Staff Report (For Possible Action): Approval of a one-year extension for janitorial services to J&L in an amount not to exceed \$292,384, and Qual-Econ U.S.A. Janitorial Services in an amount not to exceed \$224,740. (General Fund) 10:32 AM

Recommendation: Staff recommends Council approve a one-year extension for janitorial services to J&L in an amount not to exceed \$292,384 and Qual-Econ U.S.A. Janitorial Services in an amount not to exceed \$224,740.

Proposed Motion: I move to approve staff recommendation.

RESULT: APPROVED BY CONSENT VOTE [UNANIMOUS]
MOVER: Devon Reese, Councilmember
SECONDER: Oscar Delgado, Councilmember
AYES: Weber, Reese, Brekhus, Duerr, Delgado, Jardon
ABSENT: Hillary Schieve

B.11 Staff Report (For Possible Action): Approval to purchase Crack Sealant Material and Specialty Asphaltic Materials by utilizing any joinder contracts, as allowed under NRS 332.195, or the City of Reno's competitive bid process in an amount not to exceed \$250,000. (Street Fund) 10:32 AM

Recommendation: Staff recommends Council approval to purchase Crack Sealant Material and Specialty Asphalt Materials by utilizing any joinder contracts, as allowed under NRS 332.195, or the City of Reno's Competitive Bid Process in an amount not to exceed \$250,000.

Proposed Motion: I move to approve staff recommendation.

RESULT: APPROVED BY CONSENT VOTE [UNANIMOUS]
MOVER: Devon Reese, Councilmember
SECONDER: Oscar Delgado, Councilmember
AYES: Weber, Reese, Brekhus, Duerr, Delgado, Jardon
ABSENT: Hillary Schieve

B.12 Staff Report (For Possible Action): Approval to purchase aggregate, sand, and salt by utilizing any joinder contracts, as allowed under NRS 332.195, or the City of Reno's Competitive Bid Process in an amount not to exceed \$120,000. (Street Fund) 10:32 AM

Recommendation: Staff recommends Council approval to purchase aggregate, sand and salt by utilizing any joinder contracts, as allowed under NRS 332.195, or the City of Reno's Competitive Bid Process in an amount not to exceed 120,000.

Proposed Motion: I move to approve staff recommendation.

RESULT:	APPROVED BY CONSENT VOTE [UNANIMOUS]
MOVER:	Devon Reese, Councilmember
SECONDER:	Oscar Delgado, Councilmember
AYES:	Weber, Reese, Brekhus, Duerr, Delgado, Jardon
ABSENT:	Hillary Schieve

B.13 Staff Report (For Possible Action): Approval to purchase reflective sign materials and Telespar sign posts by utilizing any joinder contracts, as allowed under NRS 332.195, or the City of Reno's Competitive Bid Process in an amount not to exceed \$100,000. (Street Fund) 10:32 AM

Recommendation: Staff recommends Council approval to purchase reflective sign materials and Telespar sign posts by utilizing any joinder contracts, as allowed under NRS 332.195, or the City of Reno's Competitive Bid Process in an amount not to exceed \$100,000.

Proposed Motion: I move to approve staff recommendation.

RESULT:	APPROVED BY CONSENT VOTE [UNANIMOUS]
MOVER:	Devon Reese, Councilmember
SECONDER:	Oscar Delgado, Councilmember
AYES:	Weber, Reese, Brekhus, Duerr, Delgado, Jardon
ABSENT:	Hillary Schieve

B.14 Staff Report (For Possible Action): Approval to purchase sweeper brooms by utilizing any joinder contracts, as allowed under NRS 332.195, or the City of Reno's Competitive Bid Process in an amount not to exceed \$60,000. (Street Fund) 10:32 AM

Recommendation: Staff recommends Council approval to purchase sweeper brooms by utilizing any joinder contracts, as allowed under NRS 332.195, or the City of Reno's Competitive Bid Process in an amount not to exceed \$60,000.

Proposed Motion: I move to approve staff recommendation.

RESULT: APPROVED BY CONSENT VOTE [UNANIMOUS]
MOVER: Devon Reese, Councilmember
SECONDER: Oscar Delgado, Councilmember
AYES: Weber, Reese, Brekhus, Duerr, Delgado, Jardon
ABSENT: Hillary Schieve

B.15 Staff Report (For Possible Action): Approval to purchase thermoplastic roadway marking materials, roadway marking paint and reflective glass beads by utilizing any joinder contracts, as allowed under NRS 332.195, or the City of Reno's Competitive Bid Process in an amount not to exceed \$275,000. (Street Fund) 10:32 AM

Recommendation: Staff recommends Council approval to purchase thermoplastic roadway marking materials, roadway marking paint and reflective glass beads utilizing any joinder contracts, as allowed under NRS 332.195, or the City of Reno's Competitive Bid Process in an amount not to exceed \$275,000.

Proposed Motion: I move to approve staff recommendation.

RESULT: APPROVED BY CONSENT VOTE [UNANIMOUS]
MOVER: Devon Reese, Councilmember
SECONDER: Oscar Delgado, Councilmember
AYES: Weber, Reese, Brekhus, Duerr, Delgado, Jardon
ABSENT: Hillary Schieve

B.16 Staff Report (For Possible Action): Approval of Maintenance Contract with Tyler Technologies (parent company of New World Systems, Inc. - NWS) for Finance and Payroll/HR system for FY 21/22 in an amount not to exceed \$265,000. (General Fund) 10:32 AM

Recommendation: Staff recommends approval of the maintenance contract with Tyler Technologies (parent company of New World Systems, Inc. - NWS) for Finance and Payroll/HR system in an amount not to exceed \$265,000 for FY 22 (General Fund) and authorize the Director of the Department of Information Technology to execute purchase orders.

Proposed Motion: I move to approve staff recommendation.

RESULT:	APPROVED BY CONSENT VOTE [UNANIMOUS]
MOVER:	Devon Reese, Councilmember
SECONDER:	Oscar Delgado, Councilmember
AYES:	Weber, Reese, Brekhus, Duerr, Delgado, Jardon
ABSENT:	Hillary Schieve

B.17 Staff Report (For Possible Action): Approval of Agreement with the Children's Cabinet to reimburse the City of Reno for a portion of the cost of the City of Reno's Youth recreation programs, in compliance with the Nevada Department of Health and Human Services, Division of Welfare and Supportive Services, in the amount of \$100,000. 10:32 AM

Recommendation: Staff recommends Council authorize the Mayor to execute the Agreement with the Children's Cabinet to reimburse the City for a portion of the cost of the City of Reno's Youth recreation programs, in compliance with the Nevada Department of Health and Human Services, Division of Welfare and Supportive Services, in the amount of \$100,000.

Proposed Motion: I move to approve staff recommendation.

RESULT:	APPROVED BY CONSENT VOTE [UNANIMOUS]
MOVER:	Devon Reese, Councilmember
SECONDER:	Oscar Delgado, Councilmember
AYES:	Weber, Reese, Brekhus, Duerr, Delgado, Jardon
ABSENT:	Hillary Schieve

B.18 Staff Report (For Possible Action): Approval and Award of R.F.P. #2021-11 and associated service agreement to Tennis Nation Racquet Sports for tennis programs and facility operations at the Reno Tennis Center. 10:40 AM

Recommendation: Staff recommends Council award of R.F.P. #2021-11 to and approval of the agreement with Tennis Nation Racquet Sports and authorization for the Mayor to sign the agreement.

