

STAFF REPORT

Date: December 4, 2019

To: Mayor and City Council

Thru: Sabra Newby, City Manager

Subject: **I.2. Staff Report (For Possible Action): Case No. LDC18-00065 (Reno Gateway Business Park) Appeal of the Planning Commission's decision to approve a request for special use permits 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 ±27.9 acre site is located within the City of Reno Sphere of Influence (SOI) on the south side of Interstate 80, ±650 feet southwest of the Mogul off ramp. The site is zoned Industrial in Washoe County. The site has a City of Reno Master Plan land use designation of Mixed Employment. The appeals were brought by Caryn Neidhold, Barbara Fenne, Lori Leonard, Emanuela Heller-MacNeilage and Gary Bomberger. The City Council may affirm, modify, or reverse the decision of the Planning Commission.**

From: Brook Oswald, Associate Planner

Summary: This is a public hearing and appeal of the Planning Commission's decision to approve a special use permit (SUP) with possible Council action to affirm, modify or reverse the decision. In the case of LDC18-00065 (Reno Gateway Business Park), the Planning Commission approved a request for the following special use permits: 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 ±27.9 acre site is located within the City of Reno Sphere of Influence (SOI) on the south side of Interstate 80, ±650 feet southwest of the Mogul off ramp. The site is zoned Industrial in Washoe County and has a City of Reno Master Plan land use designation of Mixed Employment.

Attached to this report for Council's consideration are: the appellants' filings for appeal; the Planning Commission staff report; draft Planning Commission minutes from the October 23, 2019 public hearing; and the Planning Commission decision letter.

Appeals were brought by Caryn Neidhold, Barbera Fenne, Lori Leonard, Emanuela Heller-MacNeilage, and Gary Bomberger. Council may affirm, modify, or reverse the decision of the Planning Commission.

Background: The subject site consists of two parcels totaling ± 27.9 acres that are located on the south side of Interstate 80 off Exit 7 in the Mogul area. The properties are located within Reno's Sphere of Influence (SOI), are designated Mixed Employment per the City's Master Plan, and have a Washoe County Industrial zoning designation. The subject site was also designated Industrial under the City's previous Master Plan. As such, both jurisdictions have anticipated the site would be developed with industrial uses.

In January 2003, the City of Reno and Washoe County entered into an inter-local agreement, which granted the City of Reno jurisdictional land use authority (i.e. building permits, entitlements, etc.) for properties located within its unincorporated SOI.

On January 10, 2018, Council denied a request from the applicant to be removed from the City's extra territorial jurisdiction to facilitate an industrial park and mini-storage facility that would be permitted by Washoe County.

On October 3, 2018 and March 20, 2019, the Planning Commission reviewed the project application and identified concerns that related to the scale of buildings and traffic. The case was continued to allow time for applicant to address concerns.

The applicant has revised the proposal to include five smaller industrial park buildings to replace the two larger buildings originally proposed. The revised proposal reduces the mass and bulk of buildings, has fewer truck loading docks and reduces traffic generation. Additional neighborhood meetings were also held.

At the October 23, 2019 Planning Commission public hearing for this item the applicant and their representative presented the project. Several of the appellants were present at the hearing and publicly spoke and/or submitted letters in opposition. Several additional public comments were received in opposition to the project. The Planning Commission considered the information contained in the staff report materials, public input, and materials presented at the public hearing (**Exhibit A**).

Planning Commission Vote: Commissioners discussed impacts to neighboring properties, traffic, signage, and safety concerns in considering the special use permit request and were able to make all applicable special use permit findings. The special use permit request was approved with three in favor, two opposed, one absent, and one abstention (**Exhibit B**).

Appeal of Planning Commission's Decision: Five appeals were received and each is briefly described below:

- Caryn Neidhold states the basis of the appeal includes, but is not limited to, Special Use

Permit Findings a and e (**Exhibit C**).

- Barbera Fenne states the basis of the appeal is the impact of the proposed project on the safety of the Interstate 80 Exit 7 underpass/Mogul Intersection and the railroad crossing (**Exhibit D**).
- Lori Leonard states the basis of the appeal is related to safety concerns due to the proposed project not being compatible with the surrounding residential and recreational uses (**Exhibit E**).
- Emanuela Heller- MacNeilage states the basis of the appeal is traffic increases and the deficiency of roadway infrastructure on Interstate 80 (**Exhibit F**).
- Gary Bomberger states that the basis of appeal is that several errors were noted in the staff report but were not addressed. Specific errors were not stated (**Exhibit G**).

Financial Implications: None at this time.

Legal Implications: None.

Findings:

Special Use Permit: General special use permit findings. Except where specifically noted, all special use permit applications shall require that all of the following general findings be met, as applicable.

- a. The proposed use is compatible with existing surrounding land uses and development.
- b. The project is in substantial conformance with the master plan.
- c. There are or will be adequate services and infrastructure to support the proposed development.
- d. The proposal adequately mitigates traffic impacts of the project and provides a safe pedestrian environment.
- e. The proposed site location and scale, intensity, density, height, layout, setbacks, and architectural and overall design of the development and the uses proposed, is appropriate to the area in which it is located.

- f. The project does not create adverse environmental impacts such as smoke, noise, glare, dust, vibrations, fumes, pollution or odor which would be detrimental to, or constitute a nuisance to area properties.
- g. Project signage is in character with project architecture and is compatible with or complementary to surrounding uses.
- h. The structure has been designed such that the window placement and height do not adversely affect the privacy of existing residential uses.

Special Use Permit: Special use permits for cut slopes of 20 feet or greater in depth or a fill slope 10 feet or greater in height. In addition to the general findings above, special use permits for cut slopes of 20 feet or greater in depth or a fill slope ten feet or greater in height shall require that one of the following findings be made:

- a. The slopes can be treated in a manner which does not create negative visual impacts.
- b. The grading is necessary to provide safe and adequate access to the development.

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, or reversal of the Planning Commission decision.

Motion to Affirm Planning Commission Decision

(approving the special use permit, and denying the appeal)

In regards to the appeal of LDC18-00065 (Reno Gateway Business Park), based on this Council's review of the staff report, the record on appeal, and information presented at the public hearing for this appeal, based on my ability to make all the required findings, I move to AFFIRM the approval of the special use permit by the Planning Commission, subject to the conditions stated in the approval letter. The City Clerk is instructed to prepare and file an order.

Motion to Modify Planning Commission Decision

(amending the special use permit and partially upholding the appeal)

In regards to the appeal of LDC18-00065 (Reno Gateway Business Park), based on this Council's review of the staff report, the record on appeal, and information presented at the public

hearing, I move to MODIFY the decision of the Planning Commission as follows _____** and, as modified, I can make all of the required findings as listed in the staff report, and I move to APPROVE the special use permit subject to conditions stated in the Staff Report. 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
(denying the special use permit and upholding the appeal)

In regards to the appeal of LDC18-00065 (Reno Gateway Business Park), based on this Council's review of the staff report, the record on appeal, and information presented at the public hearing, I move to REVERSE the approval of the special use permit by the Planning Commission and to directly DENY the special use permit, based on the inability to make findings _____.*. The City Clerk is instructed to prepare and file an order.

*List the special use permit findings that cannot be made.

Attachments:

- Exhibit A- Planning Commission Staff Report (PDF)
- Exhibit B- Planning Commission - Meeting Minutes and Approval Letter(PDF)
- Exhibit C-Appeal (Neidhold) (PDF)
- Exhibit D- Appeal (Fenne) (PDF)
- Exhibit E- Appeal (Leonard) (PDF)
- Exhibit F-Appeal (Heller MacNeilage) (PDF)
- Exhibit G- Appeal (Bomberger) (PDF)
- Public Comment for Item I.2 12-4-2019 (Reno Gateway Business Park) (PDF)

PLANNING COMMISSION
STAFF REPORT

Date: October 16, 2019

To: Reno City Planning Commission

Subject: **6.2. Staff Report (For Possible Action): Case No. LDC18-00065 (Reno Gateway Business Park) - A request has been made for a special use permits for: 1) commercial development adjacent to residential residentially zoned property; and 2) cuts in excess of 20 feet in depth and/or fills in excess of ten feet in height. The ±27.9 acre site is located within the City of Reno Sphere of Influence (SOI) on the south side of Interstate 80, ±650 feet southwest of the Mogul off ramp. The site is zoned Industrial in Washoe County. The site has a City of Reno Master Plan land use designation of Mixed Employment. bjo**

From: Brook Oswald, Associate Planner

Ward #: 5

Case No.: LDC18-00065 (Reno Gateway Business Park)

Applicant: Riverview Estates Properties, LLC

APN Number: 038-172-14 and 038-181-01

Request: A request has been made for a special use permits 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 ten feet in height.

Location: The ±27.9 acre site is located within the City of Reno Sphere of Influence (SOI) on the south side of Interstate 80, ±650 feet southwest of the Mogul off ramp. The site is zoned Industrial in Washoe County. The site has a City of Reno Master Plan land use designation of Mixed-Employment.

Proposed Motion: Based upon compliance with the applicable findings, I move to approve the special use permit, subject to conditions.

Recommended Conditions of Approval:

All conditions shall be met to the satisfaction of Community Development Department staff, unless otherwise noted.

1. The project shall comply with all applicable City codes, plans, reports, materials, etc., as submitted. In the event of a conflict between said plans, reports, materials and City codes, City codes in effect at the time the application is submitted, shall prevail.

2. The applicant shall apply for all building permits for the project within 18 months from the date of final approval, and continuously maintain the validity of those permits, or this approval shall be null and void.
3. The applicant, developer, builder, property or business owner, as applicable, shall continuously maintain a copy of this approval letter on the project site during the construction and operation of the project/business. The project approval letter shall be posted or readily available upon demand by City staff.
4. Prior to issuance of any permit, the applicant shall provide plans for improving Mogul Road by upgrading the road to a Washoe County truck route standard from the Mogul Road/I-80 eastbound entrance ramp (Entrance 7) intersection to the most westerly project site entrance/exit. Design shall include, but not be limited to, curb and gutter, sidewalk, pedestrian ramps, and AC Paving. All improvements shall be to the approval of the City of Reno Fire and Community Development Departments. The applicant is required to coordinate with the Nevada Department of Transportation (NDOT) Permit Office for requirements associated with the proposed project and how the new project will impact NDOT's facilities and right-of-way and for any required occupancy permit (access management, hydraulic design and drainage facilities, intersection control evaluation, leases, etc.). The applicant will be required to provide improvements to the Mogul I-80 Exit 7 interchange ramp terminus and improvements to the right turn slip ramp to accommodate adequate turning radius for heavy vehicle traffic (WB67 semitrailers) to Mogul Road. The applicant will also be required to provide intersection improvements at Mogul Road at the south side of the interchange including additional/new traffic control devices, lighting, thermoplastic/high visibility striping, improved delineation of the Mogul Road interchange and evaluation of turning paths for heavy vehicle traffic and resultant minor geometric improvements necessary to have the intersection operate with increased industrial traffic, all to the satisfaction of NDOT.
5. The use of outdoor storage including material and/or vehicle storage is prohibited on the entire project site. Recreational vehicle storage is allowed if enclosed in a building or vehicles are fully screened and covered from public view.
6. All truck traffic associated with the flex industrial warehouse use shall utilize the I-80 Interchange 7 to access the site. All lease agreements for the industrial flex warehouse spaces shall contain language that prohibits truck traffic on Silva Ranch Road and West 4th Street east of the Interstate 80/westbound Exit 7 intersection.
7. Prior to the issuance of a building permit, the applicant shall have plans approved demonstrating that all exterior site lighting will utilize state of the art LED and certified dark skies lighting techniques; and will comply with the lighting standards in the residential adjacency portion of code [Reno Municipal Code (RMC) 18.12.304(e)]

regarding pole height, fixture shielding, directing light downward, light spill containment and provision of an updated site lighting photometric plan. Plans shall demonstrate the following:

- a. Site lighting in the mini-warehouse area will be wall mounted below the second story. Any pole lighting used shall not exceed 12 feet in height.
 - b. Site lighting in the flex industrial area shall not exceed 12 feet in height along the frontage and sides of warehouse buildings. Lighting height in all dock areas shall not exceed 20 feet in height.
8. Prior to issuance of any building permit containing walls (e.g. retaining walls, screening walls, etc.), the plans shall demonstrate that an anti-graffiti coating will be applied to the walls.
 9. Prior to the issuance of any building permit, excluding grading, the applicant shall submit plans that demonstrate all required and proposed fencing is metal and open view.
 10. Prior to the issuance of each permit, the applicant shall have an approved construction management and access plan. This plan shall address project phasing, including utilities and infrastructure, and shall demonstrate adequate access to adjacent properties will be perpetuated and maintained during construction.
 11. Hours of construction shall be limited to between the hours of 7:00 a.m. and 6:00 p.m. Monday through Friday and 8:00 a.m. to 6:00 p.m. on Saturday. There shall be no construction on Sundays. Idling of vehicles shall be prohibited outside of the allowable hours of construction. This condition shall not apply to dust control and storm water management operations. If the construction hours need to be varied for the pouring of concrete slabs, a plan detailing the construction operations and provisions to minimize impacts on nearby residences shall be submitted and approved to the satisfaction of Administrator.
 12. Prior to the issuance of any building permit, excluding grading, the applicant shall demonstrate that the design of the site access conforms with the recommendations in the preliminary traffic study and any updates or addenda thereto inclusive of:
 - a. Mogul Road/Project Driveway intersections shall be designed with single ingress and egress lanes and sign control at the driveway approaches.
 - b. Project driveways on Mogul Road shall be located in a manner that provides a minimum spacing of 50 feet from adjacent driveways and intersections.
 13. Prior to the issuance of any building permit, the applicant will be required to submit a design exception letter that has been approved and signed by the City Engineer allowing

the applicant to construct the western most driveway as proposed if the final design does not comply with driveway spacing standards.

14. Prior to the issuance of any building permit, excluding grading, the applicant shall submit plans that demonstrate that the color of all building materials comply with an earth tone palette consistent with the surrounding landscape.
15. Prior to the issuance of any building permit, excluding grading, the applicant shall submit plans that demonstrate a minimum landscape area of ten feet in width along the entirety of the industrial flex building frontages and a minimum five feet in width shall be provided between the building the associated sidewalk and drive. This area shall contain enhanced landscape and a combination of evergreen and deciduous columnar trees. All trees shall have a minimum height of ten feet at planting.
16. Prior to the issuance of any building permit, excluding grading, the applicant shall submit plans that demonstrate that all roofing material conforms to anti-glare industry standards. All rooftop mechanical systems shall be consolidated and properly screened from roadway and scenic views.
17. Prior to the issuance of any building permit, excluding grading, the applicant shall submit plans that demonstrate the landscape and naturalized area south of the loading docks shall have berming and/or a wall to fully screen truck headlights from surrounding areas. Enhanced native landscaping shall be provided on the berm or to the south of the wall to further mitigate the impacts of the associated dock area. Plantings shall be predominately evergreen and be planted in natural groupings and extend along the entire southern boundary of the flex industrial docks. Irrigation shall be provided to all trees. Evergreens shall be a minimum of five feet tall.
18. Prior to the issuance of any building permit, the applicant shall demonstrate that a noxious weed monitoring and adaptive management plan has been prepared ensuring consistent monitoring, prevention, and removal by the property manager. This plan shall be implemented and enforceable throughout the life of the project.
19. Prior to the issuance of any building permit, excluding grading, the applicant shall submit plans that demonstrate dock sign location and language. Dock sign language shall limit idle times to loading and unloading activities. Trucks shall not idle once docked. Overnight and extended idling is prohibited.
20. Prior to the issuance of any business license, the applicant shall submit an Employee Trip Reduction Program (ETRP), including an implementation schedule for the use of the buildings in accordance with the requirements of the Regional Transportation Commission (RTC), to the satisfaction of City staff. The ETRP shall be reviewed for

effectiveness by RTC staff on a yearly basis and updated as necessary. The ETRP shall be continuously maintained and operated throughout the life of the project.

21. Prior to the issuance of any building permit, excluding grading, the applicant shall submit plans that demonstrate the architecture and style of the signage is in context to the rural surroundings. One freestanding sign shall be allowed for the entire project site and shall not exceed 25 feet in height. The freestanding sign shall be illuminated with down lighting and decreased to 50 percent of the standard lighting levels between the hours of 10:00 p.m. and 7:00 a.m. Individual wall signs associated with buildings will meet standards defined RMC 18.16 (Signs) for sign area. Individual wall sign lighting shall not be internally illuminated and be limited to down lighting allowed during the hours of 7:00 a.m. to 10:00 p.m.
22. Prior to issuance of a grading permit, the applicant shall have final grading plans approved demonstrating that the edges of all created cut and fill slopes will be feathered and rounded to properly transition into the adjacent undisturbed slopes. All created slopes exceeding 20 feet in height shall provide horizontal and vertical changes to vary the flat-engineered look to these slopes by incorporating a mixture of 2:1, 3:1 and 4:1 slopes. Talus slopes, embedded boulders, landscaping, rockery walls or other similar methods can also be used to break up these slopes. All areas disturbed by project grading shall be landscaped or revegetated with a seed mix consistent with the adjacent undisturbed slopes.

Background: The subject site consists of two parcels totaling ± 27.9 acres that are located on the south side of Interstate 80 off Exit 7 in the Mogul area. The properties are located within Reno's Sphere of Influence (SOI), are designated Mixed Employment per the City's Master Plan, and have a Washoe County Industrial zoning designation. The subject site was also designated Industrial under the City's previous Master Plan. As such, both jurisdictions have anticipated the site would be developed with industrial uses.

The site is currently vacant and has been disturbed through various fill piles and cuts that have occurred over time. With the exception of the fill piles, the site contains slopes ranging from five to 15 percent. Both an existing billboard and overhead high voltage electrical lines are located on the site and are proposed to be retained in place. Interstate 80 lies to the north of the project site and two railway lines are located along the southern portion of the site.

In January of 2003, the City of Reno and Washoe County entered into an inter-local agreement, which granted the City of Reno jurisdictional land use authority (i.e. building permits, entitlements, etc.) for properties located within its unincorporated SOI. This authority allows municipalities to ensure that developments anticipated to be annexed within the 20 year horizon

are built to cohesive urban standards.

The applicant's representative requested removal of the City's ETJ from the subject site to facilitate an industrial park and mini-storage facility that would be reviewed, processed, and permitted in Washoe County. The primary rationale for this request was that the site is bordered by the unincorporated community of Mogul to the north and Union Pacific Railroad track parcels to the south, east, and west. This configuration makes 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 City Council meeting and the Council determined the parcels should remain in the City's SOI and be subject to Reno land use authority.

The Planning Commission considered a request to establish an industrial park consisting of two buildings providing ±344,000 square feet of industrial flex space on October 3, 2018. The project proposed a central industrial building totaling ±260,000 square feet and a western building totaling ±84,000 square feet. Commissioners expressed concerns regarding public outreach, the scale of the project buildings, and traffic. Traffic concerns related to the design of the I-80 Interchange and lack of comments from the Nevada Department of Transportation (NDOT). The Commission continued the item to allow the applicant additional time to address these concerns. Official comments have been received from NDOT and City of Reno staff has had discussions with NDOT representatives regarding the impact of the revised project on NDOT facilities, project-related improvements, and NDOT permitting. The applicant also worked with NDOT staff, but requested a continuance on March 20, 2019 to further address neighborhood concerns.

The applicant has revised the project to include a mini-warehouse and five industrial business park buildings proposed to accommodate a mix of office, manufacturing and warehouse uses (**Exhibit A**). The mini-warehouse will consist of one and two story units that provide ±105,500 square feet of storage space. A ±1,400 square foot office with managers quarters is also planned on the second floor. The revised project includes smaller buildings and a reduced number of truck bay doors compared to the original request. The new proposal reduces the mass and bulk of the project buildings and the reduced square footage and mix of uses has reduced the traffic impacts. The mini-warehouse portion of the project has not changed from the original submittal except that recreational vehicle storage has been added to the western portion of the project site.

Public outreach efforts to-date regarding the project are summarized below:

- A letter was sent to neighboring residential properties in (October 5, 2018) and the applicant's representative stated that no correspondence was received from the community. Staff received no public comment related to the letter.
- The original project was presented at two Ward 5 Neighborhood Advisory Board meetings (April 2018 and May 2018).

- A community meeting with the Verdi Community Council was held on Tuesday, January 29, 2019.
 - City planning and engineering staff was in attendance
 - Approximately 45-55 community members in attendance
 - Applicant has maintained an ongoing dialogue with two different attendees from the community meeting
 - Additional conference calls with members from the Verdi Community Council
 - Verdi Community Council and surrounding residents have been notified of the previous planning commission meeting and the upcoming meeting
- The applicant requested that the noticing radius for the project be extended from the required 750 foot noticing radius to a 1,200 foot noticing radius.
- A neighborhood meeting was held on June 12, 2019 at which the applicant presented revised plans.
 - Approximately 70-80 community members were in attendance
 - The new plan was presented that reduced building massing and traffic

The following analysis is based on the revised proposal. The staff report for the previous proposal has however been attached as an electronic file for reference.

Analysis: Per RMC, all SUP findings a through h must be made in order to approve this request. The following is an analysis of each of the required SUP findings as they relate to a request to establish a mini-warehouse and industrial business park on a site that is located adjacent to residentially zoned property and requires cuts greater than 20 feet in height and fills greater than 10 feet in depth.

a. The proposed use is compatible with existing surrounding land uses and development.

Land Use Compatibility: An existing mini-warehouse exists southeast of the project site. The applicant has proposed to construct a mini-warehouse directly north of the existing storage units. The similar use will correspond in function and scale and an onsite manager quarters will promote safety and security in the general area. Substantial grading is proposed to accommodate the western mini-warehouse buildings and provide access to the flex warehouses. This will further limit the visibility from the interstate.

As shown in the table below, properties located to the south and east of the site are located in the City's SOI and are designated Public Facility in the previous Master Plan. These properties are owned by the Union Pacific Railroad. All access to the site is off of Mogul Road and the

applicant has easements through the railroad property to access the project site. Properties to the south of the site are located in the City’s SOI and have Master Plan Land Use designations of Parks/ Recreation/Open Space (PROS), Unincorporated Transition, and Public Facility. The properties with the PROS Land Use designation are owned by Washoe County, used by the public as open space, and have the potential to be developed park areas in the future.

AREA DESCRIPTION			
	LAND USE	MASTER PLAN DESIGNATION	ZONING
NORTH	Residential	Suburban Residential (Washoe County)	Low/Medium Density Suburban (Washoe County)
SOUTH	Vacant and Mini Warehouse	Industrial Public Facility (City of Reno)	Industrial Public Facility (Washoe County)
EAST	Railway Interstate 80	Public Facility (City of Reno)	Public Facility (Washoe County)
WEST	Vacant Interstate 80	Suburban Residential (Washoe County)	Public Facility (Washoe County)

There is a State Scenic Overlook approximately 90 feet north of the site that overlooks the Truckee River and associated open space. To limit visual impacts, no outdoor storage or related activities shall be permitted on the project site unless properly screened and covered (**Condition 5**). Due to project impacts (lighting, truck headlights, and the visual impacts of the parking lot) on surrounding properties, the scenic byway, and the greenway corridor, the area along the western portion of the site should have a landscape berm and enhanced native landscaping. Boulders and rocks should be incorporated and disturbed areas should be graded to appear natural and reseeded with native plant material. The applicant has provided cross sections and visual simulations to demonstrate how the grade of the highway limits the potential impacts on the scenic overlook (**Exhibits A and B**).

The grade of Interstate 80 is substantially higher than the proposed site grading. An analysis of the contours and proposed grading indicated that Interstate 80 is approximately 40 feet higher at the western end of the site and tapers to approximately ten feet above the eastern end of the site. The buildings will front Interstate 80 and all truck loading and unloading will predominately occur towards the interior side of the project site.

Washoe County residential zoning districts are located to the north of the project site across Interstate 80. The project site itself is buffered from having direct impacts on the residences by the expanse of the interstate highway and large grading changes. Although the interstate noise and light levels have a direct impact on the residences, there were concerns about the potential impacts due to increased truck traffic along Exit 7 and West 4th Street. The applicant conducted a sound study in this area which concluded that the adjacent residences would not be impacted more than the current freeway noise (**Exhibit C**). Additional truck traffic through the existing residential neighborhood will have a direct impact on residences and all truck traffic related to the flex industrial spaces should be limited to the interchange area (**Condition 6**).

b. The project is in substantial conformance with the Master Plan.

The project was submitted on May 2, 2018 prior to the certification of the ReImagine Reno Master Plan and is reviewed under the previous Great City Master Plan. Although this site is being reviewed under the previous Master Plan, it is worth noting that the current ReImagine Reno land use designation for the site is Mixed-Employment with conforming zoning districts of Industrial, Industrial Business, Industrial Commercial, Professional Office and Planned Unit Development.

As proposed and with recommended conditions the project is consistent with the following applicable Master Plan policies and objectives: C&R-2: City should pursue annexation and amendments to the SOI and propose measures for annexation of islands of County land; C&R-4: City should pursue properties receiving of benefitting from City services; C&R-5: City should pursue growth pattern which is fiscally responsible in order to maintain and possible improve existing levels of service for current residents and future generations; T-1: City should encourage pedestrian and bicycle access to employment centers; T-10: City shall support efforts to reduce air pollution from vehicle emissions; P-1: Safe access and circulation should be safe, convenient, and logical and minimize impacts on adjoining roads; CD-6: Hours of operation and general activity levels shall be sensitive to surrounding uses; SD-8: City should reduce noise impacts in existing and new developments through building placement, construction methods landscaping and use of walls; and, SD-14: City should encourage landscaping over other forms of stabilization.

c. There are or will be adequate services and infrastructure to support the proposed development.

Public Safety: The Reno Police Department provided a Crime Prevention Through Environmental Design report (CPTED) (**Exhibit D**). The report states that high visibility of the area will promote natural surveillance and reduce criminal activity. LED lighting with 90 degree cutoff and uniform spread with IES standards should be used (**Condition 7**). The report also

recommends that graffiti abatement plans should also be in place as the types of buildings proposed are conducive to graffiti (**Condition 8**). The report also recommends that all fencing be open view and metal which is more difficult to defeat and provide visibility into the site (**Condition 9**).

The Reno Fire Department noted that the closest fire station to the site is Station 11, located at 7105 Mae Anne Avenue, which has a six minute response time. Station 5, located at 1500 Mayberry Drive, is the next nearest fire station with a response time of eleven minutes. All development will be required to comply with the adopted edition of the International Fire Code as amended and adopted by the City of Reno at the time development is proposed. Such compliance includes, but is not be limited to, fire department access, fire sprinkler systems, fire alarm systems and fire hydrant placement.

Public & Private Improvements: All necessary utilities to serve the project are located in the proximity of the subject site and/or can be extended to the project. Public infrastructure required to serve the site (i.e. sewer, water, power) will be further reviewed through grading permit, site plan review and/or building permit processes.

The preliminary sewer report indicates that the onsite sanitary sewer system will be designed to accommodate the development. Offsite sanitary sewer capacities will need to be determined with the final sewer report. The final sewer report will be required to provide an analysis that shows that sewer capacity is available to a sewer interceptor to accommodate this development. The improvement plans shall include any offsite improvements to increase capacity, if needed, based upon the final sewer report. Required sewer conveyance and treatment is anticipated to be provided by the City of Reno's Truckee Meadows Water Reclamation Facility (TMWRF). A sewer will serve letter from the City of Reno will be required prior to the issuance of any permit that requires a sewer hookup.

There are no proposed connections to the City of Reno storm drain system. The project will have an on-site storm drainage system routed to two detention basins. The proposed onsite storm drain system consists of valley gutters and curb and gutters that will intercept sheet flow runoff from drainage areas and direct the flow to an onsite detention system and direct flow to the natural flows of the Truckee River. A preliminary hydrology report was submitted with the original application documentation which appears to adequately address on and off site storm water flows per PWD. With submittal of any building permit application, the applicant will be required to provide plans and final hydrology reports to address all storm water flows in accordance with the Public Works Design Manual and the Truckee Meadows Regional Drainage Manual (TMRDM) which depicts the overall on-site and off-site contributing drainage basins and addresses on-site and off-site storm water flows, detention, and facility capacities for the pre-development and post-development site conditions. The final hydrology report must account for both the peak and volume of storm water flows generated by the 5-year and 100-year storm

events. All drainage channels located on the site are required to be privately owned and maintained by the owner, or equivalent entity responsible for drainage improvements. An operations and maintenance manual must also be reviewed and approved by the City of Reno. The applicant shall have an encroachment permit from NDOT for any facility or improvement encroaching upon State right-of-way and for any drainage disposed on State right-of-way.

No major drainage ways are located nearby or affected by the project. The Highland Ditch traverses along the northwest side of the site for a quarter mile; however, it will remain undisturbed and outside the limits of the project.

There are several existing dirt access roads located on the proposed project site. There have not been any existing easements identified, but before a permit is issued the applicant should ensure that any existing easements which encumber the site are relinquished or relocated. According to the preliminary site design public sewer and storm drain facilities are located within private property. If any portion of the public sewer and storm drain facilities are to be located within a private street section or common area an easement meeting the requirements set forth in the City of Reno Public Works Design Manual (PWDM) will be required.

The site design proposes very steep slopes near the westerly access at Mogul Road. The applicant should be required to follow grading design requirements per the PWDM and to the approval of the City of Reno Fire and Community Development Departments. The design also calls for a retaining wall with a significant vertical drop of ± 19 feet along the access road surrounding the north and west sides of the proposed mini-storage units without guardrail or a barrier that would prevent traffic or pedestrians from falling over the edge. The applicant will be required to submit a professional design for the type of retention wall and materials that will be used in the construction of the retaining wall inclusive of a barrier with adequate strength to prevent pedestrians or traffic from departing off the edge of the roadway.

The applicant should be required to have an approved construction management and access plan with each permit (**Condition 10**). Hours of construction associated with this proposed development will be limited to 7:00 a.m. to 6:00 p.m. Monday through Friday and 8:00 a.m. to 6:00 p.m. on Saturday (**Condition 11**). Prior to the approval and any permit the applicant will need to have a City of Reno Storm Water Permit to address storm water pollution prevention on the site.

d. The proposal adequately mitigates traffic impacts of the project and provides a safe pedestrian environment.

Traffic, Access and Circulation: The applicant submitted an updated trip generation letter that reflects the current proposal to replace the preliminary traffic report (**Exhibit E**). The trip generation letter indicates the redesigned project will reduce the number of average daily trips (ADT) from 1,283 to 617, the number of AM Peak Hour Trips (PHT) from 102 to 68, and the

number of PM PHT from 118 to 75. This is an approximate reduction of $\pm 52\%$ for overall daily trips and $\pm 35\%$ for AM and PM PHT. Prior to the issuance of any permit, the applicant needs to develop a plan to address the traffic mitigation (**Condition 12**).

The site will be accessed from two proposed driveways along Mogul Road. The proposed access located on the westerly side of Mogul Road does not meet the City of Reno access management standards. Prior to any building permit, the applicant should be required to submit a design exception letter to be signed and approved by the City Engineer allowing the applicant to construct the driveway as proposed (**Condition 13**).

Site circulation design, traffic control devices, and operational characteristics of the common use driveways, on-site drive aisles, emergency accesses, fire access lanes, and parking areas are designed in accordance with the Public Works Design Manual (PWDM) and the parking layout is consistent with RMC 18.12.1104 (Parking Lot Design and Construction).

The applicant is required to provide plans for improving Mogul Road and upgrading it to a Washoe County truck route standard from the bottom of I-80 westbound exit ramp/Mogul Road to the most westerly project site entrance/exit. Design should include but not be limited to, curb and gutter, sidewalk, pedestrian ramps and AC Paving. All improvements should be to the approval of City of Reno Fire and Community Development Departments.

Automobiles and trucks will primarily utilize I-80 on and off-ramps to access the project site. Based on NDOT feedback, the applicant will be required to provide improvements to the ramp terminus and improvements to the right turn slip ramp to accommodate adequate turn radius for heavy vehicle traffic (WB67 semitrailers) to Mogul Road (**Condition 4**). The applicant will also be required to provide intersection improvements at Mogul Road at the south side of the interchange including additional/new traffic control devices, lighting, thermoplastic/high visibility striping, improved delineation of the Mogul Road interchange and evaluation of turning paths for heavy vehicle traffic and resultant minor geometric improvements necessary to have the intersection operate with increased industrial traffic, all to the satisfaction of NDOT (**Condition 4**). As part these improvements, the applicant will be required to obtain any required occupancy permit (access management, hydraulic design and drainage facilities, intersection control evaluation, leases, etc.). Any non-permanent activities or temporary traffic control such as placement of cones, static signs, and portable electronic signs within the Department right-of-way will require a temporary occupancy permit. Any truck haul operations that access the state highway system will require a temporary permit and coordination with NDOT.

In addition, NDOT has completed improvements to the eastbound on-ramp from Mogul to I-80. These improvements include an auxiliary lane from the eastbound Mogul on-ramp to the 4th Street off-ramp that enhance traffic merging and reduce weaving movements.

The applicant has provided pedestrian access through the site and it is anticipated that the applicant will apply for a sidewalk waiver along Mogul Road due to issues with the railroad owned parcel and associated easement provided the necessary widths to construct the roadway and sidewalk sections. Sidewalk waivers are granted by the Public Works Department. If the waiver is not granted the applicant will be required to provide sidewalk along Mogul Road.

e. The proposed site location and scale, intensity, density, height, layout, setbacks, and architectural and overall design of the development and the uses proposed, is appropriate to the area in which it is located.

All buildings proposed meet articulation standards as outlined in RMC 18.12.301 (Generally Applicable Site and Building Design Standards). The project proposes using concrete tilt up construction for the flex warehouse buildings. A combination of block and metal materials is proposed for the mini-warehouse portion of the site. The buildings should be constructed with material that blends with the surrounding environment and that are compatible with the rural character and scenic landscape of the area (**Condition 14**). The industrial flex buildings that front Interstate 80 propose little to no landscape. To limit the overall impacts of the flex industrial warehouse spaces landscape areas shall be provided in the front and side. Enhanced landscape should be provided in these landscape areas to break up the large wall spaces and great visual interest (**Condition 15**).

The applicant has provided a general parking analysis based on the assumed tenants of the project. A detailed parking analysis will be provided for the final site design through the plan review process and will meet all off-street parking requirements for each associated use. The final plans will also require bicycle parking spaces (**Condition 1**).

All mechanical equipment and trash receptacles must be adequately screened from view per standard code. Additionally visual impacts of the flex warehouse and mini-warehouse roof tops should be mitigated. Light glare from the buildings and rooftops should be minimized by use of proper materials. Large expanses of roofing material should be shielded when possible from roadway view through parapets and other design mechanisms. Roof top mechanical equipment should be consolidated in areas when possible and properly shielded from roadway views for safety and aesthetic reasons (**Conditions 16**).

All exterior site lighting is required by code to be directed downward and shielded. In order to protect views of the night sky, state of the art dark skies lighting techniques are recommended. Additionally, lighting in the area should be designed to reduce impacts to the highway corridor, public open spaces, and residences. Lighting fixture heights and hours of operation should be reduced to minimize glare and overall light pollution on the surrounding area (**Condition 7**).

The south loading dock areas will have associated berming and/or walls, landscape, naturalized slopes and native vegetation to minimize truck and site lighting impacts on the surrounding public lands and residences (**Condition 17**).

The proposed project has several areas that will be disturbed during construction operations. Newly disturbed areas are highly susceptible to invasive species and a protocol shall be established to reduce invasive and the spreading to surrounding open spaces and public lands (**Condition 18**).

f. The project does not create adverse environmental impacts such as smoke, noise, glare, dust, vibrations, fumes, pollution or odor which would be detrimental to, or constitute a nuisance to area properties.

The project site is bordered by a railway to the south and Interstate 80 to the north and is not anticipated to have increased impacts over the noise and vibration from vehicular traffic and trains already present. Smoke, fumes and pollution associated with vehicular and truck traffic are compounding issues and impact neighboring uses and neighborhoods. To reduce the impacts the applicant should limit truck idling onsite and post appropriate signage to alert drivers of these restrictions (**Condition 19**). An employee trip reduction program is also recommended share to reduce vehicle miles, promote alternative methods of transportation, reduce air and noise pollution, and minimize traffic impacts on surrounding neighborhoods (**Condition 20**).

Construction hours shall be limited and controlled to prevent noise, glare, and dust disturbance and the related impacts on surrounding residential properties (**Condition 11**).

g. Project signage is in character with project architecture and is compatible with or complementary to surrounding uses.

The applicant has proposed signage that is compatible with the architecture and the rural character and surrounding landscape (**Exhibit F**). To reduce overall impact to the surrounding areas and maintain the character of the surrounding area the entire proposed project site should be limited to one free standing sign that does not exceed 25 feet in height. Lighting type and hours will be limited to further support the compatibility with residential uses, view sheds and interface to public lands (**Condition 21**).

h. The structure has been designed such that the window placement and height do not adversely affect the privacy of existing residential uses.

The windows identified on the buildings are oriented toward the north, and blocked by the grade associated with the I-80 Corridor. Noting this, no privacy impacts to existing residences will occur.

Special use permits for cut slopes of 20 feet or greater in depth or a fill slope ten feet or greater in height

a. The slopes can be treated in a manner which does not create negative visual impacts.

The project site and surrounding area has been significantly disturbed through the associated railroad, I-80 corridor and utility projects, and onsite fill piles and cuts over the course of several years. The project proposes cuts greater than 20 feet in height. One cut is associated with fill that has been deposited on the site. The other cut is to accommodate the mini-ware house use. The cut leads to a large wall sections and staff has safety concerns with vehicular and pedestrian circulation in this area. Additional large cuts are associated to accommodate retention in place of the large overhead power lines and 2:1 slopes are proposed. Additional fill areas greater than ten feet in height are proposed along the south border of the project to accommodate the dock area and onsite storm water detention (**Exhibit A**). These large, uninterrupted steep slopes are not in character with the surrounding natural landscape and are difficult to revegetate to prevent erosion. The steep slopes should contain various slopes, rock walls and other retention to facilitate native landscape (**Condition 22**).

b. The grading is necessary to provide safe and adequate access to the development.

The applicant has proposed grading of the site in a manner that will offer safe pedestrian and truck access and circulation to the site.

General Code Compliance: As proposed and with the recommended conditions of approval, the project is consistent with RMC requirements.

Agency Comments and Other Reviewing Bodies: (**Exhibit D**): Comments of agencies and other bodies that reviewed this request include:

- Reno Police Department
- Washoe County Community Services Department
- Regional Transportation Commission
- Nevada Department of Transportation

Their comments have been addressed in the body of the staff report.

Public Input: All public comment and written correspondence associated with the request is included as **Exhibit G**. Any additional comments or correspondence received after the submittal of the staff report will be forwarded to the Planning Commission.

Neighborhood Advisory Board: The original project was reviewed by the Ward 5 Neighborhood Advisory Board on April 10, 2018 and May 22, 2018. No comment forms were received.

Legal Requirements:

RMC 18.06.405(e)(1)	Special Use Permit
RMC 18.06.405(e)(3)	Special Use Permits for Cut Slopes of 20 Feet or Greater in Depth or Fill Slopes Ten Feet or Greater in Depth.

Findings:

Special Use Permit: General special use permit findings. Except where specifically noted, all special use permit applications shall require that all of the following general findings be met, as applicable.

- a. The proposed use is compatible with existing surrounding land uses and development.
- b. The project is in substantial conformance with the master plan.
- c. There are or will be adequate services and infrastructure to support the proposed development.
- d. The proposal adequately mitigates traffic impacts of the project and provides a safe pedestrian environment.
- e. The proposed site location and scale, intensity, density, height, layout, setbacks, and architectural and overall design of the development and the uses proposed, is appropriate to the area in which it is located.
- f. The project does not create adverse environmental impacts such as smoke, noise, glare, dust, vibrations, fumes, pollution or odor which would be detrimental to, or constitute a nuisance to area properties.
- g. Project signage is in character with project architecture and is compatible with or complementary to surrounding uses.

- h. The structure has been designed such that the window placement and height do not adversely affect the privacy of existing residential uses.

Special Use Permit: Special use permits for cut slopes of 20 feet or greater in depth or a fill slope ten feet or greater in height. In addition to the general findings in subsection (1) above, special use permits for cut slopes of 20 feet or greater in depth or a fill slope ten feet or greater in height shall require that one of the following findings be made:

- a. The slopes can be treated in a manner which does not create negative visual impacts.
- b. The grading is necessary to provide safe and adequate access to the development.

Attachments:

- Display Maps (PDF)
- Exhibit A- Site, Grading and Utility Plans (PDF)
- Exhibit B- Photo Simulation of Scenic Overlook (PDF)
- Exhibit C- Noise Analysis Report (PDF)
- Exhibit D- Agency Comments & Other Reviewing Bodies(PDF)
- Exhibit E-Trip Generation Letter (PDF)
- Exhibit F- Freestanding Sign (PDF)
- Exhibit G- Public Outreach and Comments (PDF)
- Original Staff Report
- PC Presentation - LDC18-00065 (Reno Gateway Business Park) (PDF)
- Emanuela Heller-MacNeilage - RenoGatewayBusinessPark (PDF)
- MacNeilage_Paul_RenoPlanningCommission101619 (PDF)

RESULT:	APPROVED [3 TO 2]
MOVER:	Peter Gower, Commissioner
SECONDER:	Alex Velto, Commissioner
AYES:	Mark Johnson, Peter Gower, Alex Velto
NAYS:	Ed Hawkins, John Marshall
ABSENT:	Paul Olivas
RECUSED:	Kathleen Taylor

Commissioner Taylor disclosed that she has an ongoing project as a paid consultant in this project area and recused herself from this item.

(Commissioner Taylor absent at 6:59 p.m.)

Mike Railey, Christy Corporation, gave an overview of the project.

Brook Oswald, Associate Planner, presented the staff report, including a history of the project. Staff received several emails and phone calls in opposition, and a letter from Scenic Nevada.

The commissioners present disclosed that they visited the site, read emails, and/or spoke with the applicant's representative.

Public Comment:

The following people made statements in opposition: Susan Ramstad; Tom Potts; David Patula; Emanuela Heller-MacNeilage; Barbara Fenne; Ron Kaminkow; Steve Brown; Lori Leonard; John Thompson; Gary Bomberger; Caryn Neidhold; Michelle Riches; Arthur Williams; Cathy Smith; Paul MacNeilage; Kayse Conway; Kim Toulouse; Phyllis Cates; Gideon Capovitz; Michael Smith; Dennis Miller; Karl Watts.

The following people submitted comment cards in opposition but did not wish to speak: Kenn Steffan; Lori Bomberger; Kathy Woodard; Vern Tramberg; Pam McNeil; Nathan Bader; Carly Borchard; Larry Engstrom; Kris Engstrom; Pauline Gerscovich; Ken Hull; Debra Hull; Gerard Wevers; Lori Wray; Tom Vanham; Lorna Corkery; E Gerscovich; Tom Bradley; Peggy Fowler; Gretchen Wallace; Shayne Wallace; Pat and Suzy OBrien; Charlotte and Gaitner Vaughn; Dina Ladd; Richard Cooper; Lloyd Smith; Cathy Shepherd; Addie Argyris; Alice House.

(Chair Johnson called for a break at 8:25 p.m. The meeting resumed at 8:35 p.m.)

Mr. Oswald explained Condition No. 4 for Commissioner Marshall.

Richard Oujevolk, NDOT District 2 Traffic Engineering Supervisor, discussed issues that have been raised about the safety of the westbound onramp from the north side. NDOT is waiting for the merge analysis and will act accordingly on mitigation efforts depending on what comes out of that.

Mr. Oujevolk answered questions regarding factors that will be part of the merge analysis.

Mr. Oswald confirmed for Commissioner Marshall that they anticipate there will still be a mix of big rigs and box trucks.

Mr. Railey explained for Commissioner Marshall that they redesigned the project with the primary focus of reducing semi-truck traffic. He also explained that he does not think a condition for no big rigs is a good idea because they can't control when a semi-truck may come every now and then. We feel it will be a very small percentage and the Traffic Engineer concurred with that based on the uses.

Mr. Railey explained for Commissioner Gower that the 640 ADT is equivalent to a single family residential subdivision of around 60 to 65 homes. He anticipates that employees will be the number one trip generator followed by visitors to the site and then deliveries.

Angela Fuss, Community Development Planning Manager, explained for Commissioner Gower the zoning review for this area that is in our sphere of influence (SOI) does not include a review from the County.

Mr. Railey answered various questions regarding plans for the site including circulation, hours of operation, truck idling, pedestrian access, and signage.

John Browning, Techtonics Design Group, answered questions regarding sheet flows on the site.

Mr. Oujevolk explained for Commissioner Gower that the historic marker is put up by the State Historic Preservation Society and permitted through NDOT.

Mr. Railey confirmed for Commissioner Marshall that they would like to keep the sign as proposed. If they drop the proposed height of the sign it would not be visible from the freeway. They are agreeable to a condition to keep the sign at a minimum height where it is still visible from the freeway.

Commissioner Marshall expressed concerns with the compatibility or impacts of this project and the use on the interchange and interface with the neighborhood. The exercise of extra territorial jurisdiction by the City of Reno over land that is within the unincorporated county is premised upon an assumption that there will at some point be an annexation. What is troubling about this is that the city has said they want to exercise extra territorial jurisdiction and that it is very unlikely it will come into the city through annexation. We are in a position of exercising control over a project where all of its impacts will fall on county residents as opposed to city voters. A major issue with compatibility is the presence of trucks in an area that has not had commercial development. He discussed the need for a condition to not allow trucks or only allow incidental trucks in order to eliminate a major part of the significant incompatibility. He also expressed concern regarding the impact of an industrial development on the significant use by recreationalists coming through that area.

Mr. Railey confirmed they are agreeable to a condition that says the only truck traffic shall be incidental.

Mr. Oswald stated this is a hard condition to enforce and to determine what is incidental. He stated language can be added to the conditions to limit semi-tractor trailers to incidental and have that included in the lease so the tenants are aware.

Commissioner Marshall suggested getting rid of the truck bays.

Mr. Railey explained the truck bays are needed for box trucks too.

Mr. Oswald explained for Commissioner Hawkins there is a condition that limits truck traffic from using Silver Ranch Road but it is a county road and it would be a county decision to mark that road as no parking.

Commissioner Gower stated that the extra territorial jurisdiction raised earlier is a representation issue. Looking at the findings and decision space as a Planning Commissioner for the City of Reno, there is not anything we can do about that. It is undeveloped property and any change from that condition will be a noticeable difference but at what point does that difference become something that is beyond being mitigated and is a significant impact that triggers the findings we have to make. In a lot of ways I can make the findings.

Commissioner Hawkins stated he can't make findings a, c, and d.

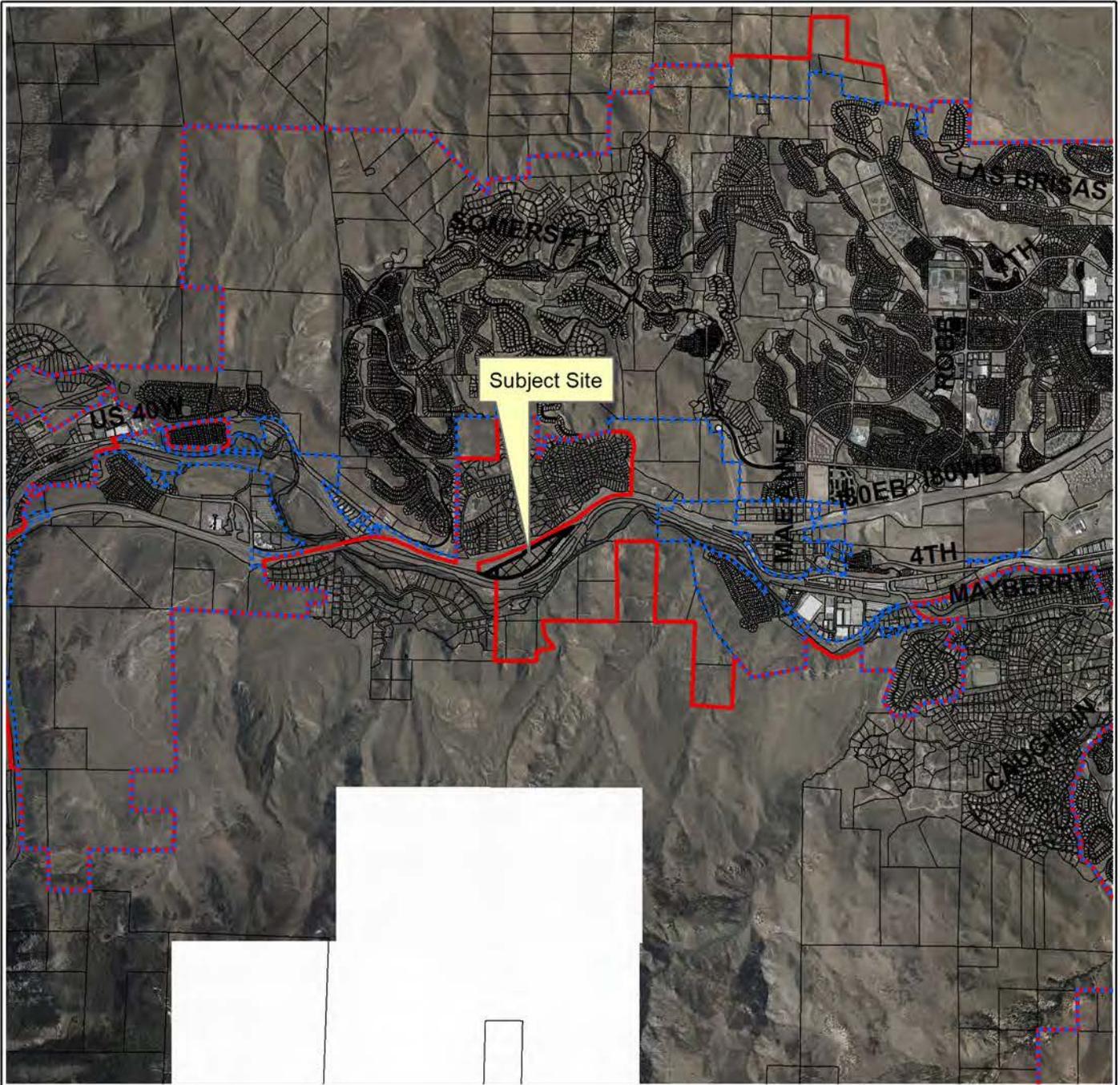
Chair Johnson stated it is not technically open space and it has been zoned Industrial for years. The fact that we are struggling with it is due not only to the findings we have to make but due to conditions that

are out of our control and problematic even if we put 60 residences there. NDOT is saying the situation with respect to merging westbound is not a problem and they are responsible for that. With the change limiting larger trucks we are getting as close as we can get to mitigating traffic issues for the land use on a parcel that is zoned for Industrial.

