

STAFF REPORT

Date: March 24, 2021

To: Mayor and City Council

Thru: Doug Thornley, City Manager

Subject: **I.1.1. Staff Report (For Possible Action): Case No. LDC21-00017 (Santerra Quilici Properties) Appeal of the Planning Commission’s recommendations for approvals of 1) Master Plan amendment from ±645.98 to ±498.26 acres of Single Family (SF), from ±405.87 to ±620.22 acres of Parks Greenways and Open Space (PGOS), from ±15.53 to ±9.84 acres of Suburban Mixed Use (SMU), from ±83.22 to 0 acres of Mixed Employment (ME), from ±13.99 to ±25.72 acres of Mixed Neighborhood (MX), and from ±0 to ±10.55 acres of Public Quasi-Public (PQP); and 2) zoning map amendment from ±215.29 to ±199.65 acres of Single Family Residential 6,000 Square Feet (SF6), from ±427.97 to ±298.61 acres of Single Family Residential – 9,000 Square Feet (SF9), from ±13.99 acres to ±25.72 acres of Multifamily 14 units per acre (MF14), from ±83.26 to 0 acres of Industrial Commercial (IC), from ±15.53 to ±9.85 acres of Neighborhood Commercial (NC), from 0 to ±10.55 Public Facility (PF), from ±408.55 to ±620.2 acres of Open Space (OS); and appeal of recommendation to deny 3) tentative map to develop a 1,225 unit residential subdivision; and 4) special use permits for a) grading that results in cuts greater than 20 feet in depth and fills greater than ten feet in height; b) disturbance of major drainageways; c) hillside development, d) cluster development; and e) major utilities. The overall ±1,164.59 acre site is located to the south and east of Interstate 80 (I-80), southwest of Boomtown Garson Road, to the south of the Meridian 120 South projects and is designated within the Mortensen-Garson Overlay District (MGOD) and is within the Mortensen-Garson Neighborhood Plan. The appeal of Planning Commission's recommendations regarding Master Plan and zoning map amendments were brought by Adrian Argyris for Council consideration. Appeals for tentative map and special use permits were brought by Michael Pagni, with McDonald Carano, and possible action by Council could be to approve, modify, or deny the requests.**

From: Nathan Gilbert, Associate Planner

Summary: This is a public hearing to consider appeals of: 1) the Planning Commission's recommendation for Council to approve a Master Plan and zoning map amendment on the subject site, and 2) the Planning Commission's recommendation to deny a tentative map to develop a residential subdivision and associated special use permits. The project is located in the Verdi area, south and east of Interstate 80 and to the west of Boomtown/Garson Road interchange. The project encompasses an elementary school site, 266 multi-family units, 1,225 single family residential units, ±18 acre regional park site, ±5 acre community park site and ten acres for neighborhood commercial development.

The Master Plan and zoning map amendments recommended for approval by the Planning Commission were appealed by Verdi Property owner Adrian Argyris. The Planning Commission's recommendation to deny the tentative map and associated special use permits was appealed by the applicant's attorney, Michael Pagni. While all aspects of the application were appealed, RMC section 18.06.202(d) designates Council as the final approval body for requests submitted in a bundled application. Therefore, Council will make the final decision for all of the entitlements requested in the application. Staff recommends Council either affirm, modify or reverse the Planning Commission's decision.

Background: Most future development in the Verdi area is planned to occur on ±2,724 acres located within the boundaries of the Mortensen-Garson Overlay District (MGOD). The properties were annexed into the City of Reno in 2001, and ultimately planned for development through a Settlement Agreement between the City of Reno, Washoe County and other parties. This agreement resulted in a detailed Development Handbook allowing for up to ±3,000 homes and ±300 acres of commercial and industrial development, with standards governing hillside development, dark sky lighting, traffic design, ridgeline design standards, wildland interface, grading and drainage standards, and tentative locations of future fire stations and schools, etc. While this agreement expired in 2012 and is no longer applicable, the Mortensen-Garson Overlay District was adopted into City policy and code through the MGOD standards and corresponding base zoning.

This request consists of ±1,164.59 acres within Planning Area 3 of the MGOD and proposes modifications to adopted Master Plan land use and zoning designations to better refine development potential commensurate with the area's natural features and desired land use patterns. These amendments and the proposed subdivision would allow for more open space, better delineation of residential zoning districts, removal of Industrial Commercial zoning, and correction of recognized land use inconsistencies within the plan area. Proposed amendments do not increase allowable density and are generally consistent with the original vision for MGOD Planning Area 3. If adopted, a text amendment to the MGOD will be required to reflect the modifications prior to implementation.

Discussion: The Planning Commission heard the applicant proposal at the December 16, 2020 public hearing. The applicant presented requested plans for a 1,225 lot single-family tentative map and special use permits for hillside development, cuts in excess of 20 feet and fills greater than ten feet, disturbance of a major drainage way, cluster development, and construction of major utilities. These applications were reviewed and heard concurrently with the proposed Master Plan and zoning map amendments. The design of the subdivision is based on the standards outlined Mortensen-Garson Neighborhood Overlay (“MGOD”). Key tentative map and special use permit issues analyzed in the staff report include:

- Wildland urban interface fire protections, secondary access, and proportional fire facility fees of \$1,608 per unit;
- Wildlife mitigation planning;
- School, fire facility, and regional park site dedications;
- Methods used to reduce grading and drainage way impacts, and;
- Infrastructure planning and implementation.

This request was submitted prior to the RENOVation Code Update adoption on January 13, 2021 and was reviewed under the previous Title 18 Land Development Code. Staff’s analysis concluded that all of the required findings could be made and recommended approval of the proposed Master Plan amendment, zoning map amendment, tentative map, and special use permits. A detailed analysis of the findings can be found in the attached Planning Commission staff report. Additionally, a supplemental memo provided to the Commission is attached outlining recommended modifications to conditions of approval and summarizing traffic reduction assumed with this project compared to the MGOd master traffic study.

Planning Commission Discussion: Minutes from the December 16, 2020 Planning Commission public hearing are attached to this reports. Public comment included concerns regarding impacts on water for residents on domestic wells; the need to address additional requirements within the MGOd overlay at the tentative map phase; and concerns regarding traffic and wildlife issues.

The Planning Commission discussion is summarized in the following points:

- The majority of the Commissioners concluded that the proposed amendments to land use and zoning designations are better suited for the area than what currently exists. New designations provide a more appropriate land use mix and better align areas appropriate for development and conservation.
- Concern with the secondary access crossing over the railroad track into the Village 12 area and cumulative traffic impacts moving north into the unincorporated Verdi neighborhoods.
- Concern that financial contribution towards a future fire facility may not be adequate to mitigate a 14 minute fire response time for a project on the wildland urban interface.

- Desire to have additional information on specific mitigation for critical mule deer habitat rather than conditioning future mitigation.
- Concern regarding school capacity issues that may occur before a new school is built.
- One Commissioner noted his ability to make all of the findings and that experts and service providers have stated their ability to adequately serve the project. Plans are in place to identify needed infrastructure and services, which will be met when it is warranted by new development.
- The majority of Commissioners discussed that the development potential outlined in the MGOD overlay may not be in concert with the required SUP and tentative map (TM) findings for actual projects, specifically those regarding adequate services and infrastructure and mitigation of traffic impacts.

Planning Commission Vote:

Recommendation of Master Plan Amendment: five in favor; one opposed; one absent.

Recommendation of Zoning Map Amendment: six in favor; none opposed; one absent.

Tentative Map and Special Use Permits: The Planning Commission made a motion to deny the tentative map and special use permits. Five in favor; one opposed; one absent.