Proposed Motion: I move to approve staff recommendation.

Pulled by Council Member Brekhus for discussion.

Council Member Brekhus expressed concern for extensions being granted administratively and a desire for this kind of item to be held in a public forum by way of coming back to Council.

Jaime Schroeder, Director of Parks and Recreation, introduced Danny Gleich who clarified at the request of Council Member Brekhus that the term extensions were for two years.

Council Member Reese said that the department at hand being closest to the vendors, it makes sense for the contract to move through them.

Council Member Jardon voiced support for the staff presentation, and confidence regarding the oversight of the agreement.

Council Member Delgado offered support for the agreement as proposed and requested a statement of vision for expanding the reach of the sport.

Randy Reynolds of Alpine Tennis explained the approach for broadening the demographics of participants by reaching out to seniors and creating free to play, entry level events to inspire interested in racket sports.

Council Member Brekhus reiterated concern over not amending the contracting in order to provide for an opportunity to inform the public.

Ms. Schroeder said there would be updates to Council on the programs, including statistics, and the number of participants so they can be informed on its progress.

MAYOR SCHIEVE PRESENT AT 10:53 AM.

Council upheld the staff recommendation.

RESULT:	APPROVED BY CONSENT VOTE [UNANIMOUS]
MOVER:	Naomi Duerr, Councilmember
SECONDER:	Devon Reese, Councilmember
AYES:	Weber, Reese, Schieve, Brekhus, Duerr, Delgado, Jardon

B.19 Staff Report (For Possible Action): Acceptance of Grant Award from Renown Health for a Renown Alumni Recreation Therapy Program in the amount of \$10,000. 10:32 AM

Recommendation: Staff recommends Council accept the grant from Renown Health for a Renown Alumni Recreation Therapy Program in the amount of \$10,000.

Proposed Motion: I move to approve the staff recommendation.

RESULT:	APPROVED BY CONSENT VOTE [UNANIMOUS]
MOVER:	Devon Reese, Councilmember
SECONDER:	Oscar Delgado, Councilmember
AYES:	Weber, Reese, Brekhus, Duerr, Delgado, Jardon
ABSENT:	Hillary Schieve

B.20 Resolution No. 8947: Staff Report (For Possible Action): Resolution of the City Council of the City of Reno, Nevada, to be provided to the Director of the Nevada Department of Business and Industry, transferring \$14,171,374.40 in Volume Cap supporting the construction of a new affordable housing complex identified as "Washington Station Senior Apartments" (a new 205-unit affordable housing development at 260 Winter Street, 291 Washington Street, and 265 Washington Street, Reno) and rehabilitation of an existing affordable housing complex identified as Centennial Park (an existing 40-unit affordable housing development at 1652 Wedekind Road and 2090 Centennial Way, Reno) and providing other details in connection therewith. 10:32 AM

Recommendation: Staff recommends Council adopt the Resolution.

Proposed Motion: I move to adopt the Resolution.

Resolution No. 8947 was adopted.

RESULT:	ADOPTED BY CONSENT VOTE [UNANIMOUS]
MOVER:	Devon Reese, Councilmember
SECONDER:	Oscar Delgado, Councilmember
AYES:	Weber, Reese, Brekhus, Duerr, Delgado, Jardon
ABSENT:	Hillary Schieve

C Public Hearings - 10:00 AM (Items scheduled to be heard at a specific time will be heard no earlier than the stated time, but may be heard later.)

C.1 Staff Report (For Possible Action): Discussion and potential approval of the Collective Bargaining Agreement between the City of Reno and the Reno Firefighters Local 731 International Association of Firefighters for the period of July 1, 2021 through June 30, 2022 for FY 21/22 in the amount of \$1,293,407. 11:35 AM

Recommendation: Staff recommends Council approve the tentative agreement.

Proposed Motion: I move to approve staff recommendation.

Live Public Comment:

Tom Dunn, on behalf of International Association of Firefighters (IAFF).

Norma Santoyo, Director of Human Resources, provided an overview of the agreement.

COUNCIL MEMBER JARDON PRESENT AT 11:39 AM.

Council Member Reese expressed that the city's greatest asset is its employees and, in general, holding a concern for inadequate staffing resulting in overtime.

David Cochran, Fire Chief, explained that overtime is circulated to those who volunteer but that mandatory overtime is sometimes required to operate, albeit with some limits outlined in the agreement. Mr. Cochran the said that additional positions were approved, and that there is work happening to bring those on in October.

Mayor Schieve said fire services are critical, should be top of mind and that it needs to be addressed regionally.

COUNCIL MEMBER WEBER ABSENT AT 11:50 AM.

COUNCIL MEMBER WEBER PRESENT AT 11:52 AM.

Council Member Duerr said, going forward, projects should have input from the staff it impacts.

Council Member Reese asked about the strategic plan being put together for fire, and expressed need for a plan regardless of whether a regional approach is pursued.

Mr. Cochran said the program for strategic planning has been implemented and the scope will be long term.

Mr. Dunn went over data for call volume and issues filling vacancies.

It was moved by Council Member Reese, seconded by Council Member Duerr, to approve the agreement.

Motion carried unanimously.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Devon Reese, Councilmember
SECONDER:	Naomi Duerr, Councilmember
AYES:	Weber, Reese, Schieve, Brekhus, Duerr, Delgado, Jardon

C.2 **Resolution No. 8948:** Staff Report (For Possible Action): Case Nos. LDC21-00067 and LDC21-00074 (Master Plan Text Amendment – Zoning Districts) Text amendments to the City’s Master Plan to: (1) update the names of all zoning districts and application types to conform to the City’s zoning code adopted in January 2021; (2) identify Parks, Greenways, and Open Space (PGOS), Public Facilities (PF), and Specific Plan District (SPD) zoning districts as conforming in all master plan categories; (3) expand the Single-Family Neighborhood, Mixed Neighborhood, Multi-Family Neighborhood, and Suburban Mixed-Use categories to allow for lower density residential zoning districts; (4) expand the Industrial category to include the Mixed Employment (ME) zoning district; (5) limit Industrial (I) and Industrial Commercial (IC) zoning districts within the Mixed-Employment category to existing properties with that zoning; (6) within the Mortensen-Garson Neighborhood Plan, add Mixed-Use Suburban (MS) as a conforming zoning district in the Suburban Mixed-Use category, and Single-Family Residential, 3 units per acre (SF3) as a conforming zoning district in the Single-Family Neighborhood category; (7) identify the Mixed-Use Airport (MA) zoning district as conforming in the Public Quasi-Public master plan category; (8) limit the MA zoning district within the Industrial, Mixed Employment, and Suburban Mixed-Use categories to existing properties with that zoning; (9) identify the Mixed-Use Midtown Commercial (MU-MC) and Mixed-Use Midtown Residential (MU-RES) zoning districts as conforming within the Urban Mixed-Use category; and, (10) allow non-substantive typographical and grammatical errors in the Master Plan to be corrected administratively; together with matters which pertain to or are necessarily connected therewith. This Master Plan text amendment applies to all properties citywide. 12:30 PM

Recommendation: Staff recommends approval of the amendment to the Master Plan by _____ resolution.