Commissioner Marshall stated he would not characterize the NDOT analysis as saying they didn't have a problem because they don't have the merge analysis done yet to be able to determine whether or not there is a problem with the trucks.

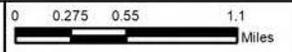
It was moved by Commissioner Gower, seconded by Commissioner Velto, in the case of LDC18-00065 (Reno Gateway Business Park), based upon compliance with the applicable findings, to approve the special use permit, subject to conditions including a condition limiting truck traffic as discussed, and limiting the sign height to no more than 20 feet or as determined appropriate based on site line analysis from the freeway. Motion carried with three (3) in favor and two (2) oppositions by Commissioners Hawkins and Marshall.

Chair Johnson read the appeal process into the record.



LDC18-00065 (Reno Gateway Business Park)

-  Subject Site
-  City Limits
-  Reno Sphere of Influence



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Map Produced: March, 2018



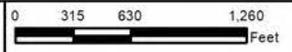
Community Development Department

1 East 1st Street Phone: 321-8309
P.O. Box 1900 Fax: 334-2043
Reno, NV 89505 www.reno.gov



LDC18-00065 (Reno Gateway Business Park)

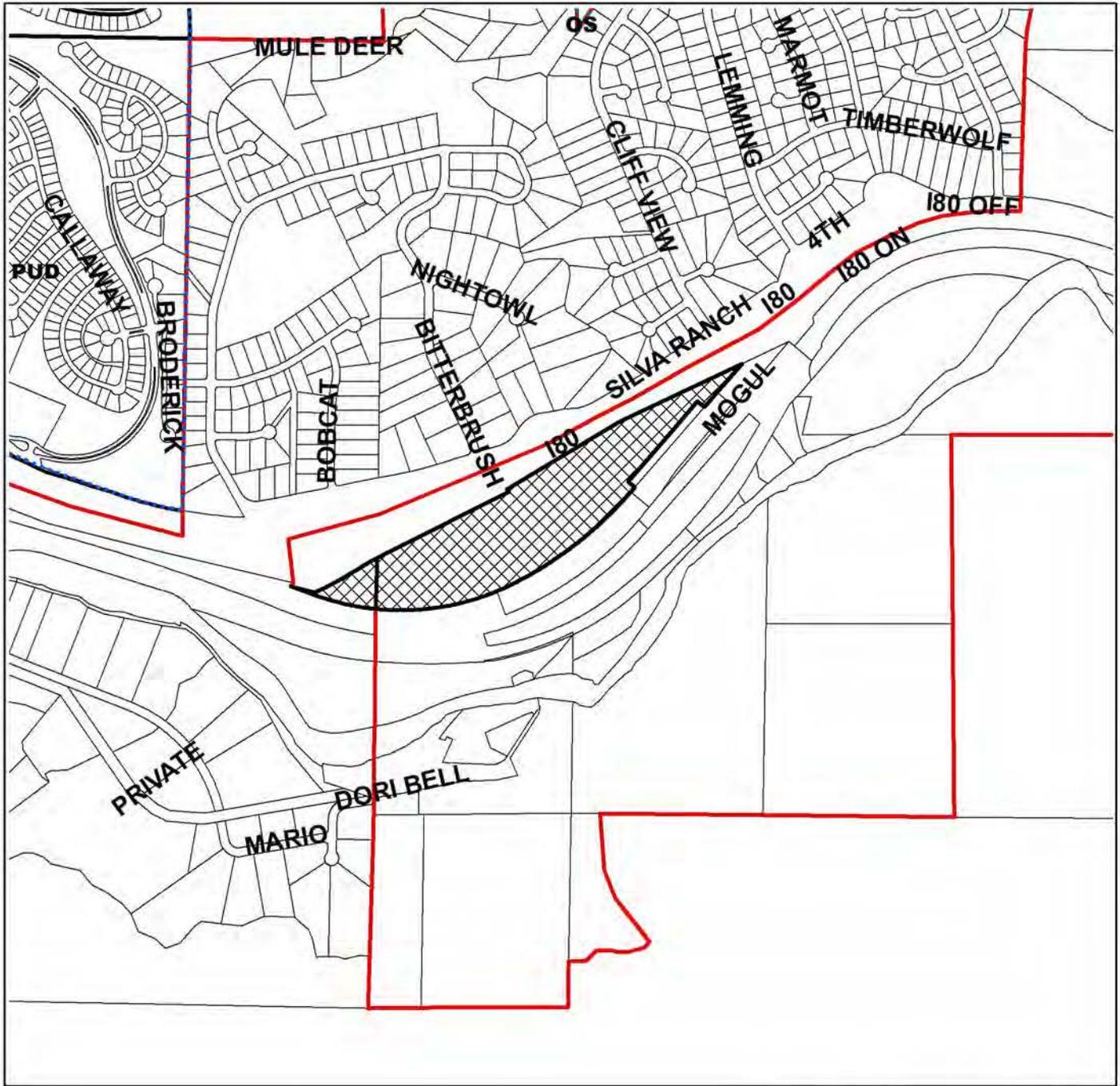
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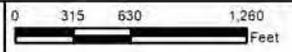


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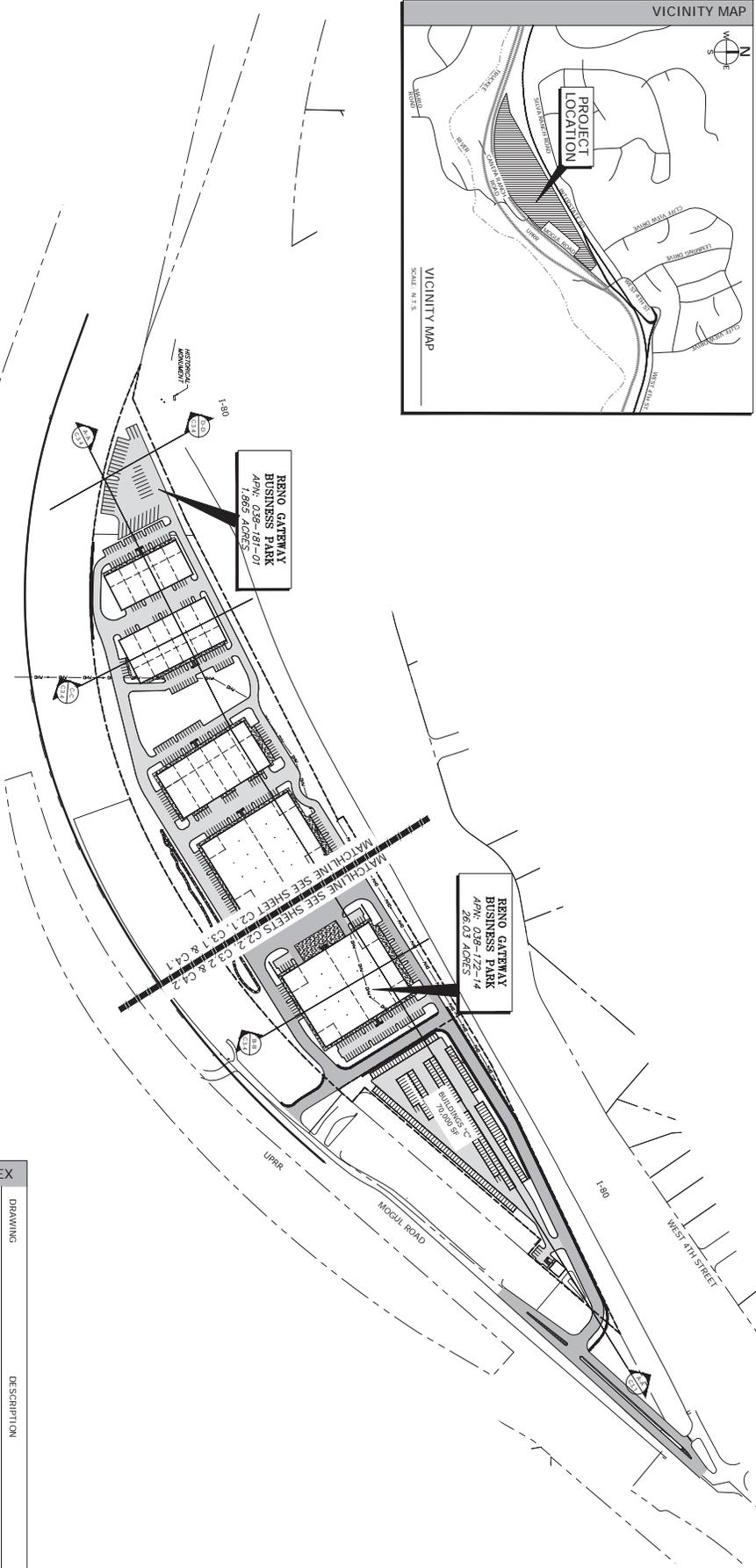
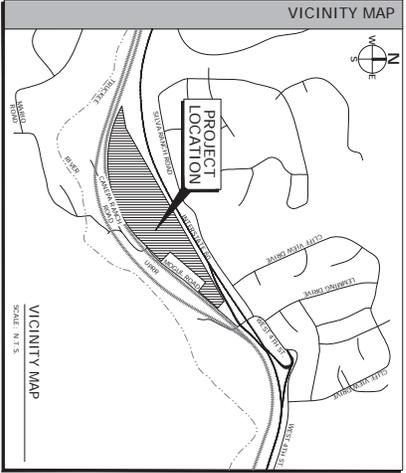


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RENO GATEWAY BUSINESS PARK MOGUL, NV SPECIAL USE PERMIT PLANS



INDEX SHEET
SCALE 1" = 100' 0"



DRAWING INDEX	
DRAWING	DESCRIPTION
CO.1	INDEX SHEET, VICINITY MAP, DRAWING INDEX, AND PROJECT INFORMATION
CO.2	SITE PLAN
CO.3	SITE PLAN
CO.4	GRADING PLAN
CO.5	UTILITIES PLAN
CO.6	UTILITIES PLAN
CO.7	UTILITIES PLAN
CO.8	UTILITIES PLAN
CO.9	UTILITIES PLAN
CO.10	UTILITIES PLAN
CO.11	UTILITIES PLAN
CO.12	UTILITIES PLAN
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CO.41	UTILITIES PLAN
CO.42	UTILITIES PLAN

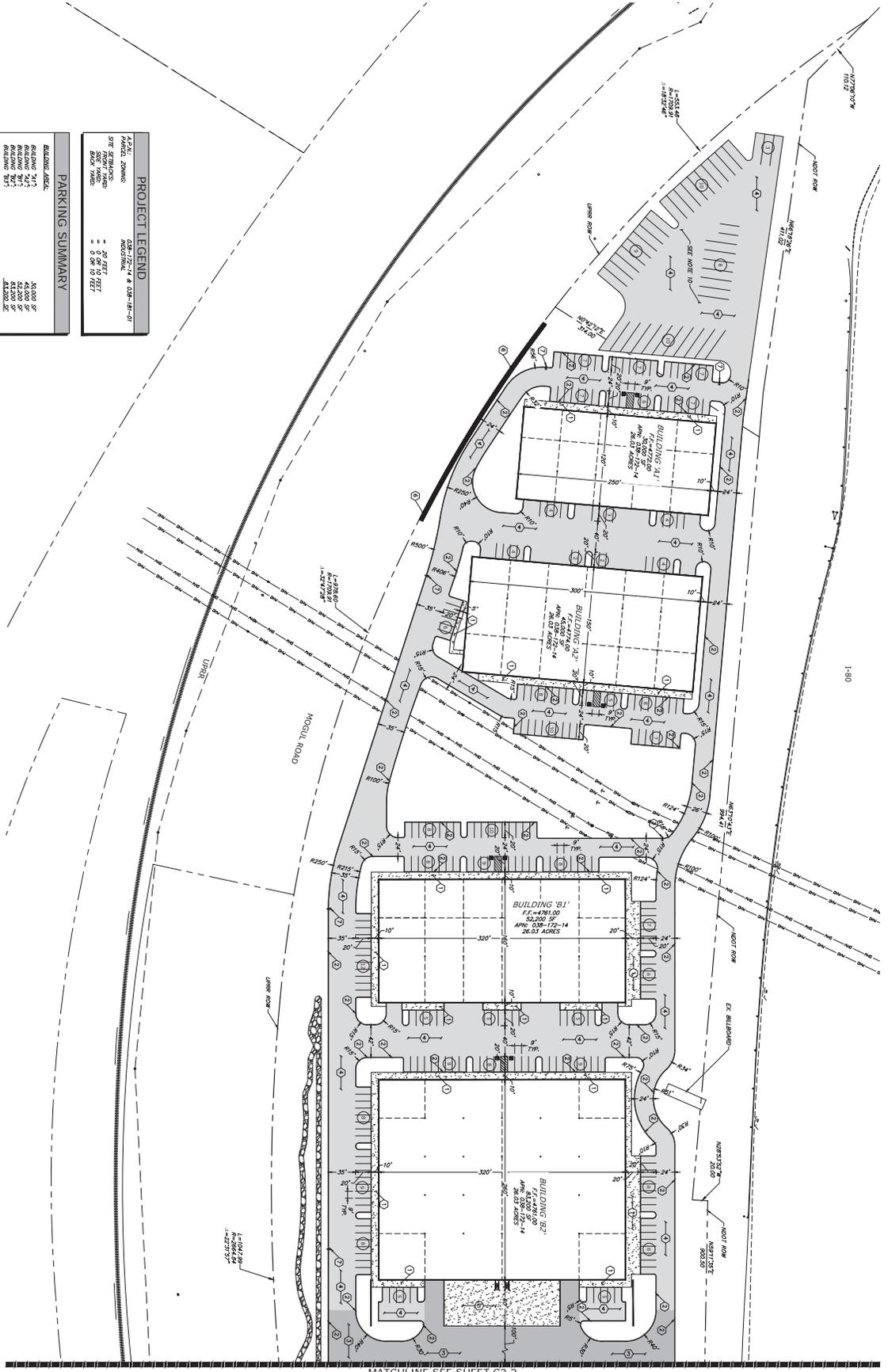
SHEET: SHEET TITLE: CO.1 INDEX SHEET	SUBMITTAL RECORD: DATE: 01/08/18 SIP SUBMITTAL 04/17/18 CITY COMMENTS 04/27/18 CITY COMMENTS 04/27/18 CITY COMMENTS 05/07/18 CITY COMMENTS 05/07/18 CITY COMMENTS	PROJECT/CLIENT: # 18019 RENO GATEWAY BUSINESS PARK SUP Mogul, Nevada RIVERVIEW ESTATES PROPERTIES, LLC LAS VEGAS, NEVADA	DESIGNER: TECTONICS DESIGN GROUP 730 Sanchilli Rd., #250, Reno, Nevada 89521 www.tectonicsdesigngroup.com tel 775-824-9988 fax 775-824-9986	STAMP:	COPYRIGHT: All drawings herein are the property of Tectonics Design Group and may not be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the written permission of Tectonics Design Group. DRAWN: V.T.G. CHECKED/SI AMED: J.F.B.
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11-02-07 RENO GATEWAY BUSINESS PARK 18019 C2.1



PARKING SUMMARY	
REQUIREMENTS:	212 SPACES
EXISTING SPACES:	0 SPACES
NEW SPACES:	212 SPACES
TOTAL SPACES:	212 SPACES

PROJECT LEGEND	
1" = 40' FT	1" = 40' FT
2" = 80' FT	2" = 80' FT
3" = 120' FT	3" = 120' FT
4" = 160' FT	4" = 160' FT
5" = 200' FT	5" = 200' FT



SITE PLAN
SCALE 1" = 40' FT

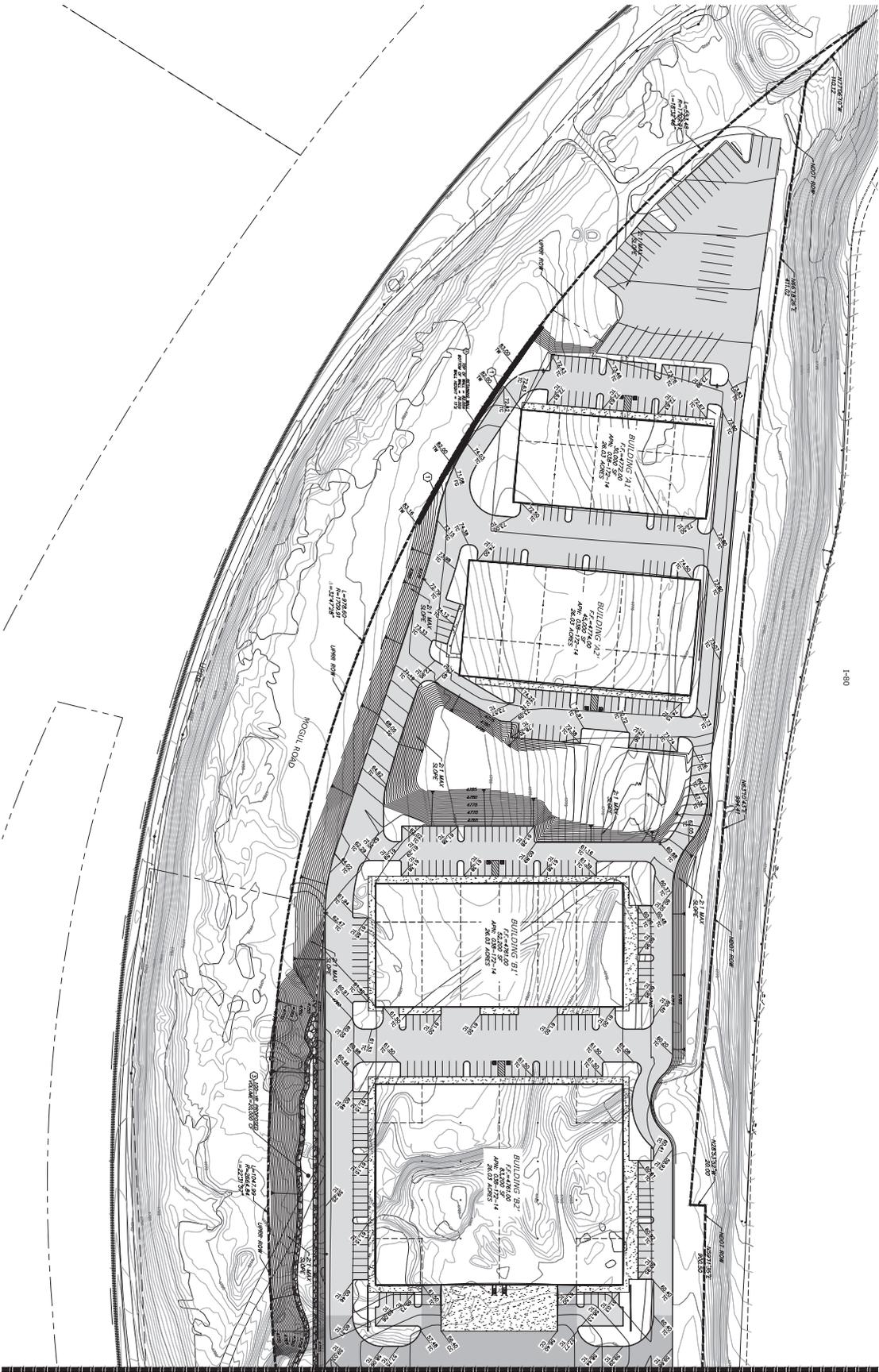
- NOTES:**
1. EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.
 2. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.
 3. ALL UTILITIES SHALL BE PROTECTED BY CONCRETE ENCASEMENT.
 4. ALL UTILITIES SHALL BE PROTECTED BY CONCRETE ENCASEMENT.
 5. ALL UTILITIES SHALL BE PROTECTED BY CONCRETE ENCASEMENT.
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 9. ALL UTILITIES SHALL BE PROTECTED BY CONCRETE ENCASEMENT.
 10. ALL UTILITIES SHALL BE PROTECTED BY CONCRETE ENCASEMENT.

- CONSTRUCTION NOTES:**
1. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.
 2. ALL UTILITIES SHALL BE PROTECTED BY CONCRETE ENCASEMENT.
 3. ALL UTILITIES SHALL BE PROTECTED BY CONCRETE ENCASEMENT.
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 9. ALL UTILITIES SHALL BE PROTECTED BY CONCRETE ENCASEMENT.
 10. ALL UTILITIES SHALL BE PROTECTED BY CONCRETE ENCASEMENT.

MATCHLINE SEE SHEET C2.2

SHEET: C2.1	SHEET TITLE: SITE PLAN	SUBMITTAL RECORD: DATE: 01/08/18 SUBMITTAL: SUP SUBMITTAL DATE: 04/17/18 CITY COMMENTS: 04/21/18 DATE: 04/18/18 CITY COMMENTS: 05/07/18	PROJECT/CLIENT: # 18019 RENO GATEWAY BUSINESS PARK SUP Mogul, Nevada RIVERVIEW ESTATES PROPERTIES, LLC LAS VEGAS, NEVADA	DESIGNER: TECTONICS DESIGN GROUP 730 Sandhill Rd., #250, Reno, Nevada 89521 tel 775-824-9986 fax 775-824-9986 www.tectonicsdesigngroup.com	STAMP:	COPYRIGHT: All Rights Reserved in this Group and may not be reproduced without the written permission of TECTONICS DESIGN GROUP.
			DATE: 01/08/18 SUBMITTAL: SUP SUBMITTAL DATE: 04/17/18 CITY COMMENTS: 04/21/18 DATE: 04/18/18 CITY COMMENTS: 05/07/18	DESIGNER: TECTONICS DESIGN GROUP 730 Sandhill Rd., #250, Reno, Nevada 89521 tel 775-824-9986 fax 775-824-9986 www.tectonicsdesigngroup.com	STAMP:	COPYRIGHT: All Rights Reserved in this Group and may not be reproduced without the written permission of TECTONICS DESIGN GROUP.

11-66'-0" RENO GATEWAY BUSINESS PARK 18019 C3.1



GRADING PLAN
SCALE 1" = 40'-0"

- NOTES**
1. REFER TO GENERAL NOTES ON SHEET C3.1
 2. REFER TO "PARAMETERS" ON SHEET C3.1
 3. REFER TO "TERRAIN" ON SHEET C3.1
 4. ADD 4800 TO ALL FINISH GRADE OR INVERT ELEVATIONS
 5. ALL SITE SLOPES SHALL BE 3:1 MAX

- CONSTRUCTION NOTES**
1. CONSTRUCT RETAINING WALL, RETAINING WALL DESIGN BY OTHERS
 2. CONSTRUCT RETAINING WALL WITH DRAIN PAIL, RETAINING WALL
 3. CONSTRUCT LANDSCAPE DETENTION BASIN

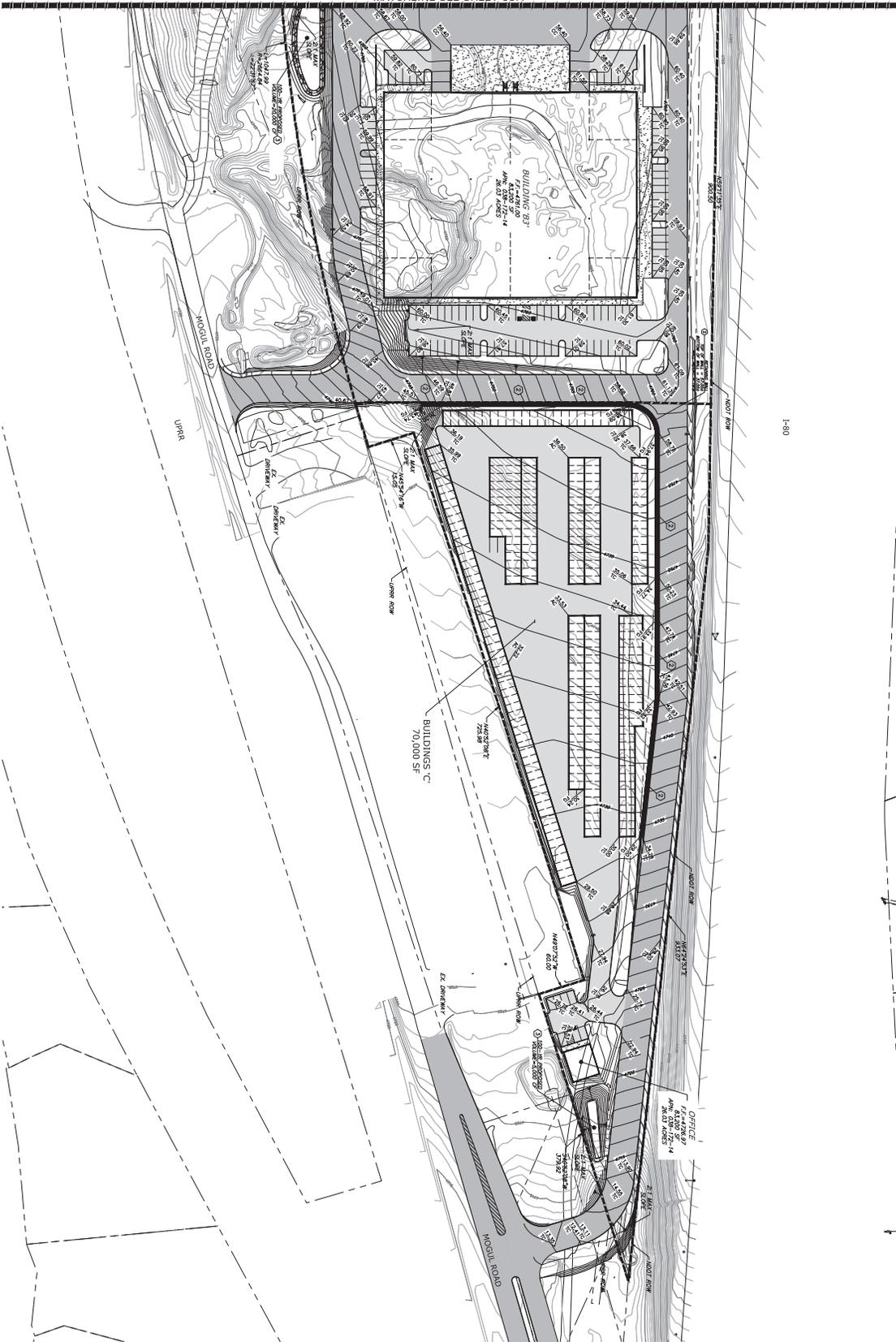
MATCHLINE SEE SHEET C3.2

<p>SHEET: SHEET TITLE: C3.1 GRADING PLAN</p>	<p>SUBMITTAL RECORD: DATE: 01/08/18 SUBMITTAL: SUP SUBMITTAL 04/17/18 CITY COMMENTS 06/21/18 CITY COMMENTS 08/14/18 CITY COMMENTS 09/07/18 CITY COMMENTS</p>	<p>PROJECT/CLIENT: # 18019 RENO GATEWAY BUSINESS PARK SUP Mogul, Nevada RIVERVIEW ESTATES PROPERTIES, LLC LAS VEGAS, NEVADA</p>	<p>DESIGNER: TECTONICS DESIGN GROUP 730 Sandhill Rd., #250, Reno, Nevada 89521 tel 775-824-9982 www.tectonicsdesigngroup.com fax 775-824-9986</p>	<p>STAMP: DRAWN: V.T.G. CHECKED: J.F.B.</p>	<p>COPYRIGHT: All drawings herein are the property of Tectonics Design Group and may not be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the written permission of Tectonics Design Group. DATE: 01/08/18</p>
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1"=40'-0" RENO GATEWAY BUSINESS PARK 18019 C3.2



MATCHLINE SEE SHEET C3.1



1-80

GRADING PLAN
SCALE 1" = 40'-0"

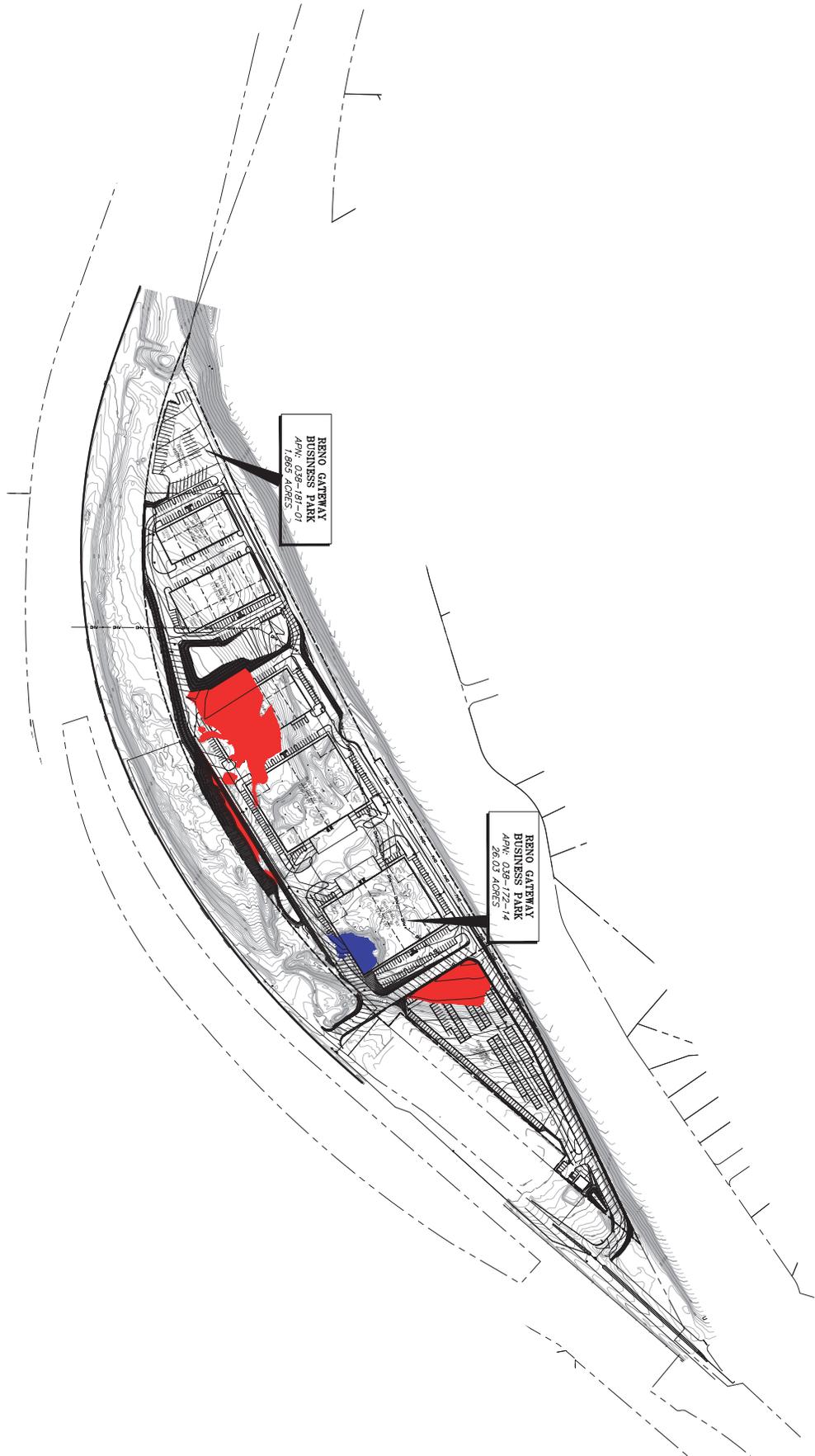


- NOTES**
1. REFER TO "GENERAL NOTES" ON SHEET C6.1
 2. REFER TO "DIMENSIONS" ON SHEET C6.1
 3. REFER TO "TERRAIN" ON SHEET C6.1
 4. ADD A.200 TO ALL FINISHED GRADE OR ANNOTATED ELEVATIONS
 5. ALL SITE SLOPES SHALL BE 2:1 MAX

- CONSTRUCTION NOTES**
1. CONSTRUCT RETAINING WALL, RETAINING WALL DESIGN BY OTHERS
 2. DESIGN BY OTHERS
 3. CONSTRUCT LANDSCAPE DETENTION BASIN

<p>SHEET: SHEET TITLE: C3.2 GRADING PLAN</p>	<p>SUBMITTAL RECORD: DATE: 01/08/18 SUBMITTAL: SUP SUBMITTAL DATE: 04/17/18 CITY COMMENTS: [REDACTED] DATE: 08/14/18 CITY COMMENTS: [REDACTED] DATE: 09/07/18 CITY COMMENTS: [REDACTED]</p>	<p>PROJECT/CLIENT: # 18019 RENO GATEWAY BUSINESS PARK SUP Mogul, Nevada RIVERVIEW ESTATES PROPERTIES, LLC LAS VEGAS, NEVADA</p>	<p>DESIGNER: TECTONICS DESIGN GROUP 730 Sandhill Rd., #250, Reno, Nevada 89521 www.tectonicsdesigngroup.com tel 775-824-9986 fax 775-824-9986</p>	<p>STAMP: DRAWN: [REDACTED] V.T.G. CHECKED/SI-MARKED: [REDACTED]</p>	<p>COPYRIGHT: All drawings, text, or data created by Tectonics Design Group and may not be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the written permission of Tectonics Design Group, Inc. DATE: 01/08/18</p>
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147-07 RENO GATEWAY BUSINESS PARK 18019 C3.3



CUT/FILL SHEET
SCALE 1" = 100'



LEGEND

AREAS OF CUT GREATER THAN 20'

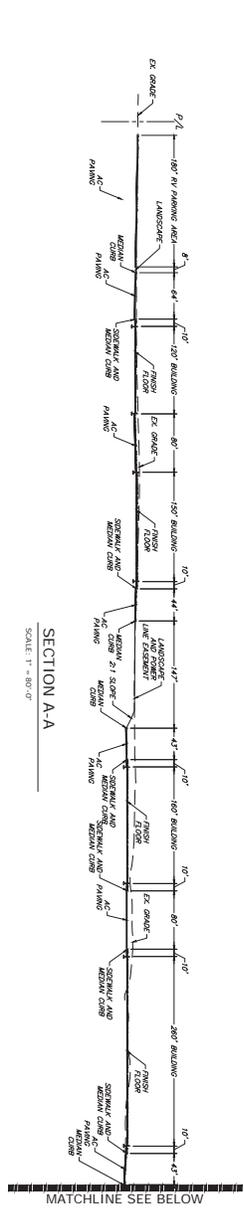
AREAS OF FILL GREATER THAN 10'

<p>SHEET: SHEET TITLE: C3.3 CUT/FILL SHEET</p>	<p>SUBMITTAL RECORD:</p> <table border="1"> <tr> <th>DATE</th> <th>SUBMITTAL</th> </tr> <tr> <td>01/08/18</td> <td>SUP SUBMITTAL</td> </tr> <tr> <td>04/17/18</td> <td>CITY COMMENTS</td> </tr> <tr> <td>06/27/18</td> <td>CITY COMMENTS</td> </tr> <tr> <td>08/14/18</td> <td>CITY COMMENTS</td> </tr> <tr> <td>09/07/18</td> <td>CITY COMMENTS</td> </tr> </table>	DATE	SUBMITTAL	01/08/18	SUP SUBMITTAL	04/17/18	CITY COMMENTS	06/27/18	CITY COMMENTS	08/14/18	CITY COMMENTS	09/07/18	CITY COMMENTS	<p>PROJECT/CLIENT: # 18019 RENO GATEWAY BUSINESS PARK SUP Mogul, Nevada RIVERVIEW ESTATES PROPERTIES, LLC LAS VEGAS, NEVADA</p>	<p>DESIGNER: TECTONICS DESIGN GROUP 730 Sanchilli Rd., #250, Reno, Nevada 89521 www.tectonicsdesigngroup.com</p>	<p>STAMP:</p>	<p>COPYRIGHT: All drawings, text or data created and prepared by Tectonics Design Group are the property of Tectonics Design Group and may not be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the written permission of Tectonics Design Group.</p> <p>DESIGNED BY: V.T.G. CHECKED/STAMPED: J.T.B.</p>
DATE	SUBMITTAL																
01/08/18	SUP SUBMITTAL																
04/17/18	CITY COMMENTS																
06/27/18	CITY COMMENTS																
08/14/18	CITY COMMENTS																
09/07/18	CITY COMMENTS																

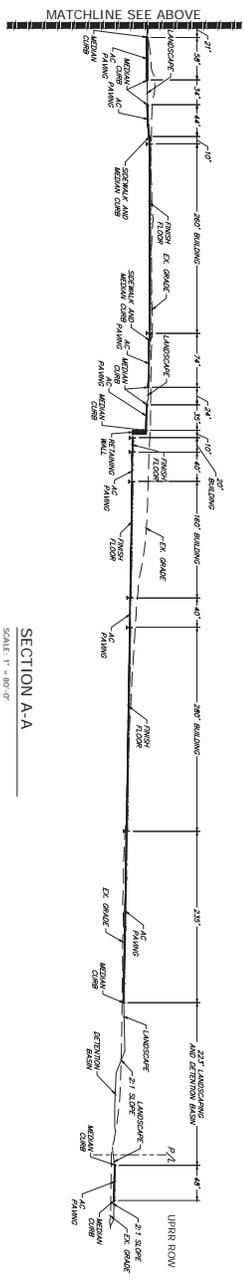
11-66'-0" RENO GATEWAY BUSINESS PARK 18019 C3.4



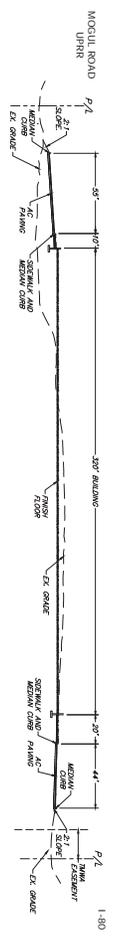
2 DAYS BEFORE
TODAYS CALU
TOLL FREE 1-800-227-2600



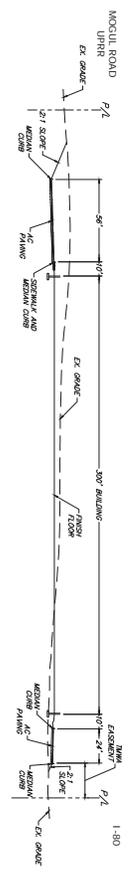
SECTION A-A
SCALE: 1" = 80'-0"



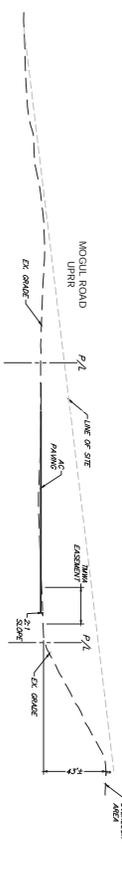
SECTION A-A
SCALE: 1" = 80'-0"



SECTION B-B
SCALE: 1" = 80'-0"



SECTION C-C
SCALE: 1" = 80'-0"



SECTION D-D
SCALE: 1" = 80'-0"

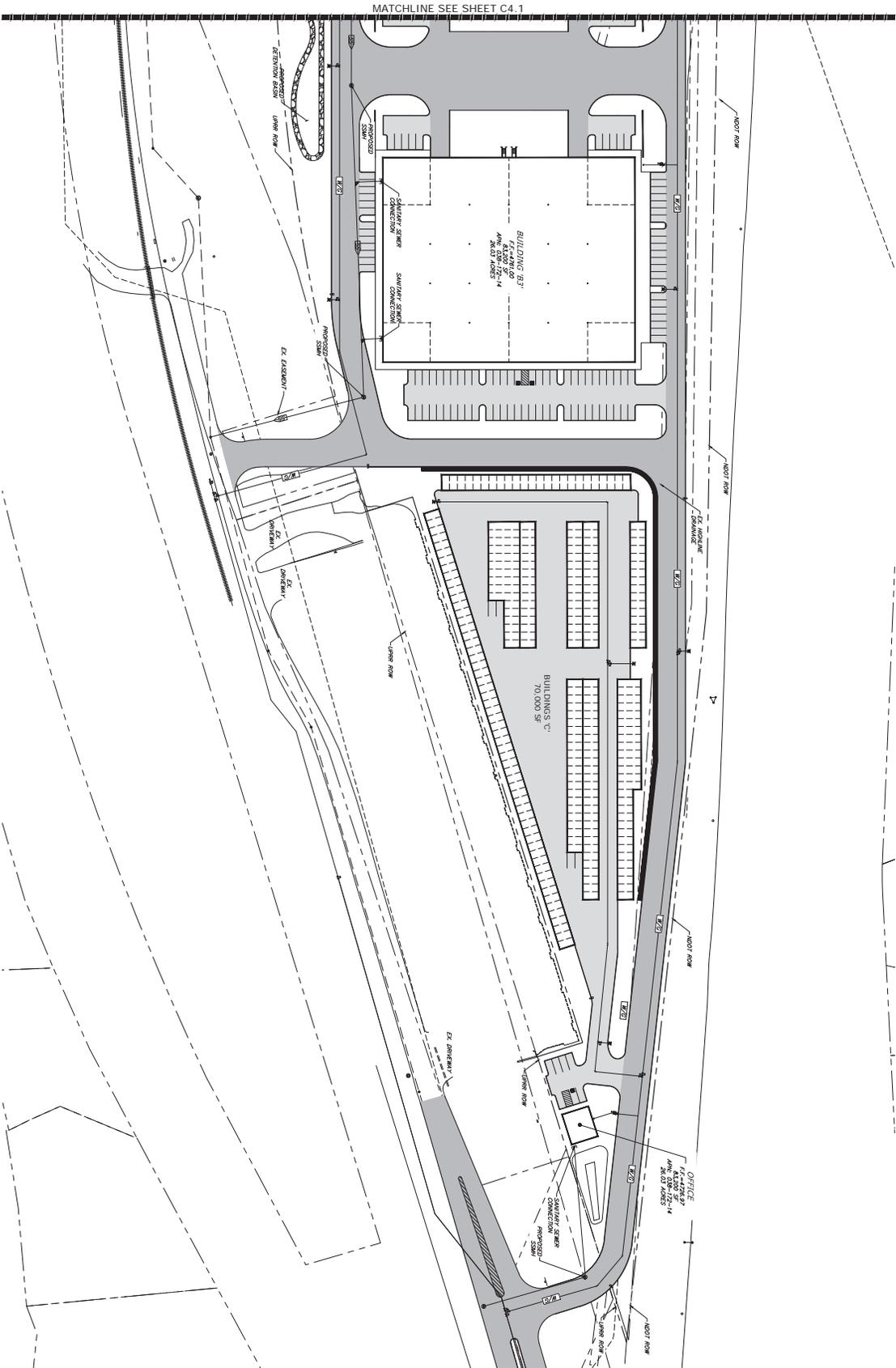
SHEET: C3.4	SHEET TITLE: SITE SECTION	DATE: 01/08/18	PROJECT/CLIENT: RENO GATEWAY BUSINESS PARK SUP Mogul, Nevada	DESIGNER: TECTONICS DESIGN GROUP 730 Sandhill Rd., #250, Reno, Nevada 89521 www.tectonicsdesigngroup.com	STAMP:	COPYRIGHT: All drawings, text, or other content are the property of Tectonics Design Group and may not be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the written permission of Tectonics Design Group.
		DATE: 04/17/18	PROJECT/CLIENT: RIVerview ESTATES PROPERTIES, LLC LAS VEGAS, NEVADA			

1" = 40' 0" RENO GATEWAY BUSINESS PARK 18019 C4.2



2 DAYS BEFORE
TODD'S BEAL
TOLL FREE 1-800-277-2600

UTILITY PLAN
SCALE 1" = 40' 0"



<p>SHEET: C4.2 SHEET TITLE: UTILITY PLAN</p>	<p>SUBMITTAL RECORD: DATE: 01/08/18 SUBMITTAL: SUP SUBMITTAL DATE: 04/17/18 CITY COMMENTS: [REDACTED] DATE: 06/21/18 CITY COMMENTS: [REDACTED] DATE: 08/14/18 CITY COMMENTS: [REDACTED] DATE: 09/07/18 CITY COMMENTS: [REDACTED]</p>	<p>PROJECT/CLIENT: # 18019 RENO GATEWAY BUSINESS PARK SUP Mogul, Nevada RIVERVIEW ESTATES PROPERTIES, LLC LAS VEGAS, NEVADA</p>	<p>DESIGNER: TECTONICS DESIGN GROUP 730 Sandhill Rd., #250, Reno, Nevada 89521 www.tectonicsdesigngroup.com tel 775-824-9988 fax 775-824-9986</p>	<p>STAMP: DRAWN: [REDACTED] CHECKED/SI AMED: [REDACTED] V.T.G. J.F.B.</p>	<p>COPYRIGHT: All drawings, text, or data are the property of Tectonics Design Group and may not be reproduced, stored, or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the written permission of Tectonics Design Group.</p>
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Photo Simulation - Looking Southeast from Donner Crossing Monument



May 24, 2018
Wise Project # 1805-142

**Tectonics Design Group
730 Sandhill Rd., #250
Reno, Nevada 89521**

Attn: Mr. Matthew Rasmussen

**Re: NOISE ANALYSIS REPORT
RENO GATEWAY BUSINESS PARK SITE, MOGUL ROAD, MOGUL**

Ladies and Gentlemen,

Wise Consulting and Training (WISE) was contracted to conduct a Noise Analysis related to the presence of a new warehouse at the above referenced site. An environmental consultant from WISE conducted noise level analysis related to the future use of this vacant site.

The site is currently located right between Mogul Road and Interstate 80 Highway (I-80) in Mogul. This site sits between this US Highway and the Union Pacific Railroad. Noise from these adjacent sources will likely drown the noise produced by the light commercial property use proposed for this site.

INTRODUCTION

A. Purpose

The City of Reno Community Development Department has requested that a noise analysis be conducted for a proposed project. The boundaries of the proposed site are approximately 425 feet away from residences to the north and 450 feet away from the residences to the south. I-80 runs between the residences to the north and the proposed site. The site sits below I-80 by approximately 20 feet. The Union Pacific Railway is between the houses to the south and the proposed site.

B. Noise Analysis

A noise analysis has been conducted using a Sierra Instruments Model 920 General Purpose Sound Level Meter with a wind screen. The meter was set to Slow Time Weighting and A Frequency Weighting. Spot noise measurements were taken at various times and at a location 50 feet from the railroad track and a location 50 feet from the highway on the site. The noise measurements were taken to reflect worst case surrounding noise level. Sound level results were

then compared to standards and ordinances of other areas to determine if there will be a significant noise impact to adjacent residential properties created by the light industrial use of the site.

BACKGROUND INFORMATION

Noise is defined as “unwanted sound”. Noise disturbance generally refers to a sound that may disturb or annoy reasonable persons of normal sensitivities, causes or tends to cause an adverse effect on the public health and welfare, endangers or injures people, or endangers or injures personal or real property.

Noise is normally measured by means of a “decibel” (dB) which is defined as a logarithmic measure used in describing the amplitude of sound. In addition, noise levels are usually divided into day-night average sound levels (Ldn). The time period from 10pm to 7am represents the “quiet time” normally associated with sleep, and most noise ordinances take this into account for the various land uses. Therefore, if the daytime maximum allowable level in a given zone is 70dB, then the night time maximum allowable level would be 60 dB. Land use categories (residential, commercial, industrial) normally have different maximum allowable levels that represent the various human activities in a given zoning designation. Reference sound levels are given in Appendix 1.

Noise measurements are normally taken with the “A-weighted, slow response” scale to most closely represent human hearing. Sound levels vary continuously from moment to moment depending upon all of the various human activities occurring in a given area. For example, an 80 dB level may be recorded during the passage of a large truck next to a roadway, and that level may drop to 60 dB or less once that event has ceased. A noise reduction graph based upon the distance from the source to the location is given in Appendix 2.

Noise levels also increase or decrease depending upon the distance to the source. For example, an 80 dB level may be recorded 10 feet away from a music source, and that level may drop to 70 dB or less if the sound is measured 50 feet away. Temperature, wind direction and humidity also play a part in actual noise levels on a given day and time, as well as physical features such as vegetation barriers, walls or fences that block the path of sound travel, and elevation differences.

In addition, outside noise levels from a source are normally lower inside a home or business. Factors that determine the amount of decrease include the amount of wall and ceiling insulation, window type (single vs. double pane, open or closed), and proximity to a given noise source.

The City of Reno Municipal Code, Title 8, Section 18.12.304 (Residential Adjacency Standards), is given in Appendix 3. This administrative code generally states that noise levels at residential property lines should not exceed 49 db between 10pm and 6am and should not exceed 65 db during the daytime.

DATA COLLECTION

Spot noise readings were taken at the locations indicated below on 5/21/2018 (Monday). See the noise reading tables below and the Noise Level Monitoring Location Sketches attached.

Table 1 – Location 1, 50 feet North from the northern UPRR track.

Table 2 – Location 2, 50 feet South from the US 80

Location Notes: The north track was unused during the time the noise survey was conducted. All train noises are from a train passing on the south track approximately 300 feet from the sample location.

Noise measurements were taken at 60 second intervals and recorded when a changed condition was present versus ambient noise and with the noise “source” noted in a separate column of the tables.

Noise sources noted include:

- Highway Ambient Noise (Cars Passing)
- Highway Noise (Trucks Passing)
- Street Noise Cars Passing on Mogul Road
- Planes Passing
- Train Engines
- Train Horns

Table 1 – Noise Levels at Nearest Gateway Business Park Noise Sources 7:40am to 9:30am			
TIME	RESULTS (dBA)	LOCATION	COMMENT / SOURCE
7:40	47	Location #1	Background highway Noise
7:47	62	Location #1	Plane passing overhead
8:04	74	Location #1	Semi Truck Passing on Road (10 feet from Sampling Location)
8:22	58	Location #1	Plane Passing. Truck Started in Storage Yard 150 feet from Sampling Location
8:27	71	Location #1	Utility Pickup with Trailer Passing on Road
9:08	71	Location #1	Train Rounds the Bend into Visual Range
9:09	88	Location #1	Engine Noise of Train Passing on South Track
9:09	92	Location #1	Train Horn from Train Passing on South Track
9:10	71	Location #1	Semi Truck Passing on the Road

9:18	64	Location #2	Cars Passing on Highway
9:19	66	Location #2	Cars Passing on Highway
9:20	68	Location #2	Truck Passing on Highway
9:21	64	Location #2	Cars Passing on Highway, (Begins to rain)
9:22	62	Location #2	Cars Passing on Highway
9:23	64	Location #2	Cars Passing on Highway
9:24	69	Location #2	Multiple Trucks Passing on Highway
9:25	68	Location #2	Truck Passing on Highway
Location #1: 50 feet North of North UPRR Track Location #2: 50 feet South of US 80			

ANALYSIS

Noise from the site affecting the surrounding residences

Since the nearest residences are approximately 425 feet away from the site property line, the distance will reduce the noise level by 16 dB. As long as the noise level at the property line is kept under 81 decibels during the day and under 65 decibels at night, the site will be in compliance with Reno code 18.12.304. The loading dock, which will likely be the loudest area of the site, is approximately 85 feet from the property line. The noise level at the loading dock should be kept below 119 dB during the day and 103 dB at night.