Financial Implications: The fiscal impact analysis performed by Ekay Economics (October 2020) indicates that the project is anticipated to generate a positive fiscal impact to the City. Net general fund revenue is estimated to be \$24.2 million with a street fund deficit of \$8 million over a 20 year period. The estimated surplus to the general fund exceeds the street fund deficit by \$16.2 million.

Legal Implications: None at this time.

Findings:

Master Plan Amendment Evaluation Criteria: In order to make the determination required by NRS 278.150 (Master Plan Preparation and Adoption), NRS 278.220 (Master Plan Adoption by Governing Body), and NRS 278.230 (Master Plan Effectuation by Governing Body) for amendments to the Master Plan, the Planning Commission and City Council should consider the following Master Plan evaluation criteria that bear relation to the planning and physical development of the City; serve as a pattern and guide for orderly physical growth and development of the City which will cause the least amount of natural resource impairment, conform to the adopted population plan and ensure an adequate supply of housing, including affordable housing; and, form a basis for the efficient expenditure of funds relating to the subjects of the City of Reno Master Plan:

- Evaluation Criteria 1: Proposed amendment is consistent with the overall intent of the Master Plan

- Evaluation Criteria 2: Proposed amendment is required based on changed conditions or further studies
- Evaluation Criteria 3: Proposed amendment is compatible with the surrounding area
- Evaluation Criteria 4: Strict adherence to the current goals and policies of the Master Plan would result in a situation neither intended by nor in keeping with the other guiding principles, goals and policies
- Evaluation Criteria 5: Proposed amendment will not have a negative effect on adjacent properties or on transportation services and facilities
- Evaluation Criteria 6: Proposed amendment will have a minimal effect on service provision and/or is compatible with existing and planned service provision and future development of the area
- Evaluation Criteria 7: Proposed amendment will not cause detriment to the public health, safety and general welfare of the people of Reno

Master Plan amendments shall not be in effect prior to the Truckee Meadows Regional Planning Commission finding the Master Plan amendments conform to the Truckee Meadows Regional Plan.

Zoning Map Amendment Findings: As set forth in NRS Section 278.250(2) (Zoning Districts and Regulations), the Planning Commission and City Council are required to find that the zoning map amendment is in accordance with the Master Plan and meets the following requirements as applicable:

- a. To preserve the quality of air and water resources.
- b. To promote the conservation of open space and the protection of other natural and scenic resources from unreasonable impairment.
- c. To consider existing views and access to solar resources by studying the height of new buildings which will cast shadows on surrounding residential and commercial developments.
- d. To reduce the consumption of energy by encouraging the use of products and materials which maximize energy efficiency in the construction of buildings.

- e. To provide for recreational needs.
- f. To protect life and property in areas subject to floods, landslides and other natural disasters.
- g. To conform to the adopted population plan, if required by NRS 278.170 (Coordination of master plans; Adoption of all or parts).
- h. To develop a timely, orderly and efficient arrangement of transportation and public facilities and services, including public access and sidewalks for pedestrians, and facilities and services for bicycles.
- i. To ensure that the development on land is commensurate with the character of the physical limitations of the land.
- j. To take into account the immediate and long-range financial impact of the application of particular land to particular kinds of development, and the relative suitability of the land for development.
- k. To promote health and the general welfare.
- l. To ensure the development of an adequate supply of housing for the community, including the development of affordable housing.
- m. To ensure the protection of existing neighborhoods and communities, including the protection of rural preservation neighborhoods.
- n. To promote systems which use solar or wind energy.
- o. To foster the coordination and compatibility of land uses with any military installation in the city, county or region, taking into account the location, purpose and stated mission of the military installation.

Tentative Map Findings: Per NRS 278.349(3), all tentative map findings a through k must be made in order to approve this request. The following is an analysis of each of the required tentative map findings as they relate to the request.

- a. Environmental and health laws and regulations concerning water and air pollution, solid waste disposal, water supply facilities, community or public sewage disposal and, where applicable, individual systems for sewage disposal;
- b. Availability of water which meets applicable health standards and is sufficient for the

reasonably foreseeable needs of the subdivision;

- c. Availability and accessibility of utilities;
- d. Availability and accessibility of public services such as schools, police and fire protection transportation, recreation and parks;
- e. Conformity with the zoning ordinances, master plan, and elements thereof, except that if any existing zoning ordinance is inconsistent with the master plan, the zoning ordinance takes precedence;
- f. General conformity with the governing body's master plan of streets and highways;
- g. Effect of the proposed subdivision on existing public streets and the need for new streets or highways to serve the subdivision;
- h. Physical land characteristics such as flood plain, slope, soil;
- i. Recommendations and comments of those entities and persons reviewing the tentative map pursuant to NRS 278.330 to 278.3485, inclusive;
- j. Availability and accessibility of fire protection, including, but not limited to, the availability and accessibility of water and services for the prevention and containment of fires, including fires in wildlands; and
- k. Submission by the subdivider of an affidavit stating that the subdivider will make provision for payment of the tax imposed by Chapter 375 of NRS and for compliance with the disclosure and recording requirements of subsection 5 of NRS 598.0923, if applicable, by the subdivider or any successor in interest.

Special Use Permit Findings: RMC requires that all SUP findings (a) through (h), as well as the SUP findings related to Hillside Development and cuts and fills 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 the proposal:

- 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 for Hillside Development: In order to approve a special use permit for hillside development according to Article XVI (Hillside Development) of Chapter 18.12, the decision-making body shall make the general special use permit findings and the following additional findings:

- a. The proposed project mitigates environmental degradation, including slope failure, erosion, sedimentation, and storm water run-off;
- b. The proposed project utilizes grading practices that are appropriate for hillsides and designed to minimize the visibility of unsightly scarring;
- c. The proposed project provides open space based on hillside constraints;
- d. The proposed project adheres to applicable hillside development design standards and to master plan provisions related to development in sloped areas; and
- e. The proposed project's site layout and design features adequately mitigate potential visual impacts of development near prominent ridgelines and within other visually prominent areas.

Special Use Permit 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; and
- b. The grading is necessary to provide safe and adequate access to the development.

Recommendation: Staff recommends Council review the letters of appeal and Planning Commission recommendations; then approve, modify, or deny the requests.

Proposed Motion: Below are possible motions for consideration when deciding this request:

Master Plan Amendment

Motion to Approve

In the case of LDC21-00017 (Santerra Quilici Properties), upon consideration of all the information received in written materials and at the public hearings, I move to APPROVE the Master Plan amendment and adopt Resolution _____.

Motion to Modify

In the case of LDC21-00017 (Santerra Quilici Properties), upon consideration of all the information received in written materials and at the public hearings, I move to MODIFY the Master Plan amendment as follows, and as modified, I move to approve and adopt Resolution _____,

Modifications are: [List Modifications]

Motion to Deny

In the case of LDC21-00017 (Santerra Quilici Properties), upon consideration of all the information received in written materials and at the public hearings, I move to DENY the Master Plan amendment because I am unable to make the following required Master Plan considerations:

I am unable to make the following consideration(s) _____ as it relates to _____.

It is recommended that if Council is unable to make the required considerations and findings to approve the Master Plan and zoning map amendments, that the tentative map and special use permits also not be approved.

Zoning Map Amendment

Motion to Approve

In the case of LDC21-00017 (Santerra Quilici Properties), upon consideration of all the information received in written materials and at the public hearings, I move to approve the zoning map amendment and, **INTRODUCE AND REFER** Ordinance _____ for a second reading.

Motion to Modify

In the case of LDC21-00017 (Santerra Quilici Properties), upon consideration of all the information received in written materials and at the public hearings, I move to MODIFY the zoning map amendment as follows, and as modified, **INTRODUCE AND REFER** Ordinance _____ for a second reading.