Proposed Motion: In the cases of LDC21-00067 and LDC21-00074 (Master Plan Text Amendments - Zoning Districts), based on my ability to make the applicable Master Plan evaluation criteria, I move to adopt Resolution No. _____ amending the Master Plan, subject to conformance review by the Regional Planning Agency.

Comments received prior to 4 PM the day preceding the meeting. These comments were written correspondence received via our Reno.gov online public comment form or by

email to our office. 0 in favor, 1 in opposition, 0 concerned from the following individuals:

Donna Keats

Kelly Mullins, Principal Planner, gave the presentation.

COUNCIL MEMBER DELGADO ABSENT AT 12:03 PM.

Council Member Brekhus expressed dislike for combining items for discussion, citing limits to the amount of time spent on each case, and requested greater clarity on the zoning issues.

COUNCIL MEMBER DELGADO ABSENT AT 12:06 PM.

Ms. Mullins explained the differences between industrial and mixed employment zoning outlined in the presentation.

Council Member Duerr raised concerns regarding broad zoning categories.

Ms. Mullins explained that broader categories reduce the need for master plan amendments in the future, and that approval for specific uses still need to go through an approval process.

Arlo Stockham, Community Development Director, was introduced to clarify that in addition to the public process, heavy uses still require conditional use permits and residential adjacency will trigger other requirements automatically.

Council Member Jardon requested a deeper dive into the issues regarding retaining and attracting planning staff.

Mr. Stockham explained that staff has been overwhelmed by the growth of the region.

Council Member Reese asked if it is likely other text amendments will be needed moving forward, to which Mr. Stockham replied that it was unlikely in regards to the master plan itself, but other inconsistencies need to be resolved.

It was moved by Council Member Duerr, seconded by Council Member Reese, to adopt Resolution No. 8948.

Council Member Brekhus expressed that some of the broad goals were not being included at deeper levels.

Motion carried with six (6) in favor and one (1) opposition by Council Members Brekhus.

Resolution No. 8948 was adopted.

RESULT:	ADOPTED [6 TO 1]
MOVER:	Naomi Duerr, Councilmember
SECONDER:	Devon Reese, Councilmember
AYES:	Weber, Reese, Schieve, Duerr, Delgado, Jardon
NAYS:	Jenny Brekhus

C.3 Staff Report (For Possible Action): Ordinance Introduction - Bill No. _____ Case No. LDC21-00031 (Logisticenter I-80 West Phase 2 Zoning Map Amendment) Ordinance to amend Title 18, Chapter 18.02 of the Reno Municipal Code, entitled "Zoning," rezoning ±3.16 acres of Arterial Commercial (AC) and ±22.77 acres of Hotel Casino (HC) to Mixed-Use Suburban (MS) on ±25.93 acres. The project site includes two parcels totaling ±26.9 acres and is generally located north of Interstate 80, south of Boomtown-Garson Road, ±950 feet west of its intersection with Cabela Drive. The site is within the Mortensen-Garson Overlay District (MGOD) zone and has a Master Plan land use designation of Suburban Mixed-Use (SMU). **[Ward 5]** 12:30 PM

Recommendation: The Planning Commission recommends Council adopt the requested zoning map amendment by ordinance.

Proposed Motion: I move to uphold the recommendation of the Planning Commission.

Live Public Comment:
Scott Wilson

Comments received prior to 4 PM the day preceding the meeting. These comments were written correspondence received via our Reno.gov online public comment form or by email to our office. 0 in favor, 3 in opposition, 0 concerned from the following individuals:

Kathryn Larsen
Teresa Doong
Pam McNeil (in person)

It was moved by Council Member Jardon, seconded by Council Member Reese, to continue the item to August 11th, 2021 at 10:00 AM.

Motion carried with six (6) in favor and one (1) opposition by Council Members Brekhus.

RESULT:	CONTINUED
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C.4 8949 : 0 West Second - PHearing - CC agenda - duplicate once approved 12:40 PM - *Corrected Item*

Recommendation: Staff recommends the Agency and City direct staff to finalize the option agreement consistent with the terms and conditions listed above; set the purchase price at \$____; authorize staff to obtain two appraisals at Buyers' expense; and take any other such actions that are necessary and appropriate to execute the agreement and close on the sale of the property.

Proposed Motion: I move to approve staff recommendation.

Mayor Schieve read the following disclosure into the record:

"In the interest of full transparency I am disclosing the fact that I have a personal relationship with Jessica Sferrazza. I understand she has been retained by the applicant as a consultant on this project. On this matter I have sought guidance from our City Attorney. I do not have any commitments, financial ties, or obligations to her in any way."

Live Public Comment:

Fr. Chuck Durante
Richard Daly

Comments received prior to 4 PM the day preceding the meeting. These comments were written correspondence received via our Reno.gov online public comment form or by email to our office. 0 in favor, 3 in opposition, 2 concerned from the following individuals:

Art Rangel
Robert Goldberg
Alicia Barber
Leah Sanders
Donna Keats

Mr. Stockham provided an overview of the proposals for items C.4, C.5, and L.5.

Garrett Gordon, on behalf of Jacobs Entertainment, gave the presentation.

Council Member Brekhus said that the area in question is a parking resource for the public and that it shouldn't be sold.

Council Member Duerr asked what the plan for parking is.

Mr. Gordon said that replacement or alternative parking would be provided if needed.

Council Member Jardon expressed support for the development beginning since the spaces have been vacant for so long.

Council Member Reese spoke to the nature of decision making with the importance of good information, and voiced support for the project.

Council Member Brekhus voiced concern over the expiration of the redevelopment plan.

COUNCIL MEMBER REESE ABSENT AT 1:17 PM.

Jasmine Mehta, Deputy City Attorney, explained the history of the property and the requirements for transfer.

COUNCIL MEMBER REESE PRESENT AT 1:19 PM.

It was moved by Council Member Jardon, seconded by Council Member Weber, to adopt Resolution 8949.

Council Member Brekhus expressed displeasure for a public asset becoming private, along with the lack of development from Jacobs.

Mayor Schieve said the conditions of the pandemic has made it difficult for a lot of construction to move forward.

Council Member Reese said that the sale of a vacant parcel will provide funding for other public benefits such as the pool.

Council Member Weber voiced support for moving forward.

Motion carried with six (6) in favor and one (1) opposition by Council Members Brekhus.

Resolution No. 8949 was adopted.

RESULT:	ADOPTED [6 TO 1]
MOVER:	Neoma Jardon, Councilmember
SECONDER:	Bonnie Weber, Councilmember
AYES:	Weber, Reese, Schieve, Duerr, Delgado, Jardon
NAYS:	Jenny Brekhuis

C.5 8950 : 290 Keystone - PHearing CC agenda - duplicate once approved 12:40 PM
- *Corrected Item*

Recommendation: Staff recommends the Agency and City direct staff to finalize the option agreement consistent with the terms and conditions listed above; set the purchase price at \$_____ ; authorize staff to obtain two appraisals at Buyer's expense; and take any other such actions that are necessary and appropriate to execute the agreement and close on the sale of the Property.

Proposed Motion: I move to approve staff recommendation.