Noise from surrounding areas affecting the site

Noise from the train is quite loud. When a train is travelling along the northern track, noise levels at the property line could reach as high as 104dB. Wise conducted interviews with locals around the site who indicated that the train passes by 4 to 5 times a day. The train passing took about 5 minutes. OSHA permissible exposure limits to noise at this level is 1 hour per day. At an exposure time of 25 minutes, the train passing will most likely not require OSHA noise hazard signage.

SUMMARY/CONCLUSION

Based upon the monitoring results and review of pertinent noise literature, the proposed project should be in compliance with City of Reno Municipal Code Section 18.12.304 and OSHA noise standards.

CLOSURE

Our services and this report have been performed using a degree of skill and care ordinarily exercised under similar circumstances by consultants practicing on similar projects, in a similar timeframe, and in this or similar localities. Any conclusions presented are strictly our professional opinion and expressly do not constitute a certification, warranty or guarantee of any type.

The observations, results, findings and conclusions expressed in this report were based on conditions present during our inspection and sound readings. No other claims or guarantees are implied or expressed.

Thank you for the opportunity to be of service on this project.

Prepared By:



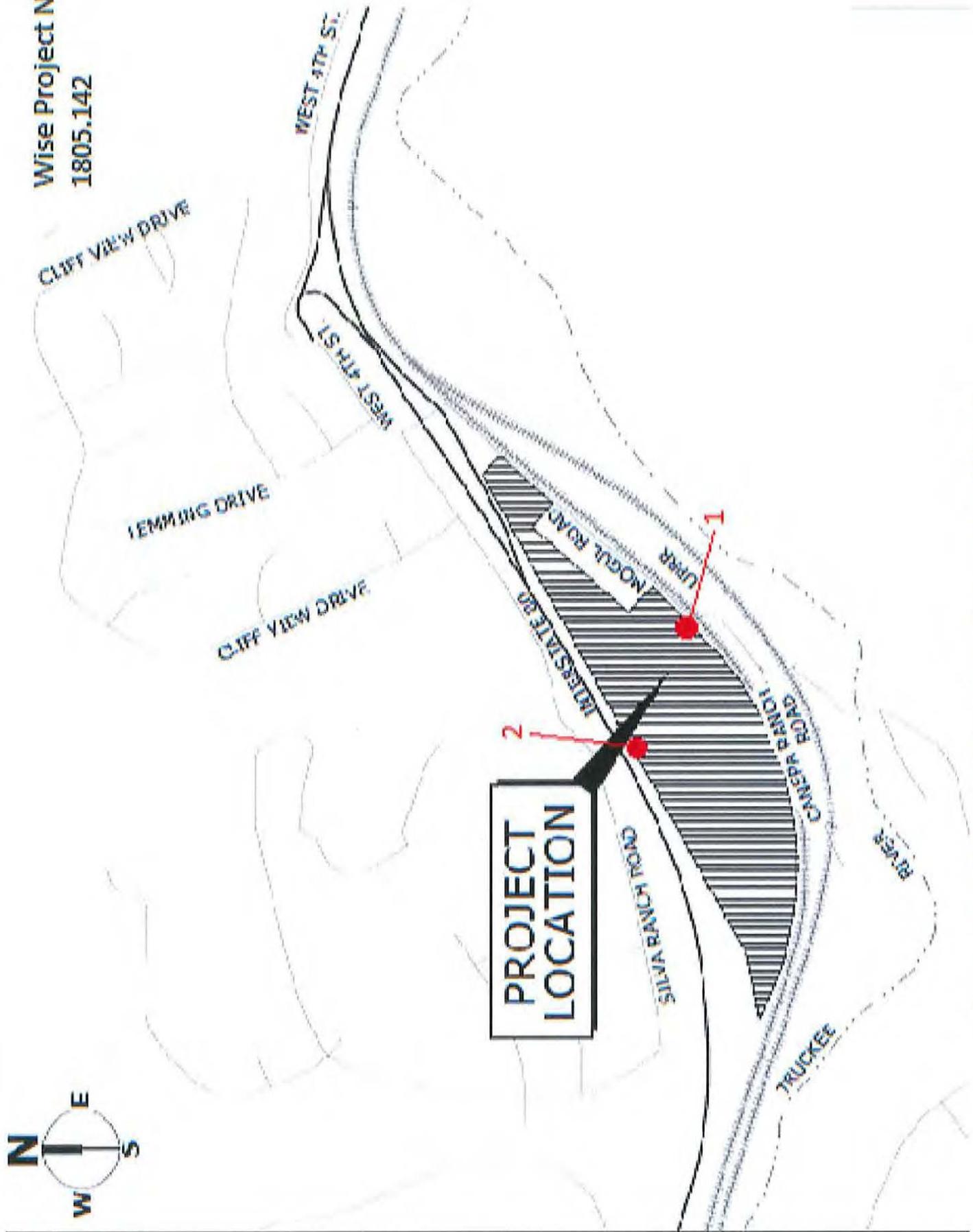
Nicholas Wahnefried, Industrial Hygiene Consultant
NAC, NLC



J. Tom Wise, President / Professional Industrial Hygienist
CEM, NAC, CAC, CEI, CMI, NLC

Noise Level Sample Location Sketches
Appendix 1 – Reference Noise Levels
Appendix 2 – Noise Reduction Graph
Appendix 3 – City of Reno Municipal Code, Section 18.12.304

Wise Project No.
1805.142



Noise Level Monitoring Sample Location Sketch
Reno Gateway Project - Mogul Road

APPENDIX 1

Reference Noise Levels

APPENDIX 2

Noise Reduction Graph

Example: A level of 75 dB(A) was measured at 30 feet (R_1) where no ambient interference was detected. The distance of the property line from the source was 65 feet. Going across on the 30 foot row to 65 feet shows the correction is -7 dB, so the source level would be 68 dB(A) at 65 feet.

R1	R2																						
	15	20	25	30	35	40	45	50	55	60	65	70	75	80	85	90	95	100	105	110	115	120	
10	-4	-6	-8	-10	-11	-12	-13	-14	-15	-16	-16	-17	-18	-19	-19	-20	-20	-20	-20	-21	-21	-22	-22
15		-2	-4	-6	-7	-9	-10	-10	-11	-12	-13	-13	-14	-15	-15	-16	-16	-16	-17	-17	-18	-18	-19
20			-2	-4	-5	-6	-7	-8	-9	-10	-10	-11	-11	-12	-13	-13	-14	-14	-14	-15	-15	-16	-16
25				-2	-3	-4	-5	-6	-7	-8	-8	-9	-10	-10	-11	-11	-12	-12	-12	-13	-13	-14	-14
30					-1	-2	-3	-4	-5	-6	-7	-7	-8	-9	-9	-10	-10	-10	-11	-11	-12	-12	-12
35						-1	-2	-3	-4	-5	-5	-6	-7	-7	-8	-8	-9	-9	-9	-10	-10	-11	-11
40							-1	-2	-3	-4	-4	-5	-6	-6	-7	-7	-8	-8	-9	-9	-10	-10	-11
45								-1	-2	-2	-3	-4	-4	-5	-6	-6	-6	-7	-7	-8	-8	-9	-9
50									-1	-2	-2	-3	-4	-4	-5	-5	-6	-6	-6	-7	-7	-8	-8
55										-1	-1	-2	-3	-3	-4	-4	-5	-5	-6	-6	-6	-7	-7
60											-1	-1	-2	-2	-3	-4	-4	-4	-5	-5	-6	-6	-6
65												-1	-1	-2	-2	-3	-3	-4	-4	-4	-5	-5	-5
70													-1	-1	-2	-2	-3	-3	-4	-4	-4	-4	-5
75														-1	-1	-2	-2	-3	-3	-4	-4	-4	-4
80															-1	-1	-1	-2	-2	-3	-3	-4	-4
85																0	-1	-1	-2	-2	-3	-3	-3
90																	0	-1	-1	-2	-2	-2	-2
95																		0	-1	-1	-2	-2	-2
100																			0	-1	-1	-1	-2

Table C-2. Correction for ambient interference if the source cannot be turned off

Another approach is to move to another area where the source of interest has no impact. If the new location has similar environmental conditions as the location of interest (buildings, roads, trees), it is likely that the ambient will be the same. See the Measurement Distance section in Chapter 7.

C.4 Evaluating the Spectrum with Ambient Interference

Alternative 6 of Article IX allows for a method to evaluate the disturbance potential of a sound source in the presence of ambient sound. It requires a sound level meter that can measure octave bands from 31.5 to 4000 Hz. This procedure should be applied to a *broadband* and nearly *constant* sound source where there is a possibility that the ambient sound may interfere. The A-weighted sound level containing both the ambient and the source of interest is measured as well as the noted octave band levels. The A-weighted level is rounded up to a value in Table C-3. The applicable frequency spectrum is chosen from the relevant column. Each measured octave band is compared with the levels in the correct table column. If any measured band is 5 dB greater than the band in the column, the source is in violation.

The concept embedded in this procedure is based on the observation that certain sound spectra are considered “normal” by listeners. See the discussion of Psychological Effects in Chapter 3. The particular spectrum chosen for inclusion in Table C-3 is based on an ANSI standard for a “neutral” contour; it decreases by 5 dB for every octave increase. A similar spectrum is also used when sound masking systems are installed in open offices; it has been found to be the most acceptable. The Los Angeles code (Appendix A) has a similar method and uses a spectrum based on outdoor ambient spectra. A comparison of the three spectra is shown

APPENDIX 3

City of Reno
Municipal Code
Section 18.12.304

• **Section 18.12.304. - Residential Adjacency Standards.**

(a)

Applicability and Exemptions.

(1)

This [Section 18.12.304](#) applies to all development in nonresidential, mixed use, and multi-family Zoning Districts that abuts single-family zoned property (including property in the SF4, SF6, SF9, SF15, LLR.5, LLR1, LLR2.5, GFSF, UT5, UT10, and UT40 Zoning Districts), or are separated from the single-family zoned property by only a right-of-way or easement.

(2)

[Section 18.12.304\(g\)](#) "Noise at Residential Property Lines" shall apply to all development in nonresidential, mixed use and multi-family Zoning Districts that abuts any residentially zoned property (including property in the SF4, SF6, SF9, SF15, LLR.5, LLR1, LLR2.5, GFSF, UT5, UT10, UT40, MF-14, MF-21 and MF-30 Zoning Districts), or are separated from the residentially zoned property by only a right-of-way or easement.

(3)

Development on sites over two acres that does not comply with subsection (d)(1)(b) below may be allowed by a special use permit.

(b)

Building Facades. Developments adjacent to single-family zoned property shall be constructed such that the facade design, including roof lines and roof treatments, is consistent on all sides of the building.

(c)

Signage adjacent to Residential.

(1)

No advertising signage shall be permitted on the rear of any building when the rear of the building is adjacent to single-family zoned property.

(2)

Internally illuminated wall signs are prohibited on the rear and sides of a building if the property abuts and the signs are visible from residentially zoned properties.

(d)

Building Setbacks.

(1)

Residential Slope. All buildings subject to this section's residential adjacency standards shall be setback from rear or side yard property lines adjoining single-family zoned properties according to the following formula:

a.

Sites of two acres or less. The minimum side and/or rear yard setbacks shall be determined by utilizing a 1:1 height/setback ratio for that portion of any building which exceeds 15 feet in height. When the site adjoins single-family zoned property, the ten feet adjacent to the property line shall be landscaped. The additional setback shall be measured starting at the side or rear setback line. See Figure 18.12-11.

b.

Sites over two acres. The minimum side and/or rear yard setbacks shall be determined by utilizing a 1:3 height/setback ratio for that portion of any building which exceeds 15 feet in height. When the site adjoins

single-family zoned property, the ten feet adjacent to the property line shall be landscaped. The additional setback shall be measured starting at the side or rear setback line. See Figure 18.12-11. The 1:3 height/setback ratio may be reduced or eliminated subject to approval of a special use permit according to [18.06.405](#) of this title, as amended.

c.

Notwithstanding the above, a building up to 15 feet in height may be constructed to the setback line established in (d)(2) below.

(2)

Building Setback. In addition to the required building setback line, no building setback shall be less than the building setback for the property zoned single-family where they share common boundaries, or where they are separated by an alley or utility easement.

(e)

Spillover Lighting.

(1)

Lighting Standard. Lighting from a nonresidential property shall not create greater than 0.50 foot candle of spillover light at a single-family zoned residential property line.

(2)

Redirecting/Screening of Light Sources. All sources of light, including security lighting, illuminated signs, vehicular headlights and other sources, shall be directed away from single-family zoned residential property or screened so that the light level stated in (e)(1) above is not exceeded.

(3)

Lighting Near Residential Areas. Light fixtures and standards in or within 100 feet of any single-family residential zoning district shall not exceed 20 feet in height. The administrator may permit additional height provided such lights are a sharp cut-off lighting system.

(f)

Exclusions for Higher Ambient Noise and Light Levels. Where existing ambient noise and light levels already exceed the standards as of the effective date of this section, the subject source may not increase existing levels.

(g)

Noise at Residential Property Lines.

(1)

Measurement. Measurement of noise shall be made at the residential property line with a sound level meter and octave band analyzer meeting the standards prescribed by the American Standards Association.

(2)

Permissible Noise Level.

a.

Nighttime noise level. Noise levels shall not exceed 49 db leq or 49 db for a single event occurring on a re-occurring basis at a residentially zoned property line between 10:00 p.m. and 6:00 a.m.

b.

Daytime noise level. Noise levels shall not exceed 65 db leq or 65 db for a single event on a reoccurring basis at a residentially zoned property line.

c.

Noise associated with temporary construction activity is exempt from the standards from 6:00 a.m. to 7:00 p.m.

d.

Airport airplane operations are exempt from these standards.

(h)

Traffic. Site plans shall be reviewed to avoid access locations that would encourage cut-through traffic through adjacent single-family zoned residential neighborhoods.

(i)

Use of Alleys. Commercial truck and automobile traffic shall be prohibited on alleys that are shared with single-family zoned residential properties between the hours of 9:00 p.m. and 6:00 a.m. This includes, but is not limited to, deliveries, and commercial parking lot access. Garbage collection may occur during these hours.

(j)

Landscaping and Screening. Landscaping and Screening shall conform to Article XII (Landscape and Screening Standards).

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5821, § 1, 4-5-06; Ord. No. 5927, § 1, 5-23-07; Ord. No. 6286, § 1, 3-13-13)

**Reno Police Department**
CPTED Review Memorandum
March 26, 2018

To: City of Reno, Business License Division

Business Name: Reno Gateway Business Park **Case#:** LDC18-00065

Address: South of I80, North of UP Railroad, West of Mogul

Completed by: Burow,C 13298

The following document is submitted for your consideration. The ideas, contents herein are the opinions of the listed, qualified Crime Prevention through Environmental Design (CPTED) Police Officer, and are based on CPTED Principles and Factors. Implementation of the recommendations in no way guarantees a crime-free project. Recommendations listed are designed to make the applicant aware of certain issues which may arise and present possible solutions.

Natural Surveillance (Concept focuses on increased visibility):

Noted Concerns: Due to Preliminary Site plans not containing details regarding Lighting or perimeter fencing adequate feedback is unable to be provided. Open view CPTED fencing throughout property promotes natural surveillance of passing observers. With such a high visibility area the promotion of natural surveillance may reduce criminal activity. LED lighting with 90 degree cutoff and uniformity of spread in accordance with IES standards (proper color temperature to illuminate true to color) promotes a decreased perception of crime and increases natural surveillance of normal users and observers.

Possible Solution / Resolution:

Natural Access Control (Concept that focuses on entry & exit points):

Noted Concerns: Natural access control concepts of physically guiding people through the space by strategic design of streets, building entrances, building layout and landscape appear to be in place based on preliminary site plans.

Possible Solution / Resolution:

Territorial Reinforcement (Concept of clearly defining ownership over space):

Noted Concerns: Due to being preliminary site plans adequate feedback regarding territorial reinforcement is unable to be provided. The use of pavement treatments from semi-public to public space, landscaping, signage, and CPTED fencing all help define ownership of a property which contribute to a reduction in criminal activity and perceived safety.

Possible Solution / Resolution:

Maintenance and Management (Concept focuses on how Mgmt. runs/maintains property):

Noted Concerns: Maintenance plan to CPTED standards with lower tree canopy trimmed up to a minimum of 6' and low vegetation trimmed below 2' allows for the continued use of space for its intended purpose. Proper maintenance plan defines territory, controls access, and creates ownership over space which all contribute to the reduction in criminal activity. Graffiti abatement plans should also be in place as the type of buildings proposed are conducive to graffiti.

Possible Solution / Resolution:

Design guide for reviewing project – CHECKLIST

The design guide is summarized in the form of a checklist. The questions help you to go through the security aspects of a project. The checklist will provide an initial crime prevention through environmental design review for the project.

1. Sightlines
2. Lighting
3. Concealed or Isolated Routes
4. Entrapment Areas
5. Isolation
6. Land Use Mix
7. Activity Generators
8. Ownership, Maintenance, and Management
9. Signs and Information
10. Overall Design

Sightlines	Yes	No
1. Can sharp corners or sudden changes in grades that reduce sight lines be avoided or modified?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Does design allow clear sight lines and visibility at those areas where they are desired?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Do areas of concerns such as stairwells, lobbies of high-rise building have clear sight lines?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. If sight lines are blocked, can it be made visible by using glass or can other enhancements such as mirrors or security cameras be provided?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Does design allow for future sight line impediments such as landscaping in maturity?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Does access to hidden areas such as underpasses or parking areas have clear sight lines?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Lighting	Yes	No
1. Is there a need for lighting to be provided if the paths or spaces are not used at night? UNKNOWN	<input type="checkbox"/>	<input type="checkbox"/>
2. Is lighting adequately provided such that a person can recognize a face from about 10 metres? UNKNOWN	<input type="checkbox"/>	<input type="checkbox"/>

3. Does lighting provide uniform spread and reduce contrast between shadow and illuminated areas? UNKNOWN	<input type="checkbox"/>	<input type="checkbox"/>
4. Is lighting provided too glaring? UNKNOWN	<input type="checkbox"/>	<input type="checkbox"/>
5. Are light fixtures provided for areas that require good visibility such as pedestrian routes and entrapment areas? UNKNOWN	<input type="checkbox"/>	<input type="checkbox"/>
6. Are light fixtures protected against vandalism or made of vandal resistant materials? UNKNOWN	<input type="checkbox"/>	<input type="checkbox"/>
7. Is lighting at areas used during night time e.g. parking lots, space around buildings adequately provided? UNKNOWN	<input type="checkbox"/>	<input type="checkbox"/>
8. Is back lane lighting required?	X	<input type="checkbox"/>

<i>Concealed or Isolated Routes</i>	Yes	No
1. Can concealed and isolated routes such as staircases, passageways or tunnels be eliminated?	<input type="checkbox"/>	X
2. Are there entrapment areas within 50 - 100 meters at the end of a concealed or isolated route?	<input type="checkbox"/>	X
3. Is there an alternate route?	X	<input type="checkbox"/>
4. If a pedestrian cannot see the end of a concealed or isolated route, can visibility be enhanced by lighting or improving natural surveillance? UNKNOWN	<input type="checkbox"/>	<input type="checkbox"/>
5. Are concealed or isolated routes uniformly lit? UNKNOWN	<input type="checkbox"/>	<input type="checkbox"/>
6. Is there natural surveillance by people or activities through various land uses?	X	<input type="checkbox"/>
7. Is there formal surveillance? UNKNOWN	<input type="checkbox"/>	<input type="checkbox"/>

8. Is access to help e.g. security alarm, emergency telephones, signage and information available? UNKNOWN	<input type="checkbox"/>	<input type="checkbox"/>
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Entrapment Areas	Yes	No
1. Is there an entrapment area and can it be eliminated?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Can it be closed during off hours?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Is the entrapment area visible through natural or formal surveillance? NA	<input type="checkbox"/>	<input type="checkbox"/>
4. Does design provide for escape routes?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Isolation	Yes	No
1. Does design incorporate natural surveillance?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Do areas of concerns such as isolated routes and parking areas provide natural surveillance?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. If providing natural surveillance is not possible, are emergency telephones, panic alarm and attendants provided? UNKNOWN	<input type="checkbox"/>	<input type="checkbox"/>
4. Can compatible land uses be provided to increase activity?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Land Use Mix	Yes	No
1. Are different land uses compatible?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Can land uses that raise security concerns e.g. bars and pubs, be located where their impact is minimized? NA	<input type="checkbox"/>	<input type="checkbox"/>

Activity Generators	Yes	No
1. Can complementary uses that promote natural surveillance be provided?	X	<input type="checkbox"/>
2. Does design provide for complementary users?	X	<input type="checkbox"/>
3. Does design reinforce activity?	X	<input type="checkbox"/>
4. Is the area programmed for various events or activities? UNKNOWN	<input type="checkbox"/>	<input type="checkbox"/>
5. Can a clustering of uses be used to support the intended activity?	X	<input type="checkbox"/>
6. Are ground level activities incorporated in design?	X	<input type="checkbox"/>
7. Can areas be programmed to facilitate increased activity?	X	<input type="checkbox"/>

Ownership, Maintenance, and Management	Yes	No
1. Does the design provide territorial reinforcement through design features?	X	<input type="checkbox"/>
2. Does the design allow for easy maintenance?	X	<input type="checkbox"/>
3. Are there signs and information to guide people on how to report maintenance concerns? UNKNOWN	<input type="checkbox"/>	<input type="checkbox"/>
4. Does the management of space provide maintenance priorities e.g. removal of offensive graffiti? UNKNOWN	<input type="checkbox"/>	<input type="checkbox"/>
Signs and Information	Yes	No
1. Are signs visible and legible? UNKNOWN	<input type="checkbox"/>	<input type="checkbox"/>

2. Are signs conveying messages clearly? UNKNOWN	<input type="checkbox"/>	<input type="checkbox"/>
3. Is information adequate? UNKNOWN	<input type="checkbox"/>	<input type="checkbox"/>
4. Are sign strategically located to allow for maximum visibility? UNKNOWN	<input type="checkbox"/>	<input type="checkbox"/>
5. Are signs well maintained? UNKNOWN	<input type="checkbox"/>	<input type="checkbox"/>
6. Are maps provided in large areas such as underpasses, parks, etc.? UNKNOWN	<input type="checkbox"/>	<input type="checkbox"/>
7. Are signs displaying hours of operation? UNKNOWN	<input type="checkbox"/>	<input type="checkbox"/>

Overall Design	Yes	No
1. Do quality and aesthetically pleasing built environments compromise security concerns? UNKNOWN	<input type="checkbox"/>	<input type="checkbox"/>
2. Is the scale of development consistent with neighbors to avoid large gaps on streets?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Is design of the built environment simple and easy to understand?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Is there space that can become dead space?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. How is the built environment used at night time? UNKNOWN	<input type="checkbox"/>	<input type="checkbox"/>
6. Are construction materials used to enhance safety and security? UNKNOWN	<input type="checkbox"/>	<input type="checkbox"/>

Additional Comments / Concerns:

Due to the preliminary nature of proposed plans, design guide and CPTED comments are limited. Both have been included as reference for future development of site.



REGIONAL TRANSPORTATION COMMISSION

Metropolitan Planning • Public Transportation & Operations • Engineering & Construction

Metropolitan Planning Organization of Washoe County, Nevada

March 28, 2018

FR: Chrono/PL 181-18

Ms. Heather Manzo, Associate Planner
Community Development Department
City of Reno
P.O. Box 1900
Reno, NV 89505

RE: LDC18-00064 (Pennington Estates)
LDC18-00065 (Reno Gateway Business Park)
LDC18-00069 (Fuse 44 Reno, LLC/1000 Harvard Way)
HDC18-00001 (Nystrom Guest House)
LDC18-00061 (Azores Development Drainage Improvements)

Dear Ms. Manzo,

We have reviewed the above applications and have no comments at this time. Additional comments may be provided in the future when the projects move forward with development and development review proposals are submitted to RTC.

Thank you for the opportunity to comment on these applications. Please feel free to contact me at 775-332-0174 or rkapuler@rtcwashoe.com if you have any questions or comments.

Sincerely,

A handwritten signature in blue ink that reads "Rebecca Kapuler". The signature is fluid and cursive.

Rebecca Kapuler
Planner

Copies: Claudia Hanson, City of Reno Community Development
Janelle Thomas, City of Reno Community Development
Brook Oswald, City of Reno Community Development
Jeff Borchardt, City of Reno Community Development
Sienna Reid, City of Reno Community Development
Jae Pullen, Nevada Department of Transportation District II
Daniel Doenges, Regional Transportation Commission
Tina Wu, Regional Transportation Commission
Mark Maloney, Regional Transportation Commission
Julie Masterpool, Regional Transportation Commission
David Jickling, Regional Transportation Commission

/No Comment 03_28_2018



WASHOE COUNTY
COMMUNITY SERVICES DEPARTMENT
Planning and Building Division

Attachment I
1001 EAST 9TH STREET
PO BOX 11130
RENO, NEVADA 89520-0027
PHONE (775) 328-3600
FAX (775) 328.6133

March 28, 2018

To: Brook Oswald, Associate Planner
City of Reno
Community Development Department
PO Box 1900
Reno, NV 89505

From: Trevor Lloyd

Subject: **LDC18-00065 (Reno Gateway Business Park)**

Dear Brook,

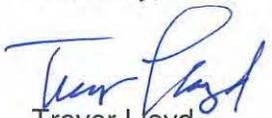
Washoe County Community Services has reviewed the above application(s) and offers the following comments and conditions:

Mogul Road is very low volume and the addition of this project does not trigger capacity improvements.

- *The roadway improvement shall extend between both entrances that access the project.*
- *All roadway improvements shall comply with Washoe County Code Section 110.436.60 with asphalt pavement type PG64-28 NV with type III slurry.*
- *Road improvements can stay as specified, if the City of Reno takes over road maintenance.*
- *Please NOTE: Mogul Road is the property of the Union Pacific Railroad Company; Washoe County only claims proscriptive right on this road so that the County can provide the residences at the south end service, along with public access to the bridge.*
- *Check with NDOT for requirements to tie the new road construction into their right of way.*

Thank you for the opportunity to comment on this application. If you wish to discuss further, please call me at 775-328-3617 or email me at tlloyd@washoecounty.us.

Sincerely,


Trevor Lloyd
Planning Manager

TL/tl



INTEGRITY



EFFECTIVE COMMUNICATION



QUALITY PUBLIC SERVICE



STATE OF NEVADA
DEPARTMENT OF TRANSPORTATION

District II
310 Galletti Way
Sparks, Nevada 89431
(775) 834-8300 FAX (775) 834-8319

February 18, 2019

STEVE SISOLAK
Governor

KRISTINA L. SWALLOW, P.E., Director

City of Reno
Community Development Department
P.O. Box 1900
Reno, NV 89505

LDC18-00065
Reno Gateway Business Park
I-80 Exit 7 Mogul

Attention: Ms. Claudia Hanson, AICP, Planning Manager

Dear Ms. Hanson:

The Nevada Department of Transportation District II (Department) has reviewed the request for a special use permit for commercial development adjacent to residential residentially zoned property. The ± 27.9 -acre site is located within the City of Reno Sphere of Influence (SOI) on the south side of Interstate 80, ± 650 feet southwest of the Mogul off ramp. The site is zoned Industrial in Washoe County. The site has a Master Plan land use designation of industrial.

Comments specific to the referenced request:

1. NDOT has reviewed the Traffic Study (dated 2/22/18) prepared by Solaegui Engineers, Ltd. The indicated the development will consist of 303,400 square feet of warehouse and 81,375 of mini-warehouse. The proposed development will generate 1,283 daily trips, 102 am peak and 118 pm peak hour trips.
2. NDOT is currently in the process of making improvements to the eastbound on ramp from Mogul to I-80. This improvement will consist of an auxiliary lane from the eastbound Mogul ramp to I-80 eastbound off ramp to 4th Street. This work is being done under NDOT Contract 3711.
3. The Mogul I-80 Exit 7, although shown to provide adequate Level of Service, the interchange is "functionally obsolete and will require minor improvements to the ramp terminus and improvements to the right turn "slip ramp" for the eastbound off ramp. This will require an NDOT encroachment permit. NDOT requests that the developers meet with permitting staff at NDOT District II Office (775-834-8330) prior to development site permits being issued.
4. NDOT will require potential improvements to the intersection of Mogul Drive at the southside of the interchange. These improvements will consist of requiring additional/new traffic control devices, lighting, thermoplastic/high visibility striping, improved delineation of the Mogul Drive including an evaluation of turning paths for minimum WB67 truck and resultant minor geometric improvements necessary to have the intersection operate with increased industrial traffic.

of-way should be considered during the municipal land use development public involvement process. Significant public improvements within the right-of-way developed after the municipal land use development public involvement process may require additional public involvement. It is the responsibility of the permit applicant to perform such additional public involvement. We would encourage such public involvement to be part of a municipal land use development process.

14. No other comments at this time.

Thank you for the opportunity to review this community development proposal. The Department reserves the right to incorporate further changes and/or comments as the design review advances. I look forward to working with you and your team, and completing a successful project. Please feel free to contact me at (775)834-8300, if you have any further questions or comments.

Sincerely,

Richard "OJ" Oujevolk, PE
Traffic Engineering Supervisor

cc: Michael Fuess, NDOT District Engineer
Tara Smaltz, NDOT Traffic
Paula Diem, NDOT Permit Office
Stewart Pratt, NDOT Headquarter Permits
Brook Oswald, City of Reno Associate Planner
Frank Peralto, City of Reno
File

Contract No: 3711 , 3/15/2018, R36 (\$34,000,000.01 to \$41,000,000), Coldmill with plantmix bituminous surface and open grade **Opened:** 3/15/2018 **Awarded:** 4/9/2018 **Executed:** 4/10/2018

[Return to previous page](#)

Contract Details [Contract Documents](#) [Bidder's List](#) [Award Info](#) [Contract Q & A](#)

Contract #: 3711

Type: District-2

Contract Cost Range: R36 (\$34,000,000.01 to \$41,000,000)

Funding Type: STATE

Advertised Date: 02/07/2018

Bid Opening: 03/15/2018 01:30 PM

Opening Office: Carson City

Project No(s): SPI-080-1(075)

County(s): WASHOE

Enterprise Goal: 4.4 %

Location: I-80, from the CA/NV Stateline to 0.023 miles west of Keystone Interchange

Work Description: Coldmill with plantmix bituminous surface and open grade

Status: Active

Award Info

Date: 04/09/2018

Contractor: Q & D Construction LLC

Additional Details

Project Manager: DEVIN CARTWRIGHT

Designer: LOBATO, AARON

Resident Engineer: LOMPA, SAMUEL (775) 888-7659

Route(s): IR080-1

Milepost(s): 0.00 to 12.445

Contract Days: 280 (working)

Liquidated Damages: \$24,100.00

Project Length: 12.0000 mi

Stations: "PE" 42+98.29 P.O.T. - "PE"
667+11.30 P.O.T.

Contract No: 3711 , 3/15/2018, R36 (\$34,000,000.01 to \$41,000,000), Coldmill with plantmix bituminous surface and open grade **Opened:** 3/15/2018 **Awarded:** 4/9/2018 **Executed:** 4/10/2018

[Return to previous page](#)

[Contract Details](#) [Contract Documents](#) [Bidder's List](#) **[Award Info](#)** [Contract Q & A](#)

Award Date: 4/9/2018

Total % of DBE Participation: 0 **Total \$ of DBE Participation:** \$0.00

Award List

[To PDF](#)

	Bid Amount	Adjusted Amount	Company Name	Non-Res Penalty
1	\$42,600,000.00	\$42,600,000.00	Awarded to: Q & D Construction LLC, 1050 South 21st Street , Sparks, NV, 89431, Phone/Fax: (775) 786-2677 / (775) 786-5136	
2	\$46,666,666.00	\$46,666,666.00	Road and Highway Builders LLC, 175 Salomon Circle Ste #103 , Sparks, NV, 89434, Phone/Fax: (775) 852-7283 / (775) 359-7248	
3	\$48,235,235.00	\$48,235,235.00	Granite Construction Company, 585 West Beach Street , Watsonville, CA, 95076, Phone/Fax: (831) 724-1011 / (831) 768-4021	
4	\$0.00	\$0.00	Sierra Nevada Construction, Inc., PO Box 50760 , Sparks, NV, 89435, Phone/Fax: (775) 355-0420 / (775) 355-0535	

Page 1 of 1

Displaying Records 1 - 4 of 4

Contract Information

Notice to Proceed* Date: 5/14/2018

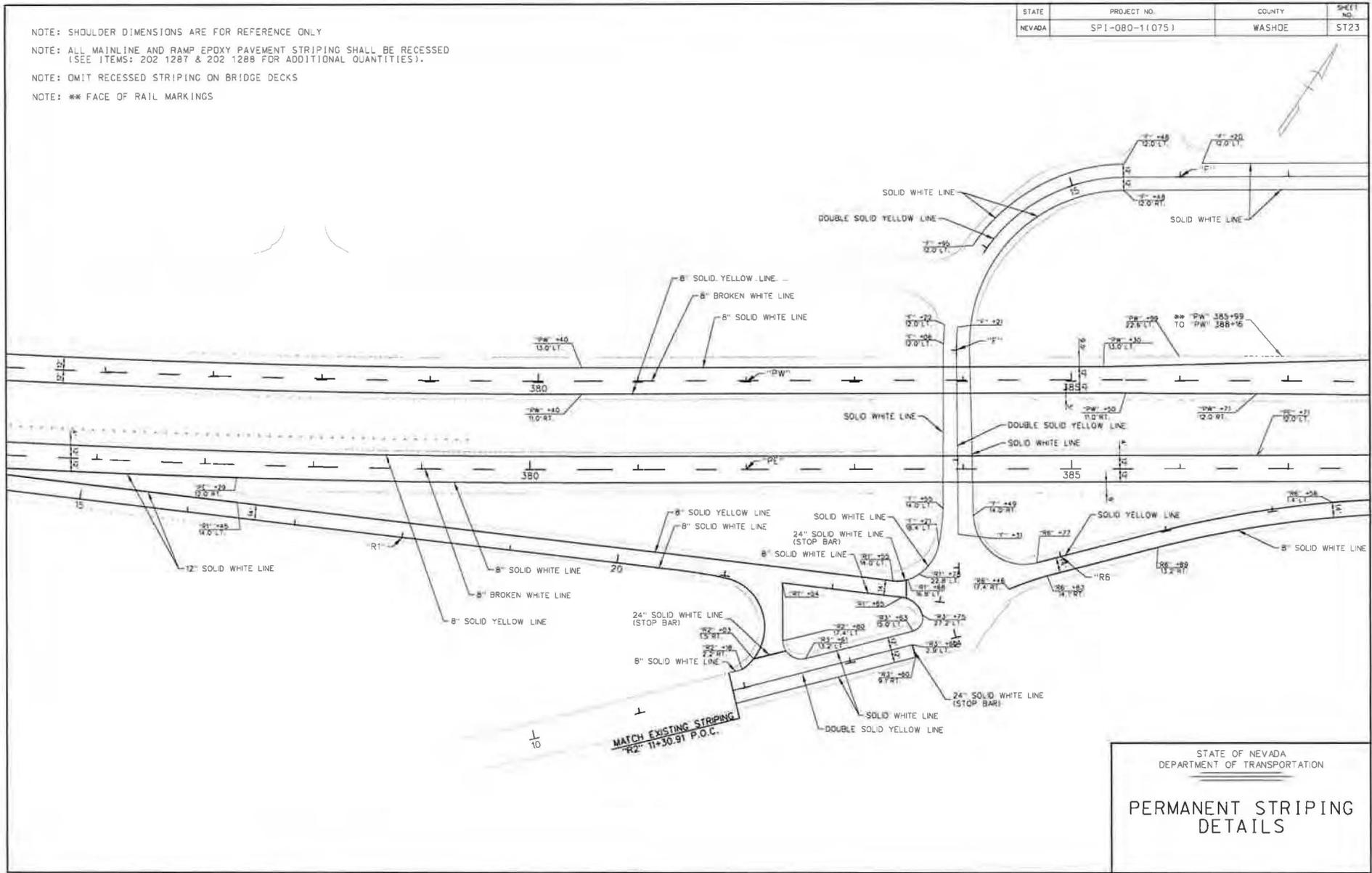
Bond Number: 30027584

* Conditional upon contract execution

Surety Co: Western Surety Company (CA)
2210 Plaza Drive Suite 150
Rocklin, CA 95765

NOTE: SHOULDER DIMENSIONS ARE FOR REFERENCE ONLY
 NOTE: ALL MAINLINE AND RAMP EPOXY PAVEMENT STRIPING SHALL BE RECESSED (SEE ITEMS: 202 1287 & 202 1288 FOR ADDITIONAL QUANTITIES).
 NOTE: OMIT RECESSED STRIPING ON BRIDGE DECKS
 NOTE: ** FACE OF RAIL MARKINGS

STATE	PROJECT NO.	COUNTY	SHEET NO.
NEVADA	SPI-080-1(1075)	WASHOE	ST23



STATE OF NEVADA
 DEPARTMENT OF TRANSPORTATION

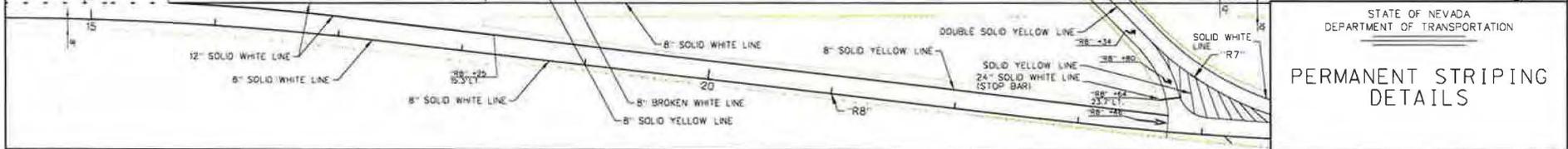
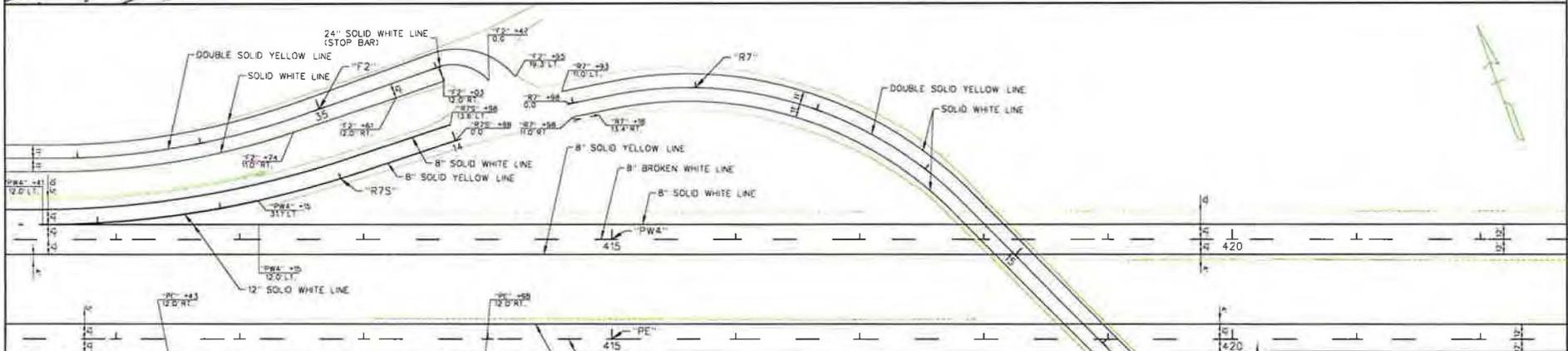
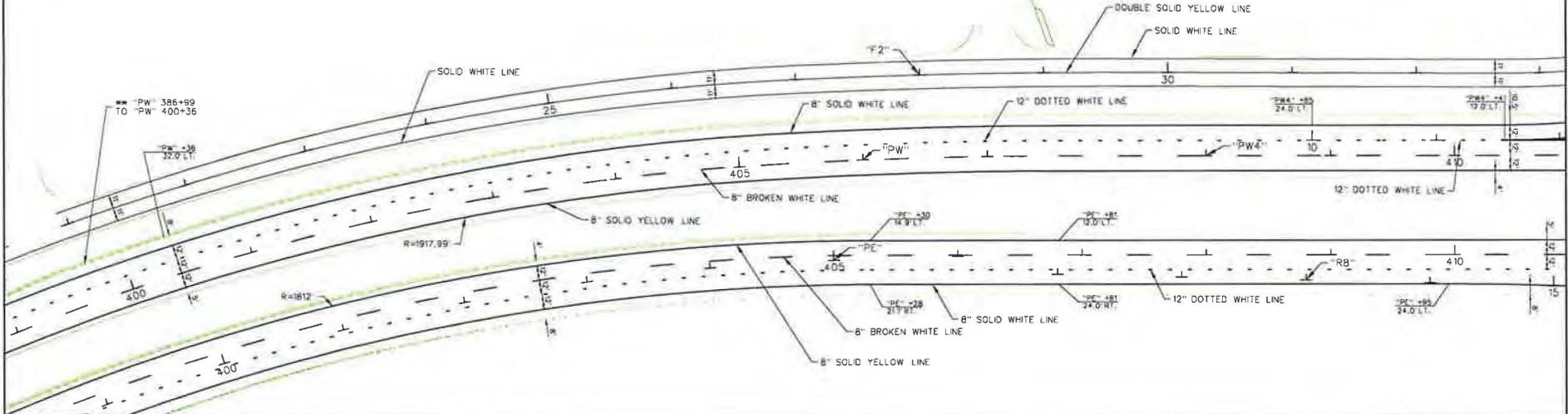
**PERMANENT STRIPING
 DETAILS**

NOTE: SHOULDER DIMENSIONS ARE FOR REFERENCE ONLY

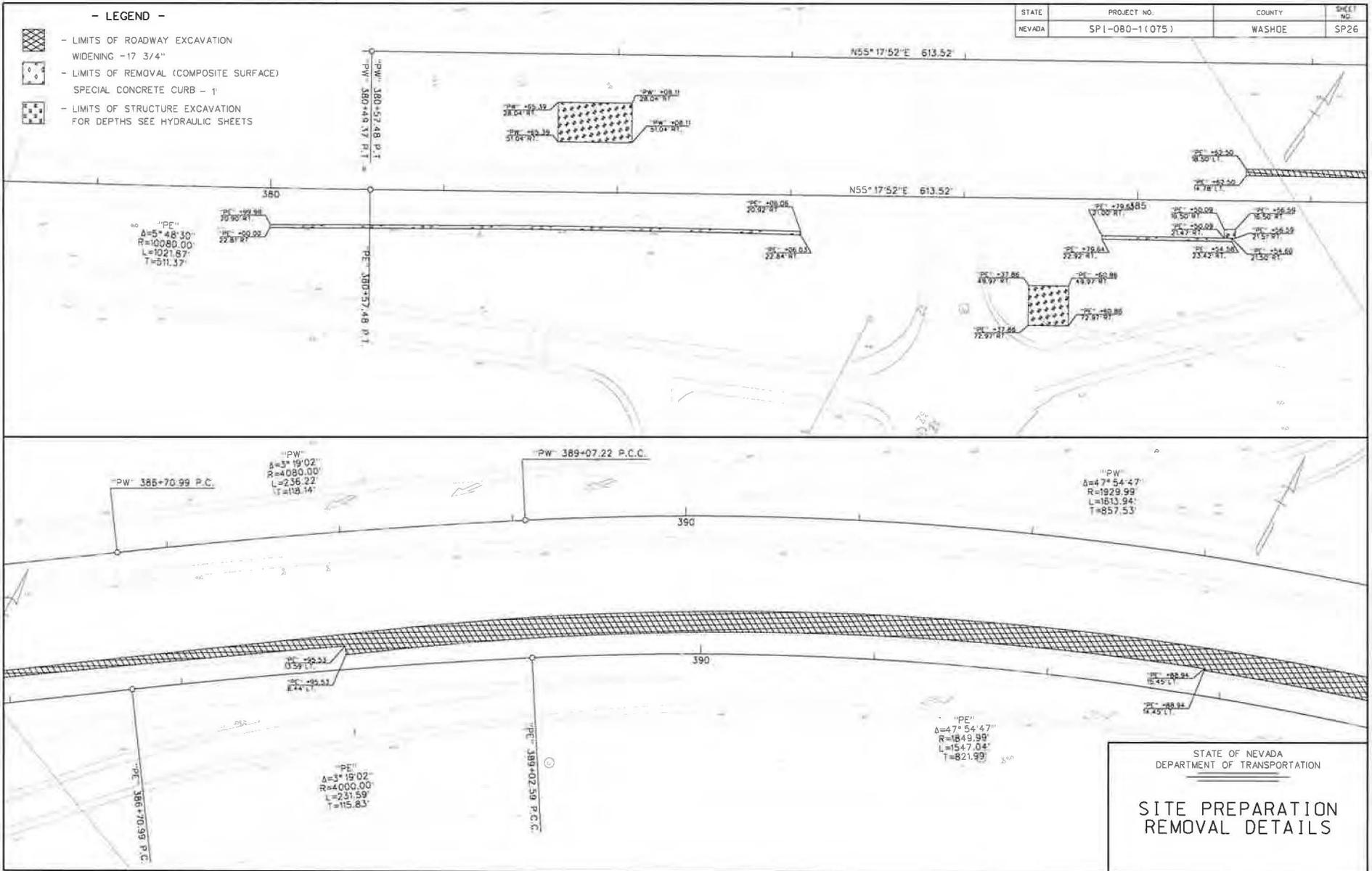
NOTE: ALL MAINLINE AND RAMP EPDXY PAVEMENT STRIPING SHALL BE RECESSED
(SEE ITEMS: 202 1287 & 202 1268 FOR ADDITIONAL QUANTITIES).

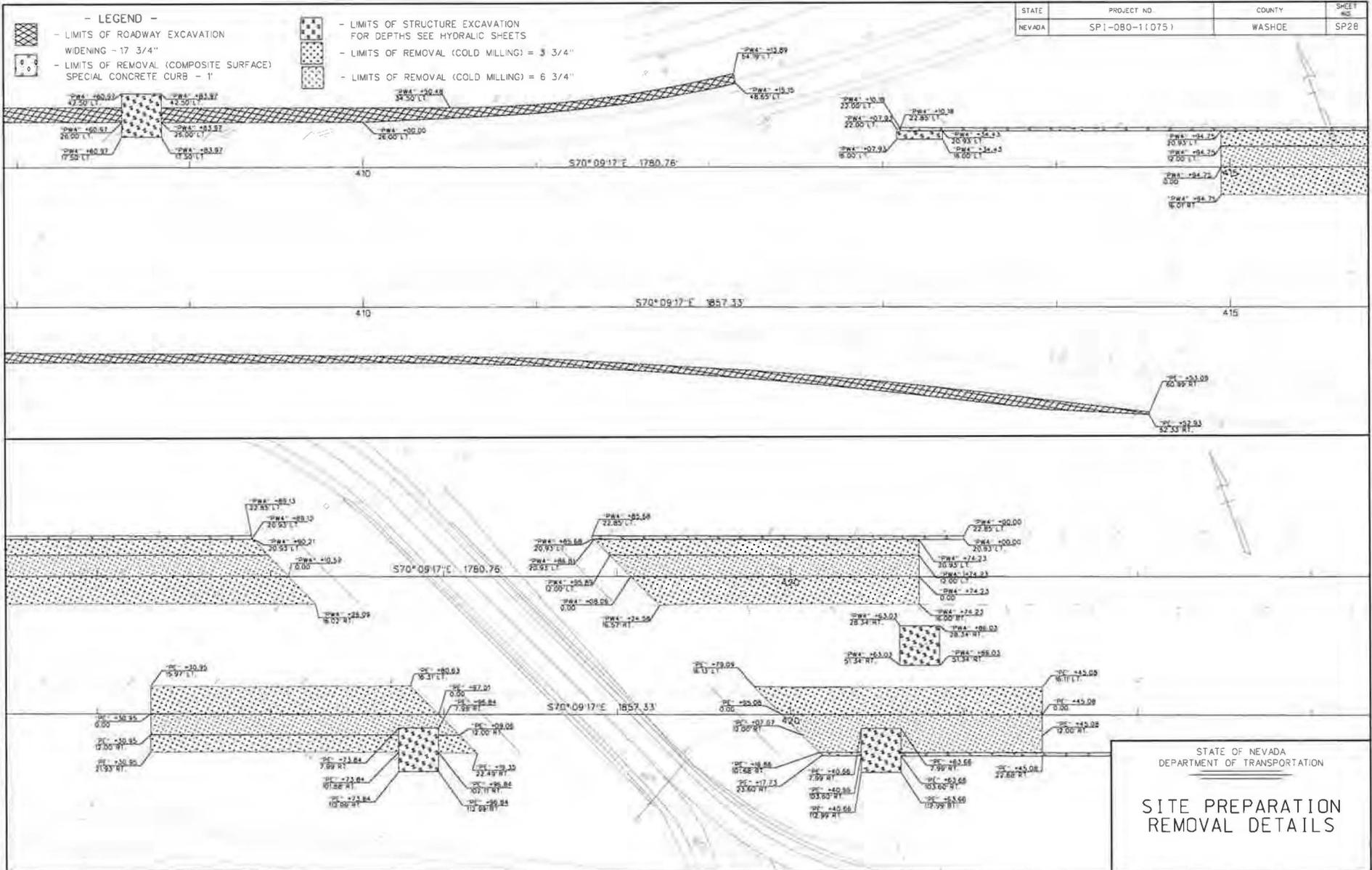
NOTE: ** FACE OF RAIL MARKINGS

STATE	PROJECT NO	COUNTY	SHEET NO
NEVADA	SP1-080-1(075)	WASHOE	5T25



STATE OF NEVADA
DEPARTMENT OF TRANSPORTATION
**PERMANENT STRIPING
DETAILS**





SOLAEGUI
ENGINEERS

September 6, 2019

Mr. Michael Mischel, P.E.
City of Reno
P.O. Box 1900
Reno, Nevada 89501

Re: Reno Gateway Business Park, Trip Generation Update Letter

Dear Mike:

This letter contains the findings of our traffic engineering review of the modified Reno Gateway Business Park project located in Mogul in the City of Reno. The updated site plan shows 293,600 square feet of warehouse buildings and 70,000 square feet of mini storage buildings. The site plan is attached. The new proposed building sizes are smaller than those shown on the original site plan. The character of the warehouse building has also changed with substantially fewer truck dock doors. These updated calculations are also based on trip generation data from the new Tenth Edition of ITE Trip Generation. The previous trip generation calculations were based on the Ninth Edition of the ITE manual which had higher trip rates. Table 1 shows the update trip generation summary for the project calculated as Warehousing, ITE Land Use #150 and Mini Warehouse, ITE Land Use #151. A comparison of trip totals from the original traffic report is also included in the table.