Modifications are: [List Modifications]

Motion to Deny

In the case of LDC21-00017 (Santerra Quilici Properties), upon consideration of all the information received in written materials and at the public hearings, I move to DENY the zoning map amendment because I am unable to make the following required zoning map amendment findings:

I am unable to make the following finding(s) _____ as it relates to _____.

It is recommended that if Council is unable to make the required considerations and findings to approve the Master Plan and zoning map amendments, that the tentative map and special use permits also not be approved.

Tentative Map and Special Use Permits ApprovalMotion to Approve

In the case of LDC21-00017 (Santerra Quilici Properties), upon consideration of all the information received in written materials and at the public hearings, I move to APPROVE the tentative map and associated special use permits based on favorable determination of all the required considerations under Nevada State Law and the Reno Municipal Code as discussed in the staff report.

Motion to Modify

In the case of LDC21-00017 (Santerra Quilici Properties), upon consideration of all the information received in written materials and at the public hearings, I move to MODIFY the

tentative map and special use permits as follows, and as modified, I move to APPROVE the tentative map and associated special use permits based on favorable determination of all the required considerations under Nevada State Law and the Reno Municipal Code as discussed in the staff report.

Modifications are: [List Modifications]

Motion to Deny

In the case of LDC21-00017 (Santerra Quilici Properties), upon consideration of all the information received in written materials and at the public hearings, I move to **DENY** the tentative map and associated special use permits, because I am unable to make the following required tentative map and special use permit findings:

For the tentative map and special use permits: I am unable to make the finding(s) _____ as it relates to _____.

It is recommended that if Council is unable to make the required considerations and findings to approve the Master Plan and zoning map amendments, that the tentative map and special use permits also not be approved.

Attachments:

- Display Maps (PDF)
- Appeal Filings (PDF)
- Planning Commission Staff Report - December 16, 2020 (PDF)
- Planning Commission Memo (PDF)
- Planning Commission Minutes (Excerpt) - December 16, 2020 (PDF)
- FINAL.Letter to City Council 3.8.21 re Entitlement Hearing - version 1 (PDF)
- RGJ Public Notice (PDF)
- City of Reno Mail - Fwd_ Withdrawal of Appeal - Santerra (PDF)
- City of Reno Mail - Fwd_ Withdrawal of Appeal - Santerra 2 (PDF)

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 Santerra Quilici Properties

I.1.1 Staff Report (For Possible Action): Case No. LDC21-00017 (Santerra Quilici Properties) Appeal of the Planning Commission’s recommendations for approvals of 1) Master Plan amendment from ±645.98 to ±498.26 acres of Single Family (SF), from ±405.87 to ±620.22 acres of Parks Greenways and Open Space (PGOS), from ±15.53 to ±9.84 acres of Suburban Mixed Use (SMU), from ±83.22 to 0 acres of Mixed Employment (ME), from ±13.99 to ±25.72 acres of Mixed Neighborhood (MX), and from ±0 to ±10.55 acres of Public Quasi-Public (PQP); and 2) zoning map amendment from ±215.29 to ±199.65 acres of Single Family Residential 6,000 Square Feet (SF6), from ±427.97 to ±298.61 acres of Single Family Residential – 9,000 Square Feet (SF9), from ±13.99 acres to ±25.72 acres of Multifamily 14 units per acre (MF14), from ±83.26 to 0 acres of Industrial Commercial (IC), from ±15.53 to ±9.85 acres of Neighborhood Commercial (NC), from 0 to ±10.55 Public Facility (PF), from ±408.55 to ±620.2 acres of Open Space (OS); and appeal of recommendation to deny 3) tentative map to develop a 1,225 unit residential subdivision; and 4) special use permits for a) grading that results in cuts greater than 20 feet in depth and fills greater than ten feet in height; b) disturbance of major drainageways; c) hillside development, d) cluster development; and e) major utilities. The overall ±1,164.59 acre site is located to the south and east of Interstate 80 (I-80), southwest of Boomtown Garson Road, to the south of the Meridian 120 South projects and is designated within the Mortensen-Garson Overlay District (MGOD) and is within the Mortensen-Garson Neighborhood Plan. The appeal of Planning Commission's recommendations regarding Master Plan and zoning map amendments were brought by Adrian Argyris for Council consideration. Appeals for tentative map and special use permits were brought by Michael Pagni, with McDonald Carano, and possible action by Council could be to approve, modify, or deny the requests. [Ward 5] 6:01 PM

Recommendation: Staff recommends Council review the letters of appeal and Planning Commission recommendations; then approve, modify, or deny the requests.

Proposed Motion: Below are possible motions for consideration when deciding this request:

Master Plan Amendment

Motion to Approve

In the case of LDC21-00017 (Santerra Quilici Properties), upon consideration of all the information received in written materials and at the

public hearings, I move to APPROVE the Master Plan amendment and adopt Resolution _____.

Motion _____ to _____ Modify

In the case of LDC21-00017 (Santerra Quilici Properties), upon consideration of all the information received in written materials and at the public hearings, I move to MODIFY the Master Plan amendment as follows, and as modified, I move to approve and adopt Resolution _____,

Modifications are: [List Modifications]

Motion _____ to _____ Deny

In the case of LDC21-00017 (Santerra Quilici Properties), upon consideration of all the information received in written materials and at the public hearings, I move to DENY the Master Plan amendment because I am unable to make the following required Master Plan considerations:

I am unable to make the following consideration(s) _____ as it relates to _____.

It is recommended that if Council is unable to make the required considerations and findings to approve the Master Plan and zoning map amendments, that the tentative map and special use permits also not be approved.

Zoning Map Amendment

Motion _____ to _____ Approve

In the case of LDC21-00017 (Santerra Quilici Properties), upon consideration of all the information received in written materials and at the public hearings, I move to approve the zoning map amendment and, **INTRODUCE AND REFER** Ordinance _____ for a second reading.

Motion _____ to _____ Modify

In the case of LDC21-00017 (Santerra Quilici Properties), upon consideration of all the information received in written materials and at the public hearings, I move to MODIFY the zoning map amendment as follows, and as modified, **INTRODUCE AND REFER** Ordinance _____ for a second reading.

Modifications are: [List Modifications]

Motion _____ to _____ Deny

In the case of LDC21-00017 (Santerra Quilici Properties), upon

consideration of all the information received in written materials and at the public hearings, I move to DENY the zoning map amendment because I am unable to make the following required zoning map amendment findings:

I am unable to make the following finding(s) _____ as it relates to _____.

It is recommended that if Council is unable to make the required considerations and findings to approve the Master Plan and zoning map amendments, that the tentative map and special use permits also not be approved.

Tentative Map and Special Use Permits Approval

Motion _____ to _____ Approve

In the case of LDC21-00017 (Santerra Quilici Properties), upon consideration of all the information received in written materials and at the public hearings, I move to APPROVE the tentative map and associated special use permits based on favorable determination of all the required considerations under Nevada State Law and the Reno Municipal Code as discussed in the staff report.

Motion _____ to _____ Modify

In the case of LDC21-00017 (Santerra Quilici Properties), upon consideration of all the information received in written materials and at the public hearings, I move to MODIFY the tentative map and special use permits as follows, and as modified, I move to APPROVE the tentative map and associated special use permits based on favorable determination of all the required considerations under Nevada State Law and the Reno Municipal Code as discussed in the staff report.

Modifications are: [List Modifications]

Motion _____ to _____ Deny

In the case of LDC21-00017 (Santerra Quilici Properties), upon consideration of all the information received in written materials and at the public hearings, I move to DENY the tentative map and associated special use permits, because I am unable to make the following required tentative map and special use permit findings:

For the tentative map and special use permits: I am unable to make the finding(s) _____ as it relates to _____.