Mayor Schieve read the following disclosure into the record:

"In the interest of full transparency I am disclosing the fact that I have a personal relationship with Jessica Sferrazza. I understand she has been retained by the applicant as a consultant on this project. On this mater I have sought guidance from our City Attorney. I do not have any commitments, financial ties, or obligations to her in any way."

Comments received prior to 4 PM the day preceding the meeting. These comments were written correspondence received via our Reno.gov online public comment form or by email to our office. 0 in favor, 3 in opposition, 2 concerned from the following individuals:

Art Rangel
Robert Goldberg
Alicia Barber
Leah Sanders
Donna Keats

Resolution No. 8950 was adopted.

RESULT:	ADOPTED [6 TO 1]
MOVER:	Neoma Jardon, Councilmember
SECONDER:	Bonnie Weber, Councilmember
AYES:	Weber, Reese, Schieve, Duerr, Delgado, Jardon
NAYS:	Jenny Brekhus

D Department Items

City Attorney

D.1 Staff Report (For Possible Action): Discussion, direction and potential approval of Nevada Agreement on Allocation of Opioid Recoveries relating to the resolution of existing opioid related litigation (CV18-01895), and the allocation and use of recovery proceeds to remediate the harms, impact, and risks caused by the opioid epidemic to the City and its residents. 2:39 PM

Recommendation: The City Attorney’s Office recommends Council approve the agreement.

Proposed Motion: I move to approve staff recommendation.

Council Member Brekhus requested information about the distribution.

Jonathan Shipman, City Attorney, clarified that the allocation model is based on harm rather than population, with proof of claims needed.

Council Member Reese asked how to know the amount that would be allocated to Reno.

Mr. Shipman explained that money will be allocated based on the criteria from the model, and put into, specifically, opioid abuse programs.

It was moved by Council Member Brekhus, seconded by Council Member Reese, to approve.

MAYOR SCHIEVE PRESENT AT 2:45 PM

Motion carried unanimously.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Jenny Brekhus, Councilmember
SECONDER:	Devon Reese, Councilmember
AYES:	Weber, Reese, Schieve, Brekhus, Duerr, Delgado, Jardon

Community Development

D.2 Staff Report (For Possible Action): Presentation, discussion and potential direction to staff on an update to components within the FY 21/22 comprehensive planning work program. 2:48 PM

Recommendation: Staff recommends Council review the report and provide additional direction if needed.

Proposed Motion: I move to approve the staff recommendation.

Ms. Mullin gave the presentation for an update to the FY 21/22 Comprehensive Planning Work Program.

Council Member Duerr requested clarification about the intentions of the plan, and voiced disagreement regarding the prioritization and organization.

Ms. Mullin provided context for the changes, with lots of non-conformities being created through the master plan with the intention to later sort them out with care. Ms. Mullin also detailed an online projects portal that will allow the public to stay informed about ongoing projects.

Council Member Breakhus expressed understanding for the difficulties of dealing with the growth of the area in terms of planning, but disagreed with the prioritization outlined in the program, stating a desire for comprehensive ward involvement in high growth areas.

Mr. Stockham responded that this would be the ideal scenario, however staff constraints do not allow for it without additional funding, and that the current plan is to do a broader sweep of all areas and follow up with issues that require deeper attention.

Council Member Duerr said staffing constraints are understandable, and asked about any adjustments that can be made to the funding structure to help accommodate.

Council Member Jardon expressed that instead of treating the symptoms of staffing issues it will be better to address the overall problem at its cause and dive into employee recruiting and retention.

Mr. Thornley said that this is something that is being looked into.

Mr. Stockhm said the need is to target things appropriately while addressing the staffing issues so full scope projects can be returned to soon.

Council Member Brekhus said that it is not only property owners who are waiting for developments who should be prioritized, but the concerns of the neighbors as well, and asked about the prospects of consultants.

Mr. Thornley said that consultants were part of the discussions being had, but that nothing has been determined yet.

Council Member Duerr asked if there is a plan to change many parcels at a time.

Mr. Stockham said there is not an intention to just have a summary of changes, but if there are easy changes that can be made such as areas where zoning changes are supported, it could be easy to more of them at a time with a participation from Council.

Council Member Duerr received clarification that the intention was to proactively zone parcels without waiting for the requests to come in, and that there will be input from the community and developers on the categories that could be changed easily.

It was moved by Council Member Jardon, seconded by Council Member Weber, to approve staff recommendations.

Motion carried with five (5) in favor and two (2) oppositions by Council Member Brekhus and Council Member Duerr.

RESULT:	APPROVED [5 TO 2]
MOVER:	Neoma Jardon, Councilmember
SECONDER:	Bonnie Weber, Councilmember
AYES:	Weber, Reese, Schieve, Delgado, Jardon
NAYS:	Jenny Brekhus, Naomi Duerr

D.3 Staff Report (For Possible Action): Presentation, discussion and potential direction to staff regarding initiation of an ordinance change to update tree protection, installation and maintenance standards within Reno Municipal Code Title 18 (Annexation and Land Development) and Chapter 8.32 (Trees and Shrubs). This may include updates to related processes and procedures, or other matters properly relating thereto. 3:23 PM

Recommendation: Staff recommends Council initiate the amendments to Title 18 and Chapter 8.32 and provide direction as needed.

Proposed Motion: I move to initiate a text amendment to update tree protection, installation and maintenance standards, as specified in the staff report, and offer the following additional direction to staff _____.

Comments received prior to 4 PM the day preceding the meeting. These comments were written correspondence received via our Reno.gov online public comment form or by email to our office. 0 in favor, 0 in opposition, 1 concerned from the following individuals:

Daniel Inouye (on behalf of Washoe County Health District)

Ms. Mullin provided a presentation for the item.

COUNCIL MEMBER JARDON ABSENT AT 3:24 PM

COUNCIL MEMBER JARDON PRESENT AT 3:28 PM

Council Member Duerr commended the work of the Urban Forestry Commission, and wanted to assure that they would be able to affirm anything being done. Council Member Duerr then pointed out that over the last five years, there has been a loss of trees in the area.

Council Member Brekhus wanted to know if Community Development was taking the lead on this, to which Ms. Mullin clarified this was the case.

COUNCIL MEMBER REESE ABSENT AT 3:43 PM

Ms. Mullin also explained that if Council were to move forward with this, a draft would be written and then taken out to public forums for a wide variety of input.

COUNCIL MEMBER REESE PRESENT AT 3:46 PM

Council Member Jardon expressed that it was important to consider the unintended consequences related to tree issues and make sure people are aware of the impact of preserving certain trees, such as elimination of parking that may then overflow into their neighborhood.

It was moved by Council Member Duerr, seconded by Council Member Brekhus, to initiate ordinance development with provisions.

Motion carried unanimously.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Naomi Duerr, Councilmember
SECONDER:	Jenny Brekhus, Councilmember
AYES:	Weber, Reese, Schieve, Brekhus, Duerr, Delgado, Jardon

D.4 Staff Report (For Possible Action): Presentation, discussion and potential sponsorship of an amendment to the Truckee Meadows Regional Plan to remove two parcels (APN’s 038-181-01 and 038-172-14) totaling ±27.9 acres from the City of Reno’s Sphere of Influence (SOI) boundary. The subject parcels are located on the south side of Interstate 80 off Exit 7 and north of Mogul Road. The parcels have a City of Reno Master Plan land use designation of Mixed-Employment and a Washoe County zoning of Industrial. **[Ward 5]** 3:45 PM

Recommendation: Staff recommends Council provide direction to staff regarding the request to remove the subject parcels from the City of Reno’s Sphere of Influence.