TABLE 1
TRIP GENERATION

<u>LAND USE</u>	<u>ADT</u>	<u>AM PEAK HOUR TOTAL</u>	<u>PM PEAK HOUR TOTAL</u>
Warehouse 293,600 Square Feet	511	61	63
Mini-Warehouse 70,000 Square Feet	106	7	12
Updated Totals	617	68	75
February 2018 Trip Totals	1,283	102	118
Resulting Trip Total Changes	-666	-34	-43

As indicated in Table 1, the updated project generates 617 average daily trips with 68 AM peak hour trips and 75 PM peak hour trips. These totals include 666 fewer average daily

trips, 34 less AM peak hour trips and 43 fewer PM peak hour trips than the original traffic study values. Furthermore the updated peak hour trip totals are now below the City of Reno 100 peak hour trip threshold that triggers the need for a traffic study

We trust that this information will be adequate for your review. Please contact us if you have questions or comments.

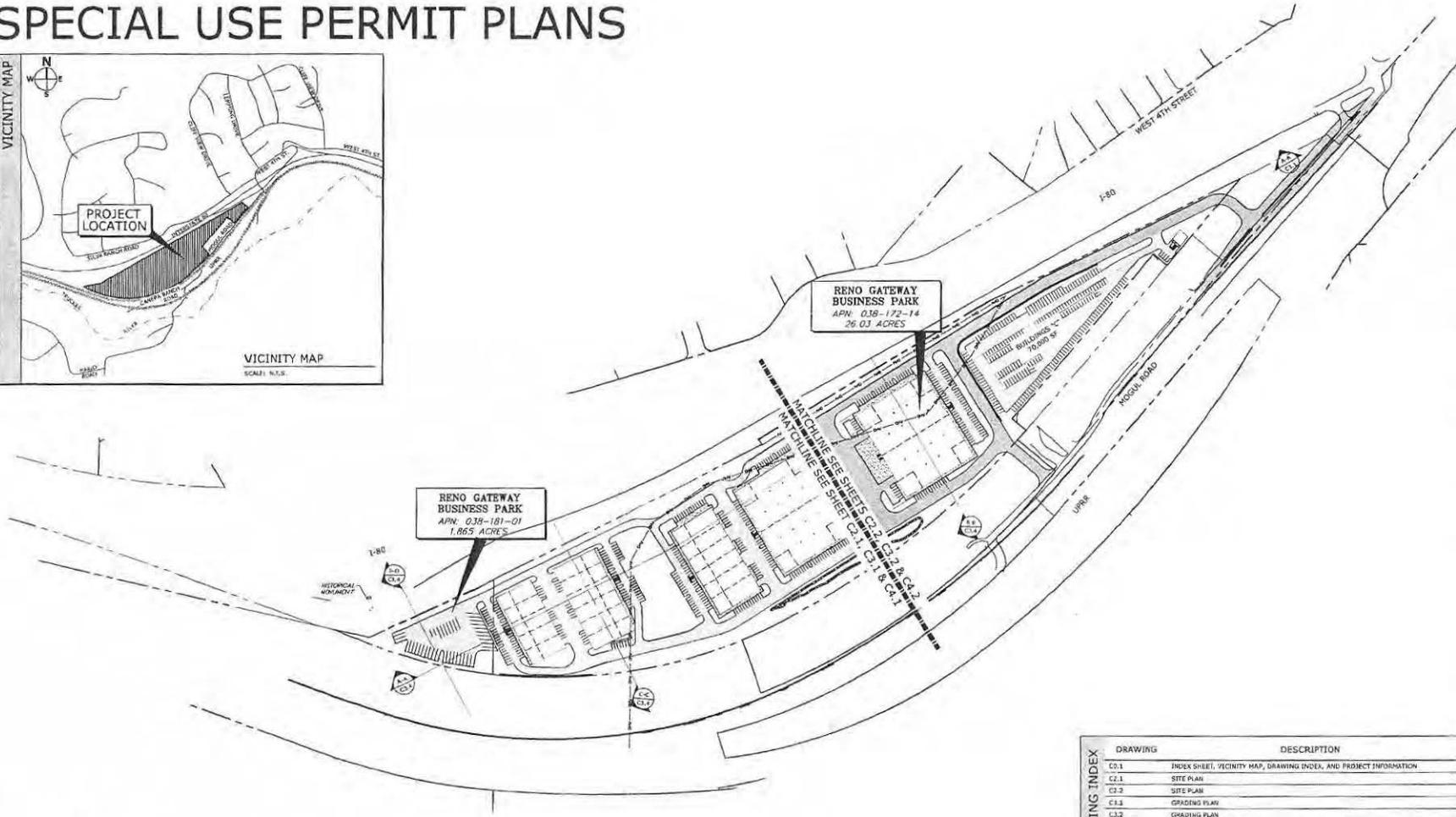
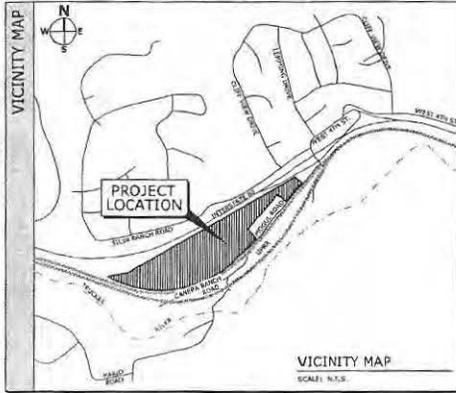
Very truly yours,
SOLAEGUI ENGINEERS, LTD
PAUL W. SOLAEGUI
Paul W. Solaegui, P.E.
9-6-19
EXP 6-30-20

Enclosures
Letters/ Reno Gateway Business Park Trip Letter

RENO GATEWAY BUSINESS PARK

MOGUL, NV

SPECIAL USE PERMIT PLANS



DRAWING	DESCRIPTION
CO.1	INDEX SHEET, VICINITY MAP, DRAWING INDEX, AND PROJECT INFORMATION
C2.1	SITE PLAN
C2.2	SITE PLAN
C3.1	GRADING PLAN
C3.2	GRADING PLAN
C3.3	CUT/FILL SHEET
C3.4	SITE CROSS SECTIONS
C4.1	UTILITY PLAN
C4.2	UTILITY PLAN

INDEX SHEET
SCALE: 1" = 165'-0"



CONTRACT NO. 1771819
DRAWN BY: W.T.C.
CHECKED/STAMPED: J.P.B.
ENGINEER'S SEAL: MATTHEW THOMASLEY, Exp. 12-31-19, CIVIL

TECTONICS DESIGN GROUP
2330 S. RIVERVIEW BLVD., SUITE 200, LAS VEGAS, NEVADA 89102
TEL: 702-842-0000 FAX: 702-842-0001

RENO GATEWAY BUSINESS PARK SUP
Mogul, Nevada
RIVERVIEW ESTATES PROPERTIES, LLC
LAS VEGAS, NEVADA

DATE	SUBMITTAL
03/20/18	SUB SUBMITTAL
04/10/18	CITY COMMENTS
04/23/18	CITY COMMENTS
05/14/18	CITY COMMENTS
07/18/18	NEW LAYOUT

INDEX SHEET
CO.1

C2

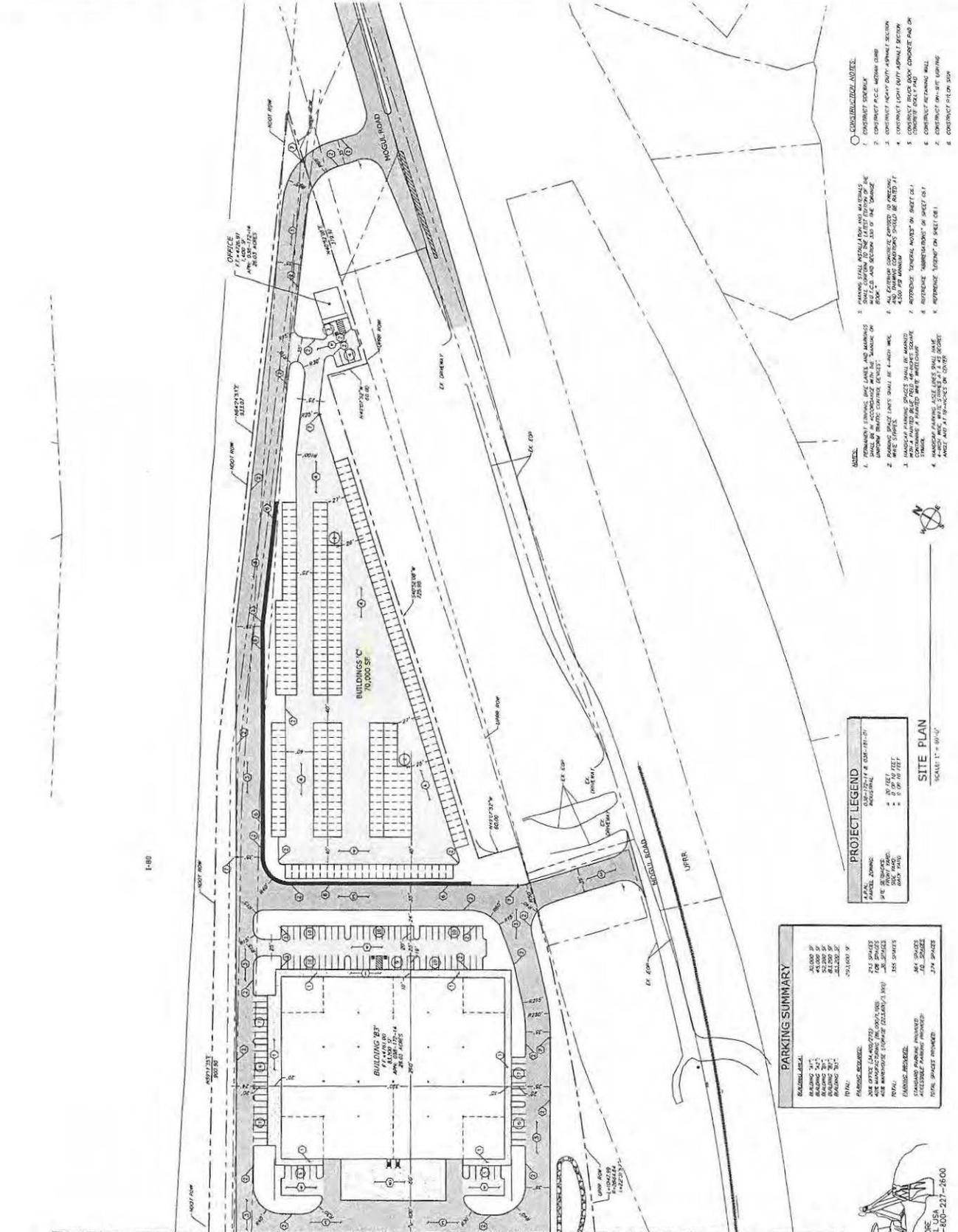
RENO GATEWAY BUSINESS PARK SUP
Mogul, Nevada
RIVERVIEW ESTATES PROPERTIES, LLC
LAS VEGAS, NEVADA

TETONICS
DESIGN GROUP



DATE: 11/16/15
SUBMITTED: 11/16/15
CITY COMMENTS: 11/16/15
CITY COMMENTS: 11/16/15
NEW LOCATION: 11/16/15

PROJECT: RENO GATEWAY BUSINESS PARK SUP
SHEET: C2
SHEET TITLE: SITE PLAN
DRAWN: JF
CHECKED/STAMPED: [Stamp]



- CONSTRUCTION NOTES:**
1. CONSTRUCT SIDEWALK
 2. CONSTRUCT P.C.C. DRIVEWAY CURB
 3. CONSTRUCT ASPHALT DRIVEWAY ASPHALT SECTION
 4. CONSTRUCT ASPHALT DRIVEWAY ASPHALT SECTION
 5. CONSTRUCT ASPHALT DRIVEWAY ASPHALT SECTION
 6. CONSTRUCT ASPHALT DRIVEWAY ASPHALT SECTION
 7. CONSTRUCT ASPHALT DRIVEWAY ASPHALT SECTION
 8. CONSTRUCT ASPHALT DRIVEWAY ASPHALT SECTION
 9. CONSTRUCT ASPHALT DRIVEWAY ASPHALT SECTION
 10. CONSTRUCT ASPHALT DRIVEWAY ASPHALT SECTION

- NOTES:**
1. FINISH SHALL BE ACCORDING TO THE SCHEDULED FINISHES AND SECTION 210 OF THE SPECIFICATIONS.
 2. ALL EXISTING CONCRETE SHALL BE REPAIRED TO MATCH.
 3. ALL EXISTING CONCRETE SHALL BE REPAIRED TO MATCH.
 4. ALL EXISTING CONCRETE SHALL BE REPAIRED TO MATCH.
 5. ALL EXISTING CONCRETE SHALL BE REPAIRED TO MATCH.
 6. ALL EXISTING CONCRETE SHALL BE REPAIRED TO MATCH.
 7. ALL EXISTING CONCRETE SHALL BE REPAIRED TO MATCH.
 8. ALL EXISTING CONCRETE SHALL BE REPAIRED TO MATCH.
 9. ALL EXISTING CONCRETE SHALL BE REPAIRED TO MATCH.
 10. ALL EXISTING CONCRETE SHALL BE REPAIRED TO MATCH.

PROJECT LEGEND

1. PAVEMENT	2. ASPHALT	3. CONCRETE
4. DRIVEWAY	5. SIDEWALK	6. CURB
7. ASPHALT DRIVEWAY	8. ASPHALT DRIVEWAY	9. ASPHALT DRIVEWAY
10. ASPHALT DRIVEWAY	11. ASPHALT DRIVEWAY	12. ASPHALT DRIVEWAY

SITE PLAN
SCALE: 1" = 80'-0"

PARKING SUMMARY

Category	Count	Area (sq ft)
Garage/Deck	1,000	100,000
Surface	1,000	100,000
Handicap	100	10,000
Other	100	10,000
TOTAL	2,200	220,000



Warehousing (150)

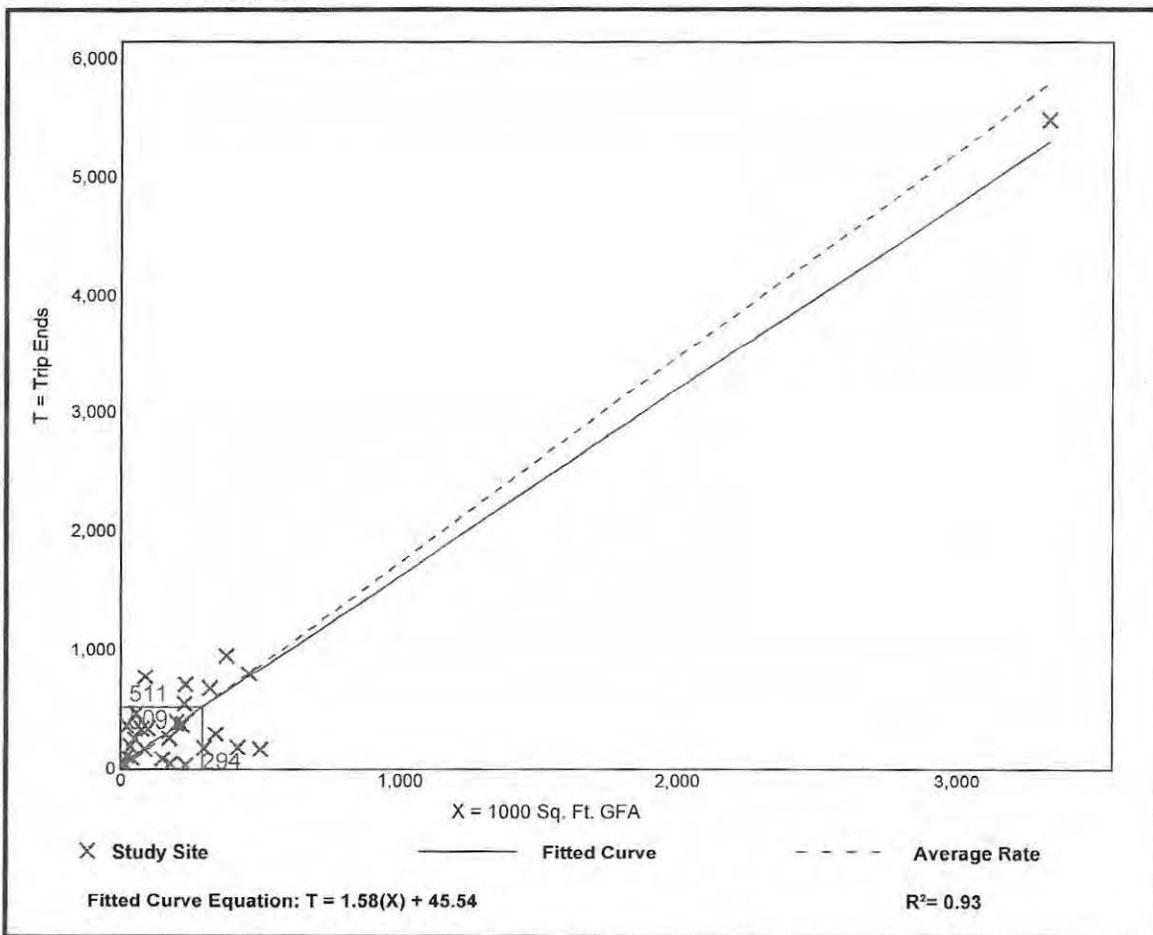
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
 On a: Weekday

Setting/Location: General Urban/Suburban
 Number of Studies: 29
 Avg. 1000 Sq. Ft. GFA: 285
 Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.74	0.15 - 16.93	1.55

Data Plot and Equation



Trip Generation Manual, 10th Edition • Institute of Transportation Engineers

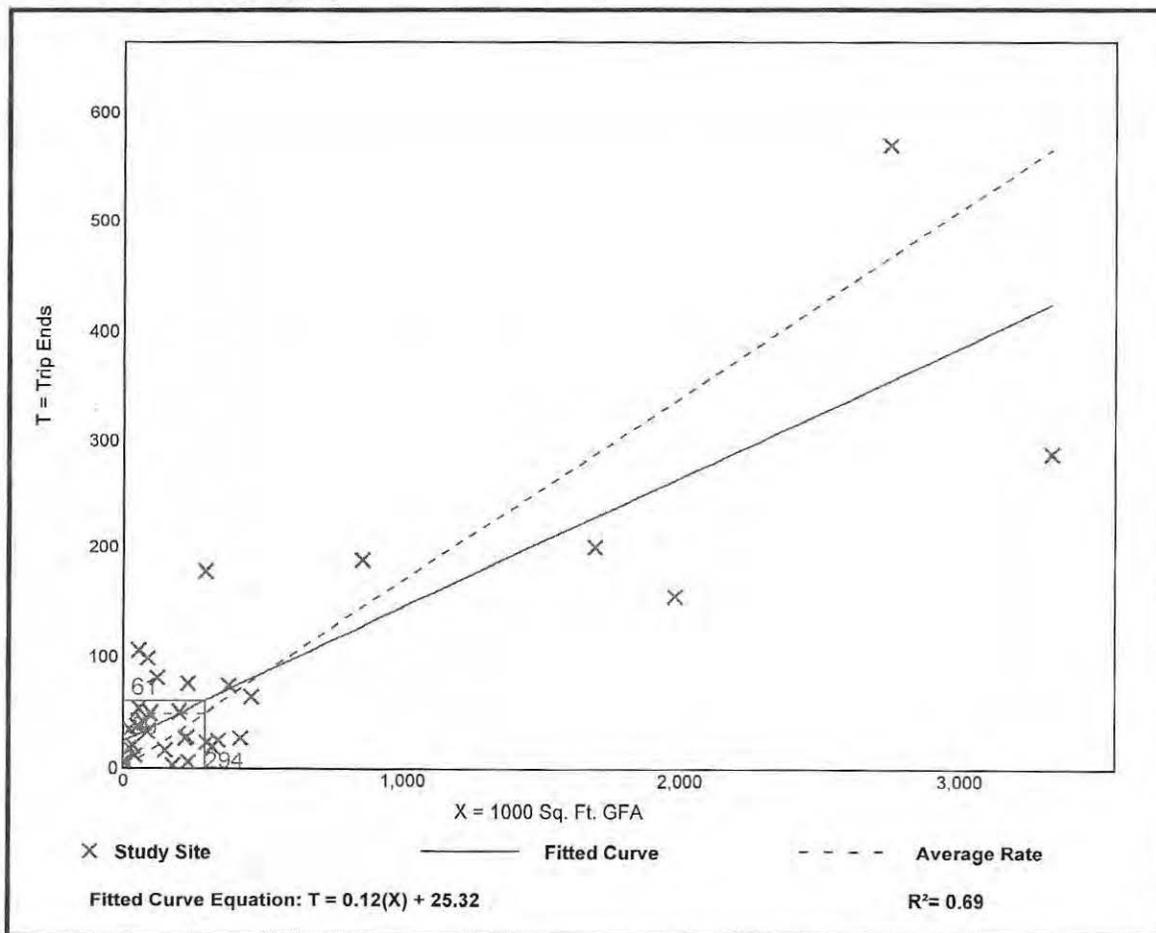
Warehousing (150)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 34
 Avg. 1000 Sq. Ft. GFA: 451
 Directional Distribution: 77% entering, 23% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.17	0.02 - 1.93	0.20

Data Plot and Equation



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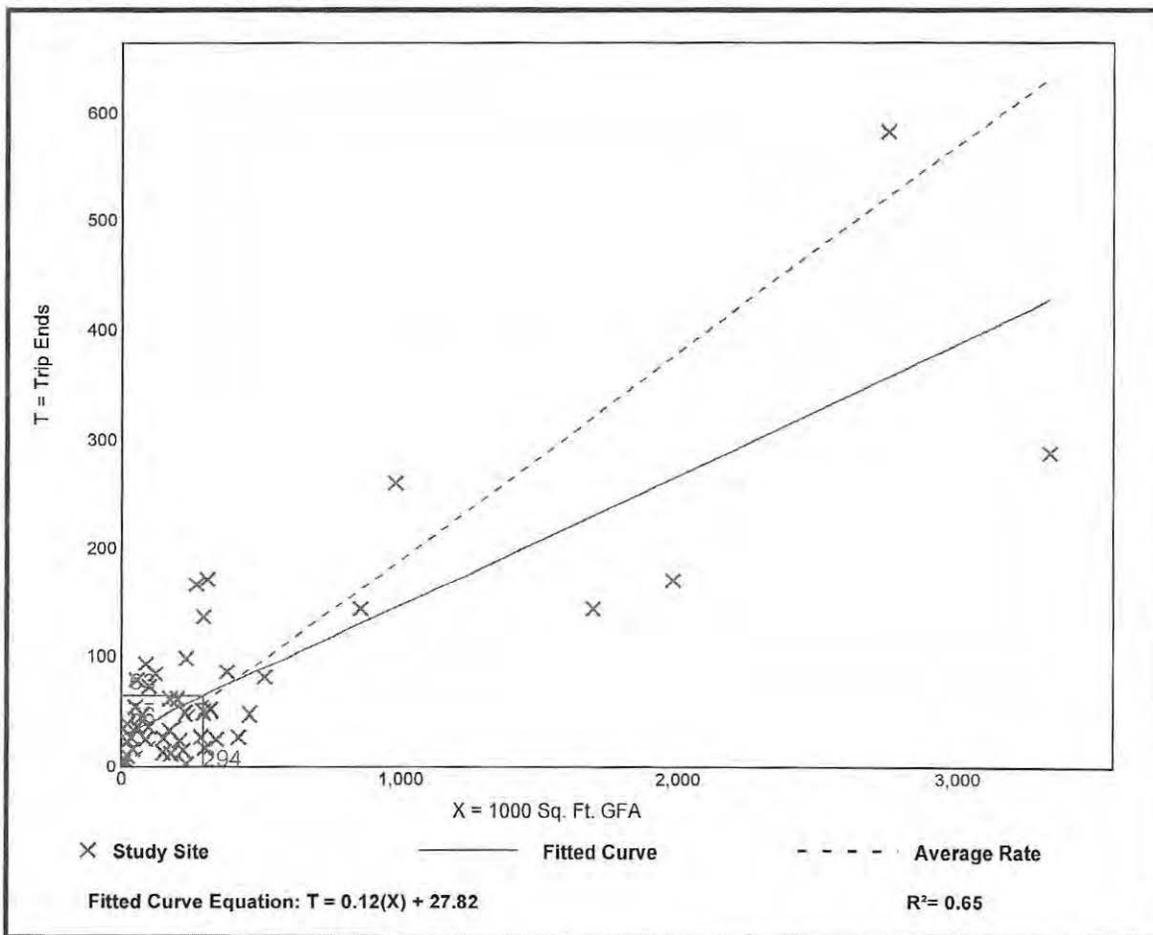
Warehousing (150)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 47
 Avg. 1000 Sq. Ft. GFA: 400
 Directional Distribution: 27% entering, 73% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.19	0.01 - 1.80	0.18

Data Plot and Equation



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Mini-Warehouse (151)

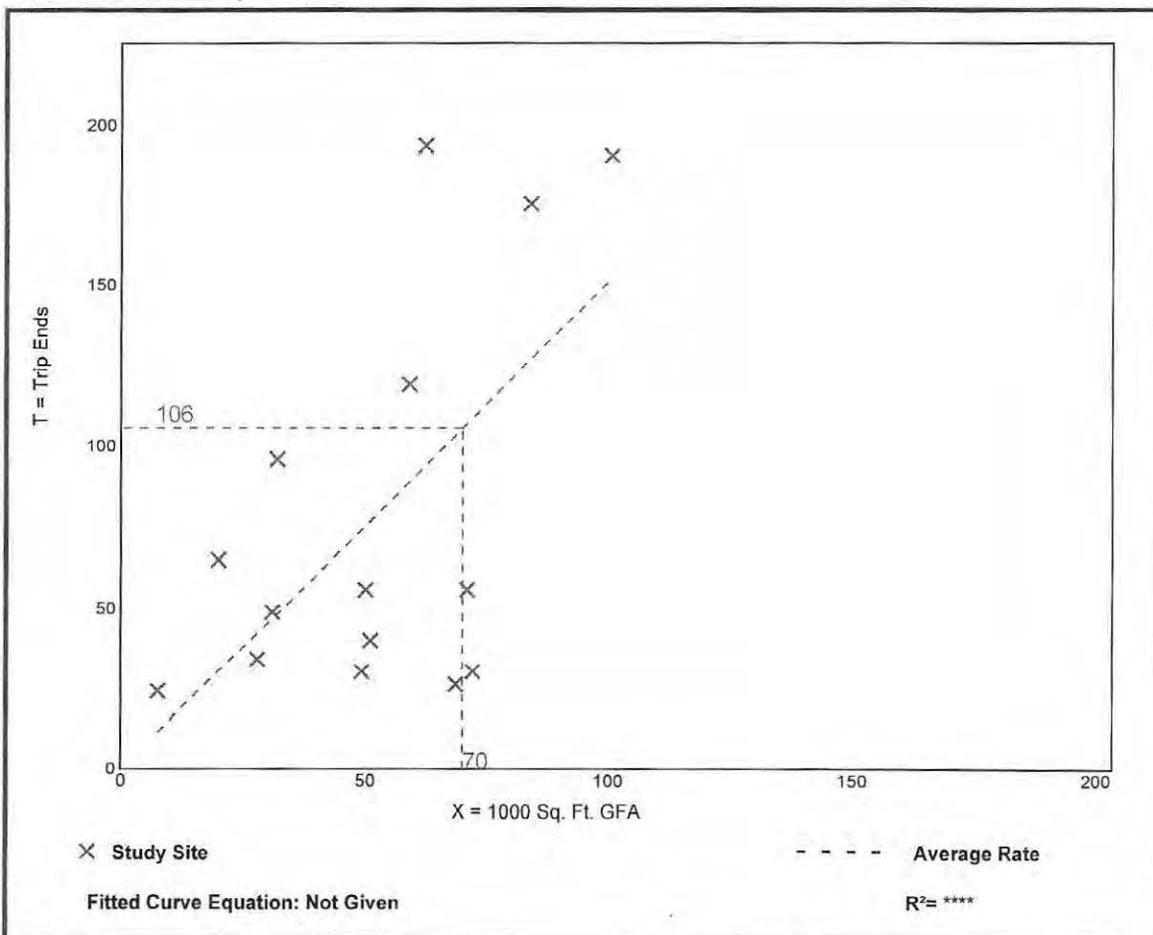
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 15
Avg. 1000 Sq. Ft. GFA: 52
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.51	0.38 - 3.25	0.95

Data Plot and Equation



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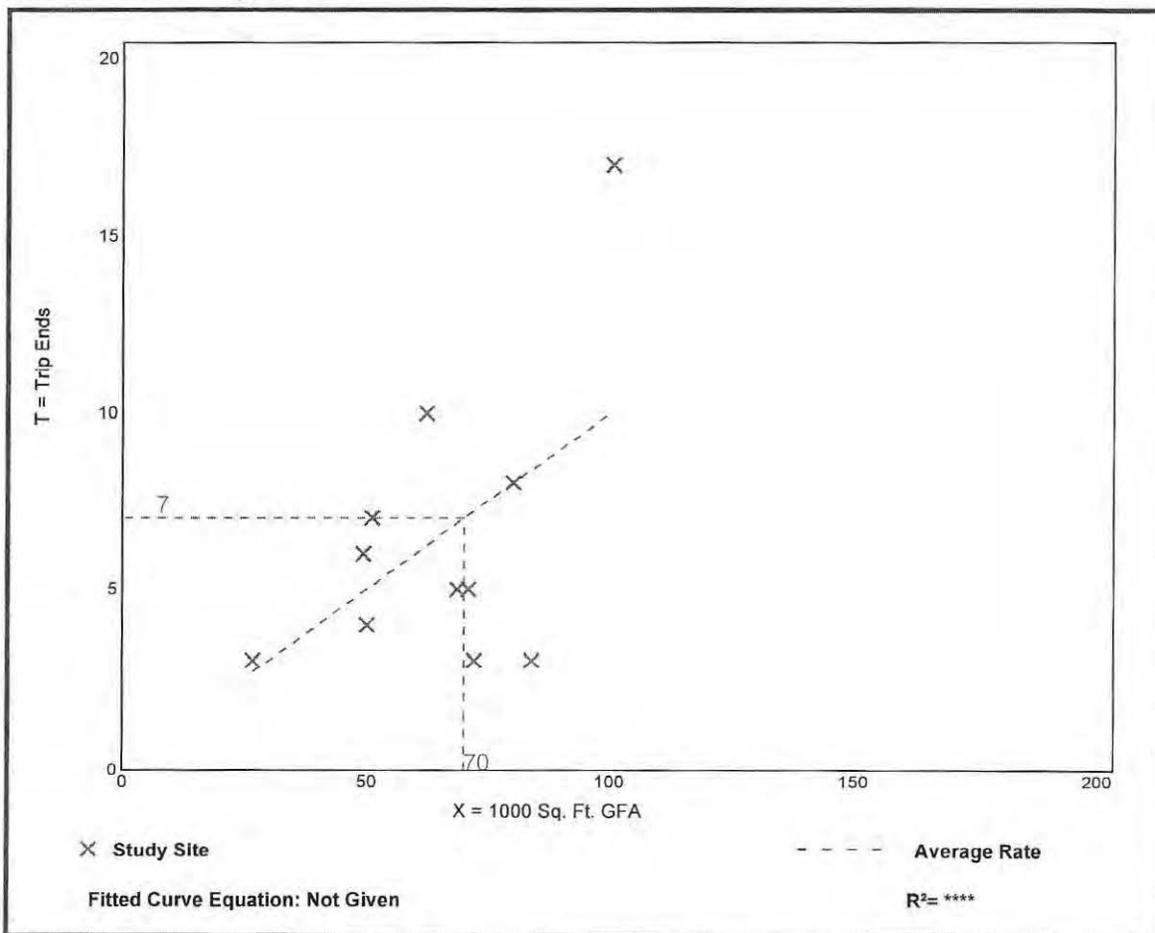
Mini-Warehouse (151)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 11
 Avg. 1000 Sq. Ft. GFA: 65
 Directional Distribution: 60% entering, 40% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.10	0.04 - 0.17	0.05

Data Plot and Equation



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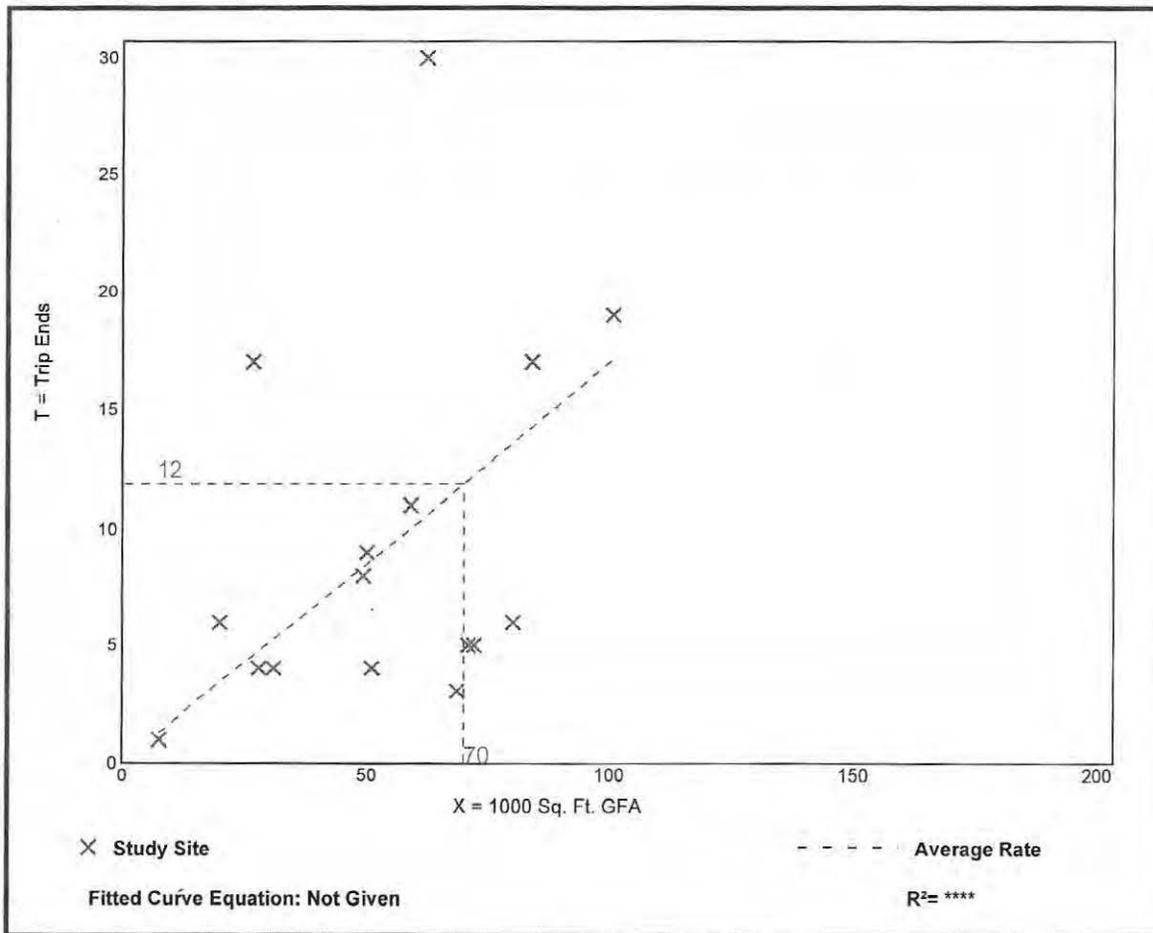
Mini-Warehouse (151)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 16
 Avg. 1000 Sq. Ft. GFA: 54
 Directional Distribution: 47% entering, 53% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.17	0.04 - 0.64	0.14

Data Plot and Equation



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October 5, 2018

George and Lynn Twaddle
4790 Caughlin Parkway, Suite 431
Reno, Nevada 89519

Re: Reno Gateway Business Park

Dear Resident,

The purpose of this letter is to inform you about the proposed Reno Gateway Business Park project located in the vicinity of your property. Specifically, the project site is located in the Mogul area, south of Interstate 80, north of Mogul Road, as depicted in the map below:



1610 Montclair Avenue, Suite B • Reno, Nevada 89509
(775) 425-4800 • www.rubicondesigngroup.com

A request for a Special Use Permit has been submitted to the City of Reno to allow for the establishment of the project which includes a self-storage facility along with industrial flex space. This request has been presented twice to the Ward 5 Neighborhood Advisory Board and was reviewed by the Reno Planning Commission on October 3, 2018. At that time, it was brought to our attention that some residents to the south had not received notice of this public hearing. Based on this and requests for additional analysis of the Mogul interchange, the project was continued by the Planning Commission.

At this time, a date has not been set for the rescheduled public hearing. In the meantime, I would like to take this opportunity to extend an invitation to answer any questions you may have and allow you opportunity to provide input on this project. We are happy to schedule a meeting, discuss the matter by phone, or you may provide written comments by email. If you would like to provide input, I can be reached at (775) 425-4800 or mrailey@rubicondesigngroup.com. Additionally, you may also contact the City of Reno planner assigned to this project, Brooklyn Oswald. Mr. Oswald can be reached at (775) 326-6635 or oswaldb@reno.gov.

Thank you for your time and consideration. We look forward to working with the community to ensure that the Reno Gateway Business Park design addresses community concerns and provides for a high quality project.

Sincerely,

Mike Railey
Partner

cc: Brooklyn Oswald, City of Reno
Bentar Development

Verdi Community Council

January 29, 2019
6:15 p.m. - 7:30 p.m.

AGENDA

- I. Call to Order**
- II. Welcome Back!**
- III. Meridian 120 South Update**
- IV. Mogul Gateway Project Presentation**
- V. Verdi Barn Project**
- VI. Other Updates**
- VII. Adjourn**



MINUTES

Regular Meeting

Reno City Planning Commission

Wednesday, October 16, 2019 • 6:00 PM

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

Commissioners			
Mark Johnson, Chair 326-8864			
Kathleen Taylor, Vice Chair	326-8859	John Marshall	326-8863
Peter Gower	326-8860	Paul Olivas	326-8861
Ed Hawkins	326-8862	Alex Velto	326-8858

1 Pledge of Allegiance

Commissioner Taylor led the Pledge of Allegiance.

2 Roll Call

Attendee Name	Title	Status	Arrived
Mark Johnson	Chair	Present	
Kathleen Taylor	Vice Chair	Present	
Peter Gower	Commissioner	Present	
Ed Hawkins	Commissioner	Present	
John Marshall	Commissioner	Present	
Paul Olivas	Commissioner	Absent	
Alex Velto	Commissioner	Present	

The meeting was called to order at 6:10 PM.

3 Public Comment

None

4 Approval of Minutes (For Possible Action)

4.1 Reno City Planning Commission - Regular - Sep 18, 2019 6:00 PM (For Possible Action) 6:12 PM

It was moved by Commissioner Gower, seconded by Commissioner Hawkins, to approve the meeting minutes. The motion carried unanimously with six (6) commissioners present.

approve the request for a two year time extension, subject to the original conditions of approval. The motion carried with five (5) in favor and one (1) opposition by Commissioner Marshall.

Chair Johnson read the appeal process read into the record.

RESULT:	APPROVED [5 TO 1]
MOVER:	Peter Gower, Commissioner
SECONDER:	Kathleen Taylor, Vice Chair
AYES:	Johnson, Taylor, Gower, Hawkins, Velto
NAYS:	John Marshall
ABSENT:	Paul Olivas

6.2 Staff Report (For Possible Action): Case No. LDC18-00065 (Reno Gateway Business Park) - A request has been made for a special use permits for: 1) commercial development adjacent to residential residentially zoned property; and 2) cuts in excess of 20 feet in depth and/or fills in excess of ten feet in height. The ±27.9 acre site is located within the City of Reno Sphere of Influence (SOI) on the south side of Interstate 80, ±650 feet southwest of the Mogul off ramp. The site is zoned Industrial in Washoe County. The site has a City of Reno Master Plan land use designation of Mixed Employment. bjo **[Ward 5]** 6:58 PM

Commissioner Taylor disclosed that she has an ongoing project as a paid consultant in this project area and recused herself from this item.

(Commissioner Taylor absent at 6:59 p.m.)

Mike Railey, Christy Corporation, gave an overview of the project.

Brook Oswald, Associate Planner, presented the staff report, including a history of the project. Staff received several emails and phone calls in opposition, and a letter from Scenic Nevada.

The commissioners present disclosed that they visited the site, read emails, and/or spoke with the applicant's representative.

Public Comment:

The following people made statements in opposition: Susan Ramstad; Tom Potts; David Patula; Emanuela Heller-MacNeilage; Barbara Fenne; Ron Kaminkow; Steve Brown; Lori Leonard; John Thompson; Gary Bomberger; Caryn Neidhold; Michelle Riches; Arthur Williams; Cathy Smith; Paul MacNeilage; Kayse Conway; Kim Toulouse; Phyllis Cates; Gideon Capovitz; Michael Smith; Dennis Miller; Karl Watts.

The following people submitted comment cards in opposition but did not wish to speak: Kenn Steffan; Lori Bomberger; Kathy Woodard; Vern Tramberg; Pam McNeil; Nathan Bader; Carly Borchard; Larry Engstrom; Kris Engstrom; Pauline Gerscovich; Ken Hull; Debra Hull; Gerard Wevers; Lori Wray; Tom Vanham; Lorna Corkery; E Gerscovich; Tom Bradley; Peggy Fowler; Gretchen Wallace; Shayne Wallace; Pat and Suzy OBrien; Charlotte and Gaitner Vaughn; Dina Ladd; Richard Cooper; Lloyd Smith; Cathy Shepherd; Addie Argyris; Alice House.

(Chair Johnson called for a break at 8:25 p.m. The meeting resumed at 8:35 p.m.)

Mr. Oswald explained Condition No. 4 for Commissioner Marshall.

Richard Oujevolk, NDOT District 2 Traffic Engineering Supervisor, discussed issues that have been raised about the safety of the westbound onramp from the north side. NDOT is waiting for the merge analysis and will act accordingly as far as mitigating depending on what comes out of that.

Mr. Oujevolk answered questions regarding factors that will be part of the merge analysis.

Mr. Oswald confirmed for Commissioner Marshall that they anticipate there will still be a mix of big rigs and box trucks.

Mr. Railey explained for Commissioner Marshall that they redesigned the project with the primary focus of reducing semi truck traffic. He also explained that he does not think a condition for no big rigs is a good idea because they can't control when a semi-truck may come every now and then. We feel it will be a very small percentage and the traffic engineering concurred with that based on the uses.

Mr. Railey explained for Commissioner Gower that the 640 ADT is equivalent to a single family residential subdivision of around 60 to 65 homes. He anticipates that employees will be the number one trip generator followed by visitors to the site and then deliveries.

Angela Fuss, Community Development Planning Manager, explained for Commissioner Gower the zoning review for this area that is in our sphere of influence (SOI) does not include a review from the County.

Mr. Railey answered various questions regarding plans for the site including circulation, hours of operation, truck idling, pedestrian access, and signage.

John Browning, Techtonics Design Group, answered questions regarding sheet flows on the site.

Mr. Oujevolk explained for Commissioner Gower that the historic marker is put up by the State Historic Preservation Society and permitted through NDOT.

Mr. Railey confirmed for Commissioner Marshall that they would like to keep the sign as proposed. If they drop the proposed height of the sign it would not be visible from the freeway. They are agreeable to a condition to keep the sign at a minimum height where it is still visible from the freeway.

Commissioner Marshall expressed concerns with the compatibility or impacts of this project and the use on the interchange and interface with the neighborhood. The exercise of extra territorial jurisdiction by the City of Reno over land that is within the unincorporated county is premised upon an assumption that there will at some point be an annexation. What is troubling about this is that the city has said they want to exercise extra territorial jurisdiction and that it is very unlikely it will come into the city through annexation. We are in a position of exercising control over a project where all of its impacts will fall on county residents as opposed to city voters. A major issue with compatibility is the presence of trucks in an area that has not had commercial development. He discussed the need for a condition to not allow trucks or only allow incidental trucks in order to eliminate a major part of the significant incompatibility. He also expressed concern regarding the impact of an industrial development on the significant use by recreationalists coming through that area.

Mr. Railey confirmed they are agreeable to a condition that says the only truck traffic shall be incidental.

Mr. Oswald stated this is a hard condition to enforce and to determine what is incidental. He stated language can be added to the conditions to limit semi tractor trailers to incidental and have that included in the lease so the tenants are aware.

Commissioner Marshall suggested getting rid of the truck bays.

Mr. Railey explained the truck bays are needed for box trucks too.

Mr. Oswald explained for Commissioner Hawkins there is a condition that limits truck traffic from using Silver Ranch Road but it is a county road and it would be a county decision to mark that road as no parking.

Commissioner Gower stated that the extra territorial jurisdiction raised earlier is a

representation issue. Looking at the findings and decision space as a Planning Commissioner for the City of Reno, there is not anything we can do about that. It is undeveloped property and any change from that condition will be a noticeable difference but at what point does that difference become something that is beyond being mitigated and is a significant impact that triggers the findings we have to make. In a lot of ways I can make the findings.

Commissioner Hawkins stated he can't make findings a, c, and d.

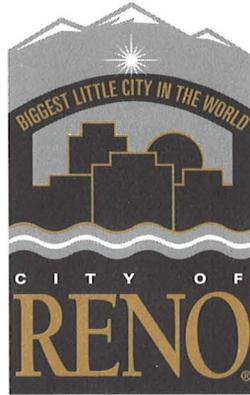
Chair Johnson stated it is not technically open space and it has been zoned Industrial for years. The fact that we are struggling with it is due not only to the findings we have to make but due to conditions that are out of our control and problematic even if we put 60 residences there. NDOT is saying the situation with respect to merging westbound is not a problem and they are responsible for that. With the change limiting larger trucks we are getting as close as we can get to mitigating traffic issues for the land use on a parcel that is zoned for Industrial.

Commissioner Marshall stated he would not characterize the NDOT analysis as saying they didn't have a problem because they don't have the merge analysis done yet to be able to determine whether or not there is a problem with the trucks.

It was moved by Commissioner Gower, seconded by Commissioner Velto, in the case of LDC18-00065 (Reno Gateway Business Park), based upon compliance with the applicable findings, to approve the special use permit, subject to conditions including a condition limiting truck traffic as discussed, and limiting the sign height to no more than 20 feet or as determined appropriate based on site line analysis from the freeway. Motion carried with three (3) in favor and two (2) oppositions by Commissioners Hawkins and Marshall.

Chair Johnson read the appeal process into the record.

Arlo Stockham, AICP
Community Development Director
Community Development Department
P. O. Box 1900
Reno, NV 89505
(775) 334-2070



October 17, 2019

Riverview Estates Properties, LLC
3030 S Durango Dr
Las Vegas, NV 89117

Subject: LDC18-00065 (Reno Gateway Business Park)
APN No. 038-172-14 and 038-181-01

Dear Applicant:

At the regular meeting of the Planning Commission on October 16, 2019, the Planning Commission, as set forth in the official record, approved your request for special use permits for: 1) commercial development adjacent to residential residentially zoned property; and 2) cuts in excess of 20 feet in depth and/or fills in excess of ten feet in height. The ±27.9 acre site is located within the City of Reno Sphere of Influence (SOI) on the south side of Interstate 80, ±650 feet southwest of the Mogul off ramp. The site is zoned Industrial in Washoe County. The site has a City of Reno Master Plan land use designation of Mixed Employment.

Your approved request is subject to the following conditions to the satisfaction of Community Development Department staff:

1. The project shall comply with all applicable City codes, plans, reports, materials, etc., as submitted. In the event of a conflict between said plans, reports, materials and City codes, City codes in effect at the time the application is submitted, shall prevail.
2. The applicant shall apply for all building permits for the project within 18 months from the date of final approval, and continuously maintain the validity of those permits, or this approval shall be null and void.
3. The applicant, developer, builder, property or business owner, as applicable, shall continuously maintain a copy of this approval letter on the project site during the construction and operation of the project/business. The project approval letter shall be posted or readily available upon demand by City staff.
4. Prior to issuance of any permit, the applicant shall provide plans for improving Mogul Road by upgrading the road to a Washoe County truck route standard from the Mogul Road/I-80 eastbound entrance ramp (Entrance 7) intersection to the most westerly project

Riverview Estates Properties, LLC
RE: LDC18-00065 (Reno Gateway Business Park)
Page 2

site entrance/exit. Design shall include, but not be limited to, curb and gutter, sidewalk, pedestrian ramps, and AC Paving. All improvements shall be to the approval of the City of Reno Fire and Community Development Departments. The applicant is required to coordinate with the Nevada Department of Transportation (NDOT) Permit Office for requirements associated with the proposed project and how the new project will impact NDOT's facilities and right-of-way and for any required occupancy permit (access management, hydraulic design and drainage facilities, intersection control evaluation, leases, etc.). The applicant will be required to provide improvements to the Mogul I-80 Exit 7 interchange ramp terminus and improvements to the right turn slip ramp to accommodate adequate turning radius for heavy vehicle traffic (WB67 semitrailers) to Mogul Road. The applicant will also be required to provide intersection improvements at Mogul Road at the south side of the interchange including additional/new traffic control devices, lighting, thermoplastic/high visibility striping, improved delineation of the Mogul Road interchange and evaluation of turning paths for heavy vehicle traffic and resultant minor geometric improvements necessary to have the intersection operate with increased industrial traffic, all to the satisfaction of NDOT.