It is recommended that if Council is unable to make the required considerations and findings to approve the Master Plan and zoning map

amendments, that the tentative map and special use permits also not be approved.

RECONVENED AT 6:01 PM AND ALL WERE PRESENT

Vice Mayor Weber asked if proper notice was given and any correspondence received.

City Clerk Turney stated that proper notice was given and correspondence was received. Staff received 1 letter of support, 52 letters of opposition and 10 letters of concern.

Council Member Duerr disclosed that she spoke with all of the appellants and toured the site.

Public Comment received from the following people has been submitted to City Council and is part of the official record:

Dean Waterbury

Christine Fish

Susan Howell

Sonya Lucatero

Fran Rodda

Joseph Sullivan

Pam Lee Bodenhamer

Kristen Grayson

Don Phillips

Dee Ann Radcliffe

Kathryn Castaldi

Mary Flanigan

Dan & Jana Lucas

Lorrie Moore

Karen/Dale Craner/Stephens

Mike Higgins

Greg & Kathe Potnick

Barbara Fenne
Ivonne Richardson
Dennis D Manor
Eugene & Pauline Gerscovich
Pauline Gerscovich
Jaime Villarino-Eilenberger
Alan & Kathy Wild
Eric Mezger
Joseph Callahan
Alan & Kathy Wild
George David Judy
Parry Theriot
D. Kerrins
Melanie Scott
Julie
Todd K. Libra
Sam Limerick
Addie Argyris
Torrey Riches
Sara Bogard
Angel Sweazy
Pam McNeil
Tony Burke
Kim Toulouse
Sandy Alkon
Kurtiss Baker
David Ingersoll
Richard Parmelee
Chris Cutshaw
Martin Markee
Erika White
Christine Fish
Jean Bechdolt

Mary Lou Cotton
Diane Bradbury
Shannon Lynch
John B Thayer
Carrie Argyris
Giselle Abi-Habib
Elizabeth Upton
Patrick McLaughlin
Michael A. Rosenauer
Dan Lazzareschi
Carly Borchard
Alice House
Marius Thomas
Dennis Crabb
JoAnne Regan
Linda Haynes

The following voice mails received prior to 4:00 p.m. on March 23, 2021 were played for Council:

Gideon Kaplovitz
Anonymous
Jared Dillard
Beth Nash

Vice Mayor Weber asked legal counsel if there are any issues with standing.

Karl Hall, City Attorney, stated he does not have any issue with standing with respect to the developer but he asked that the other appellant, Ms. Argyris, provide Council with how she is personally aggrieved by the Planning Commission's approval of the master plan and zoning map amendment. However, if Council finds she does not have standing, he recommends that Council still hears the appeal and make a ruling on the appeal.

Angela Fuss, Assistant Community Development Director, gave a staff presentation and answered questions from Council.

Ms. Argyris presented information regarding her standing in this case.

Council Member Reese discussed the need for Council's standing ordinances to be examined and cleaned up before we have a real tussle over standing. Even though he does not believe that Ms. Argyris has legally met the requirements for standing, he would move that she does have standing.

It was moved by Council Member Reese, seconded by Mayor Schieve, that he can find standing under the circumstances as described by this appellant. Motion carried unanimously.

Ms. Argyris presented her appeal.

Michael Pagni, representing the applicant, Toll Brothers, presented the appeal and additional efforts and enhancements they have made to address the community and Planning Commission comments.

There were questions and discussion regarding various aspects of the project and findings including: cooperative planning; MGOD Handbook and Settlement Agreement; negative impacts on adjacent properties or transportation services and facilities; grading on 30% slopes; fire response times and requiring residential fire sprinklers; affordable housing contribution increase to \$1,000 per unit; drainage to Steamboat Ditch; secondary access; efforts to preserve trees; open space near railroad; and NDOT's determination that the bridge in this area is structurally sound and is not scheduled for improvements.

Ms. Fuss summarized the redline changes to conditions.

It was moved by Council Member Jardon, seconded by Council Member Reese, in the case of LDC21-00017 (Santerra Quilici Properties), upon consideration of all the information received in written materials and at this public hearing, to modify the tentative map and special use permits as modified with the conditions and redlined Conditions 1 through 22; and to approve the tentative map and associated special use permits based on favorable determination of all the required considerations under Nevada

State Law and Reno Municipal Code as discussed in the staff report as I can make SUP findings C and D and tentative map finding E.

Council Member Duerr stated on the tentative map she is struggling with D, G, and J. The SUP - C. Another SUP on hillside - A, talking about environmental degradation. Another SUP - B, talks about grading on hillsides. It says there shall be no mass grading in the MGOD over 30% slopes. I don't believe those are isolated areas where they are doing mass grading. The SUP for cuts and fills - B, about mass grading.

Council Member Brekhus incorporated into her reasoning Council Member Duerr's concerns. She stated with the eight SUPs, she wasn't allocated time during this hearing to inquire about some of them and some other issues. For example, one of the requirements of the MGOD is that an archeological survey occur. She didn't get a chance to discuss the findings about that. It feels like the MGOD is being cast aside and our deliberation in terms of the utilities one and some of the other special ones, we are not being given time to discuss and inquire about those. In addition, the overpass issue, while it is not structurally deficient, NDOT testimony provided it is not in a design funding path but there are pedestrian issues. We did not have the time and opportunity to talk about the drainage down to Steamboat Ditch. There are levels of inquiry that needed to be conducted. The improvements through the modifications actually make it worse for fire because it sets up a presumption that we will have service out there and we are falling far afield from our established standards of fire protection and that is very risky. She expressed displeasure that they were not willing to waive rules for our deliberation tonight.

Motion carried with Council Members Brekhus and Duerr voting no.

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

I.1.2 **Resolution No. 8885:** Staff Report (For Possible Action): Case No. LDC21-00017 (Santerra Quilici Properties) Resolution to adopt and amend the Master Plan land use designation from ±645.98 to ±498.26 acres of Single Family (SF), from ±405.87 to ±620.22 acres of Parks Greenways and Open Space (PGOS), from ±15.53 to ±9.84 acres of Suburban Mixed Use (SMU), from ±83.22 to 0 acres of Mixed Employment (ME), from ±13.99 to ±25.72 acres of Mixed Neighborhood (MX), and from ±0 to ±10.55 acres of Public Quasi-Public (PQP). **[Ward 5] 8:32 PM**

It was moved by Council Member Jardon, seconded by Mayor Schieve, with regard to the master plan amendment in the case of LDC21-00017 (Santerra Quilici Properties), upon consideration of all the information received in written materials and at this public hearing, to approve the master plan amendment and adopt the resolution. I can make all the findings for the adoption of the resolution.

Council Member Brekhuis stated she is opposed because she can't make the finding of compliance with our code.

Council Member Duerr stated she believes she will vote no too because she never got her answers because she ran out of time. With regard to Criteria 5, she is concerned about the overpass with no pedestrian access and access for fire. With regard to Criteria 6, this is where she is lacking clarity.

Motion carried with Council Members Brekhuis and Duerr voting no.

Resolution No. 8885 was adopted.