Proposed

Motion:

Alternative #1 - I do not support the proposed amendment to remove the subject site from the City of Reno Sphere of Influence and direct staff to request no changes.

Alternative #2 - I move to support the proposed amendment and sponsor the requested amendment to the Truckee Meadows Regional Plan, removing the subject parcels from the City of Reno’s Sphere of Influence. I direct staff to process an amendment to the Regional Planning Agency.

Comments received prior to 4 PM the day preceding the meeting. These comments were written correspondence received via our Reno.gov online public comment form or by email to our office. 0 in favor, 1 in opposition, 0 concerned from the following individuals:

Pam McNeil

Public comment in person was given by:

Barbara Fenne

Caryn Neihold

Emanuela Heller-MacNeilage

Kris Engstrom

Paul MacNeilage

Stephen Brown (non speaking)

Liz Brown (non speaking)

COUNCIL MEMBER DUERR ABSENT AT 3:57 PM

COUNCIL MEMBER DUERR PRESENT AT 4:00 PM

COUNCIL MEMBER BREKHUS ABSENT AT 4:03 PM

COUNCIL MEMBER BREKHUS PRESENT AT 4:04 PM

Mayor Schieve read the following disclosure into the record:

"In the interest of full transparency I am disclosing the fact that I have a personal relationship with Jessica Sferrazza. I understand she has been retained by the applicant as a consultant on this project. On this mater I have sought guidance from our City Attorney. I do not have any commitments, financial ties, or obligations to her in any way."

Angela Fuss, Assistant Community Development Direction, gave a presentation.

Mr. Gordon, on behalf of S3 Development, then gave a presentation.

Council Member Brekhus expressed that this is a good example of why there is a need to take time for giving proper attention to zoning issues.

Ms. Fuss explained that there was an argument to be made that the area in question met the guidelines for annexation and that likely after the process of application they would fall under mixed employment or professional office.

Council Member Reese voiced concerns over the individuals being impacted by this decision not being represented by the Council. Council Member Reese then said property owner rights need to be considered and that it isn't fair to deny something based on a personal preference for what someone wants done with the land.

Mayor Schieve asked about fire service.

Tray Palmer, Fire Marshall, clarified that the property falls under Truckee Meadows Fire jurisdiction.

Mr. Gordon assured Council Member Jardon that there would be no semi truck traffic were this to go forward.

Mr. Fuss explained that although there was a previous request from the previous owners for annexation that was denied due to concerns about not having a public hearing process, the Washoe County had triggers for special uses in place so there could be a public hearing process in the future depending on what future projects are proposed.

Council Member Brekhus said it was better to annex undeveloped land and wondered about altering the scope of the SOI.

COUNCIL MEMBER REESE ABSENT AT 4:42 PM

COUNCIL MEMBER REESE PRESENT AT 4:43 PM

Mr. Fuss provided historic context for the industrial zoning designation.

Council Member Brekhus asked if SPD upon annexation would be an appropriate way to move forward, to which Ms. Fuss responded that it would be if the desire was flexibility.

Council Member Jardon expressed the belief that some aspects of this zoning would be better sorted out by the County since it's more in their wheelhouse of expertise.

Council Member Duerr brought up the issue of the financial impact.

Council Member Brekhus expressed the belief that everyone benefits from incorporation.

Council Member Duerr wondered if it would be better to have this developed according to city standards.

It was moved by Council Member Jardon, seconded by Council Member Delgado, to remove the parcel from the sphere of influence.

Council Member Duerr voiced a desire to keep it within the city.

Motion carried with five (5) in favor and two (2) oppositions by Council Member Brekhus and Council Member Duerr.

RESULT:	APPROVED [5 TO 2]
MOVER:	Neoma Jardon, Councilmember
SECONDER:	Oscar Delgado, Councilmember
AYES:	Weber, Reese, Schieve, Delgado, Jardon
NAYS:	Jenny Brekhus, Naomi Duerr

Parks, Recreation & Community Services

D.5 Staff Report (For Possible Action): Presentation, discussion, and potential acceptance of the Sky Tavern Annual Report and update on current projects and programs. 4:49 PM

Recommendation: Staff recommends Council accept the annual report and direct staff on future presentations.

Proposed Motion: I move to approve staff recommendation.

Danny Gleich, Recreation Manager, introduced Bill Henderson, Executive Director and General Manager at Sky Tavern, to give the Sky Tavern Annual Report and Update.

Council Member Reese commended the efforts for the inclusive programming that offers opportunities for kids by working with the Reno Housing Authority.

RESULT:	NO ACTION TAKEN
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City Manager's Office

D.6 Reno Tahoe Airport Annual Presentation - Daren Griffin, President/CEO of the Reno-Tahoe Airport Authority. 10:55 AM

Darren Griffin, President and CEO of the Reno-Tahoe Airport Authority, provided a presentation.

COUNCIL MEMBER BREKHUS ABSENT AT 10:56 AM

COUNCIL MEMBER BREKHUS PRESENT AT 10:58 AM

Mayor Schieve remarked on how impressive the progress of the airport has been.

Council Member Reese asked what the body can do to help with the ensure the airport is getting the opportunities to expand services.

Mr. Griffin was there is a strategic air service plan for markets that are of high priority to get into, and that the team is working with the regional air service corporation to look for those opportunities, such as getting a D.C. flight. Mr. Griffin explain that as soon as the opportunity is presented, that the Council quickly offer support and be able to reach out to make the greatest impact.

Council Member Reese asked about the status of fire services.

Mr. Griffin explained that there is training happening for all fire fighters to be EMTs, and that there is now a fire apparatus.

Council Member Delgado asked about international flights.

Mr. Griffin said there has been some historical successes with international flights, and that Europe is in sight, as well as Latin America, and that working with customs will be an essential part of growing those markets.

Council Member Delgado asked about the community surrounding the airport will be engaged with regards to noise and other concerns.

Mr. Griffin said that new planes are getting quieter with each new generation despite them being bigger, and that there is work on educating the public on what to expect with expansion and make sure the public is heard.

COUNCIL MEMBER REESE ABSENT AT 11:27 AM

Council Member Duerr praised how easy the airport is to navigate, and asked about the increased wait time to board.

Mr. Griffin said staffing has been a concern, with 25% of it being lost, so it is important to notify the public about what to expect. Mr. Griffin also explained the incentives being implemented to encourage people to work at the airport and help solve these extended wait times.

Council Member Brekhus asked about the agreement the connection to lemon valley and whether it is neighbor based, and what the plan to expand is.

Mr. Griffin answered that they are looking at expansion from a capacity perspective and taking into account what the surround land is compatible for. Mr. Griffin then said next master plan was slated for the mid-20s, and that being a good neighbor when expanding was always in consideration.

COUNCIL MEMBER JARDON ABSENT AT 11:37 AM

D.7 Staff Report (For Possible Action): Presentation, discussion and potential direction to staff regarding a proposed ordinance amendment to Exhibit B of Title 16, Chapter 16.01.012 of the Reno Municipal Code regarding parallel parking near a fire hydrant in order to comply with NRS 484B.450. 5:01 PM

Recommendation: Staff recommends Council accept the report and give direction to proceed with the ordinance amendment.