5. The use of outdoor storage including material and/or vehicle storage is prohibited on the entire project site. Recreational vehicle storage is allowed if enclosed in a building or vehicles are fully screened and covered from public view.
6. All truck traffic associated with the flex industrial warehouse use shall utilize the I-80 Interchange 7 to access the site and semi-trailers deliveries shall be incidental to overall delivery volume. All lease agreements for the industrial flex warehouse spaces shall contain language that prohibits truck traffic on Silva Ranch Road and West 4th Street east of the Interstate 80/westbound Exit 7 intersection and states that semi-trailer deliveries are to be incidental to the use and not the primary source of deliveries or traffic.
7. Prior to the issuance of a building permit, the applicant shall have plans approved demonstrating that all exterior site lighting will utilize state of the art LED and certified dark skies lighting techniques; and will comply with the lighting standards in the residential adjacency portion of code [Reno Municipal Code (RMC) 18.12.304(e)] regarding pole height, fixture shielding, directing light downward, light spill containment and provision of an updated site lighting photometric plan. Plans shall demonstrate the following:
 - a. Site lighting in the mini-warehouse area will be wall mounted below the second story. Any pole lighting used shall not exceed 12 feet in height.
 - b. Site lighting in the flex industrial area shall not exceed 12 feet in height along the frontage and sides of warehouse buildings. Lighting height in all dock areas shall not exceed 20 feet in height.

Riverview Estates Properties, LLC
RE: LDC18-00065 (Reno Gateway Business Park)
Page 3

8. Prior to issuance of any building permit containing walls (e.g. retaining walls, screening walls, etc.), the plans shall demonstrate that an anti-graffiti coating will be applied to the walls.
9. Prior to the issuance of any building permit, excluding grading, the applicant shall submit plans that demonstrate all required and proposed fencing is metal and open view.
10. Prior to the issuance of each permit, the applicant shall have an approved construction management and access plan. This plan shall address project phasing, including utilities and infrastructure, and shall demonstrate adequate access to adjacent properties will be perpetuated and maintained during construction.
11. Hours of construction shall be limited to between the hours of 7:00 a.m. and 6:00 p.m. Monday through Friday and 8:00 a.m. to 6:00 p.m. on Saturday. There shall be no construction on Sundays. Idling of vehicles shall be prohibited outside of the allowable hours of construction. This condition shall not apply to dust control and storm water management operations. If the construction hours need to be varied for the pouring of concrete slabs, a plan detailing the construction operations and provisions to minimize impacts on nearby residences shall be submitted and approved to the satisfaction of Administrator.
12. Prior to the issuance of any building permit, excluding grading, the applicant shall demonstrate that the design of the site access conforms with the recommendations in the preliminary traffic study and any updates or addenda thereto inclusive of:
 - a. Mogul Road/Project Driveway intersections shall be designed with single ingress and egress lanes and sign control at the driveway approaches.
 - b. Project driveways on Mogul Road shall be located in a manner that provides a minimum spacing of 50 feet from adjacent driveways and intersections.
13. Prior to the issuance of any building permit, the applicant will be required to submit a design exception letter that has been approved and signed by the City Engineer allowing the applicant to construct the western most driveway as proposed if the final design does not comply with driveway spacing standards.
14. Prior to the issuance of any building permit, excluding grading, the applicant shall submit plans that demonstrate that the color of all building materials comply with an earth tone palette consistent with the surrounding landscape.
15. Prior to the issuance of any building permit, excluding grading, the applicant shall submit plans that demonstrate a minimum landscape area of ten feet in width along the entirety of the industrial flex building frontages and a minimum five feet in width shall be

Riverview Estates Properties, LLC
RE: LDC18-00065 (Reno Gateway Business Park)
Page 4

provided between the building the associated sidewalk and drive. This area shall contain enhanced landscape and a combination of evergreen and deciduous columnar trees. All trees shall have a minimum height of ten feet at planting.

16. Prior to the issuance of any building permit, excluding grading, the applicant shall submit plans that demonstrate that all roofing material conforms to anti-glare industry standards. All rooftop mechanical systems shall be consolidated and properly screened from roadway and scenic views.
17. Prior to the issuance of any building permit, excluding grading, the applicant shall submit plans that demonstrate the landscape and naturalized area south of the loading docks shall have berming and/or a wall to fully screen truck headlights from surrounding areas. Enhanced native landscaping shall be provided on the berm or to the south of the wall to further mitigate the impacts of the associated dock area. Plantings shall be predominately evergreen and be planted in natural groupings and extend along the entire southern boundary of the flex industrial docks. Irrigation shall be provided to all trees. Evergreens shall be a minimum of five feet tall.
18. Prior to the issuance of any building permit, the applicant shall demonstrate that a noxious weed monitoring and adaptive management plan has been prepared ensuring consistent monitoring, prevention, and removal by the property manager. This plan shall be implemented and enforceable throughout the life of the project.
19. Prior to the issuance of any building permit, excluding grading, the applicant shall submit plans that demonstrate dock sign location and language. Dock sign language shall limit idle times to loading and unloading activities. Trucks shall not idle once docked. Overnight and extended idling is prohibited.
20. Prior to the issuance of any business license, the applicant shall submit an Employee Trip Reduction Program (ETRP), including an implementation schedule for the use of the buildings in accordance with the requirements of the Regional Transportation Commission (RTC), to the satisfaction of City staff. The ETRP shall be reviewed for effectiveness by RTC staff on a yearly basis and updated as necessary. The ETRP shall be continuously maintained and operated throughout the life of the project.
21. Prior to the issuance of any building permit, excluding grading, the applicant shall submit plans that demonstrate the architecture and style of the signage is in context to the rural surroundings. One freestanding sign shall be allowed for the entire project site and shall not exceed 20 feet in height. The height may be extended to 25 feet in height if a view analysis is provided that indicates that a higher sign is needed to be visible from Interstate 80, subject to the Administrator approval. The freestanding sign shall be illuminated with down lighting and decreased to 50 percent of the standard lighting levels between the

Riverview Estates Properties, LLC
RE: LDC18-00065 (Reno Gateway Business Park)
Page 5

hours of 10:00 p.m. and 7:00 a.m. Individual wall signs associated with buildings will meet standards defined RMC 18.16 (Signs) for sign area. Individual wall sign lighting shall not be internally illuminated and be limited to down lighting allowed during the hours of 7:00 a.m. to 10:00 p.m.

22. Prior to issuance of a grading permit, the applicant shall have final grading plans approved demonstrating that the edges of all created cut and fill slopes will be feathered and rounded to properly transition into the adjacent undisturbed slopes. All created slopes exceeding 20 feet in height shall provide horizontal and vertical changes to vary the flat-engineered look to these slopes by incorporating a mixture of 2:1, 3:1 and 4:1 slopes. Talus slopes, embedded boulders, landscaping, rockery walls or other similar methods can also be used to break up these slopes. All areas disturbed by project grading shall be landscaped or revegetated with a seed mix consistent with the adjacent undisturbed slopes.

The decision of the Planning Commission may be appealed within ten calendar days by filing an appeal form with the Reno City Clerk together with the appropriate fees. The ten day appeal period starts the day after this notice is filed with the City Clerk. If the tenth calendar day is on a holiday or weekend, the filing deadline is extended to the next business day that the City Clerk's Office is open. Appeals may be filed by any person who is aggrieved by the decision. The City Clerk's office is on the 2nd floor of Reno City Hall located at One East First Street, Reno, NV. The City Clerk shall set the appeal for public hearing before the City Council and mail a notice of the hearing to the appellant and all others who were mailed a notice of the hearing of the Planning Commission. The City Council may affirm, reverse, or modify the decision.

In the absence of an appeal, no building permit may be issued until this letter has been on file with the City Clerk for ten (10) days.

This approval letter has not been issued in lieu of a building permit. You are responsible for obtaining the appropriate building permits associated with this project and a copy of this letter must be attached to the application.

Sincerely,



Arlo Stockham, AICP, Community Development Director
Community Development Department

Riverview Estates Properties, LLC
RE: LDC18-00065 (Reno Gateway Business Park)
Page 6

xc: Rubicon Design Group, LLC
1610 Montclair Ave, Ste B
Reno, NV 89509

Ashley Turney, City Clerk
Michael Mischel, P.E., Engineering Manager
Rigo Lopez, Washoe County Tax Assessor

RECEIVED

OCT 28 2019

Council Hearing Date: 12-4-2019
Council Hearing Time: 6PM

CITY CLERK APPEALS BY CITY OF RENO PLANNING COMMISSION, CITY OF RENO HEARING EXAMINER, OR BOARD OF APPEALS TO RENO CITY COUNCIL
(To be filed in Reno City Clerk's Office, 1 East First Street, Second Floor)

Re: Case No. LDC18-00065

I. I certify I am, or represent, an aggrieved person who has a right to appeal.¹ The aggrieved person's rights, or his property rights, were adversely and substantially affected by a decision of the Planning Commission, Hearing Examiner, or Board of Appeals (as applicable, "Lower Body") as follows (continue explanation on back or attach pages, if necessary):

I appeal the Reno Planning Commission's decision to approve the Special Use Permit for the Reno Gateway Business Park on the basis of, including but not limited to, SUP Finding a. and e.

II. In accordance with Reno Municipal Code, Chapter 18.06, Article II, §18.06.208, I appeal the decision of the Lower Body.

III. I certify that the above reasons are based upon information presented at the underlying hearing held on the 16 day of October, 2019.

A. If the aggrieved person presents information to the Reno City Council ("Council") not previously presented at the underlying hearing, the Council may remand the matter to the Lower Body for additional hearings regarding the newly presented items.

B. Anyone, including the aggrieved person, may address the Council by written communication. Materials should be submitted to the City Manager's Office five working days prior to the Council hearing date set forth above. If information is untimely presented, Council may continue the hearing to a later date.

IV. I understand that the appeal fee is \$55, and the appeal will not be filed until the fee is paid. The appeal is non-refundable.

V. Signature of Aggrieved Person: Caryn Neidhold
or

Name of Aggrieved Person: Caryn Neidhold

Signature of Representative: _____

Firm Name/Title: _____

Address: 835 Cliff View Dr., Reno, NV 89523

Telephone: 775-345-5354

E-mail Address: carynwn@yahoo.com

Date: October 28, 2019

Receipt No: 2020-00063338

¹ An aggrieved person, which may be business entities and/or the City of Reno, is one whose personal right or right of property is adversely and substantially affected by the action of the Lower Body. Each aggrieved person must make his/her/its own appeal. Each appeal will be considered separately on its own merits.

PAYMENT DATE
10/28/2019

COLLECTION STATION
7933 - Front Desk 2

RECEIVED FROM
APPEAL FEE CARYN
NEIDHOLD

DESCRIPTION
LDC18-00065

City of Reno
1 East First Street
Reno, NV 89501

BATCH NO.
2020-00001629

RECEIPT NO.
2020-00083338

CASHIER
Bond, Samantha

PAID
OCT 28 2019
CITY OF RENO

PAYMENT CODE	RECEIPT DESCRIPTION	TRANSACTION AMOUNT																
6901	Copies/Miscellaneous 00100-0000-5780-1099 Other income \$55.00 <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">Total Cash</td> <td style="text-align: right;">\$0.00</td> </tr> <tr> <td>Total Check</td> <td style="text-align: right;">\$55.00</td> </tr> <tr> <td>Total Charge</td> <td style="text-align: right;">\$0.00</td> </tr> <tr> <td>Total Wire</td> <td style="text-align: right;">\$0.00</td> </tr> <tr> <td>Total Other</td> <td style="text-align: right;">\$0.00</td> </tr> <tr> <td>Total Remitted</td> <td style="text-align: right; border-top: 1px solid black;">\$55.00</td> </tr> <tr> <td>Change</td> <td style="text-align: right;">\$0.00</td> </tr> <tr> <td>Total Received</td> <td style="text-align: right; border-top: 1px solid black;">\$55.00</td> </tr> </table>	Total Cash	\$0.00	Total Check	\$55.00	Total Charge	\$0.00	Total Wire	\$0.00	Total Other	\$0.00	Total Remitted	\$55.00	Change	\$0.00	Total Received	\$55.00	\$55.00
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Total Remitted	\$55.00																	
Change	\$0.00																	
Total Received	\$55.00																	
Total Amount:		\$55.00																

Customer Copy

RECEIVED

OCT 28 2019

Council Hearing Date: 12-4-2019
Council Hearing Time: 6PM

CITY CLERK
APPEALS OF ACTIONS BY CITY OF RENO PLANNING COMMISSION, CITY OF RENO HEARING EXAMINER, OR BOARD OF APPEALS TO RENO CITY COUNCIL
(To be filed in Reno City Clerk's Office, 1 East First Street, Second Floor)

Re: Case No. LDC18-00065

I. I certify I am, or represent, an aggrieved person who has a right to appeal.¹ The aggrieved person's rights, or his property rights, were adversely and substantially affected by a decision of the Planning Commission, Hearing Examiner, or Board of Appeals (as applicable, "Lower Body") as follows (continue explanation on back or attach pages, if necessary):

The safety of, including but not limited to, the
180 Exit 7 underpass, Megal intersection and
railroad crossing is already compromised with
existing traffic and would be even more with the
additional traffic of the development. The presenter *
(see back) →

II. In accordance with Reno Municipal Code, Chapter 18.06, Article II, §18.06.208, I appeal the decision of the Lower Body.

III. I certify that the above reasons are based upon information presented at the underlying hearing held on the 16th day of October, 2019.

A. If the aggrieved person presents information to the Reno City Council ("Council") not previously presented at the underlying hearing, the Council may remand the matter to the Lower Body for additional hearings regarding the newly presented items.

B. Anyone, including the aggrieved person, may address the Council by written communication. Materials should be submitted to the City Manager's Office five working days prior to the Council hearing date set forth above. If information is untimely presented, Council may continue the hearing to a later date.

IV. I understand that the appeal fee is \$55, and the appeal will not be filed until the fee is paid. The appeal is non-refundable.

V. Signature of Aggrieved Person: Barbara Fenne

or
Name of Aggrieved Person: BARBARA FENNE
Signature of Representative: Barbara Fenne
Firm Name/Title: _____
Address: 10200 Furthorn Circle
Telephone: 775 997-4579
E-mail Address: b.fenne@aol.com
Date: 10/28/19
Receipt No: 2020-00083297

¹ An aggrieved person, which may be business entities and/or the City of Reno, is one whose personal right or right of property is adversely and substantially affected by the action of the Lower Body. Each aggrieved person must make his/her/its own appeal. Each appeal will be considered separately on its own merits.

We, the undersigned citizens of Washoe County submit our names to appeal the decision of the Reno Planning Commission to accept the Special Use Permit for Reno Gateway Business Park LDC18-00065. Page _____ of _____

Name	Address	City	State	zipcode	Contact #
Margaret Fowler	735 Cliff View Dr	Reno	NV	89523	
Walter Fowler	735 Cliff View Dr.	Reno	NV	89523	
Thomas Bradley	15 Zane Grey Lane	Reno	NV	89523	
Barbara Baker	55 Goshawk Ct.	Reno	NV	89523	
Joseph Peterson	400 Cliff View	Reno	NV	89523	
DAVID MILLER	495 Cliff View Dr.	Reno	NV	89523	
Lise Arnold	285 Cliff View Dr	Reno	NV	89523	948-9472
Jennifer Wilson	70 Mule Deer Ct	Reno	NV	89523	8426338
Suzanne Lancaster	10395 Nighthawk Cir.	Reno	NV	89523	(775)690 6012

PAYMENT DATE
10/28/2019

COLLECTION STATION
7933 - Front Desk 2

RECEIVED FROM
APPEAL FEE - BARBARA
FENNE

DESCRIPTION
LDC18-00065

City of Reno
1 East First Street
Reno, NV 89501

BATCH NO.
2020-00001629

RECEIPT NO.
2020-00083297

CASHIER
Bond, Samantha

PAYMENT CODE	RECEIPT DESCRIPTION	TRANSACTION AMOUNT																
<p>6901</p> <p style="text-align: center; opacity: 0.5;">PAID</p> <p style="text-align: center; opacity: 0.5;">OCT 28 2019</p> <p style="text-align: center; opacity: 0.5;">CITY OF RENO</p>	<p>Copies/Miscellaneous 00100-0000-5780-1099 Other income \$55.00</p> <table style="width: 100%; margin-top: 20px;"> <tr><td>Total Cash</td><td style="text-align: right;">\$55.00</td></tr> <tr><td>Total Check</td><td style="text-align: right;">\$0.00</td></tr> <tr><td>Total Charge</td><td style="text-align: right;">\$0.00</td></tr> <tr><td>Total Wire</td><td style="text-align: right;">\$0.00</td></tr> <tr><td>Total Other</td><td style="text-align: right;">\$0.00</td></tr> <tr><td>Total Remitted</td><td style="text-align: right; border-top: 1px solid black;">\$55.00</td></tr> <tr><td>Change</td><td style="text-align: right;">\$0.00</td></tr> <tr><td>Total Received</td><td style="text-align: right; border-top: 1px solid black;">\$55.00</td></tr> </table>	Total Cash	\$55.00	Total Check	\$0.00	Total Charge	\$0.00	Total Wire	\$0.00	Total Other	\$0.00	Total Remitted	\$55.00	Change	\$0.00	Total Received	\$55.00	<p style="text-align: right;">\$55.00</p>
Total Cash	\$55.00																	
Total Check	\$0.00																	
Total Charge	\$0.00																	
Total Wire	\$0.00																	
Total Other	\$0.00																	
Total Remitted	\$55.00																	
Change	\$0.00																	
Total Received	\$55.00																	
Total Amount:		\$55.00																

Customer Copy

OCT 28 2019

CITY CLERK

Council Hearing Date: 12-4-2019
Council Hearing Time: 6PM

APPEALS OF ACTIONS BY CITY OF RENO PLANNING COMMISSION, CITY OF RENO HEARING EXAMINER, OR BOARD OF APPEALS TO RENO CITY COUNCIL
(To be filed in Reno City Clerk's Office, 1 East First Street, Second Floor)

Re: Case No. LDC18-00065 (Reno Gateway Business Park)

I. I certify I am, or represent, an aggrieved person who has a right to appeal.¹ The aggrieved person's rights, or his property rights, were adversely and substantially affected by a decision of the Planning Commission, Hearing Examiner, or Board of Appeals (as applicable, "Lower Body") as follows (continue explanation on back or attach pages, if necessary):

(See Attached) The development proposal is not compatible or safe with the existing surrounding land uses which includes residential + frequent recreation use for pedestrians, biking, fishing, + access to Toiyabe National Forest. Semis + heavy trucks are not safe in this location.

II. In accordance with Reno Municipal Code, Chapter 18.06, Article II, §18.06.208, I appeal the decision of the Lower Body.

III. I certify that the above reasons are based upon information presented at the underlying hearing held on the 16 day of Oct., 2019.

A. If the aggrieved person presents information to the Reno City Council ("Council") not previously presented at the underlying hearing, the Council may remand the matter to the Lower Body for additional hearings regarding the newly presented items.

B. Anyone, including the aggrieved person, may address the Council by written communication. Materials should be submitted to the City Manager's Office five working days prior to the Council hearing date set forth above. If information is untimely presented, Council may continue the hearing to a later date.

IV. I understand that the appeal fee is \$55, and the appeal will not be filed until the fee is paid. The appeal is non-refundable.

V. Signature of Aggrieved Person: [Signature]

or
Name of Aggrieved Person: Lori Leonard
Signature of Representative: N/A
Firm Name/Title: N/A
Address: 10265 Mogul Road, Reno, NV 89523
Telephone: (702) 533-3255
E-mail Address: lori_m_leonard@yahoo.com
Date: Oct. 28, 2019
Receipt No: 2020-00082762

¹ An aggrieved person, which may be business entities and/or the City of Reno, is one whose personal right or right of property is adversely and substantially affected by the action of the Lower Body. Each aggrieved person must make his/her/its own appeal. Each appeal will be considered separately on its own merits.

Attachment for Appeal of Lori Leonard

The proposed Reno Gateway Business Park (Case #LDC18-00065) is not compatible with the existing surrounding land uses. The area is currently comprised of residential development and is not suitable or safe for semis or heavy trucks. There are several safety concerns relevant to this development proposal including: 1.) the proximity to Railroad tracks and railroad crossings at the intersection where traffic enters and exits Interstate 80, 2.) incompatibility with the existing frequent bicycling that takes place in this area on this section of the Tahoe-Pyramid Bikeway route, and 3.) incompatibility with the existing frequent pedestrian, fishing, rafting, and public access to use the Truckee River and U.S. Toiyabe National Forest.

PAYMENT DATE
10/28/2019

COLLECTION STATION
7933 - Front Desk 2

RECEIVED FROM
APPEAL FEE LORI M
LEONARD

DESCRIPTION
LDC18-00065

City of Reno
1 East First Street
Reno, NV 89501

BATCH NO.
2020-00001629

RECEIPT NO.
2020-00082762

CASHIER
Bond, Samantha

RECEIVED

OCT 28 2019

PAID

OCT 28 2019

CITY OF RENO

CITY OF RENO

PAYMENT CODE	RECEIPT DESCRIPTION	TRANSACTION AMOUNT
6901	Copies/Miscellaneous 00100-0000-5780-1099 Other income \$55.00 <div style="text-align: right;"> Total Cash \$0.00 Total Check \$0.00 Total Charge \$55.00 Total Wire \$0.00 Total Other \$0.00 Total Remitted <u>\$55.00</u> Change <u>\$0.00</u> Total Received <u>\$55.00</u> </div>	\$55.00
Total Amount:		\$55.00

Customer Copy

RECEIVED

OCT 28 2019

Council Hearing Date: 12/4/19

Council Hearing Time: 6:00pm

APPEALS OR OBJECTIONS BY CITY OF RENO PLANNING COMMISSION, CITY OF RENO HEARING EXAMINER, OR BOARD OF APPEALS TO RENO CITY COUNCIL
(To be filed in Reno City Clerk's Office, 1 East First Street, Second Floor)

Re: Case No. LDC 18-00065

I. I certify I am, or represent, an aggrieved person who has a right to appeal.¹ The aggrieved person's rights, or his property rights, were adversely and substantially affected by a decision of the Planning Commission, Hearing Examiner, or Board of Appeals (as applicable, "Lower Body") as follows (continue explanation on back or attach pages, if necessary):

SEVERAL ERRORS WERE NOTED IN THE STAFF REPORT. THESE ERRORS WERE NEVER ADDRESSED EVEN WHEN THEY WERE POINTED OUT BY CITIZENS ON SEVERAL OCCASIONS. THESE ERRORS NEEDED TO BE CORRECTED DUE TO THE AFFECT THEY HAVE ON THE APPROVAL PROCESS.

II. In accordance with Reno Municipal Code, Chapter 18.06, Article II, §18.06.208, I appeal the decision of the Lower Body.

III. I certify that the above reasons are based upon information presented at the underlying hearing held on the 16 day of OCTOBER, 2019.

A. If the aggrieved person presents information to the Reno City Council ("Council") not previously presented at the underlying hearing, the Council may remand the matter to the Lower Body for additional hearings regarding the newly presented items.

B. Anyone, including the aggrieved person, may address the Council by written communication. Materials should be submitted to the City Manager's Office five working days prior to the Council hearing date set forth above. If information is untimely presented, Council may continue the hearing to a later date.

IV. I understand that the appeal fee is \$55, and the appeal will not be filed until the fee is paid. The appeal is non-refundable.

V. Signature of Aggrieved Person: [Signature]

Name of Aggrieved Person: GARY Bamberger

Signature of Representative: _____

Firm Name/Title: _____

Address: 11405 MAGUI RD RENO NV 89523

Telephone: 775-250-9264

E-mail Address: gbomber68@yahoo.com

Date: 10-28-19

Receipt No: 2020-00082608

¹ An aggrieved person, which may be business entities and/or the City of Reno, is one whose personal right or right of property is adversely and substantially affected by the action of the Lower Body. Each aggrieved person must make his/her/its own appeal. Each appeal will be considered separately on its own merits.

PAYMENT DATE
10/28/2019

COLLECTION STATION
7947-Front Desk 1

RECEIVED FROM
APPEAL - GARY
BOMBERGER

DESCRIPTION
LDC18-00065

City of Reno
1 East First Street
Reno, NV 89501

BATCH NO.
2020-00001628

RECEIPT NO.
2020-00082608

CASHIER
Johnson, Bailey

PAYMENT CODE	RECEIPT DESCRIPTION	TRANSACTION AMOUNT
6901	Copies/Miscellaneous	\$55.00
	00100-0000-5780-1099 Other income \$55.00	
	Total Cash \$0.00	
	Total Check \$0.00	
	Total Charge \$55.00	
	Total Wire \$0.00	
	Total Other \$0.00	
	Total Remitted <u>\$55.00</u>	
	Change <u>\$0.00</u>	
	Total Received <u>\$55.00</u>	
Total Amount:		\$55.00
Customer Copy		

PAID
OCT 28 2019
CITY OF RENO

RECEIVED

OCT 28 2019

Council Hearing Date: DEC. 4, 2019

Council Hearing Time: 6 pm

CITY CLERK

APPEALS OF ACTIONS BY CITY OF RENO PLANNING COMMISSION, CITY OF RENO HEARING EXAMINER, OR BOARD OF APPEALS TO RENO CITY COUNCIL
(To be filed in Reno City Clerk's Office, 1 East First Street, Second Floor)

Re: Case No. LDC 18-00065

I. I certify I am, or represent, an aggrieved person who has a right to appeal.¹ The aggrieved person's rights, or his property rights, were adversely and substantially affected by a decision of the Planning Commission, Hearing Examiner, or Board of Appeals (as applicable, "Lower Body") as follows (continue explanation on back or attach pages, if necessary):

see Attachment for Appeal of Emanuela Heller-MacNeilage

II. In accordance with Reno Municipal Code, Chapter 18.06, Article II, §18.06.208, I appeal the decision of the Lower Body.

III. I certify that the above reasons are based upon information presented at the underlying hearing held on the 16th day of October, 2019.

A. If the aggrieved person presents information to the Reno City Council ("Council") not previously presented at the underlying hearing, the Council may remand the matter to the Lower Body for additional hearings regarding the newly presented items.

B. Anyone, including the aggrieved person, may address the Council by written communication. Materials should be submitted to the City Manager's Office five working days prior to the Council hearing date set forth above. If information is untimely presented, Council may continue the hearing to a later date.

IV. I understand that the appeal fee is \$55, and the appeal will not be filed until the fee is paid. The appeal is non-refundable.

V. Signature of Aggrieved Person: EL

or

Name of Aggrieved Person: Emanuela Heller-MacNeilage

Signature of Representative: _____

Firm Name/Title: _____

Address: 10295 Mogul Road, Reno, NV 89523

Telephone: 512-921-1562

E-mail Address: emanuelaheller@gmx.de

Date: 10-28-2019

Receipt No: 2020-00082611

¹ An aggrieved person, which may be business entities and/or the City of Reno, is one whose personal right or right of property is adversely and substantially affected by the action of the Lower Body. Each aggrieved person must make his/her/its own appeal. Each appeal will be considered separately on its own merits.

RECEIVED

OCT 28 2019

CITY CLERK

Attachment for Appeal of Emanuela Heller-MacNeilage

The proposed development LDC18-00065 would lead to a significant increase in traffic on roadways that were not designed to carry the amount of traffic or the type of traffic that this development would bring. This includes, but is not limited to, the westbound I-80 on-ramp at Mogul interchange which is already deficient because it is too short and does not provide ample space to safely merge. This problem will be made much worse with big-rig trucks attempting to merge. Currently, no trucks use this on-ramp because this is a residential and recreational area. Merging trucks will only be able to reach a speed of 35 mph before they must merge and this will lead to dangerous conditions for residents and even school buses that use this on-ramp regularly. The city should exercise its oversight to prevent this irresponsible development and the hazards it will bring to current residents and others who use this interchange.

We, the undersigned citizens of Washoe County submit our names to appeal the decision of the Reno Planning Commission to accept the Special Use Permit for Reno Gateway Business Park LDC18-00065. Page _____ of _____

Name	Address	City	State	zipcode	Contact #
Alyssa Brane	10170 Timberwolf Dr.	Reno	NV	89523	345-7332
Cathy Shepherd	10250 Timberwolf	Reno	NV	89523	775-838-1953
Steve Brown	10170 TIMBERWOLF	Reno	NV	89523	775-345-7332
Nancy Slatin	10335 Mountain Deer Cir	Reno	NV	89523	345-7488
Kenneth Hull	10345 Mountain Deer Cir	Reno	NV	89523	843-1892
Fred SLATIN	10335 MOUNTAIN DEER	RENO	NV	89523	345-7488
Kerry Leedy	70 mule Deer Dr	Reno	NV	89523	775-741-8719
Jim Shepherd	10250 Timberwolf Dr	Reno	NV	89523	775-762-3188
Steve Nelson	255 Marmot Dr.	Reno	NV	89523	775- 345-7255
Valerie Nelson	255 Marmot Dr.	Reno	NV	89523	775-345-7255
Ryan Hartzell	245 Moonshine Circle	Reno	NV	89523	775-345-6351

RECEIVED
OCT 28 2019
CITY CLERK

PAYMENT DATE
10/28/2019
COLLECTION STATION
7947- Front Desk 1
RECEIVED FROM
APPEAL - EMANUELA
HELLER-MACNEILAGE
DESCRIPTION
LDC18-00065

City of Reno
1 East First Street
Reno, NV 89501

BATCH NO.
2020-00001628
RECEIPT NO.
2020-00082611
CASHIER
Johnson, Bailey

PAYMENT CODE	RECEIPT DESCRIPTION	TRANSACTION AMOUNT
6901	Copies/Miscellaneous 00100-0000-5780-1099 Other income \$55.00 <div style="text-align: right;"> Total Cash \$0.00 Total Check \$0.00 Total Charge \$55.00 Total Wire \$0.00 Total Other \$0.00 Total Remitted <u>\$55.00</u> Change \$0.00 Total Received <u>\$55.00</u> </div>	\$55.00
Total Amount:		\$55.00

Customer Copy

PAID
OCT 28 2019
CITY OF RENO



Barbara Aufiero <aufierob@reno.gov>

12-4-19
I.2

Fwd: Reno Gateway Business Park

1 message

Rick Caldeira <caldeirar@reno.gov>
To: CityClerk <CityClerk@reno.gov>

Mon, Nov 25, 2019 at 8:03 AM

For file.

----- Forwarded message -----

From: **Cathy J Chapman walters** <cjc@unr.edu>

Date: Sun, Nov 24, 2019 at 9:33 AM

Subject: Reno Gateway Business Park

To: jardonn@reno.gov <jardonn@reno.gov>, mayor@reno.gov <mayor@reno.gov>

Dear Mayor Schieve and Councilperson Jardon,

I am writing in opposition to the proposed Reno Gateway Business Park scheduled for consideration on the 4 December 2019 council meeting. I am writing as I will be out of town and unable to attend the meeting. I have several concerns:

1. Why is the City even involved in a project that is outside of the City limits? Mogul is in Washoe County, and should remain, a residential area. It is not a suitable for a busy industrial park for many reasons.
2. As a resident of Del Web, I am already concerned about the inadequacy of the I-80 on and off ramps that are in place from 4th Street to East Verdi. Even with the recent improvements the traffic within this corridor is still complicated by the designated truck parking and vista point areas located off the west and east bound lanes between Mogul and East Verdi. Currently any time trucks leaving these areas are not able to reach freeway speed prior to merging causing hazardous traffic issues. Also, the westbound Mogul on-ramp is very short and a challenging for a safe merge. The addition of new truck traffic from this proposed Reno Gateway Business Park will further complicate this situation, causing a dangerous bottle neck for all motorists. Now, add all the trucks that park on the side of the road when they close Donner Pass. It can be treacherous at best.

3. The Mogul Exit was not constructed to accommodate semi-truck traffic. It utilizes a narrow underpass designed to handle residential traffic. Other complications include: the placement of the proposed project in relationship to the railroad tracks just south of I-80 and the nearby Tahoe-Pyramid Bikeway traffic that utilizes Fourth St.

This project feels like you are pushing a foot into a shoe that is too small. Why try to jam a project into a small slice of land with so many safety obstacles? Why force an industrial interface with an active residential and recreational environment? Why create a traffic mess that will make Reno less attractive for tourists coming into the area?

Please listen to those who live in this area and vote no on this project. It is not in the best interest of those who live near by and will also negatively impact all who pass through the I-80 corridor.

Thank you for your consideration,

Cathy Chapman-Walters

9130 Heritage Ridge Ct.

Reno, NV 89523

775-815-3359



Barbara Aufiero <aufierob@reno.gov>

I.2
12-4-19

Fwd: Forward to City Council about Reno Gateway Business Park

1 message

Reno Direct <renodirect@reno.gov>
To: CityClerk <CityClerk@reno.gov>

Mon, Dec 2, 2019 at 9:00 AM

Agenda item i.2

Amanda

Reno DIRECT
PO Box 1900
Reno, NV 89505
775-334-INFO (4636)
reno.gov/renodirect

Check out our smartphone app for City of Reno on the Appstore and Google Play!

----- Forwarded message -----

From: **John Williams** <julieandjohnwilliams@yahoo.com>
Date: Sun, Dec 1, 2019 at 2:04 PM
Subject: Forward to City Council about Reno Gateway Business Park
To: renodirect@reno.gov <renodirect@reno.gov>

Please help us senior residents in Del Webb's Sierra Canyon/Somerset by voting against the proposed plan for the Reno Gateway Business Park and the heavy truck traffic. Not only will it negatively impact the environment (air, water, noise, wildlife) but it also poses a traffic hazard for us older resident drivers. Thank you for helping keep us safe and healthy.

John and Julie Williams
1475 Meridian Ranch Dr.
Reno, NV 89523
530.414.1198



Barbara Aufiero <aufierob@reno.gov>

Fwd: Forward to City Council about Reno Gateway Biz Park

1 message

Reno Direct <renodirect@reno.gov>
To: CityClerk <CityClerk@reno.gov>

Mon, Dec 2, 2019 at 9:03 AM

Item i.2
AmandaReno DIRECT
PO Box 1900
Reno, NV 89505
775-334-INFO (4636)
reno.gov/renodirect*Check out our smartphone app for City of Reno on the Appstore and Google Play!*

----- Forwarded message -----

From: **mezger deborah** <debmez@yahoo.com>
Date: Sun, Dec 1, 2019 at 2:47 PM
Subject: Forward to City Council about Reno Gateway Biz Park
To: <renodirect@reno.gov>

"Please be an advocate for our community by voting "against" the currently proposed plan for this Mogul Area Business Park. Uphold the neighborhood appeal."

Deborah Mezger
1855 Trail Creek Way
Reno NV 89523

Phone: 775 453 9409



Barbara Aufiero <aufierob@reno.gov>

Fwd: FORWARD TO CITY COUNCIL ABOUT RENO GATEWAY BIZ PARK

1 message

Reno Direct <renodirect@reno.gov>
To: CityClerk <CityClerk@reno.gov>

Mon, Dec 2, 2019 at 9:04 AM

Agenda item i.2
Amanda

Reno DIRECT
PO Box 1900
Reno, NV 89505
775-334-INFO (4636)
reno.gov/renodirect

Check out our smartphone app for City of Reno on the Appstore and Google Play!

----- Forwarded message -----

From: **GARRY COULTER** <gairec@hotmail.com>
Date: Sun, Dec 1, 2019 at 3:42 PM
Subject: FORWARD TO CITY COUNCIL ABOUT RENO GATEWAY BIZ PARK
To: renodirect@reno.gov <renodirect@reno.gov>

**PLEASE VOTE AGAINST THE CURRENTLY PROPOSED PLAN
FOR THIS MOGUL AREA BIZ PARK. UPHOLD THE NEIGHBORHOOD APPEAL.**

Garry H Coulter
1455 Wakefield Trail
Reno, NV 89523

(775) 501-5092



Barbara Aufiero <aufierob@reno.gov>

Fwd: Forward to City Council about Reno Gateway Biz Park

1 message

Reno Direct <renodirect@reno.gov>
To: CityClerk <CityClerk@reno.gov>

Mon, Dec 2, 2019 at 9:06 AM

Agenda item i.2
AmandaReno DIRECT
PO Box 1900
Reno, NV 89505
775-334-INFO (4636)
reno.gov/renodirect*Check out our smartphone app for City of Reno on the Appstore and Google Play!*

----- Forwarded message -----

From: **NBC** <nbc1226@gmail.com>

Date: Sun, Dec 1, 2019 at 4:08 PM

Subject: Forward to City Council about Reno Gateway Biz Park

To: renodirect@reno.gov <renodirect@reno.gov>

PLEASE BE AN ADVOCATE FOR OUR COMMUNITY NY VOTING "AGAINST"
THE CUIRRENTLY PROPOSED PLAN FOR THIS MOGUL AREA BIZ PARK

Nancy B. Coulter

1455 Wakefield Trail

Reno, NV 89523

12/2/2019

City of Reno Mail - Fwd: Forward to City Council about Reno Gateway Biz Park

Attachment I
Page 118

(775) 501-5092



Barbara Aufiero <aufierob@reno.gov>

Fwd: Forward to City Council about Reno Gateway Biz Park

1 message

Reno Direct <renodirect@reno.gov>
To: CityClerk <CityClerk@reno.gov>

Mon, Dec 2, 2019 at 9:06 AM

Agenda item i.2
Amanda

Reno DIRECT
PO Box 1900
Reno, NV 89505
775-334-INFO (4636)
reno.gov/renodirect

Check out our smartphone app for City of Reno on the Appstore and Google Play!

----- Forwarded message -----

From: **Tom Magnus** <tmagnus1@yahoo.com>
Date: Sun, Dec 1, 2019 at 5:06 PM
Subject: Forward to City Council about Reno Gateway Biz Park
To: <renodirect@reno.gov>

Please be an advocate for our community by voting "against" the currently proposed plan for this Mogul area biz park. Uphold the neighborhood Appeal.

Thank You
Tom Magnus
9015 Cabin Creek Trail
Reno, NV 89523
(775) 622-0716



Barbara Aufiero <aufierob@reno.gov>

Fwd: Forward to City Council about the Reno Gateway Biz Park

1 message

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To: CityClerk <CityClerk@reno.gov>

Mon, Dec 2, 2019 at 9:07 AM

Agenda item i.2.
AmandaReno DIRECT
PO Box 1900
Reno, NV 89505
775-334-INFO (4636)
reno.gov/renodirect*Check out our smartphone app for City of Reno on the Appstore and Google Play!*

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From: **Donald S. Moore** <oolala1@charter.net>
Date: Sun, Dec 1, 2019 at 5:36 PM
Subject: Forward to City Council about the Reno Gateway Biz Park
To: renodirect@reno.gov <renodirect@reno.gov>

Hi, I am unable to attend the Wednesday council meeting. So please be an advocate for my community and vote AGAINST the currently proposed plan for the Mogul area biz park. Please do not destroy our community with this development!! Instead we could use a nice grocery store! A grocery store would be a better use of the land and would improve our community for families and the elderly who live here! This recent storm proved how dangerous a drive to a grocery store that is so far away-two exits for myself and my neighbors in the Sierra Canyon development (the elderly at the end of the Summersett development exit #5. Please, vote in favor of my community. Thank you. Lorrie Moore 1435 Meridian Ranch Drive, Reno, 89523. 775-787-2534.



Barbara Aufiero <aufierob@reno.gov>

Fwd: Forward to City Council about Reno Gateway Biz

1 message

Reno Direct <renodirect@reno.gov>

Mon, Dec 2, 2019 at 9:08 AM

To: CityClerk <CityClerk@reno.gov>

Agenda item i.2
AmandaReno DIRECT
PO Box 1900
Reno, NV 89505
775-334-INFO (4636)
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From: **Archie Scott** <Adogslife4me@outlook.com>

Date: Mon, Dec 2, 2019 at 8:43 AM

Subject: Forward to City Council about Reno Gateway Biz

To: renodirect@reno.gov <renodirect@reno.gov>

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Jim Scott
9172 Mt. Pleasant Dr.
Reno, NV 89523
916-717-5522

Sent from my iPad



Barbara Aufiero <aufierob@reno.gov>

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Mon, Dec 2, 2019 at 9:09 AM

To: CityClerk <CityClerk@reno.gov>

Agenda item i.2
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reno.gov/renodirect

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----- Forwarded message -----

From: **Paula Scott** <mcpaulascott@hotmail.com>
Date: Mon, Dec 2, 2019 at 8:46 AM
Subject: Forward to City Council regarding Reno Gateway Biz Park
To: renodirect@reno.gov <renodirect@reno.gov>

Please be an advocate for our community by voting "against" the currently proposed plan for this Mogul area biz park. Uphold the neighborhood Appeal.
If you lived in this area would you truly want this in YOUR neighborhood.

Paula Scott
9172 Mt. Pleasant Dr.
Reno, NV 89523
916.316.1005



Barbara Aufiero <aufierob@reno.gov>

Fwd: Reno Mogul Gateway Biz Park

1 message

Reno Direct <renodirect@reno.gov>
To: CityClerk <CityClerk@reno.gov>

Mon, Dec 2, 2019 at 9:11 AM

Agenda item i.2.
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PO Box 1900
Reno, NV 89505
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reno.gov/renodirect*Check out our smartphone app for City of Reno on the Appstore and Google Play!*

----- Forwarded message -----

From: **charnelle** <charnellemariwright@gmail.com>
Date: Mon, Dec 2, 2019 at 7:34 AM
Subject: Reno Mogul Gateway Biz Park
To: renodirect@reno.gov <renodirect@reno.gov>

Please forward to the Reno City Council regarding the proposed Mogul/Reno Gateway Biz Park. I am requesting that the Reno City Council vote "against" the currently proposed plan for this Mogul area biz park. This proposed park would cause congestion on Hwy 80 as trucks entered and exited the Hwy. In addition, it would cause additional safety hazards for senior citizens who live in the nearby Del Webb Community entering or exiting Hwy 80. This is a very dangerous proposal. A better use of that land would be a grocery store to service the Mogul/Verdi Community as there is none there now.

Thank You.

Charnelle and William Logan Wright

8105 Willow Ranch Trail

12/2/2019

City of Reno Mail - Fwd: Reno Mogul Gateway Biz Park

Attachment I
Page 124

Reno, NV 89523

(775)787-7733

charnellem@sbcglobal.net

Sent from Mail for Windows 10



Barbara Aufiero <aufierob@reno.gov>

Fwd: Feedback for City of Reno

1 message

Reno Direct <renodirect@reno.gov>
To: CityClerk <CityClerk@reno.gov>

Mon, Dec 2, 2019 at 10:23 AM

Agenda item i.2
Amanda

Reno DIRECT
PO Box 1900
Reno, NV 89505
775-334-INFO (4636)
reno.gov/renodirect

Check out our smartphone app for City of Reno on the Appstore and Google Play!

----- Forwarded message -----
From: **Chad Waters** <watersc@reno.gov>
Date: Mon, Dec 2, 2019 at 8:28 AM
Subject: Fwd: Feedback for City of Reno
To: Reno Direct <renodirect@reno.gov>

Can you forward this on as needed?

Thanks,
Chad

----- Forwarded message -----
From: **City of Reno** <reno@enotify.visioninternet.com>
Date: Thu, Nov 28, 2019 at 8:46 AM
Subject: Feedback for City of Reno
To: City of Reno <webmaster@reno.gov>

You have received this feedback from Sharon MacBeath <oneothese2000@yahoo.com > for the following page:

<https://www.reno.gov/government/city-council>

I am opposed to the construction of Reno Gateway Business Park in Mogul, a residential area not suited to industrial development. It would have a negative impact on Mogul and the

surrounding residential areas. Please deny approval.

Chad Waters

Digital Engagement Program Manager

City of Reno

775-785-5818

One East First Street

Reno, NV 89501



Barbara Aufiero <aufierob@reno.gov>

Fwd: Opposition to Proposed Reno Gateway Business Park

1 message

Rick Caldeira <caldeirar@reno.gov>
To: CityClerk <CityClerk@reno.gov>

Mon, Dec 2, 2019 at 10:39 AM

File

----- Forwarded message -----

From: **Donna Loenker** <dlboroff@gmail.com>

Date: Sun, Dec 1, 2019 at 12:22 PM

Subject: Opposition to Proposed Reno Gateway Business Park

To: <mayor@reno.gov>, <reesed@reno.gov>, <weberb@reno.gov>, <brekhusj@reno.gov>, <durrn@reno.gov>, <delgadoo@reno.gov>, <jardonn@reno.gov>

Mayor and City Council,

Mogul is very obviously not an industrial area. The proposed business park is not appropriate to the area. Many residents and recreational users will be adversely impacted if this is allowed to go forward. When is enough enough? I am convinced that the City of Reno motto must be "no square inch uncovered." I have lived in Reno for over 23 years and have seen some good growth and some bad decisions. Please do not make this another bad decision. Please leave some land available to the citizens for recreation. After all, our quality of life depends on recreation as well as new business.

BTW - I love, love, love the new "green stamps" on the roads for cyclists!

Donna Loenker
1797 Trek Trail
Reno, NV 89521



Barbara Aufiero <aufierob@reno.gov>

Fwd: Mogul Proposed Business Development

1 message

Rick Caldeira <caldeirar@reno.gov>
To: CityClerk <CityClerk@reno.gov>

Mon, Dec 2, 2019 at 10:40 AM

File

----- Forwarded message -----

From: Elizabeth Willmer <willmerfive@hotmail.com>
Date: Sun, Dec 1, 2019 at 5:07 PM
Subject: Mogul Proposed Business Development
To: mayor@reno.gov <mayor@reno.gov>

Dear Mayor Schieve:

The Mogul area neighborhood has been in opposition of the proposed LDC 18-00065 (Reno Gateway Business Park). I would like to submit my opposition and concerns regarding this proposed development.

The name says it all Reno Gateway which is exactly what this location is. It is the Gateway into our valley, river and mountains. Reno/Sparks promotes business development with one of the big draws for their employees being the outdoor activities such as kayaking, tubing the river, fishing, mountain biking, hiking, etc. This proposed area is one of the closest areas for Reno/Sparks residents to access the "outdoor activities". Bringing in this business park goes directly against the Reno/Sparks slogan.

Many years ago, there was a proposal to put a quick stop market in the Mogul neighborhood. The Mogul residents opposed the development and it was denied to keep the area residential providing a safer neighborhood.

I walk to the river most days with my dogs. Frequently trucks or lost cars would stop me to ask how to get back on the freeway. I sent a request to the DOT to increase freeway direction signage which they have and it has helped reduce the number of lost semi-trucks and cars. My neighbor has assisted semi-trucks to back up off of Silva Ranch road so they can turn around. We have experienced high speed chases

in our neighborhood when the police were pursuing someone. Just last week a semi-truck going east got off the ramp and turned left to go under the freeway. I had to get way off to the side of the road as the semi-truck took up both lanes and part of the shoulder until it got well to the other side of the overpass.

Also, school children get off the bus and have to walk under the freeway to their homes that are by the river, the increased truck traffic definitely puts their safety at risk.

Several years ago, the truck stop proposed at the Robb drive exit was denied due to resident concerns for safety, traffic, vagrancy, pollution, etc. We deserve the right to have the same consideration for our area too.

You have heard all of our opposition to this development in the Mogul area. Please reconsider your decision and keep our neighborhood safe for our children and families.

Thank you for your consideration.

Elizabeth Willmer
10305 Mountain Dew Cir
Reno, NV 89523



Barbara Aufiero <aufierob@reno.gov>

Fwd: Reno Gateway Business Park

1 message

Rick Caldeira <caldeirar@reno.gov>
To: CityClerk <CityClerk@reno.gov>

Mon, Dec 2, 2019 at 11:20 AM

File

----- Forwarded message -----

From: **John Cherry** <jwcherry@outlook.com>

Date: Mon, Dec 2, 2019 at 11:20 AM

Subject: Reno Gateway Business Park

To: brekhusj@reno.gov <brekhusj@reno.gov>, durrn@reno.gov <durn@reno.gov>, delgadoo@reno.gov <delgadoo@reno.gov>, jardonn@reno.gov <jardonn@reno.gov>, mayor@reno.gov <mayor@reno.gov>, reesed@reno.gov <reesed@reno.gov>, weberb@reno.gov <weberb@reno.gov>

I am writing to state my opinion that this business park should not be approved. In addition to the list of issues listed below, made by a Mogul citizen's group, I believe that such a facility does not fit within the open space/residential area in question. I encourage the Planning Commission and City Council to consider how many truck warehouses we already have in Reno and those that appear to be vacant or underutilized. My hope is that the owner/developer and the local community can come up with alternative options for the use of this land.

- More semi-trucks, congestion, and traffic back-ups on I-80.
- Dangerous truck mergers at on-ramps.
- Impediments to emergency evacuation.
- A degradation in air quality.
- Truck noise throughout the day.
- Increased danger at the complex Exit 7 intersection.
- Adverse effects to the Tahoe-Pyramid Bikeway.
- Degraded outdoor recreation opportunities in the Truckee River corridor.
- The property is outside city limits, yet the City of Reno decides the peoples' fate.

John Cherry

1705 Trail Creek Way

Reno, NV 89523

775-453-9527



Barbara Aufiero <aufierob@reno.gov>

Fwd: Please vote against the proposed Reno Gateway Business Park

1 message

Hillary Schieve <schieveh@reno.gov>
To: CityClerk <CityClerk@reno.gov>

Mon, Dec 2, 2019 at 4:03 PM

File

----- Forwarded message -----

From: **Mishelle Bradford** <mbradford@seekthecross.org>

Date: Sun, Dec 1, 2019 at 4:56 PM

Subject: Please vote against the proposed Reno Gateway Business Park

To: Mayor Hillary Schieve <schieveh@reno.gov>, Devon Reese <reased@reno.gov>, Bonnie Weber <weberb@reno.gov>, Jenny Brekhus <brekhusj@reno.gov>, Naomi Duerr <duerrn@reno.gov>, Oscar Delgado <delgadoo@reno.gov>, Neoma Jardon <jardonn@reno.gov>

Cc: Mishelle Bradford <mbradford@seekthecross.org>

Dear Reno City Council Members:

I strongly urge you to vote against the proposed Reno Gateway Business Park. Due to my work schedule, I will be unable to attend the City Council meeting, and thus I am expressing my views via email.

I am an avid bicyclist, and I believe the business park would result in highly increased danger to all cyclists riding to and from Verdi through Mogul, which is one of the most popular routes in the Reno area.

The Mogul Neighborhood Association is also against the proposed business park, and they should have a say in what development is allowed in their residential area.

I would also like to take this opportunity to express my thanks for the City's implementation of bike lanes and "Green Stamp" features on bike lanes. Those features make the roads safer for cyclists, and they are appreciated.

Thank you,

Mishelle Bradford
3300 Kauai Ct., Apt. F10
Reno, NV 89509-4812
775.825.8394
mbradford@seekthecross.org



Barbara Aufiero <aufierob@reno.gov>

Fwd: Forward to City Council re Reno Gateway Biz Park APPEAL

1 message

Reno Direct <renodirect@reno.gov>
To: CityClerk <CityClerk@reno.gov>

Mon, Dec 2, 2019 at 4:03 PM

Agenda item i.2.
AmandaReno DIRECT
PO Box 1900
Reno, NV 89505
775-334-INFO (4636)
reno.gov/renodirect*Check out our smartphone app for City of Reno on the Appstore and Google Play!*

----- Forwarded message -----

From: **zella Bryan** <zellabryan@gmail.com>
Date: Mon, Dec 2, 2019 at 3:17 PM
Subject: Forward to City Council re Reno Gateway Biz Park APPEAL
To: <Renodirect@reno.gov>

Please be an advocate for our community by voting AGAINST the currently proposed plan for this Mogul area biz park. You know as well as I do that off-ramp/area cannot safely handle all that truck traffic.