RESULT:	ADOPTED [5 TO 2]
MOVER:	Neoma Jardon, Councilmember
SECONDER:	Hillary Schieve, Mayor
AYES:	Weber, Reese, Schieve, Delgado, Jardon
NAYS:	Jenny Brekhuis, Naomi Duerr

I.1.3 Staff Report (For Possible Action): Ordinance Introduction - Bill No. _____ Case No. LDC21-00017 (Santerra Quilici Properties) Ordinance to amend Title 18, Chapter 18.08 of the Reno Municipal Code, entitled "Zoning," rezoning a ±1,164.59 acre site located to the south and east of Interstate 80 (I-80), southwest of Boomtown Garson Road, to the south of the Meridian 120 South projects from ±215.29 to ±199.65 acres of Single Family Residential 6,000 Square Feet (SF6), from ±427.97 to ±298.61 acres of Single Family Residential – 9,000 Square Feet (SF9), from ±13.99 acres to ±25.72 acres of Multifamily 14 units per acre (MF14), from ±83.26 to 0 acres of Industrial Commercial (IC), from ±15.53 to ±9.85 acres of Neighborhood Commercial (NC), from 0 to ±10.55 Public Facility (PF), from ±408.55 to ±620.2 acres of Open Space (OS); together with other matters properly relating thereto. **[Ward 5]** 8:35 PM

It was moved by Council Member Jardon, seconded by Council Member Delgado, in the case of LDC21-00017 (Santerra Quilici Properties), upon consideration of all the information received in written materials and at this

public hearing, to approve the zoning map amendments and introduce and refer for a second reading.

Council Member Brekhus stated she will not support the motion. She believes the text amendment should have run first before we were able to make the request on this development request. She also wants to state that the inability of being granted time to ask questions, such as the requirement for archeological studies on some of the railroad crossing and some of the fire issues, make this a very abbreviated deliberation that puts her at a disadvantage to understand how the findings are met.

Council Member Duerr expressed concerns regarding finding F. The applicant has done a lot to try to move forward with the access road but she is struggling with not being able to support a fire station given what we have not been able to do at Station 19, Station 7, and the downtown station. She also expressed concern regarding finding M due to the impact of this level of development on this rural neighborhood. She believes the applicant has tried to do good things, she just hasn't been able to reach assurance on that.

Motion carried with Council Members Brekhus and Duerr voting no.

Bill No. 7170 was read and referred for a second reading.

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

J Public Comment

Public Comment received from the following people has been submitted to City Council and is part of the official record:

Ann Trejo

Cheryl Besso

Amber Mulholland

Sophia Kirschenman

Gary Cushman

Lindsay Dimitri

Sally P Tate

Lisa Lee

Mohammad Aryanpour

The following voice mails were received after 4:00 p.m. on March 23, 2021 and were played for Council:

Darrel Christy

Bridget Hammond

J.1 J.1 Public Comment

K Adjournment (For Possible Action)

The meeting was adjourned at 8:55 p.m.

PLANNING COMMISSION
STAFF REPORT

Date: December 16, 2020

To: Reno City Planning Commission

Subject: 4.6. Staff Report (For Possible Action - Recommendation to City Council): Case No. LDC21-00017 (Santerra Quilici Properties) - A request has been made for a: 1) Master Plan amendment from ±645.98 to ±498.26 acres of Single Family (SF), from ±405.87 to ±620.22 acres of Parks Greenways and Open Space (PGOS), from ±15.53 to ±9.84 acres of Suburban Mixed Use (SMU), from ±83.22 to 0 acres of Mixed Employment (ME), from ±13.99 to ±25.72 acres of Mixed Neighborhood (MX), and from ±0 to ±10.55 acres of Public Quasi-Public (PQP); 2) zoning map amendment from ±215.29 to ±199.65 acres of Single Family Residential 6,000 Square Feet (SF6), from ±427.97 to ±298.61 acres of Single Family Residential – 9,000 Square Feet (SF9), from ±13.99 acres to ±25.72 acres of Multifamily 14 units per acre (MF14), from ±83.26 to 0 acres of Industrial Commercial (IC), from ±15.53 to ±9.85 acres of Neighborhood Commercial (NC), from 0 to ±10.55 Public Facility (PF), from ±408.55 to ±620.2 acres of Open Space (OS); 3) tentative map to develop a 1,225 unit residential subdivision; and 4) special use permits for a) grading that results in cuts greater than 20 feet in depth and fills greater than ten feet in height; b) disturbance of major drainageways; c) hillside development, d) cluster development; and e) major utilities. The overall ±1,164.59 acre site is located to the south and east of Interstate 80 (I-80), southwest of Boomtown Garson Road, to the south of the Meridian 120 South projects and is designated within the Mortensen-Garson Overlay District (MGOD) and is within the Mortensen-Garson Neighborhood Plan.

From: Nathan Gilbert, Associate Planner

Ward #: 5

Case No.: LDC21-00017 (Santerra Quilici Properties)

Applicant: Keith Serpa

APN Number: 038-120-04; 038-030-10; 038-200-05; 038-200-11; 038-190-37; 038-260-15; 038-190-14

Request: A request has been made for a: 1) Master Plan amendment from ±645.98 to ±498.26 acres of Single Family (SF), from ±405.87 to ±620.22 acres of Parks Greenways and Open Space (PGOS), from ±15.53 to ±9.84 acres of Suburban Mixed Use (SMU), from ±83.22 to 0 acres of Mixed Employment (ME), from ±13.99 to ±25.72 acres of Mixed Neighborhood (MX), and from ±0 to ±10.55 acres of Public Quasi-Public (PQP); 2) zoning map amendment from ±215.29 to ±199.65 acres of Single Family

Residential 6,000 Square Feet (SF6), from ±427.97 to ±298.61 acres of Single Family Residential – 9,000 Square Feet (SF9), from ±13.99 acres to ±25.72 acres of Multifamily 14 units per acre (MF14), from ±83.26 to 0 acres of Industrial Commercial (IC), from ±15.53 to ±9.85 acres of Neighborhood Commercial (NC), from 0 to ±10.55 Public Facility (PF), from ±408.55 to ±620.2 acres of Open Space (OS); 3) tentative map to develop a 1,225 unit residential subdivision; and 4) special use permits for a) grading that results in cuts greater than 20 feet in depth and fills greater than ten feet in height; b) disturbance of major drainageways; c) hillside development, d) cluster development; and e) major utilities.

Location: The overall ±1,164.59 acre site is located to the south and east of Interstate 80 (I-80), southwest of Boomtown Garson Road, to the south of the Meridian 120 South projects and is designated within the Mortensen-Garson Overlay District (MGOD) and is within the Mortensen-Garson Neighborhood Plan.

Proposed Motion: Master Plan Amendment: Based upon compliance with the applicable Master Plan considerations, I move to approve the Master Plan amendment by resolution, and recommend that the Reno City Council approve the Master Plan amendment by resolution.

Zoning Map Amendment: Based upon compliance with the applicable findings, I move to recommend that the City Council approve the zoning map amendment.

Tentative Map Amendment and Special Use Permits: Based upon compliance with the applicable findings, I move to approve the tentative map and special use permits, 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 record the final map(s) in accordance with the time limit contained in state law or this approval shall be null and void.

3. Prior to the issuance of any building permit or final map, the applicant shall attach a copy of the final approval letter. The approval letter shall accompany a narrative that describes how the requested permit addresses each of the approved conditions of approval.
4. The applicant, developer, builder, property owner, or business proprietor, 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 made readily available upon demand by City staff.
5. Prior to the issuance of each permit for the construction of a residence or building, a per unit contribution for fire facilities in the amount of \$1,608 for every unit and for every 1,000 square feet of building area, not including canopy structures, shall be required. This contribution shall be set aside by the City to be applied toward improvements associated with capital improvements for fire facilities to serve the project. At the time that each building permit is submitted, the per unit contribution may be adjusted. Adjustments to the contribution may be made based upon the approved land use changes, development approvals, or actual costs to construct the fire facilities to serve the project as determined at the time of building permit and to the approval of the Community Development and Fire Departments. In the event another mechanism to construct fire facilities is instituted for the contributing properties in the future, the new rate shall be applied to all permits in lieu of the per square foot contribution.
6. The project site is located in a High Hazard Wildland-Urban Interface Area. Per the State's adoption of the Wildland-Urban Interface Code under NRS 477 and NAC 477.281, a vegetation management plan must be submitted to the Reno Fire Department and the State Forester Firewarden for review and approval.
7. Prior to the recordation of a final map that contains the 256th residence within Planning Area 3, the applicant shall demonstrate that easements for secondary remote emergency access have been granted, and improvement plans for the construction of a secondary remote fire access have been approved. With each residential permit, or package of permits, the applicant shall submit an accounting of the overall number of previously issued residential permits, number of permits associated with the current package, and the overall number of certificates of occupancy that have been issued within Planning Area 3. As an alternative to continuous accounting of permits and certificates of occupancy, the applicant may demonstrate that the secondary remote emergency access has been constructed prior to the recordation of a final map within Planning Area 3 that contains the

256th residential lot. The 256th certificate of occupancy shall not be issued until the secondary remote emergency access has been constructed, to the approval of the Fire Department.