Proposed Motion: I move to approve the staff recommendation.

Tray Palmer, Fire Marshall, provided an overview of the item.

It was moved by Council Member Reese, Seconded by Council Member Delgado, to approve staff recommendation.

Motion carried unanimously.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Devon Reese, Councilmember
SECONDER:	Oscar Delgado, Councilmember
AYES:	Weber, Reese, Schieve, Brekhus, Duerr, Delgado, Jardon

D.8 Staff Report (For Possible Action): Presentation, discussion, and possible action related the process for redistricting of the City of Reno ward boundaries following the 2020 Census, including the possible adoption of principles to guide the redistricting process. 5:03 PM

Recommendation: Staff recommends Council adopt the City of Reno Redistricting Principles and direct staff to move forward with the redistricting process.

Proposed Motion: I move to approve staff recommendation.

Calli Wilsey, Senior Management Analyst, provided an overview of the item.

It was moved by Council Member Reese, Seconded by Council Member Delgado, to approve staff recommendation.

Motion carried unanimously.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Devon Reese, Councilmember
SECONDER:	Oscar Delgado, Councilmember
AYES:	Weber, Reese, Schieve, Brekhus, Duerr, Delgado, Jardon

E Ordinances - Introduction

F Ordinances - Adoption

G City Clerk

H Mayor and Council

H.1 City Council Comments, including announcements regarding City boards and commissions, activities of local charitable organizations and upcoming local community events. (Non-Action Item) 5:09 PM

I Public Hearings - 6:00 PM (Items scheduled to be heard at a specific time will be heard no earlier than the stated time, but may be heard later.)

I.1 Staff Report (For Possible Action): Appeal of the Hearing Officer's decision regarding approval of a building permit for Riverside Apartments located north of Riverside Drive, south of Jones Street and east of Winter Street (Application No. BLD21-00655E). The site has a zoning of Mixed-Use Downtown Powning District and a Master Plan land use designation of Downtown Mixed-Use. The appeal was filed by Glenn Klupsak, Lori Burke (represented by Mark Wray) and Garrett Gordon (on behalf of Urban Lion II LLC). The City Council may affirm, reverse or modify the decision of the Hearing Officer. **[Ward 1]** 11:50 AM

Recommendation: Staff recommends Council review the letters of appeal and Hearing Officer's action and affirm, modify, or reverse the Hearing Officers decision to deny the appeals.

Proposed Motion: Below are proposed motions with the findings for affirmation, modification, or reversal of the Hearing Officer’s decision.

Motion to Affirm Hearing Officer’s Decision
(denying the appeal and approving the building permit)

In regards to the appeal of BLD21-00655E (Riverside Apartments), based on this Council’s review of the staff report, the record on appeal, and information presented at the public hearing for this appeal, I move to AFFIRM the denial of the appeal by the Hearing Officer. The City Clerk is instructed to prepare and file an order.

Motion to Modify Hearing Officer’s Decision
(partially upholding the appeal and amending the building permit)

In regards to the appeal of BLD21-00655E (Riverside Apartments), based on this Council’s review of the staff report, the record on appeal, and information presented at the public hearing for this appeal, I move to modify the building permit as follows ____*. The City Clerk is instructed to prepare and file an order.

Modifications to the decision are: [List modifications]

Motion to Reverse Hearing Officer’s Decision
(upholding the appeal and denying the building permit)

In regards to the appeal of BLD21-00655E (Riverside Apartments), based on this Council’s review of the staff report, the record on appeal, and information presented at the public hearing for this appeal, I move to reverse the decision of the Hearing Officer and DENY the building permit. The City Clerk is instructed to prepare and file an order.

RECESS AT 6:23 PM

RECONVENED AT 6:29 PM

Comments received prior to 4 PM the day preceding the meeting. These comments were written correspondence received via our Reno.gov online public comment form or by email to our office. 5 in favor of reversing the hearing officers decision, 20 in opposition of the reversal of the hearing officer, 0 concerned from the following individuals:

Tom Sheehan
Frank Brock
Johnny Skowronek
Ryan Krueger
Mark Tippie
Shayla Gifford
Cory Miller
Jeremiah Lee
Gary Scopettone
Mike Hix
Sue Smith
Dr. Nicole Hickok
Ryan Kendall
Greg Sampson
Samantha Tippie
Jim McCall
Antonia Sanchez
Brian Egan
Patrick Turner
David Woods
Gerardo Acosta
Juan Maya
Jenny Estrada
Alicia Barber
Leah Sanders

Council Member Brekhus made a disclosure about inquiries made regarding the status of the building permit while in administrative review, due to constituent concerns, and that after the filing of the appeal no conversations concerning the merits of the appeal have taken place.

Council Member Duerr made a disclosure that prior to the appeal, there was communication with the applicant about trees, but that after the appeal no conversations have occurred.

Ms. Fuss provided an overview of the 7000 Riverside Apartment Project.

Council Member Brekhus asked what the standard of the determination was.

Ms. Mehta responded that there are not many guidelines, and that it was typically a de novo review, usually whether the administrator abused their discretion.

Council Member Reese asked about the origins of the review standards, and if the option existed to draw different conclusions from the factual allegations rather than only abuse of discretion.

Ms. Mehta said that this was accurate.

Council Member Reese inquired about why it was deemed a de novo review if there was to be application of error or law.

Ms. Mehta clarified for Council Member Reese that there was some weight to be given to a hearing officer's decision.

Mark Wray, on behalf of Lori Burke, gave a presentation as the appellant.

Council Member Reese asked on what basis Mark Wray represents the citizenry.

Mr. Wray expressed that anyone aggrieved under the law has a right to a public hearing when property is abandoned.

Council Member Brekhus asked if Mr. Wray sites error in the application or property ownership.

COUNCIL MEMBER WEBER ABSENT AT 7:08 PM

COUNCIL MEMBER WEBER PRESENT AT 7:10 PM

Mr. Wray replied yes, believing that it was incorrect.

Council Member Duerr received clarification of Mr. Wray's argument that if the ownership of the street is in error, so too would be the ownership of a section of Lunsford Park.

Council Member Reese asked when an abandonment occurs, why a city would then reserve part of it for itself.

Mr. Wray answered that it was an order for the property be vacated to the abutting property owner.

Council Member Duerr received clarification from Mr. Wray about a case in 1913 that awarded ownership of the property to the city, and the belief that absent more specificity, title to the street or easement reverts to the abutting property owners.

Glenn Kulpsak was unable to attend and in an email stated to defer time to a representative, Sue Argent, who is representative but declined time to present. Mr. Kulpsak's written comment was distributed to council.

Live Public Comment was given at this time by:

Valerie Hastings

Dan Morgan, on behalf of the builders association

MAYOR SCHIEVE ABSENT AT 7:28 PM

MAYOR SCHIEVE PRESENT AT 7:33 PM

Sue Smith

Michelle Barthuly

Bradley Carlson

Garret Gordon, Lewis Roca representing Urban Lion, gave a presentation as the applicant.

Council Member Brekhus asked how a right of way could be abandoned as well as ten feet of park.