Please uphold the neighborhood appeal.

Zella Bryan
9365 Chalkstone Way
Reno 89523
775-410-2242



Barbara Aufiero <aufierob@reno.gov>

I.2
12-4-19

Fwd: Forward to City Council about Reno Gateway Business Park

1 message

Reno Direct <renodirect@reno.gov>
To: CityClerk <CityClerk@reno.gov>

Mon, Dec 2, 2019 at 9:00 AM

Agenda item i.2

Amanda

Reno DIRECT
PO Box 1900
Reno, NV 89505
775-334-INFO (4636)
reno.gov/renodirect

Check out our smartphone app for City of Reno on the Appstore and Google Play!

----- Forwarded message -----

From: **John Williams** <julieandjohnwilliams@yahoo.com>
Date: Sun, Dec 1, 2019 at 2:04 PM
Subject: Forward to City Council about Reno Gateway Business Park
To: renodirect@reno.gov <renodirect@reno.gov>

Please help us senior residents in Del Webb's Sierra Canyon/Somerset by voting against the proposed plan for the Reno Gateway Business Park and the heavy truck traffic. Not only will it negatively impact the environment (air, water, noise, wildlife) but it also poses a traffic hazard for us older resident drivers. Thank you for helping keep us safe and healthy.

John and Julie Williams
1475 Meridian Ranch Dr.
Reno, NV 89523
530.414.1198



Barbara Aufiero <aufierob@reno.gov>

Fwd: Forward to City Council about Reno Gateway Biz Park

1 message

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Item i.2
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PO Box 1900
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reno.gov/renodirect*Check out our smartphone app for City of Reno on the Appstore and Google Play!*

----- Forwarded message -----

From: **mezger deborah** <debmez@yahoo.com>
Date: Sun, Dec 1, 2019 at 2:47 PM
Subject: Forward to City Council about Reno Gateway Biz Park
To: <renodirect@reno.gov>

"Please be an advocate for our community by voting "against" the currently proposed plan for this Mogul Area Business Park. Uphold the neighborhood appeal."

Deborah Mezger
1855 Trail Creek Way
Reno NV 89523

Phone: 775 453 9409



Barbara Aufiero <aufierob@reno.gov>

Fwd: FORWARD TO CITY COUNCIL ABOUT RENO GATEWAY BIZ PARK

1 message

Reno Direct <renodirect@reno.gov>
To: CityClerk <CityClerk@reno.gov>

Mon, Dec 2, 2019 at 9:04 AM

Agenda item i.2
Amanda

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----- Forwarded message -----

From: **GARRY COULTER** <gairec@hotmail.com>
Date: Sun, Dec 1, 2019 at 3:42 PM
Subject: FORWARD TO CITY COUNCIL ABOUT RENO GATEWAY BIZ PARK
To: renodirect@reno.gov <renodirect@reno.gov>

**PLEASE VOTE AGAINST THE CURRENTLY PROPOSED PLAN
FOR THIS MOGUL AREA BIZ PARK. UPHOLD THE NEIGHBORHOOD APPEAL.**

Garry H Coulter
1455 Wakefield Trail
Reno, NV 89523

(775) 501-5092



Barbara Aufiero <aufierob@reno.gov>

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1 message

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Mon, Dec 2, 2019 at 9:06 AM

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----- Forwarded message -----
From: **NBC** <nbc1226@gmail.com>
Date: Sun, Dec 1, 2019 at 4:08 PM
Subject: Forward to City Council about Reno Gateway Biz Park
To: renodirect@reno.gov <renodirect@reno.gov>

PLEASE BE AN ADVOCATE FOR OUR COMMUNITY NY VOTING "AGAINST"
THE CUIRRENTLY PROPOSED PLAN FOR THIS MOGUL AREA BIZ PARK

Nancy B. Coulter
1455 Wakefield Trail
Reno, NV 89523

12/2/2019

City of Reno Mail - Fwd: Forward to City Council about Reno Gateway Biz Park

Attachment I
Page 138

(775) 501-5092

**Barbara Aufiero** <aufierob@reno.gov>

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9015 Cabin Creek Trail

Reno, NV 89523

(775) 622-0716



Barbara Aufiero <aufierob@reno.gov>

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9172 Mt. Pleasant Dr.
Reno, NV 89523
916-717-5522

Sent from my iPad



Barbara Aufiero <aufierob@reno.gov>

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If you lived in this area would you truly want this in YOUR neighborhood.

Paula Scott
9172 Mt. Pleasant Dr.
Reno, NV 89523
916.316.1005



Barbara Aufiero <aufierob@reno.gov>

Fwd: Reno Mogul Gateway Biz Park

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Thank You.

Charnelle and William Logan Wright

8105 Willow Ranch Trail

12/2/2019

City of Reno Mail - Fwd: Reno Mogul Gateway Biz Park

Attachment I
Page 144

Reno, NV 89523

(775)787-7733

charnellem@sbcglobal.net

Sent from Mail for Windows 10



Barbara Aufiero <aufierob@reno.gov>

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1 message

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To: CityClerk <CityClerk@reno.gov>

Mon, Dec 2, 2019 at 10:23 AM

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Reno, NV 89505
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reno.gov/renodirect

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To: Reno Direct <renodirect@reno.gov>

Can you forward this on as needed?

Thanks,
Chad

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Subject: Feedback for City of Reno
To: City of Reno <webmaster@reno.gov>

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surrounding residential areas. Please deny approval.

Chad Waters

Digital Engagement Program Manager

City of Reno

775-785-5818

One East First Street

Reno, NV 89501

**Barbara Aufiero** <aufierob@reno.gov>

Fwd: Opposition to Proposed Reno Gateway Business Park

1 message

Rick Caldeira <caldeirar@reno.gov>
To: CityClerk <CityClerk@reno.gov>

Mon, Dec 2, 2019 at 10:39 AM

File

----- Forwarded message -----

From: **Donna Loenker** <dlboroff@gmail.com>

Date: Sun, Dec 1, 2019 at 12:22 PM

Subject: Opposition to Proposed Reno Gateway Business Park

To: <mayor@reno.gov>, <reesed@reno.gov>, <weberb@reno.gov>, <brekhusj@reno.gov>, <durrn@reno.gov>, <delgadoo@reno.gov>, <jardonn@reno.gov>

Mayor and City Council,

Mogul is very obviously not an industrial area. The proposed business park is not appropriate to the area. Many residents and recreational users will be adversely impacted if this is allowed to go forward. When is enough enough? I am convinced that the City of Reno motto must be "no square inch uncovered." I have lived in Reno for over 23 years and have seen some good growth and some bad decisions. Please do not make this another bad decision. Please leave some land available to the citizens for recreation. After all, our quality of life depends on recreation as well as new business.

BTW - I love, love, love the new "green stamps" on the roads for cyclists!

Donna Loenker
1797 Trek Trail
Reno, NV 89521



Barbara Aufiero <aufierob@reno.gov>

Fwd: Mogul Proposed Business Development

1 message

Rick Caldeira <caldeirar@reno.gov>
To: CityClerk <CityClerk@reno.gov>

Mon, Dec 2, 2019 at 10:40 AM

File

----- Forwarded message -----

From: **Elizabeth Willmer** <willmerfive@hotmail.com>
Date: Sun, Dec 1, 2019 at 5:07 PM
Subject: Mogul Proposed Business Development
To: mayor@reno.gov <mayor@reno.gov>

Dear Mayor Schieve:

The Mogul area neighborhood has been in opposition of the proposed LDC 18-00065 (Reno Gateway Business Park). I would like to submit my opposition and concerns regarding this proposed development.

The name says it all Reno Gateway which is exactly what this location is. It is the Gateway into our valley, river and mountains. Reno/Sparks promotes business development with one of the big draws for their employees being the outdoor activities such as kayaking, tubing the river, fishing, mountain biking, hiking, etc. This proposed area is one of the closest areas for Reno/Sparks residents to access the "outdoor activities". Bringing in this business park goes directly against the Reno/Sparks slogan.

Many years ago, there was a proposal to put a quick stop market in the Mogul neighborhood. The Mogul residents opposed the development and it was denied to keep the area residential providing a safer neighborhood.

I walk to the river most days with my dogs. Frequently trucks or lost cars would stop me to ask how to get back on the freeway. I sent a request to the DOT to increase freeway direction signage which they have and it has helped reduce the number of lost semi-trucks and cars. My neighbor has assisted semi-trucks to back up off of Silva Ranch road so they can turn around. We have experienced high speed chases

in our neighborhood when the police were pursuing someone. Just last week a semi-truck going east got off the ramp and turned left to go under the freeway. I had to get way off to the side of the road as the semi-truck took up both lanes and part of the shoulder until it got well to the other side of the overpass.

Also, school children get off the bus and have to walk under the freeway to their homes that are by the river, the increased truck traffic definitely puts their safety at risk.

Several years ago, the truck stop proposed at the Robb drive exit was denied due to resident concerns for safety, traffic, vagrancy, pollution, etc. We deserve the right to have the same consideration for our area too.

You have heard all of our opposition to this development in the Mogul area. Please reconsider your decision and keep our neighborhood safe for our children and families.

Thank you for your consideration.

Elizabeth Willmer
10305 Mountain Dew Cir
Reno, NV 89523



Barbara Aufiero <aufierob@reno.gov>

Fwd: Reno Gateway Business Park

1 message

Rick Caldeira <caldeirar@reno.gov>
To: CityClerk <CityClerk@reno.gov>

Mon, Dec 2, 2019 at 11:20 AM

File

----- Forwarded message -----

From: **John Cherry** <jwcherry@outlook.com>

Date: Mon, Dec 2, 2019 at 11:20 AM

Subject: Reno Gateway Business Park

To: brekhusj@reno.gov <brekhusj@reno.gov>, durrn@reno.gov <durn@reno.gov>, delgadoo@reno.gov <delgadoo@reno.gov>, jardonn@reno.gov <jardonn@reno.gov>, mayor@reno.gov <mayor@reno.gov>, reesed@reno.gov <reesed@reno.gov>, weberb@reno.gov <weberb@reno.gov>

I am writing to state my opinion that this business park should not be approved. In addition to the list of issues listed below, made by a Mogul citizen's group, I believe that such a facility does not fit within the open space/residential area in question. I encourage the Planning Commission and City Council to consider how many truck warehouses we already have in Reno and those that appear to be vacant or underutilized. My hope is that the owner/developer and the local community can come up with alternative options for the use of this land.

- More semi-trucks, congestion, and traffic back-ups on I-80.
- Dangerous truck mergers at on-ramps.
- Impediments to emergency evacuation.
- A degradation in air quality.
- Truck noise throughout the day.
- Increased danger at the complex Exit 7 intersection.
- Adverse effects to the Tahoe-Pyramid Bikeway.
- Degraded outdoor recreation opportunities in the Truckee River corridor.
- The property is outside city limits, yet the City of Reno decides the peoples' fate.

John Cherry

1705 Trail Creek Way

Reno, NV 89523

775-453-9527



Barbara Aufiero <aufierob@reno.gov>

Fwd: Please vote against the proposed Reno Gateway Business Park

1 message

Hillary Schieve <schieveh@reno.gov>
To: CityClerk <CityClerk@reno.gov>

Mon, Dec 2, 2019 at 4:03 PM

File

----- Forwarded message -----

From: **Mishelle Bradford** <mbradford@seekthecross.org>

Date: Sun, Dec 1, 2019 at 4:56 PM

Subject: Please vote against the proposed Reno Gateway Business Park

To: Mayor Hillary Schieve <schieveh@reno.gov>, Devon Reese <reased@reno.gov>, Bonnie Weber <weberb@reno.gov>, Jenny Brekhus <brekhusj@reno.gov>, Naomi Duerr <duerrn@reno.gov>, Oscar Delgado <delgadoo@reno.gov>, Neoma Jardon <jardonn@reno.gov>

Cc: Mishelle Bradford <mbradford@seekthecross.org>

Dear Reno City Council Members:

I strongly urge you to vote against the proposed Reno Gateway Business Park. Due to my work schedule, I will be unable to attend the City Council meeting, and thus I am expressing my views via email.

I am an avid bicyclist, and I believe the business park would result in highly increased danger to all cyclists riding to and from Verdi through Mogul, which is one of the most popular routes in the Reno area.

The Mogul Neighborhood Association is also against the proposed business park, and they should have a say in what development is allowed in their residential area.

I would also like to take this opportunity to express my thanks for the City's implementation of bike lanes and "Green Stamp" features on bike lanes. Those features make the roads safer for cyclists, and they are appreciated.

Thank you,

Mishelle Bradford
3300 Kauai Ct., Apt. F10
Reno, NV 89509-4812
775.825.8394
mbradford@seekthecross.org



Barbara Aufiero <aufierob@reno.gov>

Fwd: Forward to City Council re Reno Gateway Biz Park APPEAL

1 message

Reno Direct <renodirect@reno.gov>
To: CityClerk <CityClerk@reno.gov>

Mon, Dec 2, 2019 at 4:03 PM

Agenda item i.2.
AmandaReno DIRECT
PO Box 1900
Reno, NV 89505
775-334-INFO (4636)
reno.gov/renodirect*Check out our smartphone app for City of Reno on the Appstore and Google Play!*

----- Forwarded message -----

From: **zella Bryan** <zellabryan@gmail.com>
Date: Mon, Dec 2, 2019 at 3:17 PM
Subject: Forward to City Council re Reno Gateway Biz Park APPEAL
To: <Renodirect@reno.gov>

Please be an advocate for our community by voting AGAINST the currently proposed plan for this Mogul area biz park. You know as well as I do that off-ramp/area cannot safely handle all that truck traffic.

Please uphold the neighborhood appeal.

Zella Bryan
9365 Chalkstone Way
Reno 89523
775-410-2242

My presentation content is concerning,
but not limited to, the misinformation in
the SUP and Staff Report 11427

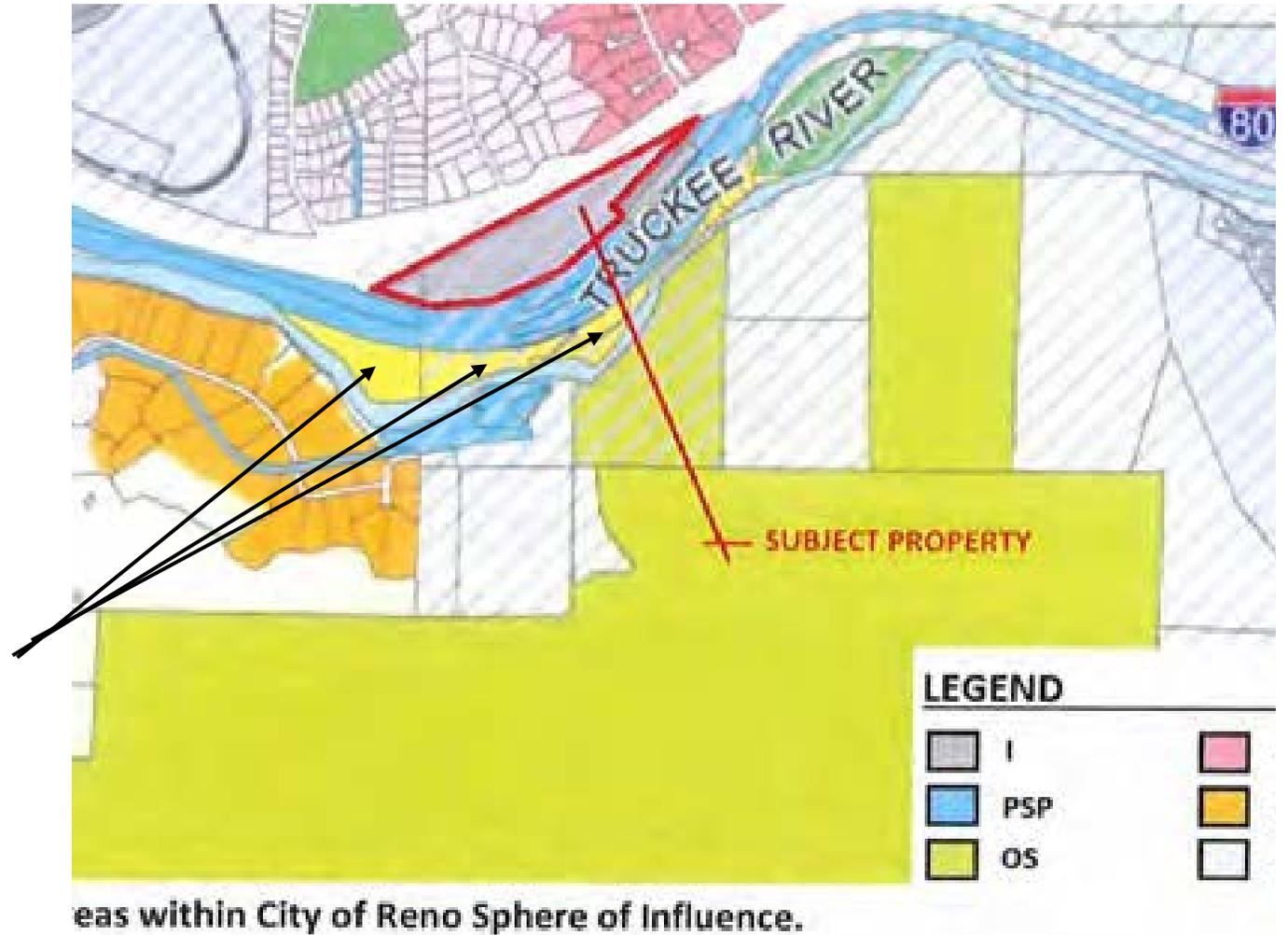
Staff Report 11427 , Finding A:
“The proposed use is compatible
with the existing surrounding
land uses and development”

Staff Report presents false
information in order to support
this finding

page 7: "... properties to the south and east ... are designated Public Facility ..."

Page 8: "Properties to the south of the site are ... Parks/Recreation/Open Space ..."

The 11 MDR parcels to the south, south west and south east are falsely represented as Open Space (OS)



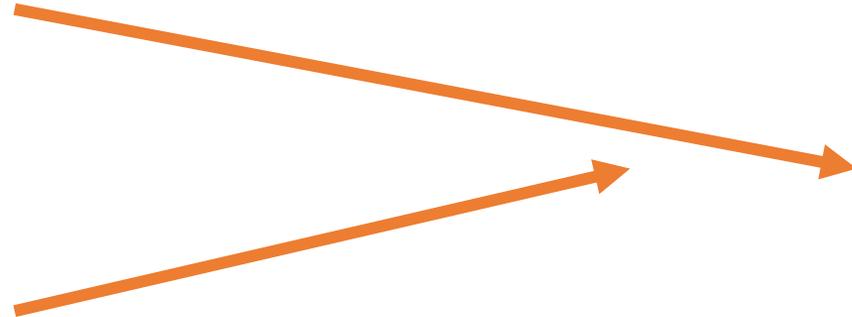
SUP FALSE REPRESENTATION THAT WAS NOT ADDRESSED IN STAFF REPORT UNDER FINDING A

SUP page 5, paragraph 3: “ ... Additionally, there is a single family home located approximately 350 southwest of the site and is separated from the project by existing railroad tracks and the Truckee River.”

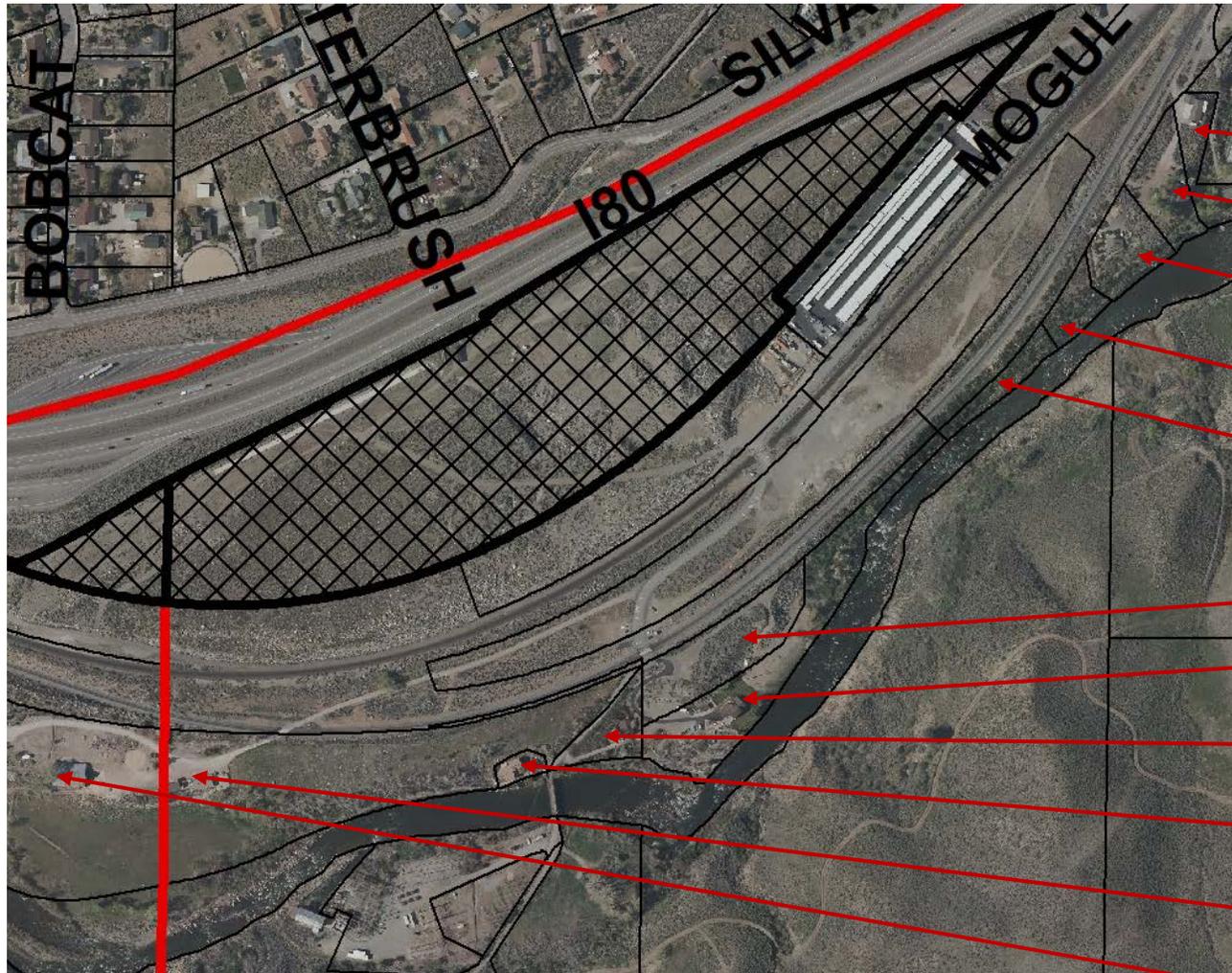
The unit of measure after “350” was not included.

The closest residential property is actually 220 feet south.

Washoe County Neighborhood Designation FCQG (Riverside Homesites) is not separated from the site by the Truckee River



October 3, 2018 Planning Commission Meeting: Staff stated at approximate time stamp 3:02:45 “... as mentioned there is access to the homes to the south ... there are only two homes ...” – **This statement was made after several of these residents spoke**



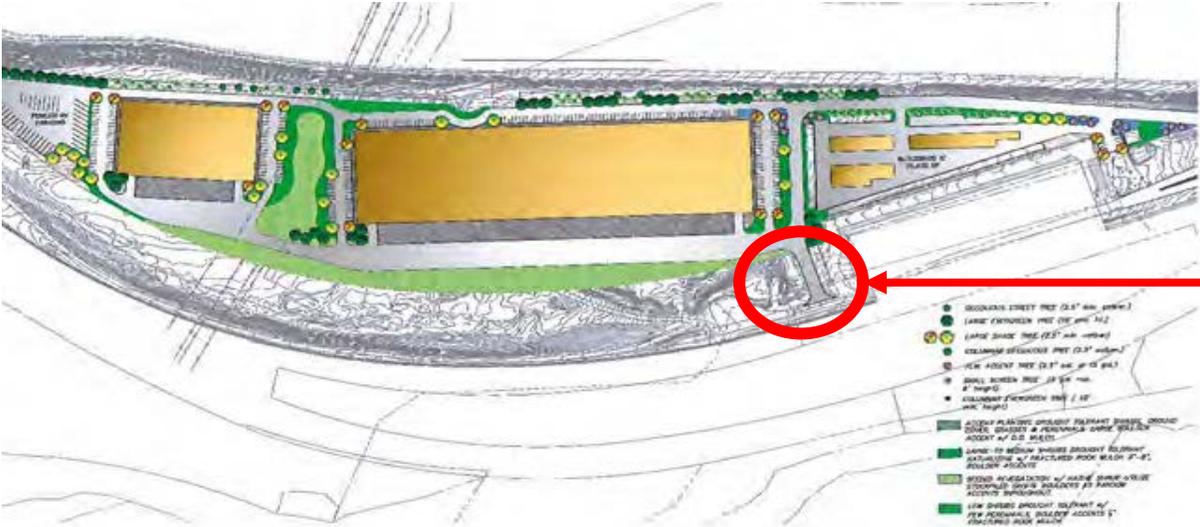
Property Owners/Residents South of the site

- Mezger
- Reid
- Kaminkow
- Smith
- Smith
- MacNeilage
- MacNeilage
- Shealy
- Twaddle
- Canepa Bomberger
- Bomberger

Staff Report 11427 page 4, condition 13:“
... the applicant to construct the western
most driveway ...”



There is currently a business that is
located at the designated west entrance.
How is this compatible?



Location of current
business

Staff Report 11427 Finding B: The project is in substantial conformance with the Master Plan.

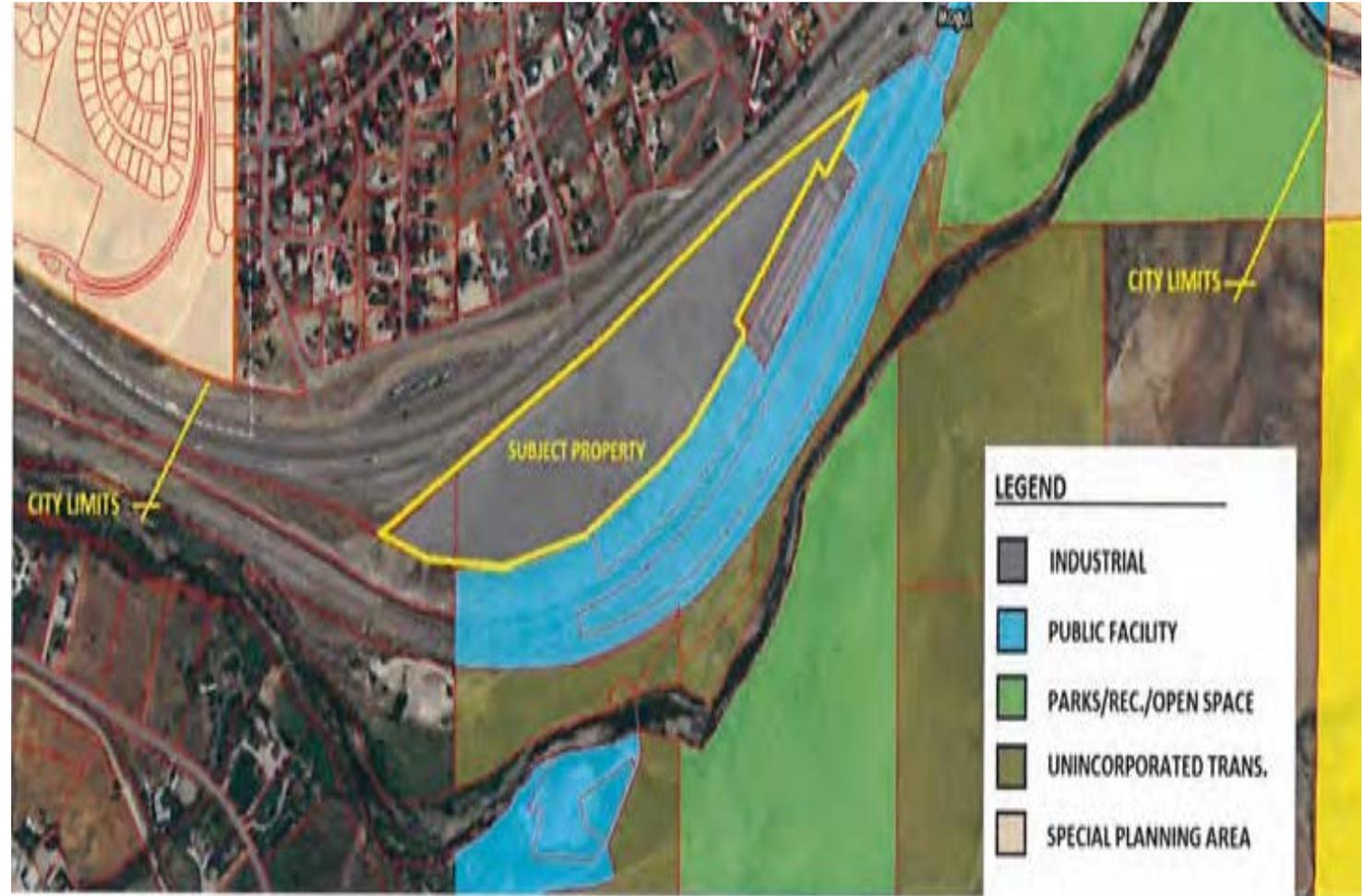
“... C&R-5: City should pursue growth pattern ... to maintain and possible improve existing levels of service for current residents and future generations ...”

The staff report implies that improvements will occur in public safety services upon annexation to the city

SUP PROJECT DESCRIPTION

As stated page 7, paragraph 2:

“... it is highly unlikely that the site will ever be contiguous to the City given the fact that it is surrounded by railroad parcels ... and all other surrounding parcels are not with in the City’s Sphere of Influence.”



STAFF FINDINGS FOR PUBLIC SAFETY (POLICE)

Staff Report 11427 page 9, condition 7:

“Public Safety: The Reno Police Department provided a Crime Prevention Through Environmental Design report (CPTED) ... “

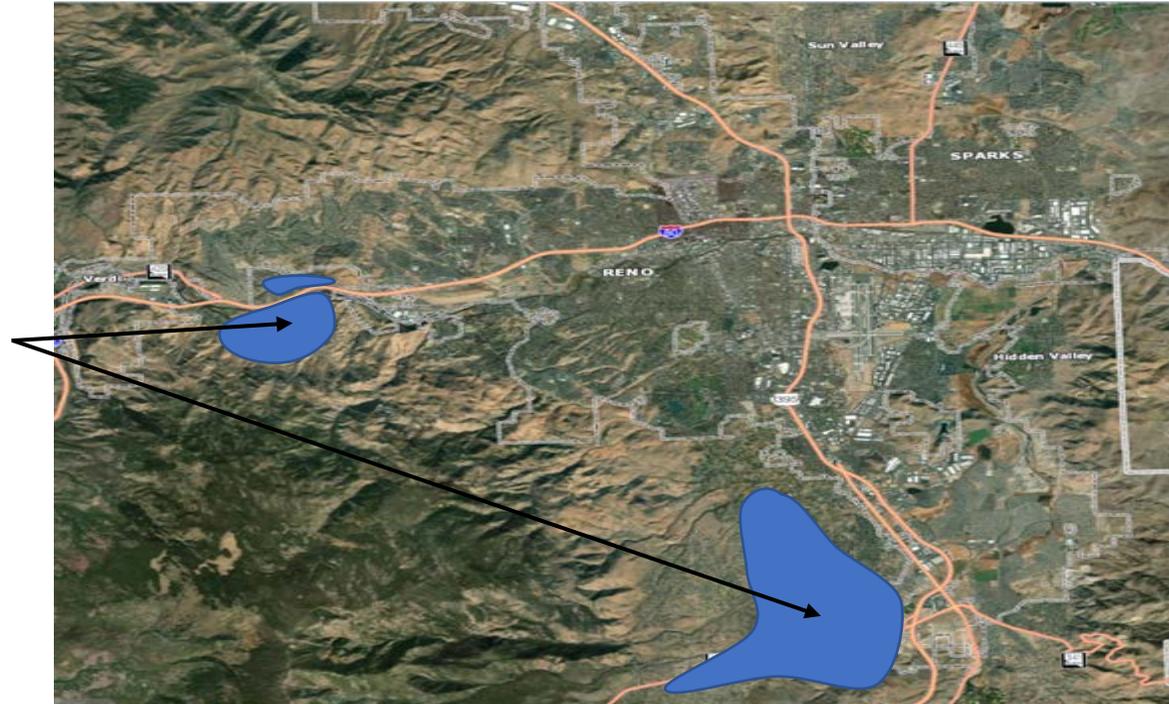


Due to the unlikely event of annexation this area will not fall under RPD.



The area will continue to be under WCSD jurisdiction. Shared Patrol area is indicated below.

Deputies covering southwest area also have to cover the northwest area



STAFF FINDINGS FOR PUBLIC SAFETY (FIRE)

Staff Report 11427 page 10, condition 10:

“The Reno Fire Department noted that the closest fire station to the site is Station 11 ... which has a six minute response time.”

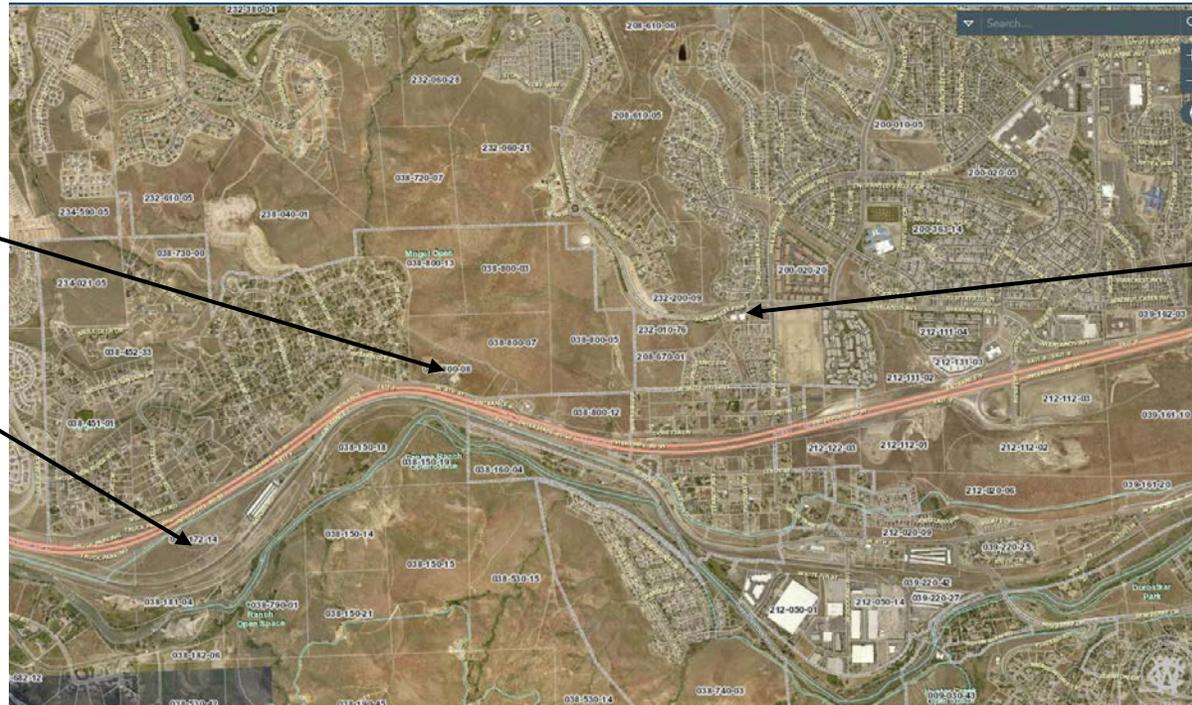


Again this is not relevant due to the unlikely annexation of the area. The statement also ignores the fact that Truckee Meadows Fire Station 35 is located in Mogul, so RFD response time is not relevant.

TMF Station 35

Project Location

RFD Station 11



Concern not addressed in Staff Report 11427 Finding C:

Staff Report page 10: “ The proposed onsite storm drain system ... direct flow to the natural flows of the Truckee River.”

The potential contaminants associated with the proposed multiple acres of asphalt parking area will flow directly to the Truckee River.

EXAMPLES OF REPEATED
QUESTIONABLE NOTIFICATION
PRACTICES

Staff Report 11427 page 6: “Public outreach efforts to-date regarding the project ... A letter was sent to neighboring properties in (October 5, 2018) ...”

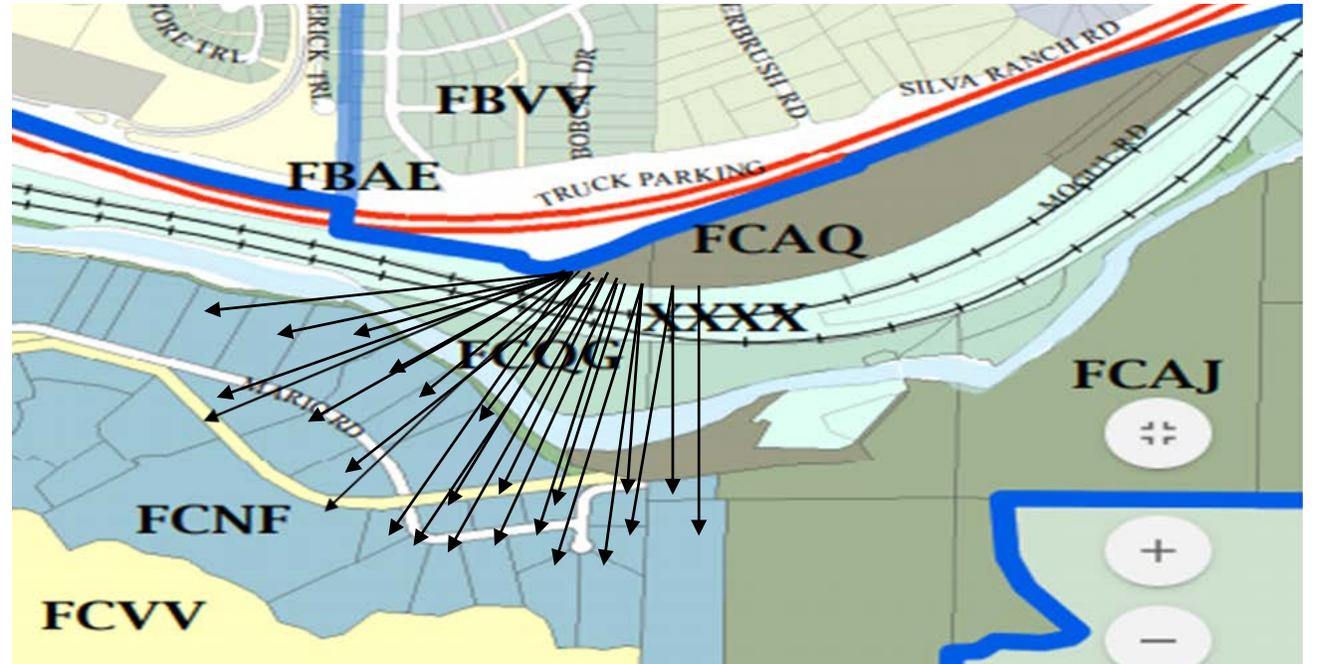


Neighboring properties to the south were not notified at this time. Only properties north of the project were notified.

FALSE STATEMENT BY STAFF CONCERNING NOTIFICATION

Planning Commission Meeting March 20, 2019: Staff stated at time stamp 1:37:45 "... notification was extended to 1200 feet from the project ..."

25 parcels were not notified in the Belli Ranch Area that are within the 1,200 foot distance that Staff stated.



1,200 feet

Staff Report 11427 pages 6 & 7:

“The original project was presented at two Ward 5 Neighborhood Advisory Board meetings (April 2018 and May 2018).”

Only a portion of Mogul is part of Ward 5 so the majority of residences were not notified and do not have representation in the City.

Ward 5

Mogul



Staff Report 11427 page 7:

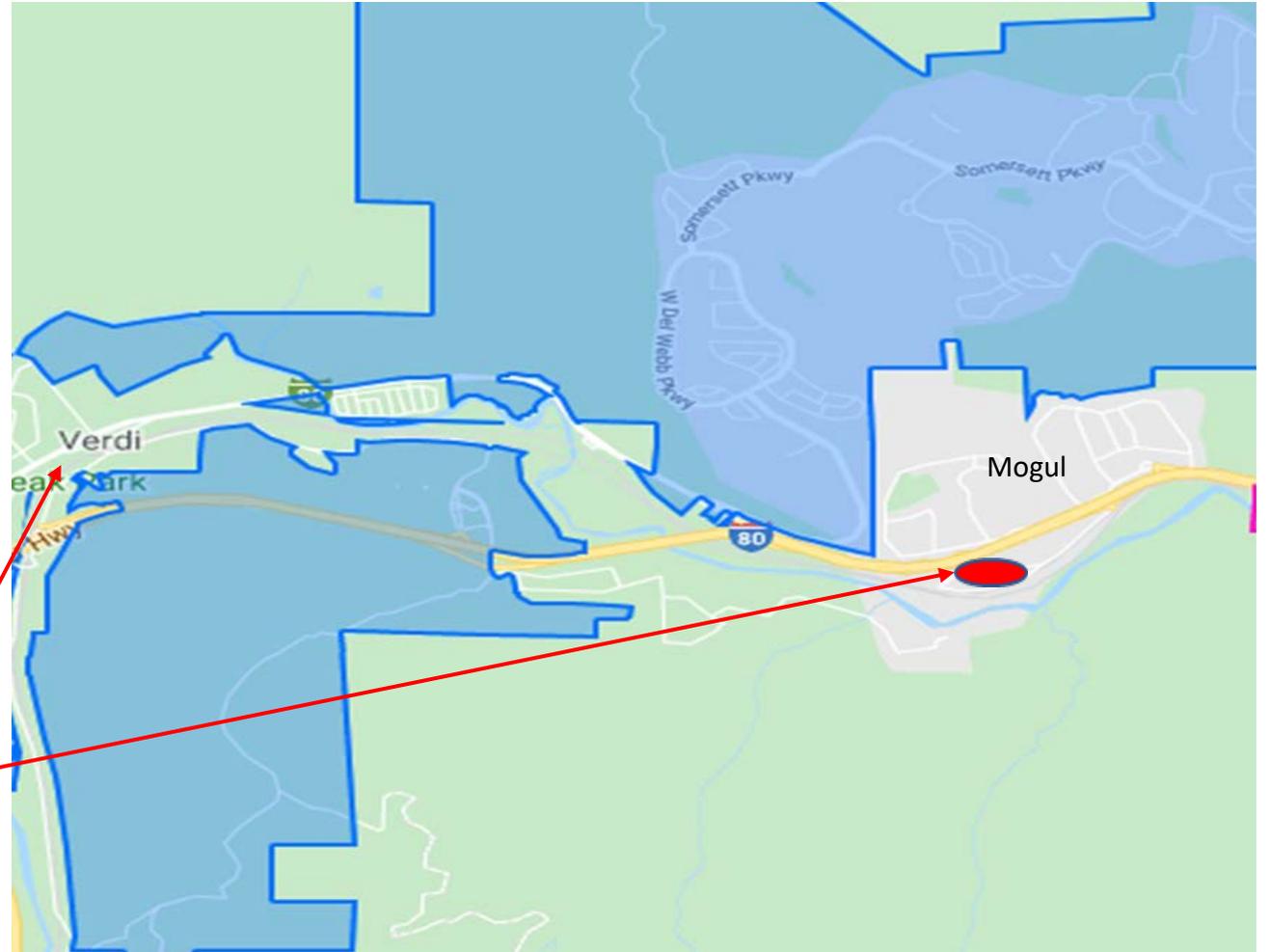
“A community meeting with the Verdi Community Council was held on Tuesday, January 29, 2019.

Applicant has maintained an ongoing dialogue with two different attendees from the community meeting.

Additional conference calls with members from the Verdi Community Council.

Verdi Community Council and surrounding residents have been notified of the previous planning commission meeting and the upcoming meeting ...”

Why was so much effort put into communicating with a community that the project does not directly impact.



Staff Report 11427 Finding E: “The proposed site location and scale, intensity, density, height, layout, setbacks, and architectural and overall design of the development and the uses proposed, is appropriate to the area in which it is located.”

The SUP only addresses the properties to the north and ignores the impact to the south. Staff reaffirms the developers position.

RENO GATEWAY BUSINESS PARK

Currently, the project site is vacant. The property does include various fill piles that have been placed onsite over time but have since been covered with native plant material. Figure 4 (below) depicts the existing onsite conditions.

Pictures of site in SUP

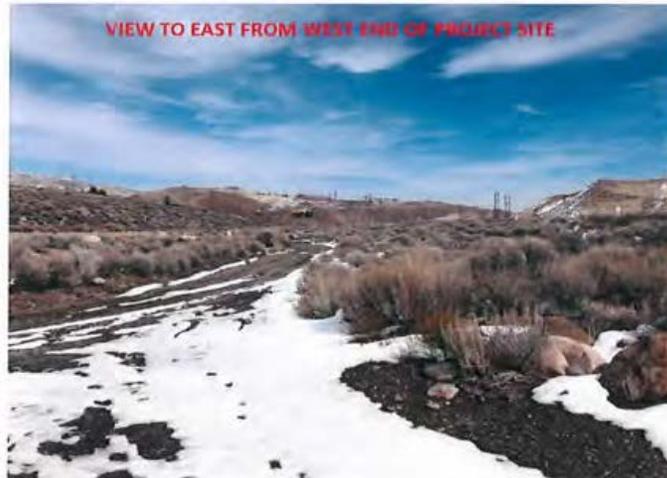
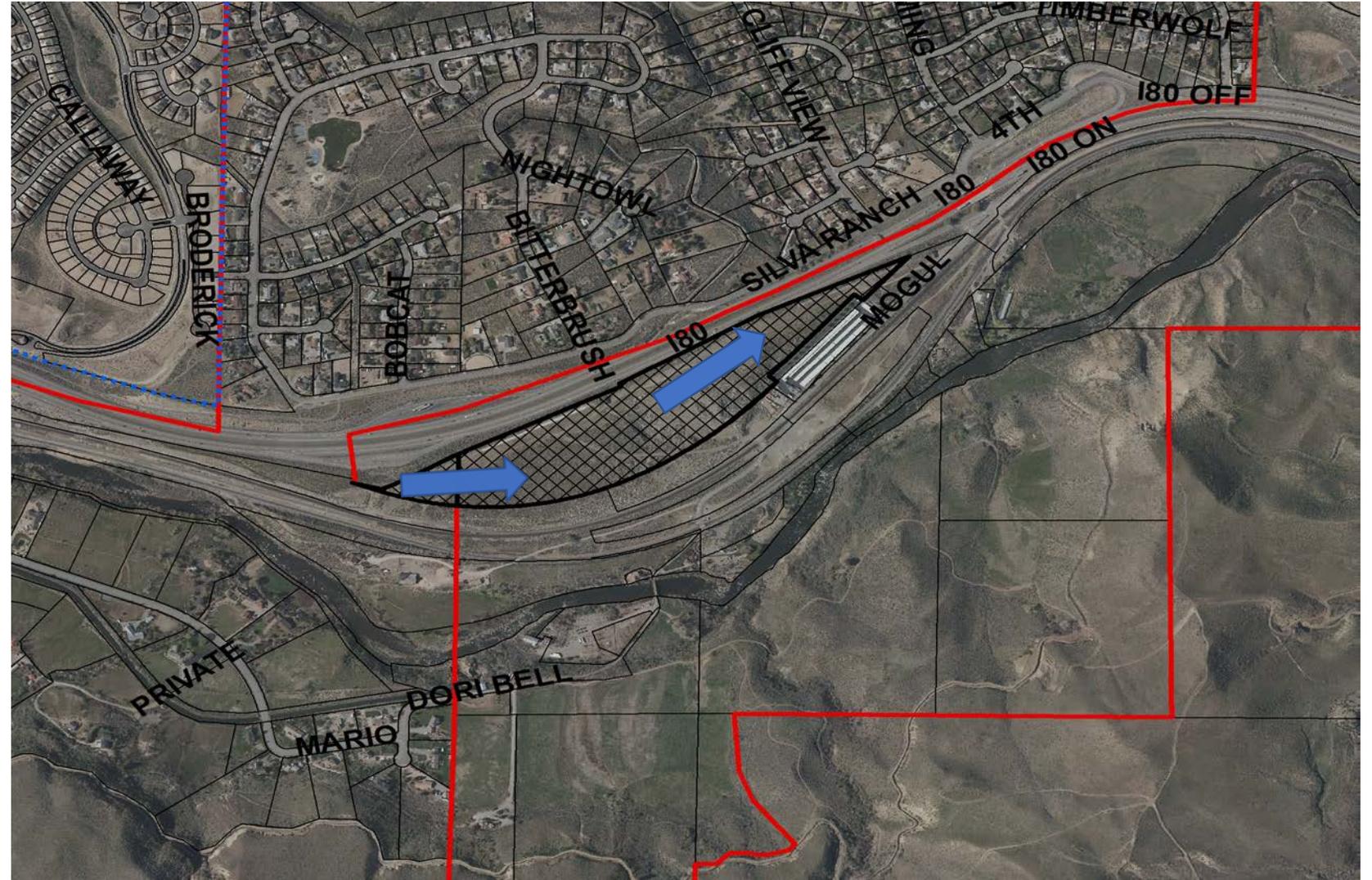


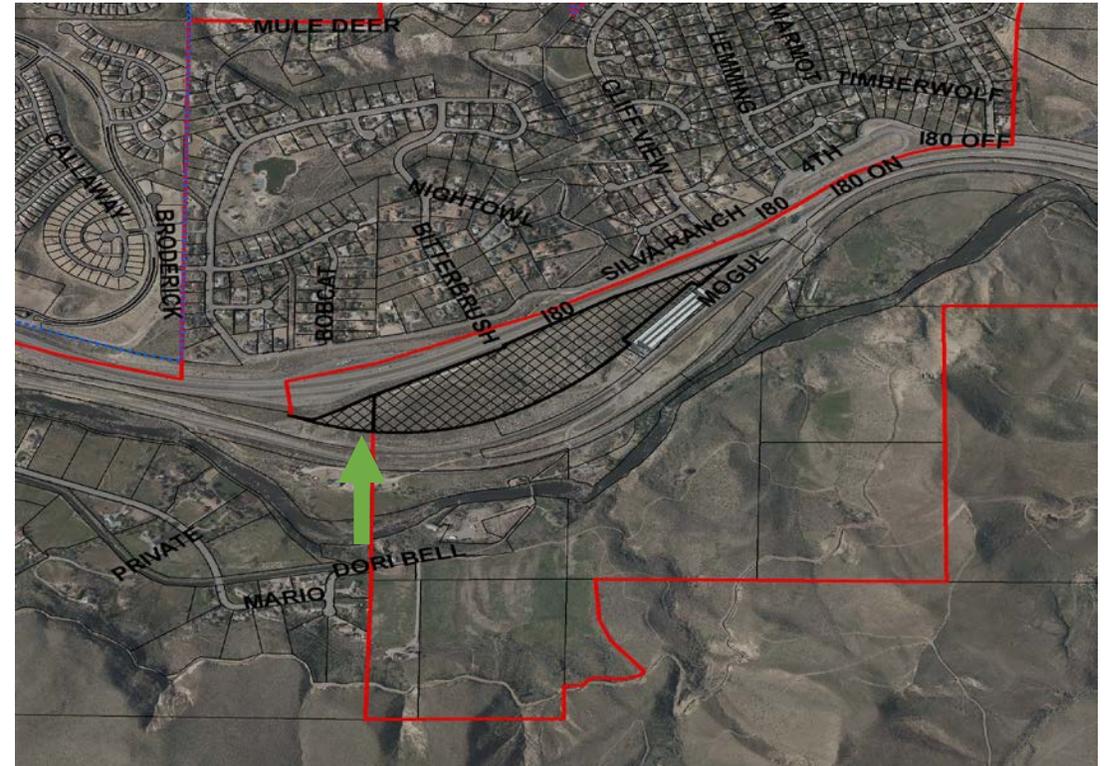
Figure 4 – Existing Conditions

The location and direction of the two pictures provided in the SUP are depicted on this map.