8. Prior to the issuance of any final map, the developer shall provide an irrevocable offer for dedication of the ±18 acre park located on the northwest side of the site plan for dedication to the City of Reno or other approved entity. Until such time as the offer for dedication is accepted, the park shall be maintained as open space by a homeowners or landscape maintenance association.
9. Prior to the approval of each final map, the applicant shall provide the City with an updated signal warrant analysis for the Boomtown-Garson Road/Boomtown Access intersection for the City to review and determine if a traffic signal will be required with the final map.
10. Prior to the approval of the first final map, the developer shall realign and reconstruct the South Verdi Road/Gavica Lane intersection and demonstrate that the South Verdi Road/Gavica Lane intersection realignment has been approved by Washoe County and UPRR.
11. Prior to the recordation of any final map, the developer shall provide analysis and mitigation measures for development adjacent to the Steamboat Ditch. The analysis shall include a) Geotechnical Stability Analysis to evaluate geotechnical stability in relation for the appropriate factors of safety for seepage, slope stability, erosion, and other modes of potential failures; b) Hydraulic and Hydrologic Analysis relating to the existing Steamboat Ditch to identify points of stormwater inflow, stormwater outflow, and potential overtopping of the ditch embankment due to the combination of ditch conveyance flows and stormwater inflow; and c) Canal Embankment Breach Analyses to determine the risk of flood inundation as a function of location along the length of the ditch.
12. The applicant shall coordinate with the Steamboat Ditch Company for any required improvements to the Steamboat Ditch as the result of the development. Any required maintenance agreements between the development and the Steamboat Ditch Company shall be executed prior to the approval of the first permit or final map.
13. Prior to the recordation of the first final map, the applicant shall: a) identify wildlife corridors; b) at a minimum, include a wildlife mitigation plan that is consistent with RMC 18.08.406(i)(II)(e) "Wildlife Corridors, as amended;" c) provide a noxious and invasive plant species plan to help avoid introduction and spreading of further detrimental species to surrounding areas; and d) establish a

fencing plan that ensures open view or semi-open view fencing adjacent to wildlife corridor areas, as determined by Community Development staff in coordination with NDOW personnel.

14. Hours of construction, including grading, shall be limited to between the hours of 7:00 a.m. and 6:00 p.m., Monday through Friday and between the hours of 8:00 a.m. and 6:00 p.m. on Saturday. There shall be no construction on Sundays, excluding dust control and Storm Water Pollution Prevention Plan measures. A note to this effect shall be placed on the title sheet of all building permit plan sets and a sign shall be posted at the construction site. 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 residential areas shall be submitted and approved to the satisfaction of the Administrator.
15. 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. Talus slopes, embedded boulders, rockery walls or other similar methods can also be used to break up these slopes. All areas disturbed by project grading shall be revegetated with a seed mix consistent with the adjacent undisturbed slopes and the revegetation standards of the MGOD.
16. Prior to the issuance of any building permit for retaining walls on the site, the applicant shall have plans approved demonstrating the walls will be contoured to match the surrounding topography and provide visual interest. No standard concrete masonry unit (CMU) block wall shall be permitted.
17. Prior to the final review and approval of each final map, the applicant shall participate in a staff-coordinated stakeholder engagement process to review the proposed final subdivision designs and the measures proposed to address conditions of approval for the final map. This is not a new subdivision review process, but rather a participatory approach to verifying that the final map is in substantial conformance with the tentative map approval, including conditions of approval. Staff shall consider feedback received during the stakeholder engagement process in the review of each final map. In addition to standard application fees, the applicant shall finance public noticing of the stakeholder engagement process using noticing requirements for tentative maps.

Background: The majority of future development in the Verdi area is planned to occur on ±2,724 acres located within the boundaries of the Mortensen-Garson Overlay District (MGOD). The properties were annexed into the City of Reno in 2001, and ultimately implemented through an approved Settlement Agreement between the City of Reno and Washoe County. This

agreement resulted in a detailed Development Handbook allowing for up to ±3,000 homes and ±300 acres of commercial and industrial development, with standards including hillside development, dark sky lighting, traffic design, ridgeline design standards, wildland interface, grading and drainage standards, and tentative locations of future fire stations and schools, etc. While this agreement expired in 2012 and is no longer applicable, the Mortensen-Garson Overlay District was adopted into City policy and code through the MGOD standards and corresponding base zoning.

The Santerra-Quilici project properties consist of ±1,164.59 acres located to the south and east of Interstate 80 (I-80), southwest of Boomtown Garson Road, to the south of the Meridian 120 projects. This request is within Planning Area 3 of the MGOD and proposes modifications to adopted Master Plan land use and zoning designations to better refine development potential commensurate with the area's natural features and desired land use patterns. If adopted, a text amendment to the MGOD will be required to reflect the modifications prior to implementation. This application also includes a request for a tentative map to develop a 1,225 single-family unit residential development designed under the new Master Plan and zoning map alignment and associated special use permits (SUP's) to allow: a) grading that results in cuts greater than 20 feet in depth and fills greater than ten feet in height; b) hillside development; c) disturbance of major drainageways; d) cluster development; and e) construction of major utilities. Consistent with the Meridian 120 approvals, **Condition No. 16** is recommended to ensure a stakeholder engagement process in the review of each final map.

Analysis:

Master Plan Amendment Evaluation Criteria: This Master Plan amendment analysis evaluates the proposed mix of Master Plan land use designations of the subject site in relation to Master Plan amendment evaluation criteria.

In order to make the determination required by NRS 278.150 (Master Plan Preparation and Adoption), NRS 278.220 (Master Plan Adoption by Governing Body), and NRS 278.230 (Master Plan Effectuation by Governing Body) for amendments to the Master Plan, the Planning Commission should consider the following Master Plan evaluation criteria:

Evaluation Criteria 1: Proposed amendment is consistent with the overall intent of the Master Plan

As proposed, the requested Master Plan amendment will allow for more open space, better delineation of residential zoning districts, and correction of recognized land use inconsistencies. The proposed modifications will help to further a more logical growth pattern and is consistent with the overall intent of the Master Plan.

Evaluation Criteria 2: Proposed amendment is required based on changed conditions or further studies

As part of the MGOD, the area is intended for development with caps on total unit counts. As proposed, the updated land use designations will better align zoning districts with updated geographical information and enhanced technical studies.

Evaluation Criteria 3: Proposed amendment is compatible with the surrounding area

Land uses, Master Plan land use designations, and zoning districts surrounding the site are shown in the table below.