Mr. Gordon explained the process of giving up the interest the area of property, and the verification that was done, and the belief that the city would not abandon property to itself based on the included descriptions with the decision.

COUNCIL MEMBER DUERR ABSENT AT 7:52 PM

COUNCIL MEMBER DUERR PRESENT AT 7:54 PM

Council Member Brekhus disagreed that the city would never necessarily abandon property to itself, and asked what is under the 40 feet that was kept.

Mr. Gordon said that the purpose of the decision was to determine if the administration abused discretion for the building permit, and that a signed document from a surveyor was presented to show what was owned by the applicant.

Mayor Schieve and Mr. Gordon went over the purpose of the hearing examiner and the original decision.

Pat Egan, property owner, answered questions for council regarding developments.

Council Member Brekhus expressed the belief that whether it was abandoned correctly was outside the jurisdiction of the Council, but raised concerns over the utility easement.

Council Member Duerr asked about the building setbacks, and concerns from the neighbors regarding its design, and received clarification regarding the scope of the decision being made from Jonathan Shipman, City Attorney, that the matter is over the issuance of the building permit and not the rest of the project.

Council Member Jardon asked about the process for the decision arriving to Council.

Mr. Shipman provided background on the process for internal review, allowing the entirety of the city to be able to agree on the decision before things potentially move to court.

It was motioned by Council Member Brekhus, stating "the administration abuses discretion in the issuance of the building permit. This was accomplished in allowing a sewer utility to be laid underneath public park land. This has resulted in deterioration of the park lands. This discretion was exercised contrary and not guided by the evidence of the record related to the Washington Street abandonment that determines the abandoned Washington Street was to be subject to public utilities. The administrator would not have abused discretion had they required public utilities to be installed in other nearby right of ways rather than a public park that is not typically a utility easement."

Motion failed.

It was motioned by Council Member Reese, seconded by Council Member Weber, to uphold the hearing officer's decision,

Council Member Duerr expressed disappointment in the process, finding it confusing and difficult, and stated that there are valid concerns from the public, however, voiced acceptance in the decision.

Council Member Reese said there are constraints on the body, and that concerns regarding the project may be valid, but that they are limited in their ability to address them.

Council Member Brekhus raised concern over the public easement, the location of the utility line, and the precedent of the decision.

Council Member Duerr clarified not supporting the decision of the utility location, however did not believe they were abusing discretion in the making of that decision.

Motion carried with six (6) in favor and one (1) opposition by Council Members Brekhus.

RESULT:	APPROVED [6 TO 1]
MOVER:	Devon Reese, Councilmember
SECONDER:	Bonnie Weber, Councilmember
AYES:	Weber, Reese, Schieve, Duerr, Delgado, Jardon
NAYS:	Jenny Brekhus

I.2 Staff Report (For Possible Action): Case No. LDC21-00057 (Logisticenter I80 Phase 2) Appeal of the Planning Commission’s decision to deny: 1) a conditional use permit to allow: a) development of an industrial facility within 150 feet of residential zoning, and b) business operations between 11:00 p.m. and 6:00 a.m.; and 2) alternative equivalent compliance to vary from ground floor building transparency standards. The ±26.9 acre site includes two parcels and is generally located north of Interstate 80, south of Boomtown-Garson Road, ± 950 feet west of its intersection with Cabela Drive. The site is currently zoned Arterial Commercial (AC), Hotel Casino (HC), and Single-Family Residential - 6,000 square feet (SF-6) and is within the Mortensen-Garson Overlay District (MGOD) zone (a concurrent request for Mixed-Use Suburban (MS) zoning is in process). The site has a Master Plan land use designation of Suburban Mixed-Use (SMU). The appeal was filed by Ken Krater on behalf of Dermody properties. The City Council may affirm, reverse or modify the decision of the Planning Commission. [Ward 5] 11:58 AM

Recommendation: Staff recommends Council review the letter of appeal and Planning Commission action and affirm, modify, or reverse the Planning Commission’s decision.

Proposed Motion: Below are proposed motions with the findings for affirmation, modification, and reversal of the Planning Commission decision.

Motion to Affirm Planning Commission Decision
(Denying the appeal and denying the conditional use permits and alternative equivalent compliance)

Regarding the appeals of LDC21-00057 (Logisticenter I80 Phase 2), based on Council’s review of the staff report, the record on appeal, and information presented at the public hearing for this appeal, I move to AFFIRM denying the conditional use permits and alternative equivalent compliance by the Planning

Commission and DENY the appeal, based on the inability to make all applicable findings. The City Clerk is instructed to prepare and file an order.

Motion to Modify Planning Commission Decision
(Affirming the appeal and amending the conditional use permits and alternative equivalent compliance conditions)

Regarding the appeals of LDC21-00057 (Logisticenter I80 Phase 2), based on this Council’s review of the staff report, the record on appeal, and information presented at the public hearing, I move to AFFIRM the appeal and MODIFY the decision of the Planning Commission as follows ____**. As modified, I can make all of the required findings as listed in the staff report, and I move to APPROVE the conditional use permits and alternative equivalent compliance subject to conditions stated in the staff report and as modified by City Council. The City Clerk is instructed to prepare and file an order.

**Modifications to the conditions of approval outlined in the Planning Commission staff report are: [List modifications]

Motion to Reverse Planning Commission Decision
(Affirming the appeal, reversing the Planning Commission decision, and approving the conditional use permits and alternative equivalent compliance conditions)

In regards to the appeal of LDC21-00057 (Logisticenter I80 Phase 2), based on this Council’s review of the staff report, the record on appeal, and information presented at the public hearing, and based on my ability to make the following findings ____, I move to AFFIRM the appeal, REVERSE the denial of the conditional use permits and alternative equivalent compliance by the Planning Commission, and directly APPROVE the conditional use permits and alternative equivalent compliance subject to conditions stated in the staff report. The City Clerk is instructed to prepare and file an order.

*[List the findings that cannot be made]

Findings:

General Review Criteria: The decision-making body shall review all development applications for compliance with the general review criteria stated below.

- 1) Consistency with the Reno Master Plan. The proposed development shall be consistent with the Reno Master Plan. The decision-making authority:
 - a. Shall weigh competing plan goals, policies, and strategies; and

- b. May approve and application that provides a public benefit even if the development is contrary to some of the foals, policies, or strategies in the Reno Master Plan.
- 2) Compliance with Title 18. The proposed development shall comply with all applicable standards in this Title, unless the standard is lawfully modified or varied. Compliance with these standards is applied at the level of detail required for the subject submittal.
- 3) Mitigates Traffic Impacts. The project mitigates traffic impacts based on applicable standards of the City of Reno and the Regional Transportation Commission.
- 4) Provides Safe Environment. The project provides a safe environment for pedestrians and people on bicycles.
- 5) Rational Phasing Plan. If the application involves phases, each phase of the proposed development contains all of the required streets, utilities, landscaping, open space, and other improvements that are required to serve or otherwise accompany the completed phases of the project, and shall not depend on subsequent phases for those improvements.