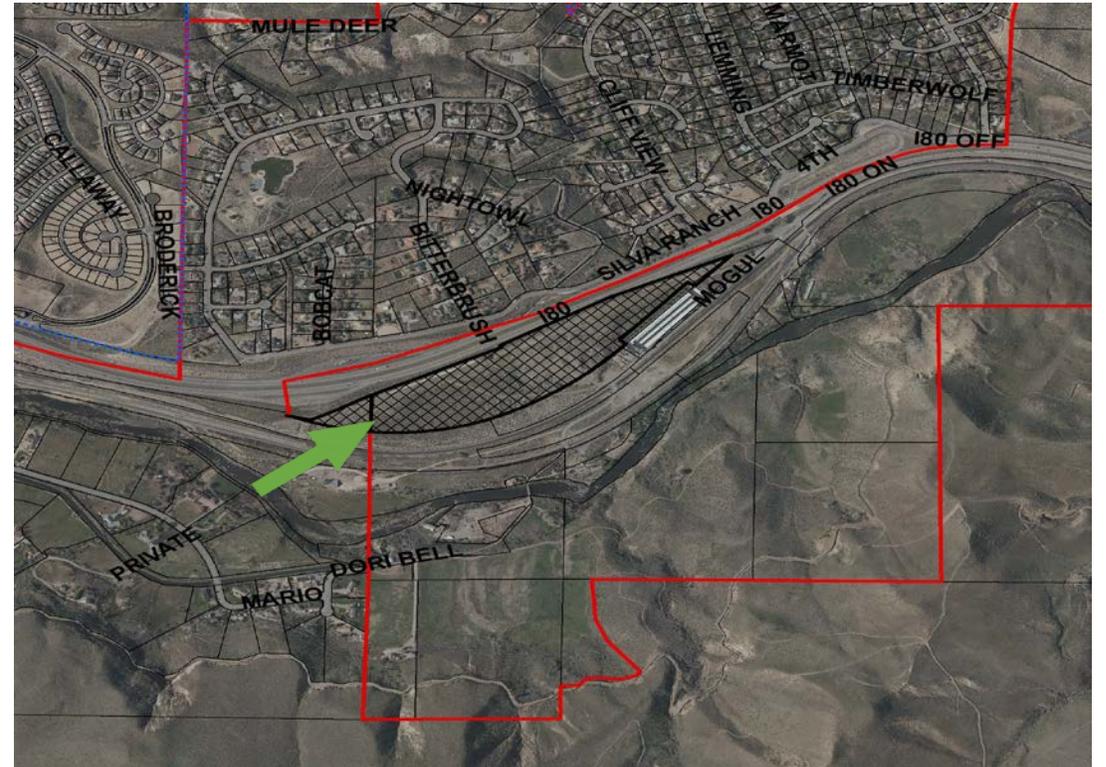
These two pictures only show the site, rather than what the surrounding residents would see.



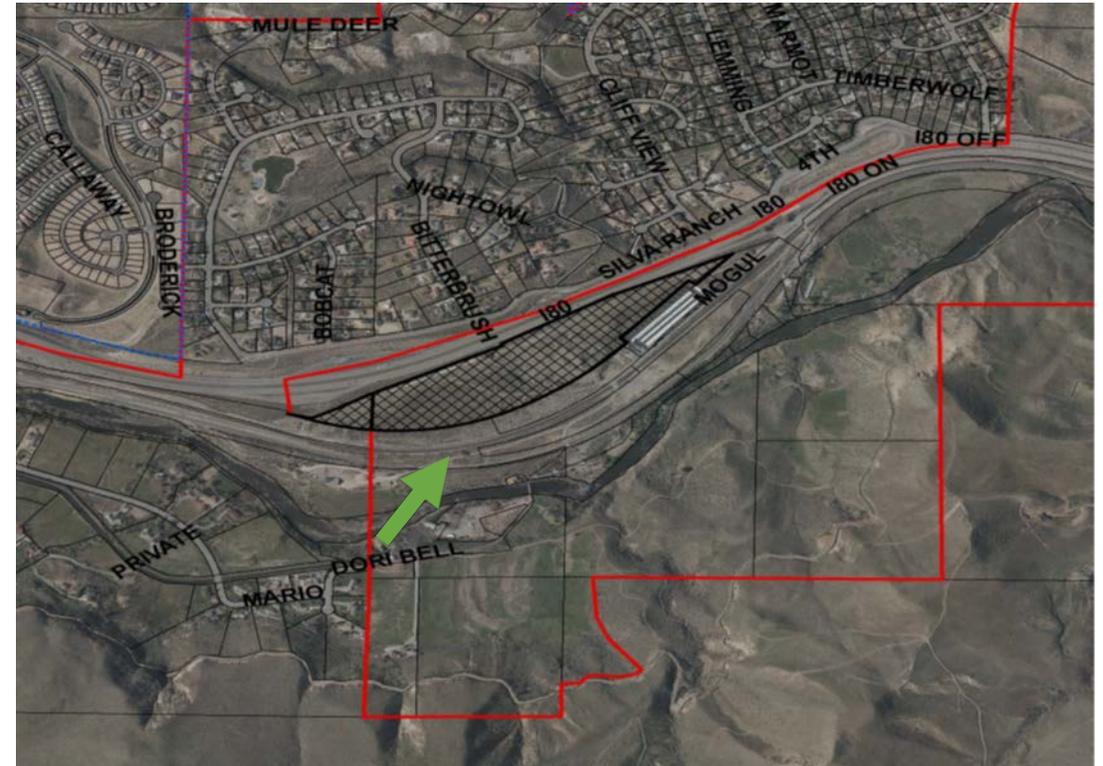
Southwest of the site looking to the North
(Red hatching depicts approved potential building envelope)



**Southwest of the site looking to the Northeast
(Red hatching depicts approved potential building envelope)**



Southwest of the site looking to the Northeast (Red hatching depicts approved potential building envelope)



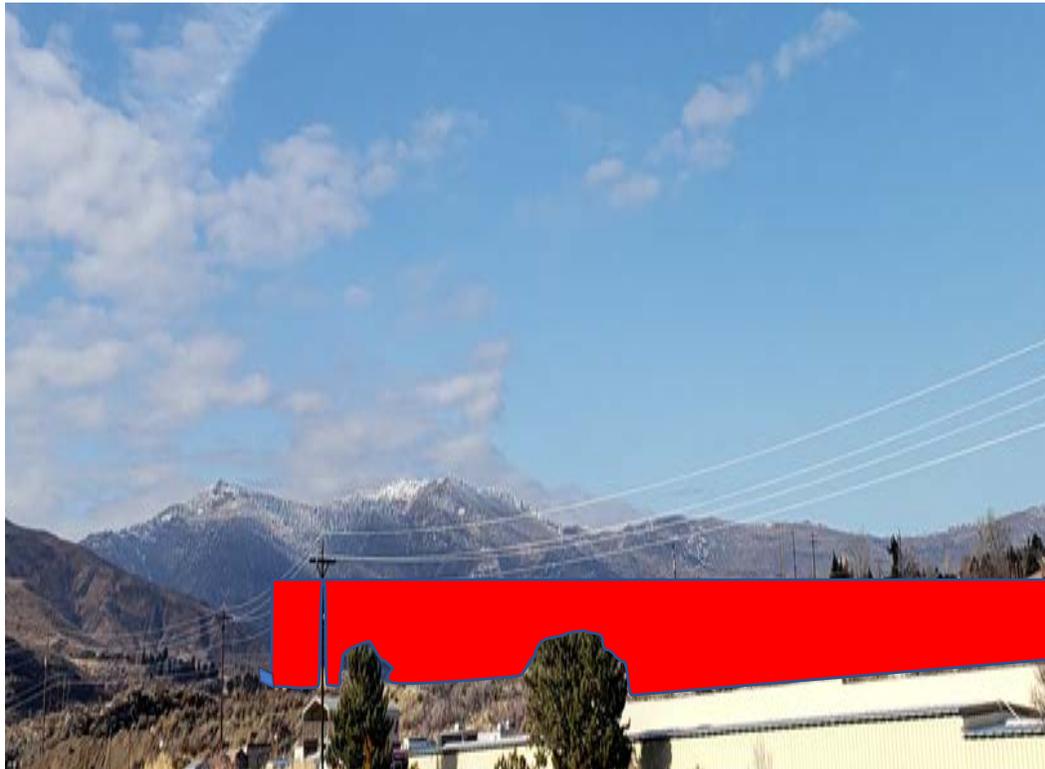
West of the site looking to the East (Red hatching depicts approved potential building envelope)



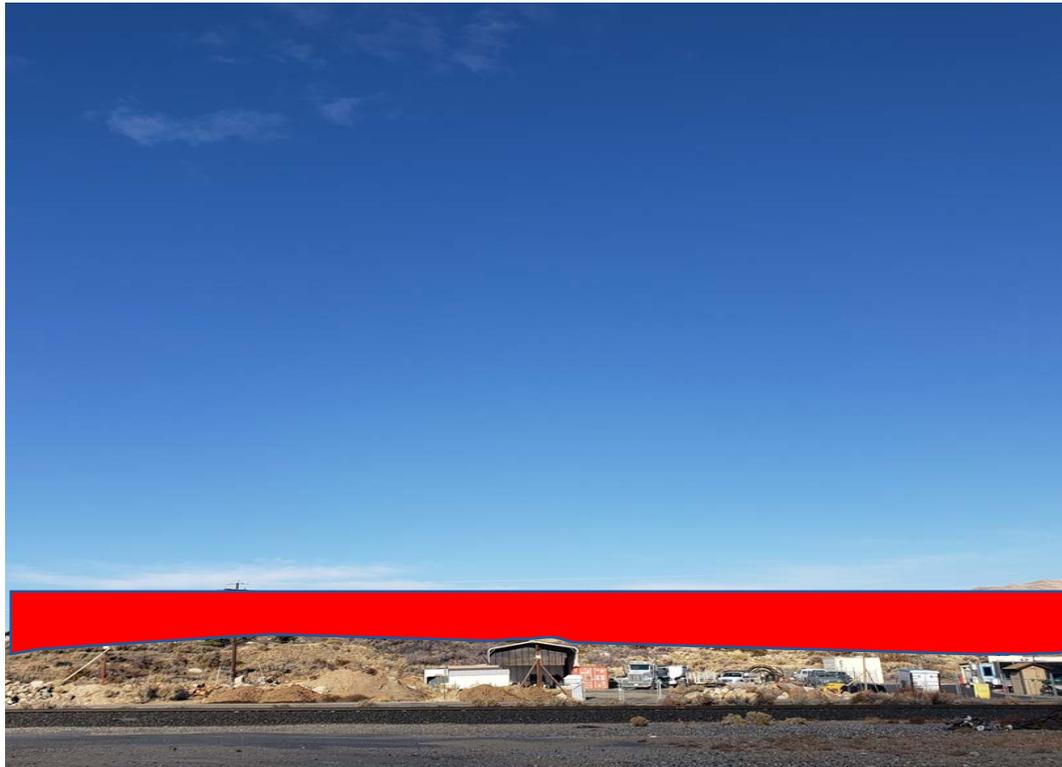
East of the site looking to the West (Red hatching depicts approved potential building envelope)



East of the site looking to the West (Red hatching depicts approved potential building envelope)



**South of the site looking to the North
(Red hatching depicts approved potential building envelope)**



I am in support of all of the other appeals being presented tonight.

In light of the numerous nonconformities in the SUP and the presence of false information in the Staff Report I see no reason not to grant this appeal.

Also, I would strongly recommend that if this developer submits any further SUP, that the city deems it necessary to assign an Associate Planner that will perform their duties without the bias that has been demonstrated in Staff Report 11427.



Barbara Aufiero <aufierob@reno.gov>

I.2
12-4-19**Fwd: Forward to Reno City Council above Reno Gateway BizPark**

1 message

Reno Direct <renodirect@reno.gov>

Tue, Dec 3, 2019 at 7:30 AM

To: CityClerk <CityClerk@reno.gov>

Agenda item i.2
AmandaReno DIRECT
PO Box 1900
Reno, NV 89505
775-334-INFO (4636)
reno.gov/renodirect*Check out our smartphone app for City of Reno on the Appstore and Google Play!*

----- Forwarded message -----

From: **Ann Marie Solo** <annsolo48@gmail.com>

Date: Mon, Dec 2, 2019 at 6:03 PM

Subject: Forward to Reno City Council above Reno Gateway BizPark

To: renodirect@reno.gov <renodirect@reno.gov>

Please be an advocate for our community and vote "against" the currently proposed plan for the Mogul area Biz Park. "Uphold the neighborhood appeal" PLEASE.

Sincerely,
Ann Marie and Richard Solo
1510 Cricketwood Circle
Reno, NV. 89523
760-567-3383--
Ann Marie Solo
annsolo48@gmail.com



Barbara Aufiero <aufierob@reno.gov>

Fwd: Forward to City Council about Reno Gateway Biz Park APPEAL

1 message

Reno Direct <renodirect@reno.gov>
To: CityClerk <CityClerk@reno.gov>

Mon, Dec 2, 2019 at 4:40 PM

Agenda item i.2
AmandaReno DIRECT
PO Box 1900
Reno, NV 89505
775-334-INFO (4636)
reno.gov/renodirect*Check out our smartphone app for City of Reno on the Appstore and Google Play!*

----- Forwarded message -----

From: **Curt Follmer** <curtifur@gmail.com>

Date: Mon, Dec 2, 2019 at 4:34 PM

Subject: Forward to City Council about Reno Gateway Biz Park APPEAL

To: <renodirect@reno.gov>

Please consider supporting the neighborhood appeal relating to the Reno Gateway Biz Park.

Thank you, William "Curt" Follmer



Barbara Aufiero <aufierob@reno.gov>

I.2
12-4-19

Dec. 4 Agenda Item I.2

1 message

Lori Wray <lwrays@markwraylaw.com>

Mon, Dec 2, 2019 at 9:30 PM

To: Hillary Schieve <schieveh@reno.gov>, Jenny Brekhus <brekhusj@reno.gov>, "jardonn@reno.gov" <jardonn@reno.gov>, "duern@reno.gov" <duern@reno.gov>, "weberb@reno.gov" <weberb@reno.gov>, "delgadoo at reno.gov" <delgadoo@reno.gov>, "reesed@reno.gov" <reesed@reno.gov>

Cc: Reno City Clerk's Office <cityclerk@reno.gov>

Dear Mayor Schieve, City Council Members and City Clerk,

Attached is Scenic Nevada's letter regarding the sign proposed for the Reno Gateway Business Park project, Item I.2 on the Dec. 4 Reno City Council agenda. I'm also attaching the Washoe County chart from it's sign ordinance for your information.

Thanks very much.

Regards,

Lori Wray, Director

Scenic Nevada

775 848-8288

2 attachments**19-12-03 SN Letter to RCC.docx**

86K

**19-10-16 WC Sign Code Division Five - Signs.pdf**

22K



Reno City Council
1 East First Street
Reno, NV 89501

December 2, 2019

Re: Item I.2, Dec. 4 Agenda – Reno Gateway Business Park

Dear Mayor Schieve and City Council Members,

If the council approves the planning commission recommendation to allow the Reno Gateway Business Park project, Scenic Nevada hopes you also agree to staff's recommended condition #21 on the project sign.

Staff's recommendation is to allow only one free-standing sign no more than 20 feet tall or up to 25 feet to allow sign visibility from Interstate 80. The lighting on the sign at night is also restricted.

Last month we spoke with the project developer who kindly reached out to Scenic Nevada over our concerns about the sign. We learned from the developer that not even 25 feet would allow for freeway viewing. Last we heard, he is hoping to have a sign of up to 60 feet. That would require a variance, and if that's the case, we are not in favor of a sign variance to increase the height above 20 feet.

Reno codes allow for two 25-foot-tall signs within the project. We asked for a 20 foot maximum. Our reasoning is that if the project was built under the county's industrial zoning, the free standing sign would be limited to 20 feet with the exception that a 25-foot sign would be allowed with special permission through the county's administrative permit process. See the attached chart.

Plus, the project is located within 90 feet of a State Scenic Overlook with views of the Truckee River and open space, according to the staff report. And the project is also near rural and residential areas that warrant more restrictions than Reno's city code provides.

Scenic Nevada appreciates the sensitive approach staff has taken by limiting the project to one sign and by minimizing the sign's impact with down lighting that must be decreased to 50 percent of the standard lighting levels between the hours of 10:00 p.m. and 7:00 a.m.

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W. Chris Wicker, Esq.
Woodburn and Wedge



608 Lander Street
Reno, NV 89509
Scenicnevada.org
info@scenicnevada.org
f/ScenicNevada

We agree with staff and think that because of the county's zoning, and the proximity to a scenic overlook, and rural and residential areas, a 20-foot limit for the sign is warranted, and if the project is approved, should be limited to just that. According to the developer at either 20 or even 25 feet the sign would still be too short and could not be seen from the freeway.

There is a reasonable and far more scenic alternative to a tall sign hovering over I-80. The developer could work with NDOT to place a Tourist Oriented Directional Sign (TODS) or a logo sign placed along the freeway at eyelevel directing drivers to the appropriate exit for the Reno Gateway Business Park. Summit Sierra Mall has a similar sign posted along I-580. See <https://nevadatods.interstatelogos.com/state/> or <https://nevada.interstatelogos.com/state/>

We think the logo signs and TODS are the best way to preserve the spectacular scenic views from I-80 that exist today while providing the Reno Gateway Business Park with freeway exposure and assistance to drivers. This approach would also make a tall sign, even 20 feet, unnecessary. Perhaps a 12-foot tall sign would be all that is needed. Providing a smaller sign would be less intrusive for the surrounding neighbors.

Thanks very much for your attention to this important part of the proposed project.

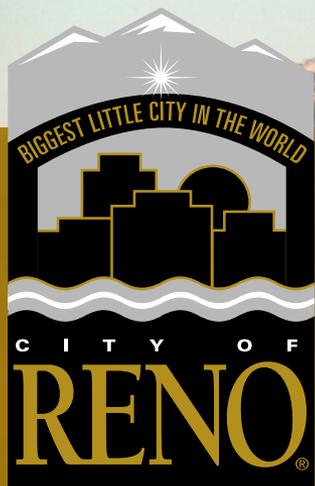
Sincerely,

Lori Wray, Director
Scenic Nevada Board of Directors

Table 110.505.15.1 Permanent Sign Regulations by Principal Use Type of Sites

Principle Use Type of Sites ⁽¹⁾	Freestanding Signs				Building Signs	
	Max Number per Site	Max Height	Max Size per Sign	Max Sign Area per Site	Max Number per Site or Business Frontage	Max Sign Area per Business Frontage
Residential – Single Family	1 per residential dwelling unit	4 feet	4 sf	4 sf	1 per residential dwelling unit	4 sf
Residential – Multifamily & Man. Home Parks	1 per residential dwelling unit	4 feet	2 sf	2 sf	1 per residential dwelling unit	2 sf
Limited Commercial	1	6 feet	16 sf	16 sf	1 per parcel or BF	16 sf
Commercial and Retail	1 per site frontage	20 feet or Up to 30 feet with AP ⁽²⁾	120 sf or Up to 200 sf with AP ⁽³⁾	1 sf for each 1 foot of LSF	2 per BF up to 4 for any business or occupant.	2.5 sf for each 1 foot of BF
Recreation and Travel	1 per site frontage	20 feet or Up to 30 feet with AP ⁽²⁾	120 sf or Up to 200 sf with AP ⁽²⁾	1 sf for each 1 foot of LSF	2 per BF up to 4 for any single business or occupant.	2.5 sf for each 1 foot of BF
Regional Recreation, Travel and Tourism	1 per site frontage	20 feet or Up to 45 feet with SUP ⁽³⁾	120 sf or up to 300 sf with AP or over 300 sf up to 450 sf with SUP ⁽³⁾	1 sf for each foot of LSF or as approved by SUP	2 per BF up to 4 for any single business or occupant.	5 sf for each foot of BF
Manufacturing Warehousing and Industry	1 per site frontage	20 feet or Up to 25 feet with AP ⁽²⁾	120 sf or Up to 200 sf with AP ⁽²⁾	1 sf for each foot of LSF	2 per BF up to 4 for any single business or occupant.	1 sf for each 100 sf of GFA
Agricultural	1	6 feet	16 sf	16 sf	1 per building	16 sf
Civic	4 per site unless otherwise determined by approved AP ⁽²⁾	6 feet	80 sf for one sign; 40 sf for all other signs	120 sf; Over 120 sf requires AP ⁽²⁾	2 per BF up to 4 for any single occupant for all non-residential uses.	120 sf; Over 120 sf requires AP ⁽²⁾

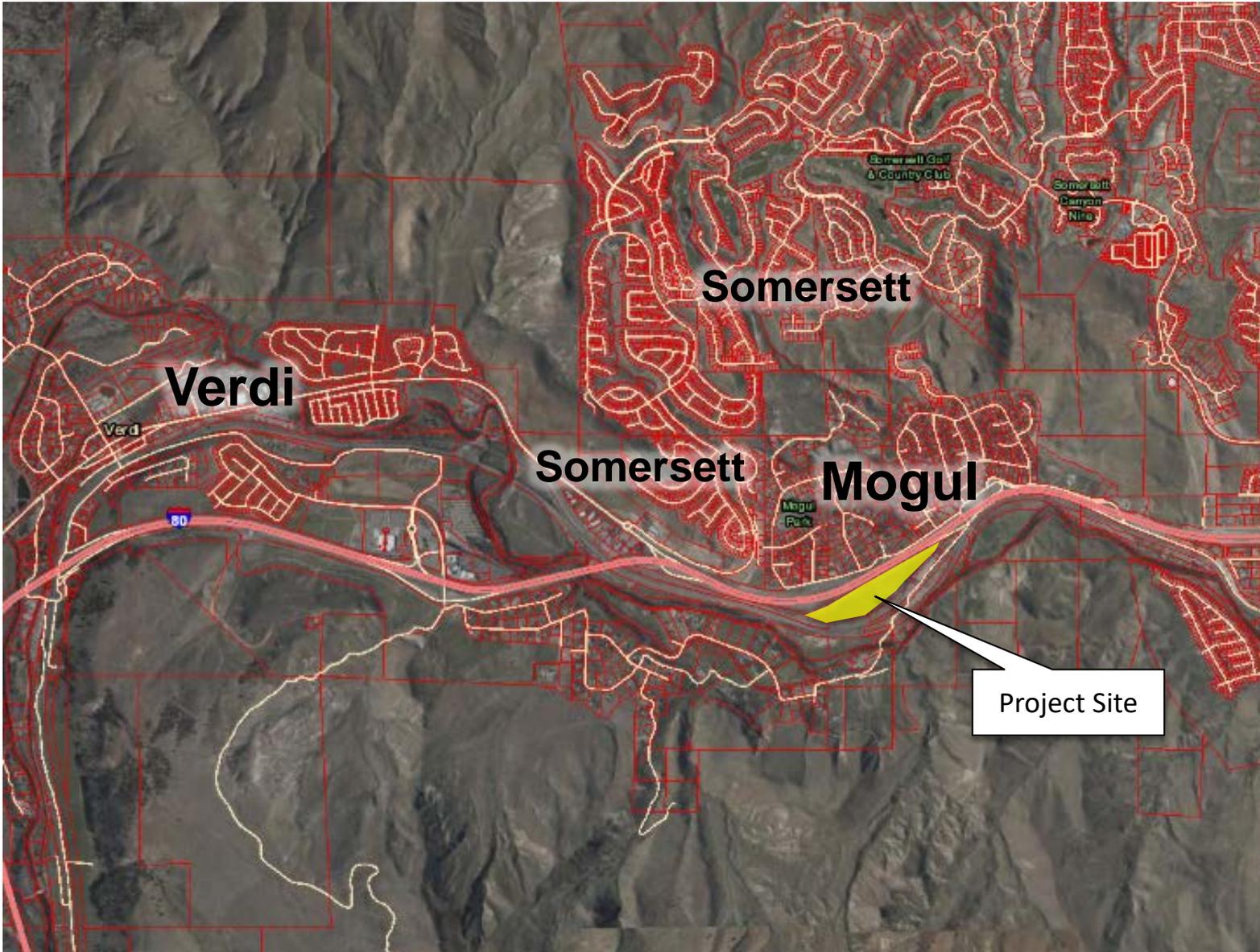
GFA = Gross Floor Area; LSF = Linear Site Frontage; BF = Business Frontage s.f. = square feet. AP = Administrative Permit; SUP = Special Use Permit; ⁽¹⁾The principal use types are defined in Section 110.505.20 ; ⁽²⁾Administrative Permit required pursuant to Section 110.505.40. ⁽³⁾Regional Recreation, Travel and Tourism uses may apply for a Special Use Permit for a freestanding sign that exceed the size limits of this table following the provisions of Section 110.505.40



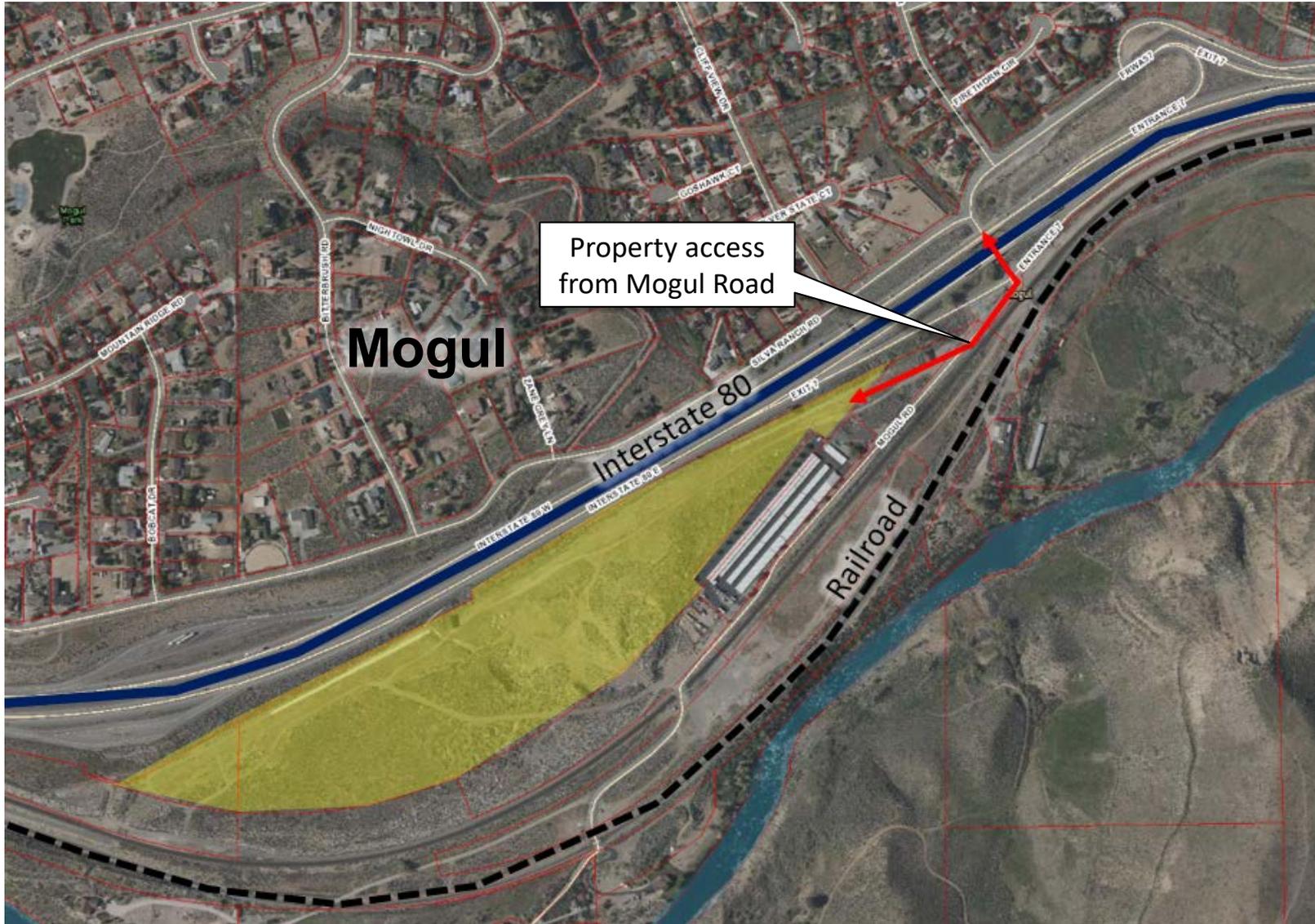
RENO GATEWAY BUSINESS PARK (LDC18-00065) APPEAL HEARING

Community Development Department
City Council – December 4, 2019

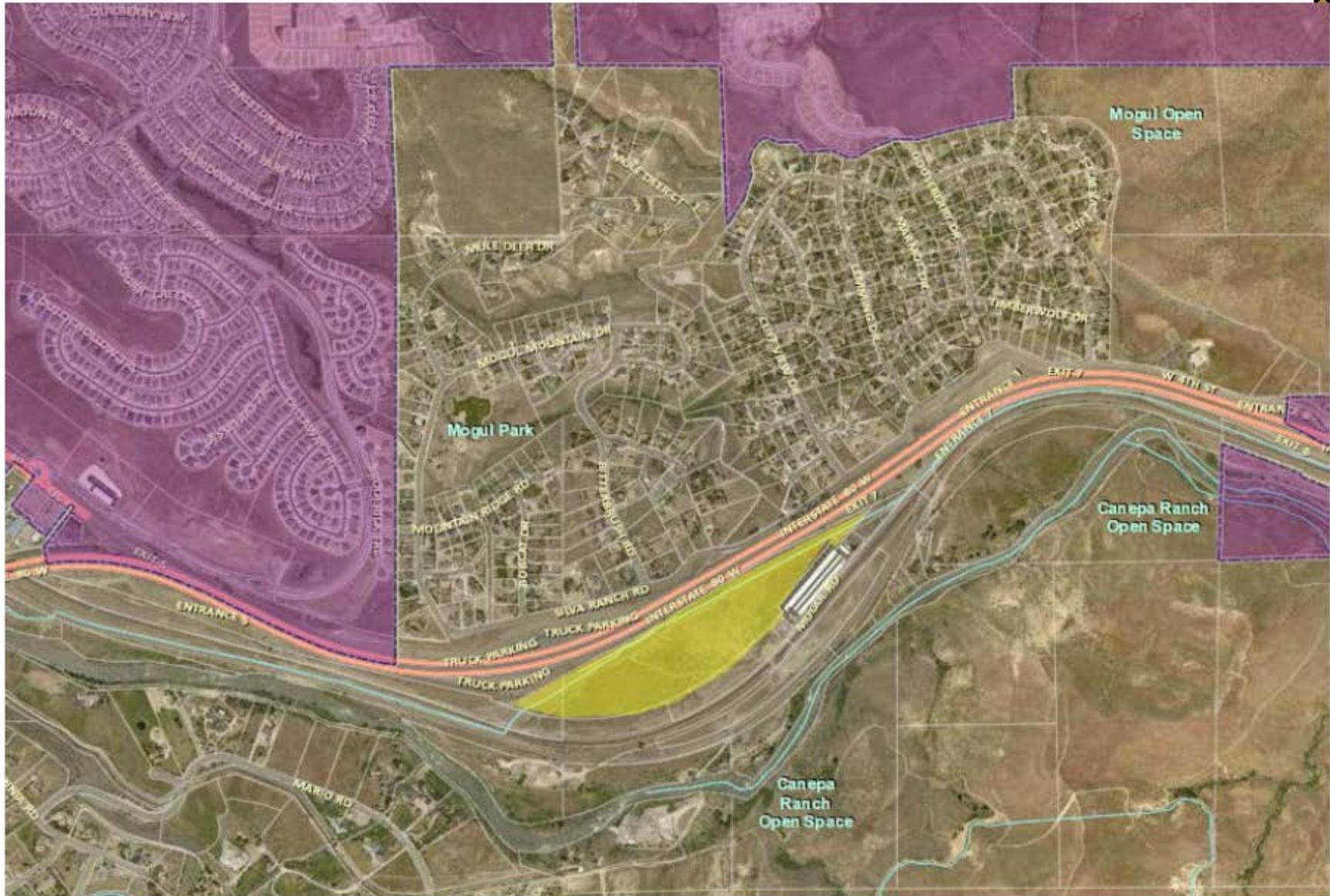
Vicinity Map



Project Location



City of Reno Boundary



City of Reno Sphere of Influence



Project History

- January 2018 **City Council** – Requested to be removed from Reno’s SOI
- October 2018 **Planning Commission** – Industrial project continued
- March 2019 **Planning Commission** – Industrial project continued
- October 2019 **Planning Commission** – Industrial project approved



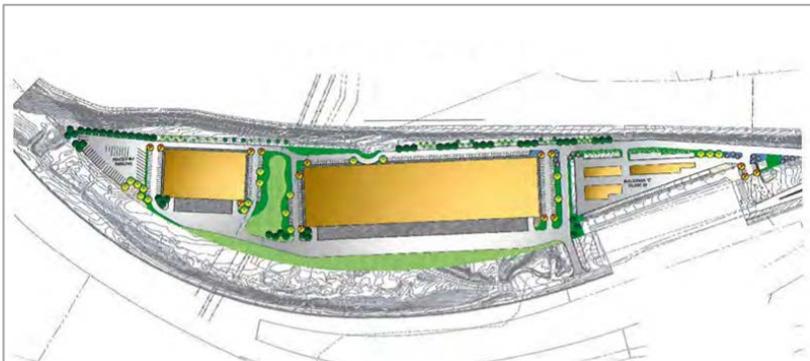
2018 Site Plan



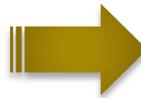
2019 Approved Site Plan

Improvements to Site Design

- Reduced traffic from **1,283** average daily trips to **617** average daily trips.
- Moved truck dock doors to be internal and not facing the outside
- Broke up the buildings to be smaller spaces for more flex space
- Reduced warehouse square footage



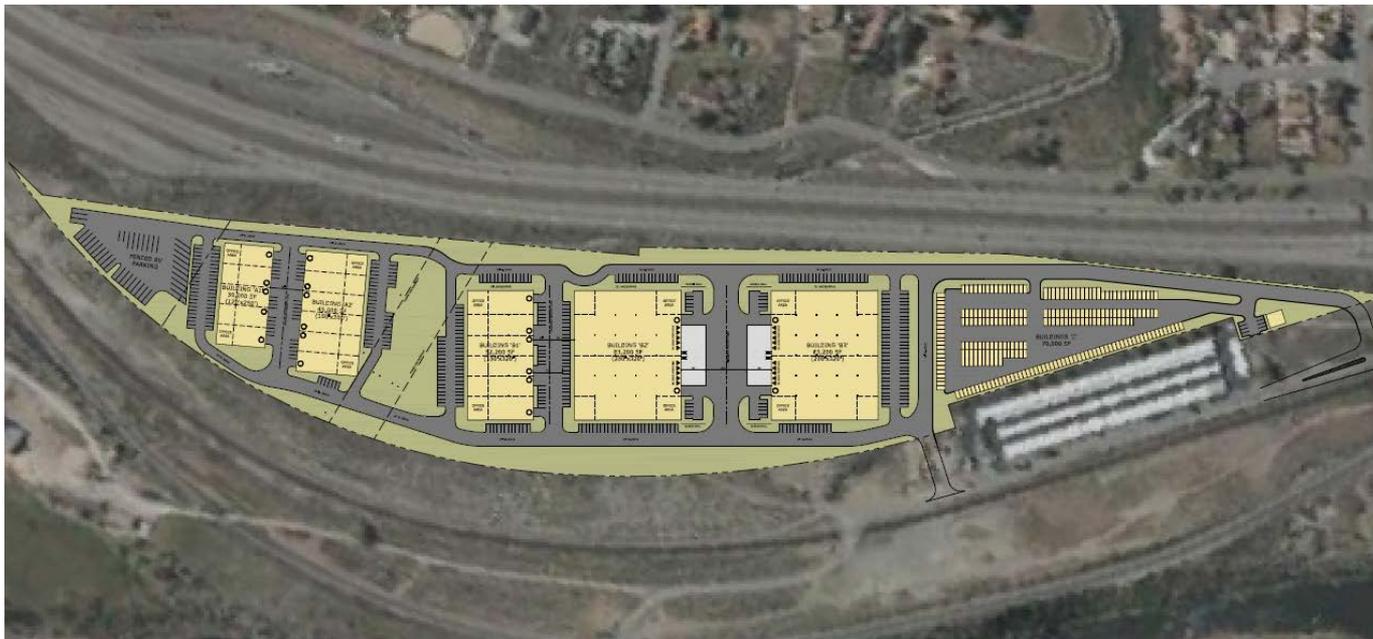
2018 Site Plan



2019 Approved Site Plan

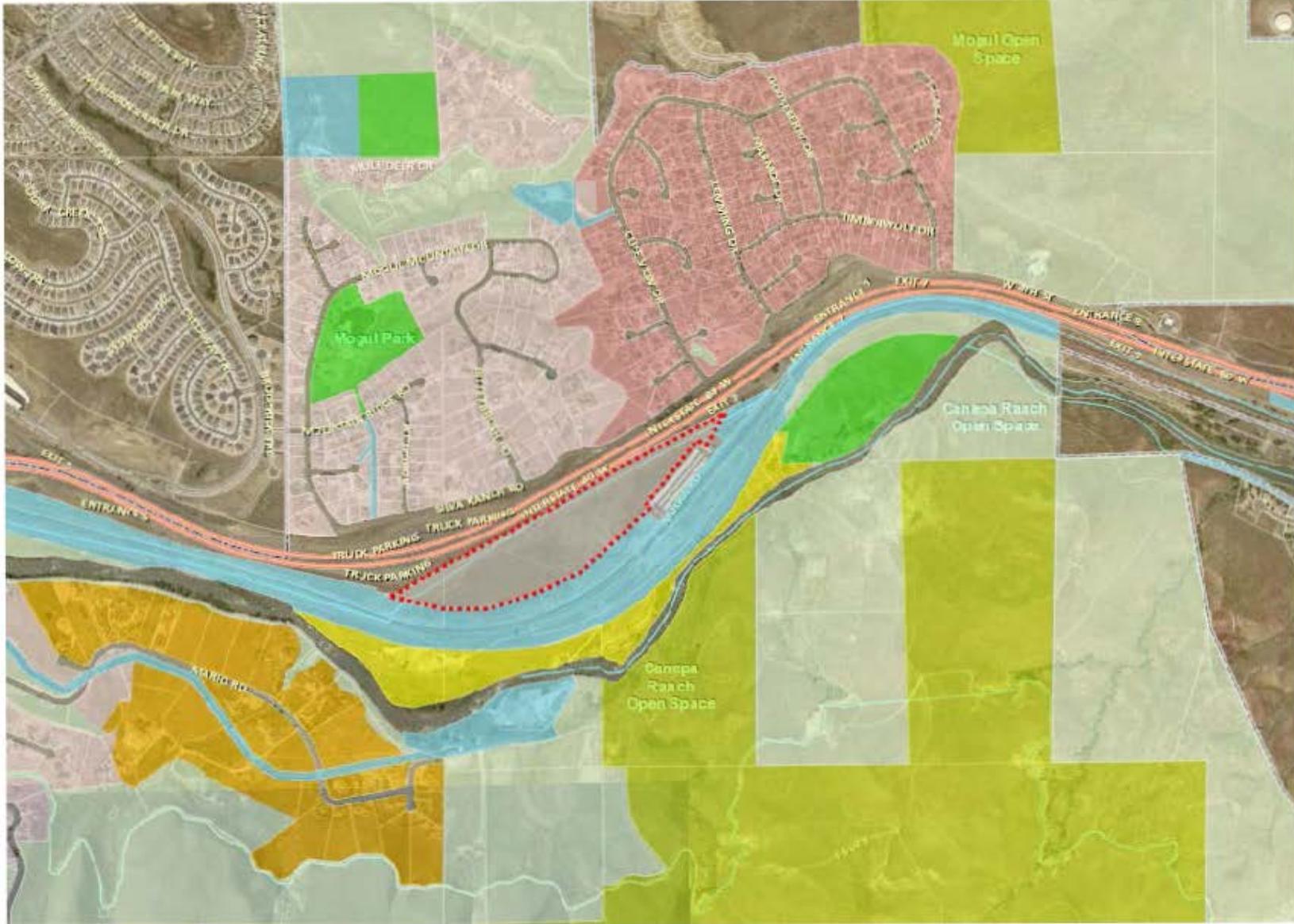
Project Conditions

- Improvements to Mogul Road
- Improvements to Exit 7 interchange ramp
- No truck traffic on Silva Ranch Road ow West 4th Street (east of I-80)
- Dark sky lighting
- Signage limited to 25' in height and limited lighting
- Lease agreements have to limit semi-trailer deliveries to being incidental and not the primary source of deliveries or traffic.





Washoe County Zoning



City of Reno Master Plan





Barbara Aufiero <aufierob@reno.gov>

12-4-19

I.2

Fwd: Reno Gateway Biz Park APPEAL

1 message

Reno Direct <renodirect@reno.gov>

Wed, Dec 4, 2019 at 7:37 AM

To: CityClerk <CityClerk@reno.gov>

Agenda item i.2.

Amanda

Reno DIRECT

PO Box 1900

Reno, NV 89505

775-334-INFO (4636)

reno.gov/renodirect

Check out our smartphone app for City of Reno on the Appstore and Google Play!

----- Forwarded message -----

From: **Larry Gilliland** <ljgillil@icloud.com>

Date: Tue, Dec 3, 2019 at 7:00 PM

Subject: Reno Gateway Biz Park APPEAL

To: <renodirect@reno.gov>

Council,

I urge you to reject this trucking/warehouse business park. I live in the Somerset community and with the extended housing in Somerset, Mogul, and Verdi this business park does not make sense. We've seen extensive home growth in these communities and we are already stretched from an infrastructure perspective. This is now a residential area and not an industrial area. We will be severely impacted by the already congested area on I80 along this corridor. I can't imagine just how bad this could get under winter driving conditions. Again I urge you to reject this proposal.

Larry Gilliland
1750 Laurel Ridge Ct.
Reno, NV



Barbara Aufiero <aufierob@reno.gov>

Fwd: Reno Gateway Business Park proposal

1 message

Rick Caldeira <caldeirar@reno.gov>
To: CityClerk <CityClerk@reno.gov>

Tue, Dec 3, 2019 at 3:34 PM

File

----- Forwarded message -----

From: **MIKE HIGGINS** <higpicker@aol.com>
Date: Tue, Dec 3, 2019 at 3:31 PM
Subject: Reno Gateway Business Park proposal
To: <mayor@reno.gov>

Dear Mayor Schieve,

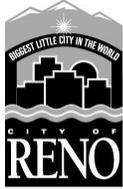
I am and have been a resident living in Mogul/Reno for 25 years, living in the same house and have loved raising my children here. I would be very disappointed if the Reno Gateway Business Park were to be completed as it would impact and ruin the quality of life that we have been able to enjoy for so long. The impact to the area would in my mind devastate the community feel for the neighborhood and make getting in and out of Mogul much more difficult than it already is. I can't even fathom semi trucks maneuvering on a road that was designed for cars and trying to make sharp turns. 600 vehicles per day is what is estimated, both cars and Big Rigs... Placed right beside the river, ruining the area for fishing, biking, walking and pretty much all recreational activities. In addition, with that much traffic merging on and off, imagine all of the accidents which would make for very unsafe instances on I-80. I'm fairly certain also that it would negatively impact our home values if it were to be built.

I urge you to take action and vote NO to this terrible idea not only for my family's sake, but also for all of the residents of Mogul who by the way were not asked if we wanted such a thing in our neighborhood.

Sincerely,

Mike Higgins

Mogul resident



MINUTES
Regular Meeting
Reno City Council

Wednesday, December 4, 2019 • 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

A.2 Roll Call

Attendee Name	Title	Status	Arrived
Bonnie Weber	Councilmember	Present	10:03 AM
Devon Reese	Councilmember	Present	10:03 AM
Hillary Schieve	Mayor	Present	10:03 AM
Jenny Brekhus	Councilmember	Present	10:03 AM
Naomi Duerr	Councilmember	Remote	10:03 AM
Oscar Delgado	Councilmember	Present	10:03 AM
Neoma Jardon	Councilmember	Present	10:03 AM

The meeting was called to order at 10:05 AM.

A.3 Public Comment

Britton Griffin provided an update on the Downtown Reno Partnership.

Gary Nelson spoke regarding traffic issues during construction of a project.

Mark Markel spoke on the dangers of drinking and driving.

COUNCIL MEMBER BREKHUS ABSENT AT 10:15 AM

Connie Wray & Grant Denton spoke regarding an upcoming suicide prevention event.

COUNCIL MEMBER BREKHUS PRESENT AT 10:17 AM

Heather Matthews spoke regarding book publication issues.

Terry Brooks spoke regarding the issue of homelessness.

COUNCIL MEMBER JARDON ABSENT AT 10:26 AM
COUNCIL MEMBER JARDON PRESENT AT 10:27 AM

Michael Pitkin spoke regarding arrest records in Nevada.

Reverend Dr. William Stomski expressed concerns regarding a project on Island Avenue.

Paul White provided an update on a 30 day challenge to end homelessness.

COUNCIL MEMBER JARDON ABSENT AT 10:38 AM

Tim McGivney, Quality of Life Reno, spoke regarding issues related to homelessness.

COUNCIL MEMBER JARDON PRESENT AT 10:41 AM

Tracy Wilson spoke regarding South Reno traffic and horse safety.

Sam Dehne spoke on various topics.

COUNCIL MEMBER REESE ABSENT AT 10:47 AM

Amir Herel expressed appreciation for the city decorations.

Tom Dunn, on behalf of the Reno Fire Fighters Association, presented a video of fire fighters at work.

COUNCIL MEMBER REESE PRESENT AT 10:52 AM

A.3.1 12-4-19 Online Public Comment

Two public comments were received online.

A.4 Approval of the Agenda (For Possible Action) - December 4, 2019.

THE AGENDA WAS APPROVED WITH ITEM D.6 CONTINUED TO A FUTURE AGENDA.

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

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.)

Public Comment:

Sam Dehne discussed the Consent Agenda process and expressed opinions regarding the grant pledge for a Public Safety Center.

Ken Krater spoke in support of the Affordable Housing Credit Improvement Act Legislation.

William McCauley Jr. discussed efforts to address the range of housing challenges our community faces.

One online public comment was received in opposition to Item B.5 and three comments in support of Item B.11.

ITEMS B.1 THROUGH B.13 WERE APPROVED WITH ITEMS B.2, B.3, B.5 AND B.7 PULLED FOR DISCUSSION.

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

B.1 Approval of Privileged Business Licenses

B.1.a New - Alcohol

1. Noble Pie Parlor Summit LLC, Ryan Goldhammer, 13979 South Virginia Street, Suite 505 - Dining Room Alcohol (For Possible Action) [**Ward 2**]

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

2. The Arch Society, Anne Archer, 960 South Virginia Street - Bar (For Possible Action) [**Ward 3**]

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

B.1.b New - Privileged

1. Hernandez Tires, Victor Hugo Perez, 1855 East Peckham Lane, Suite B - Second Hand Merchandise Sales (For Possible Action) [Ward 3]

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

B.1.c Change of Ownership - Alcohol

1. 7-Eleven Store #33021B, Simranjit Dhillon, 10170 North McCarran Boulevard - Packaged Liquor (For Possible Action) [Ward 5]

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

B.1.d Change of Ownership - Gaming

1. Joe Bob's Bar and Grill, Kimberly Ann Hartman, 4840 Mill Street, Suite 8 - 8 Slots (For Possible Action) [Ward 3]

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

B.1.e Change of Ownership - Privileged

1. The Reno Gold Exchange, Jacob Peterson, 6419 S Virginia Street - Second Hand Merchandise Sales (For Possible Action) [Ward 2]

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

B.2 Staff Report (For Possible Action): Approval of a Conditional Pledge Agreement with the William N. Pennington Foundation for the construction of a Public Safety Center in the amount of \$5,000,000. 10:54 AM

Recommendation: Staff recommends Council approve the conditional pledge agreement with the William N. Pennington Foundation for the construction of a Public Safety Center, in the amount of \$5,000,000, and continue to fundraise accordingly.

Proposed Motion: I move to approve the staff recommendation.

This item was pulled for discussion by Council Member Brekhus.

Bill Thomas, City of Reno Assistant City Manager, explained for Council Member Brekhus that 33 million is not a firm price and we have about 10 million of the aggregated estimated cost of 33 million. He also discussed other fundraising efforts.

Sabra Newby, City of Reno City Manager, clarified that Exhibit A is for historical reference.

The Council upheld the staff recommendation.