AREA DESCRIPTION			
	LAND USE	MASTER PLAN DESIGNATION	ZONING
NORTH	Vacant and I-80, Single Family Residences	Parks, Greenways, and Open Space; Single Family Neighborhood	OS, SF-9, SF-15
SOUTH	Vacant	Washoe County Open Space	Washoe County Open Space
EAST	Vacant	Washoe County Open Space	Washoe County Open Space
WEST	Truckee River, One single family home, vacant land	Public – Quasi Public (PQP)	PF

The subject site is located within the Foothill Neighborhood per the Structure Plan Framework. Foothill Neighborhoods are located on the fringe of the city and have unique considerations based on their context based on their constraints. Steep slopes, drainages, and vegetation may have increased risks associated with natural hazards and require appropriate mitigations.

The request specifically supports the following goals and policies related to compatibility with the surrounding area:

- SD.1: Natural Features – Natural features should be preserved and incorporated into overall design of a site so long doing so does not degrade or impair the natural functioning of the resource. This includes natural resources such as creeks, trees, natural slopes, rocks, views, wetlands, aquifer recharge areas, and irrigation ditches.

Evaluation Criteria 4: Strict adherence to the current goals and policies of the Master Plan would result in a situation neither intended by nor in keeping with the other guiding principles, goals and policies

The requested amendments are generally intended to better align existing designations to foster a more sensible and compact land use plan.

Evaluation Criteria 5: Proposed amendment will not have a negative effect on adjacent properties or on transportation services and facilities

Proposed amendments do not increase allowable density and are generally consistent with the original vision for MGOD Planning Area 3.

Evaluation Criteria 6: Proposed amendment will have a minimal effect on service provision and/or is compatible with existing and planned service provision and future development of the area

The proposed amendments are intended to create a more logical assignment of land use designations consistent with the vision of the MGOD.

Evaluation Criteria 7: Proposed amendment will not cause detriment to the public health, safety and general welfare of the people of Reno

Application of the proposed Master Plan land uses would promote public health, safety, and general welfare by significantly increasing the amount of open space areas and applying a more logical distribution of land uses.

Zoning Map Amendment Findings: As set forth in NRS Section 278.250(2) (Zoning Districts and Regulations), the Planning Commission and City Council are required to find that the zoning map amendment is in accordance with the Master Plan and meets the following requirements as applicable.

a. To preserve the quality of air and water resources.

Proposals for future development will be required to comply with established air and water quality standards in place at the time of development.

b. To promote the conservation of open space and the protection of other natural and scenic resources from unreasonable impairment.

The modifications apply abundant open space protections, with over 60 percent of the site area dedicated for open space.

- c. To consider existing views and access to solar resources by studying the height of new buildings which will cast shadows on surrounding residential and commercial developments.**

The project site is not located in an area where existing views or access to solar resources would be impacted by future development.

- d. To reduce the consumption of energy by encouraging the use of products and materials which maximize energy efficiency in the construction of buildings.**

Energy consumption and the use of energy efficient products are addressed through code compliance when new construction is proposed.

- e. To provide for recreational needs.**

The refinements to zoning are intended to better align with the topographical features of the subject property and better preserve wildlife corridors and open space. Residential development will be subject to the Residential Construction Tax (RCT) to support City parks and open space.

- f. To protect life and property in areas subject to floods, landslides and other natural disasters.**

The project is in a High Hazard Fire Wildland-Urban Interface Area. Development will have to follow requirements set forth in the States adoption of the Wildland-Urban Interface Code under NRS 477 and NAC 477.281. A vegetation management plan must be submitted to the Reno Fire Department and the State Forester Fire Warden for review and approval as part of the plans required for a permit. Additional project specific mitigations are discussed under tentative map and special use permit findings.

- g. To conform to the adopted population plan, if required by NRS 278.170 (Coordination of master plans; Adoption of all or parts).**

The project was preliminarily reviewed by the Truckee Meadows Regional Planning Agency (**Exhibit D**) and no potential conformance issues were identified. The changes to the zoning designations do not modify the allowable density for Planning Area 3, as specified in the MGOD.

- h. To develop a timely, orderly and efficient arrangement of transportation and public facilities and services, including public access and sidewalks for pedestrians, and facilities and services for bicycles.**

Access, traffic, and circulation; public improvements; and public safety are discussed further under tentative map and special use permit discussion below.

- i. To ensure that the development on land is commensurate with the character of and the physical limitations of the land.**

The proposed zoning map amendments are primarily intended to better refine zoning delineations utilizing updated topographical information.

- j. To take into account the immediate and long-range financial impact of the application of particular land to particular kinds of development, and the relative suitability of the land for development.**

The project is in accordance with the allocated residential dwelling unit cap of the MGOD for Planning Area 3. A Financial Impact Analysis Report was provided with application materials and indicates a positive impact to City funds.

- k. To promote health and the general welfare.**

See discussion under Master Plan Evaluation Criteria 7.

- l. To ensure the development of an adequate supply of housing for the community, including the development of affordable housing.**

The proposed zoning will provide the opportunity for single-family residential development on parcels that are currently vacant. The reorganization of SF6 and SF9 zoning designations is consistent with previous entitlements and will provide comparable housing opportunities. Additionally, the lots proposed in Village 12 would be clustered and provide a variety of smaller lot housing options.

- m. To ensure the protection of existing neighborhoods and communities, including the protection of rural preservation neighborhoods.**

Planning Area 3 has been designated for residential development since the adoption of the MGOD. The proposed refinements would not have a significant impact on existing neighborhoods.

- n. To promote systems which use solar or wind energy.**

If new development is proposed in the future, it would be reviewed through the tentative map, parcel map, special use permit, site plan review or/and building permit process. The incorporation of solar and/or wind systems could be addressed as new construction is proposed.

- o. To foster the coordination and compatibility of land uses with any military installation in the city, county or region, taking into account the location, purpose and stated mission of the military installation.**

Military base commanders are notified of all zoning map amendments and no comments were received.

Tentative Map Findings Analysis: Per Nevada Revised Statutes (NRS) 278.349(3), all tentative map findings a through k must be made in order to approve this request. The following is an analysis of each of the required tentative map findings as they relate to the request.

(a) Environmental and health laws and regulations concerning water and air pollution, solid waste disposal, water supply facilities, community or public sewage disposal and, where applicable, individual systems for sewage disposal;

The subject site is generally vacant and all services necessary to serve future development can be extended to the area. Public infrastructure required to serve the site (i.e. sewer, drainage, water, power, etc.) will be further reviewed through final map, grading permit, and/or building permit processes. Truckee Meadows Water Authority (TMWA) has been identified as the water service provider, Waste Management for solid waste disposal, and City of Reno sewer for wastewater service.

Required sewer conveyance and treatment will be provided by the City of Reno's Truckee Meadows Water Reclamation Facility (TMWRF). A preliminary sewer report indicates that the project will have two tributary areas that will connect to the sewer infrastructure proposed with the Meridian 120 South for a total daily peak flow contribution of 1.55 MGD. The first sewer tributary will serve 233 single-family units and 11.9 acres of commercial area located on the southeast portions of the project. The second sewer tributary will serve 992 single-family units, 172 multi-family units and a 10.5 acre school site, all located on the west and center portions of the site. All sanitary sewer discharge will be served by the Lawton-Verdi Sanitary Sewer Interceptor. With each final map, the applicant shall submit a final sanitary sewer report demonstrating that adequate capacity is available in the existing and proposed sanitary sewer system to adequately convey the anticipated sanitary sewer flows from the project site to the closest sewer interceptor. A sewer will serve letter from the City of Reno will be required with the building permit application.

(b) Availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision;

Water service will be provided by TMWA and the project will be designed to their standards. This will include new backbone facility improvements including a pipeline connecting to existing TMWA water infrastructure, storage tanks, and pump stations. Capacity of the existing and future water facilities will be managed by TMWA. The applicant will be required to annex into TMWA's service territory and include the dedication of water resources, approval of the water supply plan by the local health authority, the execution of a Water Service Agreement,

payment of fees, and the construction and dedication of infrastructure in accordance with TMWA's rules and tariffs. The applicant will be required to provide a TMWA will-serve letter prior to recording a final map.