Conditional Use Permit: In addition to meeting the criteria in Section 18.08.304(e), Approval Criteria Applicable to All Applications, the following findings shall be made prior to granting a conditional use permit:

1. The proposed location of the use is in accordance with the objectives of this Title and the purpose of the zoning district in which the site is located;
2. The proposed land use and project design is compatible with surrounding development;
3. The proposed land use and project design is consistent with applicable development standards;
4. Public services and facilities are available to serve the project, or will be provided with development;
5. The characteristics of the use as proposed and as may be conditioned are reasonably compatible with the types of use permitted in the surrounding area; and
6. The granting of the conditional use permit will not be materially detrimental to the public health, safety, or welfare. The factors to be considered in evaluating this application shall include:
 - a. Property damage or nuisance resulting from noise, smoke, odor, dust, vibration, or illumination; and
 - b. Any hazard to persons and property.

Alternative Equivalent Compliance: Alternative equivalent compliance may be approved if the applicant demonstrates that following criteria have been met by

- the proposed alternative:
- (1) Achieves the intent of the subject standard to the same or better degree than the subject standard;
 - (2) Advances the goals and policies of this Title to the same or better degree than the subject standard;
 - (3) Results in benefits to the community that are equivalent to or exceed benefits associated with the subject standard;
 - (4) Imposes no greater impacts on adjacent properties than would occur through compliance with the specific requirements of this Title; and
 - (5) Is not be materially detrimental to the public health, safety, or welfare.

RECESS AT 5:09 PM

RECONVENED AT 6:02 PM

Live Public Comment:

Kathryn Larsen
Mark Anderson
Kristin Wilson
Scott Wilson
Michelle Buck

Comments received prior to 4 PM the day preceding the meeting. These comments were written correspondence received via our Reno.gov online public comment form or by email to our office. 0 in favor, 13 in opposition (of the appeal), 0 concerned from the following individuals:

Walt & Charlotte Voigt
Suzette Jordan
James Bennett
Kelvin Gonzalez
Kristin Wilson
Lorne Buck
Mark & Jennifer Anderson
Leslie Nafus
Didier Nafus
Kathryn Larsen
Frank Calderon
Scott Wilson
Teresa Doong

It was motioned by Council Member Jardon, Seconded by Council Member Weber, to continue the item to August 11, 2021, at 6:00 PM.

Council Member Brekhus expressed not supporting continuance of appeals in general, and that especially if it is a request to work with the neighbors, that work should be conducted when submitting or withdrawing an application.

Motion carried with six (5) in favor and one (1) opposition by Council Members Brekhus.

RESULT:	CONTINUED [5 TO 1]
MOVER:	Neoma Jardon, Councilmember
SECONDER:	Bonnie Weber, Councilmember
AYES:	Weber, Reese, Duerr, Delgado, Jardon
NAYS:	Jenny Brekhus
ABSENT:	Hillary Schieve

J Public Comment

Public comment was given by:

Reina Wood-Jimenez

Floyd Ard

Emanuela Heller-MacNeilage (non speaking) will be included in the permanent record and distributed to council.

J.1 J. Public Comment

K Adjournment (For Possible Action)

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Bonnie Weber, Councilmember
SECONDER:	Devon Reese, Councilmember
AYES:	Weber, Reese, Schieve, Brekhus, Duerr, Delgado, Jardon

L REDEVELOPMENT AGENCY BOARD

L.1 Roll Call

L.2 Public Comment

L.3 Approval of the Agenda (For Possible Action) - July 28, 2021.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Devon Reese, Councilmember
SECONDER:	Naomi Duerr, Councilmember
AYES:	Weber, Reese, Schieve, Brekhus, Duerr, Delgado, Jardon

L.4 **Resolution No.** : Staff Report (For Possible Action): Potential approval of a Resolution of the Redevelopment Agency of the City of Reno to provide a Release and Termination of a Restrictive Covenant made by Riverfront Village, LLC for the benefit of the Redevelopment Agency of the City of Reno encumbering 0 Museum Drive and 0 Wild Waves, identified as APNs 012-440-04 and 012-440-08, respectively; together with matters which pertain to or are necessarily connected therewith. 2:38 PM

Recommendation: Staff recommends the Agency Board adopt the Resolution.

Proposed Motion: I move to adopt the Resolution.

MAYOR SCHIEVE ABSENT AT AT 2:28 PM

It was motioned by Council Member Reese, seconded by Council Member Delgado to continue the item.

Motion carried unanimously.

RESULT:	WITHDRAWN
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L.5 **Public Hearings - 10:00 AM (Items scheduled to be heard at a specific time will be heard no earlier than the stated time, but may be heard later.)**

L.5.1 RDA Res 252 : 0 W. Second - PH - duplicate when CC is approved 12:40 PM

Recommendation: Staff recommends the Agency and City direct staff to finalize the option agreement consistent with the terms and conditions listed above; set the purchase price at \$____; authorize staff to obtain two appraisals at Buyers' expense; and take any other such actions that are necessary and appropriate to execute the agreement and close on the sale of _____ the _____ property.

Proposed Motion: I move to approve staff recommendation.

Mayor Schieve read the following disclosure into the record:

"In the interest of full transparency I am disclosing the fact that I have a personal relationship with Jessica Sferrazza. I understand she has been retained by the

applicant as a consultant on this project. On this mater I have sought guidance from our City Attorney. I do not have any commitments, financial ties, or obligations to her in any way."

It was motioned by Council Member Jardon, seconded by Council Member Reese, uphold staff recommendations for items L.5.1 and L.5.2.

Motion carried with six (6) in favor and one (1) opposition by Council Members Brekhus.

Redevelopment Resolution No. 252 was adopted.

RESULT:	ADOPTED [6 TO 1]
MOVER:	Neoma Jardon, Councilmember
SECONDER:	Devon Reese, Councilmember
AYES:	Weber, Reese, Schieve, Duerr, Delgado, Jardon
NAYS:	Jenny Brekhus

L.5.2 RDA Res 253 : 290 Keystone Redev agenda Public Hearing 12:40 PM

Recommendation: Staff recommends the Agency and City direct staff to finalize the option agreement consistent with the terms and conditions listed above; set the purchase price at \$_____; authorize staff to obtain two appraisals at Buyer’s expense; and take any other such actions that are necessary and appropriate to execute the agreement and close on the sale of the Property.

Proposed Motion: I move to approve staff recommendation.

Mayor Schieve read the following disclosure into the record:

"In the interest of full transparency I am disclosing the fact that I have a personal relationship with Jessica Sferrazza. I understand she has been retained by the applicant as a consultant on this project. On this mater I have sought guidance from our City Attorney. I do not have any commitments, financial ties, or obligations to her in any way."

Redevelopment Resolution No. 253 was adopted.

RESULT:	ADOPTED [6 TO 1]
MOVER:	Neoma Jardon, Councilmember
SECONDER:	Devon Reese, Councilmember
AYES:	Weber, Reese, Schieve, Duerr, Delgado, Jardon
NAYS:	Jenny Brekhus

L.6 Redevelopment Agency Board Comments, including announcements regarding City boards and commissions, activities of local charitable organizations and upcoming local community events. (Non-Action Item)

L.7 Public Comment

No public comment was received.

L.8 Adjournment (For Possible Action)

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Oscar Delgado, Councilmember
SECONDER:	Devon Reese, Councilmember
AYES:	Weber, Reese, Brekhus, Duerr, Delgado, Jardon
ABSENT:	Hillary Schieve