---- (01:02:20)----

Item B.3 Health Communication Media Campaign (shows on video but not in the agenda?? Numbering of the rest of the Consent Agenda Items is off with this item not included in MinuteTraq.)

This item was pulled for discussion by Council Member Brekhus.

Police Chief Soto confirmed for Council Member Brekhus that they did go through an RFQ process before selecting this company.

Chief Soto confirmed for Mayor Schieve that the grant does require a media campaign.

The Council upheld the staff recommendation.

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

B.3 Staff Report (For Possible Action): Approval of Contract for services between the City of Reno, on behalf of the Reno Police Department and Creative Concepts Media, dba CCMedia, to provide a Health Communication Media Campaign to prevent opioid abuse in an amount not exceed \$149,000. (COAP Grant Funds)

Recommendation: Staff recommends Council approval of Contract for services between the City of Reno, on behalf of the Reno Police Department and Creative Concepts Media, dba CCMedia, in an amount not exceed \$149,000 to provide a Health Communication Media Campaign to prevent opioid abuse (COAP Grant Funds), and authorize the Mayor to sign the agreement.

Proposed Motion: I move to approve staff recommendation.

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

B.4 Staff Report (For Possible Action): Acceptance of a Grant Award from Nevada Division of Public and Behavioral Health through Join Together Northern Nevada (JTNN) to the City of Reno for use by the Community Service and Safety Team (CSAST) to conduct business and alcohol education card certification checks for required alcohol certifications per NRS Sec. 369.630 in the amount of \$8,000.
10:54 AM

Recommendation: Staff recommends Council acceptance of the grant award in the amount of \$8,000 from Nevada Division of Public and Behavioral Health through Join Together Northern Nevada (JTNN) for use by the Community Service and Safety Team (CSAST) to conduct business and alcohol education card certification checks for required alcohol certifications per NRS Sec. 369.630, and authorize the Assistant Neighborhood Services Director to sign the necessary documents.

Proposed Motion: I move to approve staff recommendation.

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

B.5 Staff Report (For Possible Action): Authorization to purchase two mobile and six fixed License Plate Reader (LPR) cameras and associated software from Lehr Auto Electric as a component of the FY 18 Strategies for Policing Innovation (SPI) project in an amount not exceed \$117,000. (SPI Grant Funds) 10:54 AM

Recommendation: Authorization to purchase two mobile and six fixed License Plate Reader (LPR) cameras and associated software from Lehr Auto Electric as a component of the FY 18 Strategies for Policing Innovation (SPI) project in an amount not exceed \$117,000 (SPI Grant Funds).

Proposed Motion: I move to approve staff recommendation and authorize the Chief of Police to sign the necessary purchase orders.

This item was pulled for discussion by Council Member Delgado.

Council Member Delgado noted concerns regarding this item have been expressed by local media and members of the community. He requested a presentation on what the plans are and what the contract is for on this item.

Jason Soto, City of Reno Chief of Police, gave a presentation explaining this project.

The Council upheld the staff recommendation.

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

B.6 11661: FY 19-20 Statewide CCTA Exercise 9:38 PM

Recommendation: Staff recommends acceptance of a grant award from the Department of Homeland Security (DHS) Complex Coordinated Terrorism Attack (CCTA) program via the State Homeland Security Grant Program (SHSP) and Washoe County to reimburse the City of Reno Fire Department (\$12,788) and Police Department (\$6,940) for costs associated with a counter terrorism exercise for total grant award of \$19,728, and authorize the Fire Chief, Chief of Police and Mayor to sign the necessary documents.

Proposed Motion: I move to approve staff recommendation.

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

B.7 11727: Agreement with InfoSend for sewer billing services 9:38 PM

Recommendation: Staff recommends Council approve the Agreement and authorize the Finance Director to sign the Agreement.

Proposed Motion: I move to approve staff recommendation.

This item was pulled for discussion by Council Member Brekhus.

Deborah Lauchner, City of Reno Finance Director, explained for Council Member Brekhus one issue with including inserts is that a lot of bills go out online. If we want to do an insert we could contract for that at an additional cost.

Council Member Brekhus suggested staff provide information on cost as a future add on from this company.

Ms. Lauchner suggested the possibility of having inserts included with TMWA's inserts. She also confirmed they can do an amendment to the contract for additional services.

The Council upheld the staff recommendation.

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

B.8 Staff Report (For Possible Action): Approval of Agreement between the City of Reno and the Board of Regents, Nevada System of Higher Education on behalf of the University of Nevada, Reno for funding in support of the Regional A+ Reclaimed Water Coordination Development and Program Management Services in the amount of \$30,240. (Sewer Fund) 10:54 AM

Recommendation: Staff recommends Council approve the attached Agreement and authorize the Mayor to sign.

Proposed Motion: I move to approve staff recommendation.

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

B.9 **Resolution No. 8745:** Staff Report (For Possible Action): Resolution to reapportion the assessments for the City of Reno, Nevada 1999 Special Assessment District No. 2 (ReTRAC) Reapportionment No. 16. 10:54 AM

Recommendation: Staff recommends Council adopt the Resolution.

Proposed Motion: I move to adopt the Resolution.

Resolution No. 8745 was adopted.

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

B.10 **Resolution No. 8746:** 8746: RAAC Donation to Arts for All Nevada 9:38 PM

Recommendation: Staff recommends Council adopt the Resolution.

Proposed Motion: I move to adopt the Resolution.

Resolution No. 8746 was adopted.

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

B.11 **Resolution No. 8747:** Staff Report (For Possible Action): Resolution supporting the passage of the Affordable Housing Credit Improvement Act Legislation (Senate - 1703 and House - 3077) to establish a permanent minimum housing credit rate and allow a basis boost to create more available equity in the four percent bond program. 10:54 AM - *Corrected Item*

Recommendation: Staff recommends Council adopt the Resolution.

Proposed Motion: I move to adopt the Resolution.

Resolution No. 8747 was adopted.

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

B.12 **Resolution No. 8748:** 8748: Donation to Eddy House to support the improvement of a building for homeless services 9:38 PM

Recommendation: Staff recommends Council adopt the Resolution and approve the Grant Agreement.

Proposed Motion: I move to adopt the Resolution and approve the Grant Agreement.

This item was pulled for discussion by Mayor Schieve.

Bill Thomas, City of Reno Assistant City Manager, confirmed for Mayor Schieve this is the first time we have given money to Eddy House.

Resolution No. 8748 was adopted.

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

B.13 **Resolution No. 8749:** Staff Report (For Possible Action): Resolution granting designated affordable housing funds to Truckee Meadows Housing Solutions to offset sewer fees for a planned nine unit affordable housing development located on APN 010-610-08 and approval of a grant agreement in the amount of \$75,000. (Affordable Housing Funds) 10:54 AM

Recommendation: Staff recommends Council adopt the Resolution and approve the Grant Agreement.

Proposed Motion: I move to adopt the Resolution and approve the Grant Agreement.

Resolution No. 8749 was adopted.

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

Motion: Reconsider 11:32 AM

Motion to reconsider the Consent Agenda was approved in order to pull Agenda Item B.12 for discussion.

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

Motion: Approval of the Consent Agenda 11:33 AM

ITEMS B.1 THROUGH B.13 WERE APPROVED WITH ITEMS B.2, B.3, B.5, B.7, AND B.12 PULLED FOR DISCUSSION.

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

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): Ordinance Introduction - Bill No. _____ Case No. LDC19-00054 (Bella Vista Ranch Phase II PUD Amendment) Ordinance to amend Title 18, Chapter 18.08 of the Reno Municipal Code, entitled "Zoning," Section 18.08.102(b).1265, to change the text in the Planned Unit Development (PUD) Design Standards to: 1) convert ±16.4 acres from commercial only use to residential with a maximum density of 20 dwelling units per acre; 2) convert ±5 acres from residential to commercial only use; 3) reduce the density of the existing residential use from a maximum of 30 dwelling units per acre to a maximum of 20 dwelling units per acre; and 4) include updated text for: a) the "wild horse" section and related fencing standards; b) the affordable housing section; c) modified landscape requirements that reduce turf in common areas; d) a phasing and PUD completion time frame; and e) modified permitted commercial uses. The request allows for the development of 612 dwelling units, which is an increase of 37 dwelling units from the 575 dwelling units that are allowed. The site is located within Bella Vista Ranch Phase II PUD zoning district and has a Master Plan land use designation of Special Planning Area (SPA). The ±77.37 acre property is located southeast of the eastern terminus of South Meadows Parkway, north of the north terminus of Rio Wrangler Parkway and east of Steamboat Creek. This item was continued from the October 23, 2019 City Council meeting. **[Ward 3]** 11:37 AM - *Corrected Item*

Recommendation: The Planning Commission with the conditions outlined recommends Council adopt the requested zoning amendment by ordinance.

Proposed Motion: I move to uphold the recommendation of the Planning Commission to approve the Minute Order; and refer Bill No. _____ for a second reading.

Mayor Schieve asked if proper notice was given and any correspondence received.

City Clerk Turney stated that proper notice was given and no correspondence was received.

Public Comment:

Tracy Wilson spoke regarding efforts to find alternative water sources for wild horses.

Kim Rhodermyre spoke regarding the need for an updated wetlands delineation map.

Arlo Stockholm, City of Reno Community Development Manager, gave a presentation to Council.

COUNCIL MEMBER DUERR PRESENT REMOTELY AT 11:48 AM

MAYOR SCHIEVE ABSENT AT 11:48 AM
MAYOR SCHIEVE PRESENT AT 11:51 AM

Randy Walter, Places Consulting Services Inc. representing the applicant, gave a presentation to Council.

COUNCIL MEMBER REESE ABSENT AT 12:01 PM

Council Member Delgado made the following disclosure:

“Madam Mayor and City Council, I need to disclose the fact that I live within the Bella Vista/Corona Cyan subdivision. On this matter I have sought guidance from the City Attorney’s Office. Pursuant to NRS 281A.420(4)(a), the law presumes that the independence of judgment of a reasonable person in the public officer’s situation would not be materially affected by the public officer’s significant pecuniary interest where the resulting benefit or detriment accruing to the public officer is not greater than that accruing to any other member of any general business, profession, occupation or group that is affected by the matter. Here, while I have a significant pecuniary interest in my home, the resulting benefit or detriment accruing to me and my family from the City sale of the property will not be greater than that accruing to any other member of the general public that owns property in the Bella Vista/Corona Cyan subdivision. The fact that I own property in the Bella Vista/Corona Cyan subdivision will not impact my ability to impartially review and render a decision upon this particular agenda item. In light of the foregoing, the independence of judgment of a reasonable person in my situation would not be materially affected by my pecuniary interest, and because this is not a clear case of disqualifying conflict of interest, I will be voting on this matter. Madam Clerk, please accept this disclosure and lodge it on the record for this meeting and subsequent meetings pertaining to this agenda item.”

Arlo Stockholm, City of Reno Community Development Manager, confirmed for Council Member Delgado that the issues discussed at the last hearing for this item have been addressed. He also confirmed that staff agrees with Council Member Delgado's assessment of the liabilities and challenges of the situation and that is why staff recommends that this not be a PUD requirement and that it is a voluntary agreement between the parties.

Dylan Shaver, City of Reno Director of Policy and Strategy, discussed more details regarding the horse issue.

Mayor Schieve stated she would like to see the agreement between the two parties to make sure it stays in place.

Larry, Developer, stated the horse issue is important and they are happy to work toward a separate agreement. They will work with the wild horse connection and the Department of Agriculture to come up with something.

COUNCIL MEMBER REESE PRESENT AT 12:13 PM

Mr. Stockholm explained for Council Member Brekhus that common areas are green on the map and those would be maintained either by the Homeowners Association (HOA) or Landscape Maintenance District (LMD). The park and flood storage basin will also be maintained by the HOA or LMD.

Council Member Brekhus expressed concern regarding off-shifting of costs to residents. This is a project that brings in a lot of private common land ownership maintenance responsibilities to its residents.

Mr. Stockholm explained for Council Member Brekhus this project is not affecting the mapping that has already been done, and they don't anticipate the remapping having any impact on the developed area of this project.

Mr. Stockholm explained for Council Member Duerr there are requirements that the HOA or the LMD will be responsible for wetland maintenance. If that doesn't happen, there is a safeguard that the city can step in and make it happen.

Council Member Duerr discussed the horses being called feral stating that these horses have interbred with the wild horses that are protected by the Wild Horse and Burro Act. She suggested providing a pathway to the existing wetlands where the horses are watering now rather than creating additional watering sites.

Mr. Stockholm agreed that when you look at a horse you can't tell a wild horse from a feral horse but it is a very important legal distinction.

Mr. Stockholm explained for Mayor Schieve that this amendment does not increase but in all likelihood decreases runoff.

Council Member Jardon agreed and appreciated the existing meetings that have happened and would like the City to continue that forum style communication. Council Member Jardon stated it would be a violation of our 404 Permit to allow horses access to the wetlands on the Southeast Connector. Recalls concepts from 2014 when eco-tourism was a focus with emphasis on keeping water access for horses away from any development.

Tracy Wilson answered questions from Council Member Duerr regarding horses and

where they are watering. We are not inviting them in by putting water sources at the eastern edge of these properties, we are inviting them out and away from the development going in.

Council Member Duerr stated rather than creating something new we should allow the horses to water where they are and provide a fenced conduit to that.

COUNCIL MEMBER DUERR ABSENT REMOTELY AT 12:40 PM
COUNCIL MEMBER DUERR PRESENT REMOTELY AT 12:42 PM

Mr. Stockholm responded to Mayor Schieve's questions regarding mercury sampling.

Council Member Duerr stated if we are not going to put the horses to the stream, there should at least be some kind of requirement in the permit to provide three watering holes.

It was moved by Council Member Delgado, seconded by Council Member Weber, to refer Bill No. 7111 for a second reading and adoption, including staff's recommendation that the provision of water for horses (Section 4B) be removed from the PUD and addressed as a voluntary agreement from the developer, and including the Planning Commission's recommendation to make changes limiting commercial uses.

Council Member Brekhus will not support the motion stating her greatest concern is the offloading of private responsibility that should be public.

Council Member Duerr stated the HOA is not the answer for maintenance of wetlands.

Mayor Schieve expressed concern regarding inadequate testing of mercury and stated she would be more inclined to support this when we have a much better horse policy in place.

Motion carried with Council Member Brekhus, Council Member Duerr, and Mayor Schieve voting nay.

Bill No. 7111 was referred for a second reading and adoption.

RESULT:	FIRST READ [4 TO 3]
MOVER:	Oscar Delgado, Councilmember
SECONDER:	Bonnie Weber, Councilmember
AYES:	Bonnie Weber, Devon Reese, Oscar Delgado, Neoma Jardon
NAYS:	Hillary Schieve, Jenny Brekhus, Naomi Duerr

D Department Items

City Attorney

D.1 Staff Report (For Possible Action): Presentation to draft an ordinance to amend Title 2, Chapter 2.16, of the Reno Municipal Code entitled "Municipal Court," Jury Trial in Municipal Court. 4:01 PM

Recommendation: Staff recommends Council approval to proceed with an ordinance change to allow Reno Municipal Court the ability to conduct jury trials in domestic battery cases.

Proposed Motion: I move to approve staff recommendation.

COUNCIL MEMBER BREKHUS ABSENT AT 4:01 PM

Brian Souudi, City of Reno Deputy City Attorney, gave the presentation.

COUNCIL MEMBER BREKHUS PRESENT AT 4:03 PM

Steve Tuttle, City of Reno Municipal Court, answered questions from Council.

COUNCIL MEMBER JARDON ABSENT AT 4:03 PM

COUNCIL MEMBER JARDON PRESENT AT 4:04 PM

COUNCIL MEMBER WEBER ABSENT AT 4:10 PM

The Council upheld the staff recommendation.

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

D.2 Staff Report (For Possible Action): Presentation to change Reno Municipal Code regarding Administrative Hearings and Appeals to the Reno Municipal Court to ensure due process and create a structured appeal process. 4:16 PM

Recommendation: Staff recommends Council approve changes to the Reno Municipal Code regarding procedure in Administrative Hearings and Appeals to the Reno Municipal Court.

Proposed Motion: I move to approve staff recommendation.

Brian Souudi, City of Reno Deputy City Attorney, gave the presentation.

COUNCIL MEMBER JARDON ABSENT AT 4:17 PM
COUNCIL MEMBER JARDON PRESENT AT 4:18 PM

COUNCIL MEMBER JARDON ABSENT AT 4:22 PM
COUNCIL MEMBER JARDON PRESENT AT 4:23 PM

Public Comment:

Henry S. spoke in support of this item.

Council Member Brekhus expressed concern regarding this process for elderly people that get citations for weeds in their yard that will not know how to deal with this process.

COUNCIL MEMBER WEBER PRESENT AT 4:25 PM

Council Member Duerr stated she would like more information on this to make sure we think through unintended consequences.

Mayor Schieve stated that there are people that can explain to Council Member Duerr when she returns why we need to do it this way.

It was moved by Council Member Reese, seconded by Council Member Jardon, for staff to start the process of amending the Reno Municipal Code for administrative appeals for Reno Municipal Court.
Motion carried with Council Member Brekhus voting nay.

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

Public Works

D.3 Staff Report (For Possible Action): Presentation, discussion and potential direction to staff regarding Public Work's long term vegetation management program using Integrated Vegetation Management (IVM) tools as developed by Resource Concepts Inc. 12:57 PM

Recommendation: Staff recommends Council accept the report.

Proposed Motion: I move to approve staff recommendation.

COUNCIL MEMBER BREKHUS ABSENT AT 12:57 PM

Public Comment:

Iris Jehle-Peppard, One Truckee River, commended the City of Reno for spending some time and attention on this topic.

The Council upheld the staff recommendation.

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

City Manager's Office

D.4 Staff Report (For Possible Action): Presentation and discussion regarding the 19-02 Sewer Fund Internal Controls Audit Report. 1:00 PM

Recommendation: Staff recommends Council accept the audit report.

Proposed Motion: I move to approve staff recommendation.

The Council upheld the staff recommendation.

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

D.5 Staff Report (For Possible Action): Presentation and discussion regarding the 20-01 Public Works Inventory Control - Corp Yard Audit Report. 1:00 PM

Recommendation: Staff recommends Council accept the report.

Proposed Motion: I move to approve staff recommendation.

The Council upheld the staff recommendation.

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

D.6 Staff Report (For Possible Action): Discussion and consideration of the proposed Reno Economic Development Strategy. 1:01 PM

Recommendation: Staff recommends Council review the draft Reno Economic Development Strategy, provide recommendations, and direct staff to place on a future agenda for adoption by resolution.

Proposed Motion: I move to approve staff recommendation.

This item was removed from the agenda.

D.7 Clean and Safe Team

D.7.1 Presentation on homeless activity as it relates to water quality concerns along the Truckee River - Andy Gebhardt, Truckee Meadows Water Authority, Director of Operations and Water Quality. 1:01 PM

D.7.2 Staff Report (For Possible Action): Presentation and potential direction to staff on the Clean and Safe Team to include 1) Approval of Contract with Coit Services of Reno, LLC. for cleaning and restoration services related to the Clean and Safe Team, in an amount not to exceed \$245,805 and 2) Approval to add .25 new positions to the City of Reno FY 19/20 budget: Program Assistant position. 1:01 PM

Recommendation: Staff recommends Council approve 1) the Contract with Coit Services of Reno, LLC. for cleaning and restoration services related to the Clean and Safe Team, in an amount not to exceed \$245,805 and 2) the addition of .25 new positions to the City of Reno FY 19/20 budget: Program Assistant position.

Proposed Motion: I move to approve staff recommendation.

COUNCIL MEMBER JARDON ABSENT AT 1:01 PM

Public Comment:

Iris Jehle-Peppard, One Truckee River, spoke in support of developing an urban campground along the river for people that are homeless.

Monica DuPea spoke in favor of this item for a Clean and Safe Team.

COUNCIL MEMBER BREKHUS PRESENT AT 1:02 PM

COUNCIL MEMBER JARDON PRESENT AT 1:04 PM

Farrah Eells, Grounding Government Affairs, spoke regarding efforts made to find housing for the homeless.

Kim Bargoti spoke against this item and in favor of a safe campground.

Ruby L. spoke regarding the need to approach the issue of homelessness with compassion and humanity.

COUNCIL MEMBER BREKHUS ABSENT AT 1:14 PM

COUNCIL MEMBER BREKHUS PRESENT AT 1:15 PM

Andy Gephart, TMWA, gave a presentation on the Truckee River.

COUNCIL MEMBER JARDON ABSENT AT 1:17 PM

COUNCIL MEMBER DELGADO ABSENT AT 1:18 PM

COUNCIL MEMBER JARDON PRESENT AT 1:22 PM

COUNCIL MEMBER WEBER ABSENT AT 1:25 PM

COUNCIL MEMBER DELGADO PRESENT AT 1:25 PM

Bill Thomas, Assistant City Manager, gave a presentation with a recommendation on how to deal with a public health issue that is the result of people living in areas that cause significant problems.

Mayor Schieve stated that HOPES needs to be at the table on this issue along with the City of Sparks and Washoe County.

Council Member Brekhus stated the County needs to own this issue more than they are. She asked about the suggested additional staff positions as well as the process the contractor will use to do the cleanup.

COUNCIL MEMBER WEBER PRESENT AT 1:50 PM

Mr. Thomas responded questions regarding suggested staffing needs.

COUNCIL MEMBER REESE ABSENT AT 1:55 PM

COUNCIL MEMBER REESE PRESENT AT 1:56 PM

City Manager Newby discussed the data collection process.

Council Member Jardon discussed the benefits of using Coit for this job.

Mr. Thomas confirmed for Council Member Delgado their best estimate on what the project will cost.

Council Member Reese reviewed key issues that need to be addressed.

Mr. Thomas confirmed for Council Member Duerr that the contract will cover more than just the river. He explained when they come across property that appears to be of value they do store it for 90 days, but a very small percentage of those items are ever reclaimed. He also confirmed that staff will consider all options including a campground and noted the challenges include finding land.

Council Member Jardon reported that at Monday's Community Homelessness Advisory Board (CHAB) meeting they asked the staffs to do an evaluation of safe campground best practices in other jurisdictions to see where and how they have worked. She agreed that finding a location and land will be a challenge.

Mayor Schieve asked each Council Member to come back with locations in their Wards where they can put beds or campgrounds.

Council Member Brekhus discussed the need for transparency of policies and procedures and wants to see Coit's standard operating procedures.

COUNCIL MEMBER DUERR ABSENT REMOTELY AT 2:22 PM

The Council upheld the staff recommendation.

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

E Ordinances - Introduction

E.1 Staff Report (For Possible Action): Ordinance Introduction - Bill No. _____ Ordinance to amend Ordinance No. 5443 to provide for the delegation of the City Council’s authority to apportion assessments within Special Assessment District No. 4 (Somerset Parkway) to the Chief Financial Officer of the city; providing for the effective date; together with other matters properly relating thereto. 2:55 PM

Recommendation: Staff recommends Council refer Bill No. _____ for a second reading and adoption.

Proposed Motion: I move to refer Bill No. _____ for a second reading and adoption.

A RECESS WAS CALLED AT 2:35 PM AND UPON RECONVENING AT 2:55 PM MAYOR SCHIEVE AND COUNCIL MEMBER WEBER WERE ABSENT.

Bill No. 7112 was referred for a second reading and adoption.

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

E.2 Staff Report (For Possible Action): Ordinance Introduction - Bill No. _____ Ordinance to amend Title 12, Chapter 30, of the Reno Municipal Code entitled “Downtown Streetscape Design Standards,” adding Section 12.30.010 adopting the Downtown Streetscape Design Manual by reference; together with other matters properly relating thereto. 2:56 PM - *Addendum Item*

Recommendation: Staff recommends Council refer Bill No. _____ for a second reading and adoption.

Proposed Motion: I move to refer Bill No. _____ for a second reading and adoption.

Bill No. 7113 was referred for a second reading and adoption.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Neoma Jardon, Councilmember
SECONDER:	Jenny Brekhus, Councilmember
AYES:	Reese, Brekhus, Duerr, Delgado, Jardon
ABSENT:	Bonnie Weber, Hillary Schieve

F Ordinances - Adoption

F.1 Staff Report (For Possible Action): Ordinance Adoption - Bill No. 7104 Ordinance to amend Title 12, Chapter 30, of the Reno Municipal Code entitled "Downtown Streetscape Design Standards," adding Section 12.30.010 adopting the Downtown Streetscape Design Manual by reference; together with other matters properly relating thereto. 2:59 PM - *Item Pulled*

Recommendation: Staff recommends Council adoption of Ordinance No. _____.

Proposed Motion: I move to adopt Ordinance No. _____.

This item was pulled from the agenda.

F.2 Staff Report (For Possible Action): Ordinance Adoption - Bill No. 7103 Case No. LDC20-00012 (WellQuest of Northwest Reno Zoning Map Amendment) Ordinance to amend Title 18, Chapter 18.08 of the Reno Municipal Code, entitled "Zoning," rezoning a ±5.10 acre site located on the southeast corner of the intersection of Mae Anne Avenue and Grandpoint Way from Professional Office (PO) to Neighborhood Commercial (NC); together with other matters properly relating thereto. [Ward 1] 2:57 PM

Recommendation: Staff recommends Council adoption of Ordinance No. _____.

Proposed Motion: I move to adopt Ordinance No. _____.

Bill No. 7103, Ordinance No. 6529 was adopted.

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

F.3 Staff Report (For Possible Action): Ordinance Adoption - Bill No. 7107 Case No. ANX20-00002 (Trego Grid Annexation) Ordinance annexing to and making part of the City of Reno certain specifically described territory being ±7.0 acres of property located ±2,765 feet northeast of the current eastern terminus of South Meadows Parkway and generally east of Desert Way and north of the existing electrical substation, within the City of Reno Sphere of Influence (SOI), Washoe County, Nevada; together with other matters properly relating thereto. **[Ward 3]** 2:58 PM

Recommendation: Staff recommends Council adoption of Ordinance No. _____.

Proposed Motion: I move to adopt Ordinance No. _____.

Bill No. 7107, Ordinance No. 6530 was adopted.

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

F.4 Staff Report (For Possible Action): Ordinance Adoption - Bill No. 7104 Case No. LDC20-00010 (Golden Valley Commercial Zoning Map Amendment) Request for a zoning map amendment from ±1.8 acres of Single Family Residential - 15,000 square feet (SF15) to ±1.8 acres of Arterial Commercial (AC); together with other matters properly relating thereto. The ±1.8 acre site consists of one parcel generally located south of North Hills Boulevard, north of US highway 395, and west of Golden Valley Road. The project site has a Master Plan land use designation of Suburban Mixed-Use (SMU). **[Ward 4]** 3:00 PM

Recommendation: Staff recommends Council adoption of Ordinance No. _____.

Proposed Motion: I move to adopt Ordinance No. _____.

Bill No. 7104, Ordinance No. 6531 was adopted.

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

F.5 Staff Report (For Possible Action): Ordinance Adoption - Bill No. 7108 Ordinance of the City Council of the City of Reno, Nevada, designated as the “2019 Medium-Term Fire Apparatus Replacement Program Bond Ordinance;” providing for the issuance by the City of its general obligation (limited tax) Medium-Term Fire Apparatus Replacement Program Bond series 2019; providing covenants, conditions, and other details concerning the bond, the project and general tax proceeds; ratifying action previously taken and pertaining to the foregoing by the city and its officers and employees; together with other matters properly relating thereto. 3:01 PM

Recommendation: Staff recommends Council adoption of Ordinance No. _____.

Proposed Motion: I move to adopt Ordinance No. _____.

Staff received public comment from Tom Dunn on behalf of the Reno Firefighters Association in favor of this item.

Council Member Brekhus stated she does not believe that borrowing six and a half million dollars over a ten year period is the most fiscally prudent way to buy these critical infrastructure rigs for the fire department.

Bill No. 7108, Ordinance No. 6532 was adopted.

RESULT:	ADOPTED [4 TO 1]
MOVER:	Oscar Delgado, Councilmember
SECONDER:	Neoma Jardon, Councilmember
AYES:	Devon Reese, Naomi Duerr, Oscar Delgado, Neoma Jardon
NAYS:	Jenny Brekhus
ABSENT:	Bonnie Weber, Hillary Schieve

F.6 Staff Report (For Possible Action): Ordinance Adoption - Bill No. 7109 Ordinance to amend Title 5, entitled “Privileged Licenses, Permits And Franchises,” Chapter 5.90, Article X, entitled “System Of Dockless Bicycles, Electric Bicycles, and/or Electric Scooters within City limits” by adding Section 5.90; together with other matters properly relating thereto. 3:03 PM

Recommendation: Staff recommends Council adoption of Ordinance No. _____.

Proposed Motion: I move to adopt Ordinance No. _____.

Bill No. 7109, Ordinance No. 6533 was adopted.

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

F.7 Staff Report (For Possible Action): Ordinance Adoption - Bill No. 7110 Ordinance to amend Title 6, Chapter 6.18, of the Reno Municipal Code entitled "Bicycles," applying bicycle laws to electric scooters unless otherwise permitted; together with other matters properly relating thereto. 3:04 PM

Recommendation: Staff recommends Council adoption of Ordinance No. _____.

Proposed Motion: I move to adopt Ordinance No. _____.

Bill No. 7110, Ordinance No. 6534 was adopted.

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

F.8 Staff Report (For Possible Action): Ordinance Adoption - Bill No. 7105 Case No. TXT20-00001 (Public Parks and Plaza Shading) Ordinance to amend Reno Municipal Code Title 18, "Annexation and Land Development" Chapter 18.12 "Site and Building Design Standards," Section 18.12.301 "Generally Applicable Site and Building Design Standards," regarding public parks and plaza shading; together with other matters properly relating thereto. 3:05 PM - *Addendum Item*

Recommendation: Staff recommends Council adoption of Ordinance No. _____.

Proposed Motion: I move to adopt Ordinance No. _____.

MAYOR SCHIEVE PRESENT AT 3:06 PM

Public Comment:

Reverend Dr. William Stomski spoke in favor of growth and expressed concern with

large building shading and the need to preserve Island Park.

Carolyn Dustin Hoffmann expressed concern regarding shading from the structure that will be built next to the church on the river.

James Lamb stated development on the river is important and we need to be careful how that development takes place. The proposed project needs more public input.

Lynne Charlat expressed concern about the impacts of shading on the cathedral.

Public comments in opposition were submitted by seven people who did not wish to speak. Two letters of opposition were also received.

Angela Fuss, City of Reno Planning Manager, confirmed for Council there is no project submitted at this time. She also answered questions regarding shading ordinances and development in downtown and the potential projects that could be impacted by this ordinance.

Council Member Brekhus expressed concern that this ordinance seems very special purpose to one project. Changing a whole city-wide ordinance for one project is not the best policy or practice.

Ms. Fuss explained the impetus for this ordinance, among other reasons, was the desire for more housing and infill development.

COUNCIL MEMBER REESE ABSENT AT 3:23 PM

Continuing with Public Comment:

Peter Neumann suggested a change to the online comment form and spoke in favor of the special use permit (SUP) requirements.

COUNCIL MEMBER REESE PRESENT AT 3:27 PM

Kenneth Hines spoke in favor of retaining the SUP requirements and the strict shading requirements.

COUNCIL MEMBER WEBER PRESENT AT 3:28 PM

Terry Cain spoke in favor of the SUP requirements.

Council Member Duerr expressed support for staff recommendation, which includes the

requirement of an SUP.

Angela Fuss, City of Reno Planning Manager, presented the staff report.

Council Member Reese explained his intention when the first reading was approved was not to require the use of SUPs.

Ms. Fuss answered questions from Council Member Jardon regarding the SUP process fees.

Council Member Duerr noted we are talking about protecting a very unique feature in our community.

Council Member Reese discussed potential financial impacts of requiring an SUP process.

It was noted that the building permit process would also require some of the costs involved in the SUP process.

Mayor Schieve asked Garret Gordon about conversations he has had with the church.

Garret Gordon discussed a possible project for the site next to the church and efforts that have been made to work with church leadership regarding their concerns and efforts to mitigate them. He asked Council to remove the SUP requirement in this ordinance.

Council Member Reese stated he is not sure it matters what negotiations there were with the members of the neighboring church and that he is looking at the broader policy issue about SUPs and the downtown area. He clarified again that the text amendment should not have included the SUP requirement.

It was moved by Council Member Reese, seconded by Council Member Weber, to postpone the second reading until December 11, 2019 for final approval at which time it would come back and not include the requirement of an SUP.

Council Member Brekhus will not support the motion. The SUP is quality enhancing in a very important area of town.

Council Member Duerr can't support the motion. She expressed concern that the discussion has gone to the project Mr. Gordon represents. The public deserves to have a say in how public spaces are protected.

Motion carried with Council Members Brekhus, Duerr and Jardon voting nay.

RESULT:	CONTINUED [4 TO 3]
MOVER:	Devon Reese, Councilmember
SECONDER:	Bonnie Weber, Councilmember
AYES:	Bonnie Weber, Devon Reese, Hillary Schieve, Oscar Delgado
NAYS:	Jenny Brekhus, Naomi Duerr, Neoma Jardon

G City Clerk

G.1 Citizen Appointments to Boards and Commissions

G.1.1 Staff Report (For Possible Action): Discussion and potential appointment of up to 14 individuals to the Tenant Issues and Concerns Citizen Advisory Board from the following pool of applicants, listed in alphabetical order: Trevor Bexon (Ward 1), Walter Brediger, III (Ward 3), Christopher Burke (Ward 2), Jeff Church (Ward 2), Tina Davis (Ward 4), Grant Denton (Ward 1), Jessica Ebbe (Ward 1), Farrah Eells (Ward 3), Matthew Fleming (Ward 2), Mark Hutchings (Ward 1), Lindsey Juriaan (Sparks), Ruth "Rudy" Leon (Ward 3), Daniel Lorenz (Washoe County), Mark Miranda (Ward 4), Christopher Ripke (Ward 3), Floyd Rowley (Washoe County), Melinda Smith (Ward 3), T Tran (Sparks), Vanessa Wood (Ward 1), and/or Gunnar Young (Ward 3). 4:29 PM

Recommendation: Staff recommends that the Mayor and Council make the necessary appointments as noted in the staff report.

Proposed Motion: I move to appoint _____, _____, _____, _____, _____, _____, _____, _____, _____, _____, _____, _____, and/or _____ to the City of Reno Tenant Issues and Concerns Citizen Advisory Board.

Public Comment:

T. Tran discussed her interest in participating on this board.

Council Member Jardon, Ward 5, nominated Daniel Lorenz for appointment.

Council Member Reese, At-Large, nominated Grant Denton and Farrah Eells for appointment.

Council Member Brekhus, Ward 1, nominated Trevor Bexon and Jessica Ebbe for appointment.

Mayor Schieve nominated T Tran for appointment.

All other appointments will be brought back at the January 22, 2020 meeting.

It was moved by Council Member Brekhus, seconded by Council Member Reese, to approve the recommended appointments to the Tenant Issues and Concerns Citizen Advisory Board.

Motion carried.

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

G.1.2 Staff Report (For Possible Action): Discussion and potential appointment/reappointment of up to four individuals to the Ward 3 Neighborhood Advisory Board from the following pool of applicants, listed in alphabetical order: Alexis Adams (Reappointment), Michael Bryson, Peter Chan, James Dodge, Clinton Koble, Mark Leon, Christopher Newman, Azzi Shirazi, and/or Clifton Young. 4:37 PM

Recommendation: Staff recommends that the Mayor and Council make the necessary appointments/reappointment as noted in the staff report.

Proposed Motion: I move to appoint/reappoint ____, ____, ____ and/or ____ to the Ward 3 Neighborhood Advisory Board.

It was moved by Council Member Delgado, seconded by Council Member Reese, to appoint Alexis Adams and Christopher Newman to the Ward 3 Neighborhood Advisory Board.

Motion carried.

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

G.1.3 Staff Report (For Possible Action): Discussion and potential appointment of up to two individuals as the Ward 3 Appointee to the Human Rights Commission from the following pool of applicants, listed in alphabetical order: Alexis Adams (Ward 1), Stacy Andersen (Ward 5), Zeina Barkawi (Ward 1), Jeffrey Bodimer (Sparks), McClure Cronin (Ward 3), James Dodge (Ward 2), Amanda Drowns (Sparks), Jessica Ebbe (Ward 1), John Etchemendy (Washoe County), Terrell Foster (Sparks), William Harvey (Ward 3), Jennifer Hildebrand (Ward 3), Ana Kastner (Washoe), Dana Kilroy (Ward 1), Mark Leon (Ward 3), Karli Lubin-Bresee (Ward 2), Wendy Madrigal (Ward 4), William Mantle (Ward 5), Nathan Mix (Ward 2), Angeline Peterson (Ward 3), Erica Roth (Ward 3), and/or Alexander Waldron (Ward 5). 4:37 PM

Recommendation: Staff recommends that the Mayor and Council make the necessary appointments as noted in the staff report.

Proposed Motion: I move to appoint ____ and/or ____ to the City of Reno Human Rights Commission.

It was moved by Council Member Delgado, seconded by Council Member Jardon, to appoint Alexis Adams to the Human Rights Commission. Motion carried.

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

G.2 Elected Official Appointments to Boards and Commissions

G.2.1 Staff Report (For Possible Action): Council Appointments from the following pool of Mayor and Council Members Jenny Brekhus, Oscar Delgado, Naomi Duerr, Neoma Jardon, Devon Reese, Hillary Schieve, and/or Bonnie Weber, to each of the following openings for Public Bodies including Boards, Commissions, Districts, Subcommittees and other Public Groups: Access Advisory Committee, Airport Noise Authority, Animal Services Advisory Board, Artown, Building Enterprise Fund Advisory Committee, Business Improvement District, Capital Projects Surcharge Advisory Subcommittee, Civil Service Commission, Community Development Block Grant Subcommittee, Community Homelessness Advisory Board, Financial Advisory Board, Historical Resources Commission, Human Rights Commission, National League of Cities, Nevada League of Cities, North Valleys Water Management Subcommittee, Oversight Panel for School Facilities, Recreation and Parks Commission, Redevelopment Agency Advisory Board, Regional Transportation Commission, Reno Arts and Culture Commission, Reno City Planning Commission, Reno Tahoe Airport Authority, Senior Citizen Advisory Committee, Sierra Arts Foundation, Special Events Sponsorship Committee, Special Events Subcommittee, Truckee Meadows Water Reclamation Facility (TMWRF) Joint Coordinating Committee, Urban Forestry Commission, Washoe County Stadium Authority, and Youth City Council. 4:38 PM

Recommendation: Staff recommends that Council make the necessary appointments to the open board, commission, district, subcommittee and public groups.

Proposed Motion: I move to appoint _____ to _____ board/commission/committee.

It was moved by Council Member Reese, seconded by Council Member Weber, to keep all remaining appointments from 2019.
Motion carried.

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

Motion: Artown- Board of Directors

It was moved by Council Member Reese, seconded by Council Member Jardon, to appoint Council Member Reese to the Artown - Board of Directors.

Motion carried.

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

Motion: Building Enterprise Fund Advisory Committee

It was moved by Council Member Reese, seconded by Council Member Brekhus, to appoint Council Member Duerr to the Building Enterprise Fund Advisory Committee.

Motion carried.

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

Motion: Community Development Block Grant (CDBG) Subcommittee

It was moved by Council Member Brekhus, seconded by Council Member Reese, to appoint Council Member Duerr to Community Development Block Grant (CDBG) Subcommittee.

Motion carried.

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

Motion: Human Rights Commission

It was moved by Council Member Brekhus, seconded by Council Member Weber, to appoint Council Member Reese to the Human Rights Commission.

Motion carried.

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

Motion: Regional Transportation Commission

It was moved by Mayor Schieve, seconded by Council Member Reese, to reappoint Council Member Jardon to Regional Transportation Commission (RTC).

Council Member Brekhus stated it is not personal against Council Member Jardon but she can't support the motion. She stated that she has wanted to serve on the RTC for a long time and we need some rethinking over there.

Motion carried with Council Member Brekhus voting nay.

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

Motion: Regional Transportation Commission (Alternate)

It was moved by Mayor Schieve, seconded by Council Member Jardon, to reappoint Council Member Weber to Regional Transportation Commission as an Alternate.

Council Member Brekhus stated it is not personal against Council Member Weber but she is opposed to the motion. As one of the senior Council Members that has not had a chance to serve on the RTC, she would like to have that chance.

Motion carried with Council Member Brekhus voting nay.

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

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) 4:53 PM

Council Member Brekhus provided an update on Ward 1 NAB activities.

Council Member Delgado announced a community meeting next Tuesday at Traner Middle School on pedestrian safety mitigation efforts.

Council Member Jardon provided an update on the Holiday Committee activities.

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): Case No. LDC20-00019 (Meridian 120 North Time Extension) Appeal of the Planning Commission's decision to approve a request for a two year time extension for the Meridian 120 North tentative map. The ±102.1 acre site is located along the north side of I-80, south of South Verdi Road, and generally west of the intersection of Boomtown Garson Road and Scott Court. The site is in the Large Lot Residential - 1 acre (LLR1), Single Family Residential - 15,000 square feet (SF15), Single Family Residential - 6,000 square feet (SF6) zones and the Mortensen-Garson Overlay District (MGOD) and Cooperative Planning Area (CPA) overlay zones. The site is within the Large-Lot Neighborhood (LL) and Single Family Neighborhood (SF) Master Plan land use designations. The appeals were filed by Addie Argyris and the Verdi Community Council. The City Council may affirm, modify, or reverse the decision of the Planning Commission. **[Ward 5]** 6:03 PM

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, or reversal of the Planning Commission decision.

Motion to Affirm Planning Commission Decision
(approving the tentative map time extension and denying the appeal)

In regards to the appeal of LDC20-00021 (Meridian 120 North Time Extension), 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 approval of the time extension by the Planning Commission and DENY the appeal, subject to the conditions stated in the approval letter. The City Clerk is instructed to prepare and file an order.

Motion to Modify Planning Commission Decision
(approving the time extension and amending the tentative map approval, partially upholding the appeal)

In regards to the appeal of LDC20-00021 (Meridian 120 North Time Extension), based on this Council's review of the staff report, the record on appeal, and information presented at the public hearing, I move to MODIFY the decision of

the Planning Commission as follows _____* and, as modified, I move to APPROVE the time extension subject to conditions stated in the Staff Report and as modified by City Council. The modifications are based on changes in applicable laws _____** that directly affect the public health, safety, and welfare pursuant to NRS 278.360(2). 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]

** List the changes in applicable law.

Motion to Reverse Planning Commission Decision
(denying the tentative map time extension and upholding the appeal)

In regards to the appeal of LDC20-00021 (Meridian 120 North Time Extension), based on this Council's review of the staff report, the record on appeal, and information presented at the public hearing, I move to REVERSE the approval by the Planning Commission and to directly DENY the time extension. The City Clerk is instructed to prepare and file an order.

THE MEETING WAS CALLED BACK TO ORDER AT 6:03 PM WITH MAYOR SCHIEVE AND COUNCIL MEMBER DELGADO ABSENT, AND COUNCIL MEMBER DUERR PRESENT REMOTELY.

Vice Mayor Reese asked if proper notice was given and any correspondence received.

City Clerk Turney stated that proper notice was given and four letters in opposition of the appeal were received.

Angela Fuss, Planning Manager, presented the staff report.

COUNCIL MEMBER DELGADO PRESENT AT 6:07 PM

Appellant Presentations:

Addie Argyris presented an appeal to the Council.

MAYOR SCHIEVE PRESENT REMOTELY AT 6:13 PM

Chance Reading, Verdi Community Council, presented an appeal to the Council.

Council Questions:

Council Member Jardon asked staff if the sub-divider is out of compliance or not.

Ms. Fuss confirmed that staff believes everything is in compliance.

MAYOR SCHIEVE PRESENT IN CHAMBERS AT 6:23 PM

Ms. Fuss explained for Council Member Jardon the current status of the project phases.

Applicant Presentation:

Andy Durling, Wood Rogers, gave a presentation including an overview of the project and the applicant's request for an extension.

Mayor Schieve made the following disclosure:

"I have a personal, non-business relationship with Jessica Sferrazza. I understand she has been retained by the applicant as a consultant on the project. On this matter I have sought guidance from the City Attorney. I do not have any commitments, financial ties, or obligations to her."

Council Questions:

Mr. Durling answered questions from Council Member Brekhus regarding the reasons for the requested extension.

Legal Counsel confirmed for Council Member Jardon that Council's decision point is narrow in scope and this is not a re-litigation of a tentative map.

Ms. Fuss explained for Council Member Jardon that staff's opinion is there have not been any changes to laws that affect the public health, safety or welfare that would allow Council to make any modifications.

Legal Counsel agreed with Ms. Fuss' statement. He also confirmed for Council Member Duerr that the applicant is entitled to request one two-year extension for a final map.

Ms. Fuss confirmed for Council Member Duerr that if TMWA does not finish their review in two years, the applicant cannot ask for another extension.

Ms. Fuss explained for Council Member Duerr that a TMWA representative is not present to respond to questions regarding providing surface water to this project's first two tentative maps.

COUNCIL MEMBER BREKHUS ABSENT AT 6:57 PM

Public Comment:

Erika White expressed concern regarding infrastructure issues and spoke in opposition of the extension.

Casey Corbit expressed concerns regarding impacts on adjacent neighbors.

COUNCIL MEMBER BREKHUS PRESENT AT 7:02 PM

Deanne Radcliffe expressed concerns regarding various issues.

Nine written public comments were submitted in favor.

It was moved by Council Member Jardon, seconded by Council Member Weber, to affirm the Planning Commission decision.

Council Member Brekhuis stated that she does have sympathy for the developer that bought this packaged entitlement but she would not be comfortable supporting the motion unless we had information from TMWA that there is a backstop and that they will not sign off on any final maps until they have the intertie on.

Motion carried with Council Member Brekhuis voting nay.

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

I.2 Staff Report (For Possible Action): Case No. LDC18-00065 (Reno Gateway Business Park) Appeal of the Planning Commission’s decision to approve a request for special use permits for: 1) commercial development adjacent to residential residentially zoned property; and 2) cuts in excess of 20 feet in depth and/or fills in excess of 10 feet in height. The ±27.9 acre site is located within the City of Reno Sphere of Influence (SOI) on the south side of Interstate 80, ±650 feet southwest of the Mogul off ramp. The site is zoned Industrial in Washoe County. The site has a City of Reno Master Plan land use designation of Mixed Employment. The appeals were brought by Caryn Neidhold, Barbara Fenne, Lori Leonard, Emanuela Heller-MacNeilage and Gary Bomberger. The City Council may affirm, modify, or reverse the decision of the Planning Commission. **[Ward 5]** 7:12 PM

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, or reversal of the Planning Commission decision.

Motion to Affirm Planning Commission Decision
(approving the special use permit, and denying the appeal)

In regards to the appeal of LDC18-00065 (Reno Gateway Business Park), based on this Council’s review of the staff report, the record on appeal, and information presented at the public hearing for this appeal, based on my ability to make all the required findings, I move to AFFIRM the approval of the special use permit by the Planning Commission, subject to the conditions stated in the approval letter. The City Clerk is instructed to prepare and file an order.

Motion to Modify Planning Commission Decision
(amending the special use permit and partially upholding the appeal)

In regards to the appeal of LDC18-00065 (Reno Gateway Business Park), based on this Council’s review of the staff report, the record on appeal, and information presented at the public hearing, I move to MODIFY the decision of the Planning

Commission as follows _____** and, as modified, I can make all of the required findings as listed in the staff report, and I move to APPROVE the special use permit subject to conditions stated in the Staff Report. 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
(denying the special use permit and upholding the appeal)

In regards to the appeal of LDC18-00065 (Reno Gateway Business Park), based on this Council's review of the staff report, the record on appeal, and information presented at the public hearing, I move to REVERSE the approval of the special use permit by the Planning Commission and to directly DENY the special use permit, based on the inability to make findings ____*. The City Clerk is instructed to prepare and file an order.

*List the special use permit findings that cannot be made.

Mayor Schieve asked if proper notice was given and any correspondence received.

City Clerk Turney stated that proper notice was given and twenty letters in support of the appeal were received.

COUNCIL MEMBER DELGADO ABSENT AT 7:13 PM

Angela Fuss, Planning Manager, presented the staff report.

COUNCIL MEMBER DELGADO PRESENT AT 7:26 PM

Ms. Fuss explained for Mayor Schieve NDOT's plans to require a traffic study for the subject intersection. She also confirmed that NDOT did not send a representative to this meeting.

Ms. Fuss reviewed for Council Member Reese possible use options for the site that would have less impact in terms of truck traffic.

Council Member Jardon expressed concern with semi-truck traffic anywhere near this area and would like to give the developer some idea of uses that might be more suitable for the area.

Council Member Duerr discussed the proposed project stated she is not in favor of what is being proposed at this time.

COUNCIL MEMBER REESE ABSENT AT 7:42 PM

Ms. Fuss confirmed for Council Member Brekhus that counting the number of truck trips to the site is not something they want to spend staff resources on.

COUNCIL MEMBER REESE PRESENT AT 7:43 PM

Mike Railey, representing the applicant, stated the applicant is willing to go back and look to see what use changes they can make to reduce the truck traffic even further.

Appellant Presentations:

Emanuela Heller-MacNeilage presented an appeal to Council.

MAYOR SCHIEVE ABSENT AT 7:58 PM

Caryn Neidhold presented an appeal to Council.

COUNCIL MEMBER JARDON ABSENT AT 7:59 PM

COUNCIL MEMBER JARDON PRESENT AT 8:06 PM

MAYOR SCHIEVE PRESENT AT 8:13 PM

Lori Leonard presented an appeal to Council.

Gary Bomberger presented an appeal to Council.

Barbara Fenne presented an appeal to Council.

Mr. Railey, representing the applicant, stated there is a willingness to continue to work on addressing the concerns related to truck traffic. The applicant would prefer to continue this rather than withdraw.

John Tothe, Project Traffic Engineer, clarified and corrected statements made for the record regarding traffic issues.

Public Comment:

The following people spoke in favor of the appeal: Steve; Chris; Jill; Gretchen Wallace;

Perry Smith; Chris Mann (not present); Lorna (not present); Dina Ladd; Tracy; Kathleen Bishop; Joseph Callahan (not present); Casey Christianson; Ron; Larry Gonzalez; Paul; Gideon; Buddy Frank. Comments submitted by people who did not wish to speak: Two with positions of concern; nine opposed to the appeal; seventy-two in favor of the appeal.

It was moved by Council Member Jardon, seconded by Council Member Reese, to reverse the Planning Commission decision and deny the special use permit based on the inability to make findings A, C, D, and E.

Motion carried.

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

J Public Comment

None

K Adjournment (For Possible Action)

The meeting was adjourned at 9:38 p.m.

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