(c) Availability and accessibility of utilities;

The application materials note that all necessary utilities, including sewer, water, storm drain, gas, electric, and communication lines can be readily extended to the property and have been planned to accommodate development in this area. Additionally, the applicant will be required to comply with Washoe County Health District Department (WCHD) regulations regarding: dust control, sewage disposal, domestic water supply, water system design, solid waste, vector control, water quality, and air quality management.

(d) Availability and accessibility of public services such as schools, police protection, transportation, recreation and parks;

Public Safety: Comments received from the Reno Police Department are included in **Exhibit D** and note that at time of project build out, additional patrol staff will facilitate more timely responses for calls for service in the MGOD area.

Comments received from the Reno Fire Department note that the closest fire station to the subject site is Station 11 located at 7105 Mae Anne Avenue, with an estimated response time of $\pm 12-14$ minutes. To mitigate fire response times that exceed six minutes, the installation of fire sprinkler systems is required. In order to address the Fire Department's ability to serve the westernmost portion of the City, RMC 18.08.406(i) (MGOD) standards require the implementation of construction and site design elements to further reduce the risk of fire. Additionally, the MGOD standards require the dedication of a ± 2.9 acre public facility site with the first final map within Planning Area 3. It is anticipated that once Reno Fire facilities are located within the west Reno area, Fire Department response time goals will be met. **Condition No. 5** is recommended to require the applicant to contribute a per door contribution toward the City's construction of future fire facilities to serve the project. The per door contribution was calculated as the proportional amount needed to construct new fire facilities to serve planned development that is located outside the response times from existing fire stations.

The project site is located in a High Hazard Wildland-Urban Interface Area. Per the State's adoption of the Wildland-Urban Interface Code under NRS 477 and NAC 477.281, a vegetation management plan must be submitted to the Reno Fire Department and the State Forester Firewarden for review and approval (**Condition No. 6**).

The requested subdivision has primary access from Boomtown-Garson Road and a second connection via a project frontage road to the west of Village 7. The timing of improvements to provide emergency access are based on Fire Department access requirements and is conditioned to be provided at the time that the 256th residential unit within Planning Area 3 is submitted, which is inclusive of all development within the MGOD Planning Area 3 (**Condition No. 7**).

Washoe County School District (WCSD): RMC 18.08.406(i) (MGOD) requires an elementary school site that will meet the needs of WCSD to be located within Planning Area 3. The school district is in active discussions with the applicant and the proposed zone change will assign the Public Facility (PF) zoning designation on the site. It is noted that middle and high school facilities will need to be upgraded or expanded over time to accommodate growth within the area, however comments did not note a need for a new middle school nor high school at this time.

Parks and Recreation: Standards contained within the MGOD call for a variety of trail and park elements located within Planning Area 3. In addition to improvements to the trail network, three park sites, approximately three to five acres in size, are required to be located within the MGOD and are required to total a minimum of 15 acres. The project proposes a ±5.26 acre park site, with facilities to be constructed in concert with the first phases of new construction. Additionally, a ± 18.12 acre regional park area is proposed to be reserved for dedication on the northwest border of the project area for future development. **Condition No. 8** is recommended to ensure that this area be privately maintained until this area is accepted by the City or County.

- (e) **Conformity with the zoning ordinances, master plan, and elements thereof, except that if any existing zoning ordinance is inconsistent with the master plan, the zoning ordinance takes precedence;**

Master Plan: The subject site is located within a Foothill Neighborhood, as identified in the Structure Plan portion of the Reno Master Plan and is within the Mortensen-Garson Neighborhood Plan. As proposed and with recommended conditions, the project appears to support the following applicable Master Plan goals and policies:

- a) Goal 2.1: Support a fiscally-responsible growth pattern and annexation policy to maintain and improve existing levels of service...;
- b) Policy 4.5A: Connectivity and Access - Promote safe, clear, and direct pedestrian and bicycle connections within neighborhoods, as well as to adjacent trails, greenways or other publicly accessible drainageways, open space areas, schools, parks, neighborhood centers, employment centers, and to the broader regional system;
- c) Policy 7.3B: Access Points - public access points to existing/planned trails;

- d) Policy N-G.14: Neighborhood Amenities – Provide a variety of easily accessible amenities targeted to the specific context of the neighborhood, such as parks, trails, open space, recreational facilities, and community gardens;
- e) Policy N-G.17: Open Space – Incorporate permanently protected open space into the design of new neighborhoods;
- f) N-FN.9: Access to Public Lands – Where applicable, provide access to public lands and recreational amenities;

General Code Compliance: As proposed and with recommended conditions, the project is consistent with the standards contained in Reno Municipal Code (RMC).

(f) General conformity with the governing body’s master plan of streets and highways;

Per RMC 18.08.406(i)(4) (MGOD Traffic Studies), each development application is required to include a traffic analysis identifying the roadway improvements necessitated by the subject development. This standard ensures improvements needed to maintain level of service (LOS) C coincide with needs generated by the development, with the exception of freeways and freeway ramps. A MGOD master traffic study for areas 2 & 3 was prepared by Soleagui and Associates on December 19, 2019 that takes into consideration development buildout within the MGOD area, including this Santerra-Quilici Development project.

Traffic mitigation improvements to the surrounding regional roadways will be required to adhere to the LOS standard. The type of improvements and the time of construction will depend on when the project breaks ground in relation the Meridian 120 South projects. The traffic study recommends that: a) traffic signal warrants be periodically reviewed at the Boomtown-Garson Road/Boomtown Access intersection and a traffic signal be constructed when warranted, b) the Boomtown-Garson Road/I-80 Eastbound Ramp intersection be improved as a roundabout, c) the Boomtown-Garson Road/Warrior Lane intersection be constructed as a four-leg roundabout, d) the South Verdi Road/Gavica Lane intersection be reconstructed so that the north approach of South Verdi Road and the south Gavica Lane approach align with the South Verdi Road west approach. All mitigations are required in order to serve the existing plus cumulative traffic volumes generated by the Meridian 120 South and Santerra-Quilici Developments.

The Meridian 120 South project was conditioned to design, obtain permits, and construct: a) the roundabout at the Boomtown Garson Road/I-80 Eastbound Ramp intersection subject to the satisfaction of Nevada Department of Transportation (NDOT) and, b) to irrevocably offer to the City of Reno sufficient right of way for the final design and construction of the Boomtown Garson Road/Warrior Lane roundabout with all public improvements. Application materials indicate that there is a Development Agreement in place between the Meridian 120 South and Santerra-Quilici Properties ownership for the construction of public improvements triggered by the developments. Per the agreement, the roundabouts will be constructed when the first phase of

construction begins with either project. As the Meridian 120 South and Santerra-Quilici properties develop independently or simultaneously, traffic signal analysis will be required for the Boomtown-Garson Road/Boomtown Access intersection to determine the need of a traffic signal. **Condition No. 9** requires the applicant to provide the City with an updated signal warrant analysis for the Boomtown-Garson Road/Boomtown Access intersection to determine if a traffic signal will be required with each final map. Additionally, the South Verdi Road/Gavica Lane intersection will be required to be realigned and reconstructed as recommended.

Condition No 10 requires the developer to realign and reconstruct the South Verdi Road/Gavica Lane intersection at final map. Any improvements associated with the intersection that are within the limits of Washoe County and UPRR will need to be reviewed and approved by both agencies and built per Washoe County standards.

Boomtown-Garson Road will be the primary point of access for the development and all access points must meet City of Reno, NDOT and RTC management standards. With the construction of the Meridian 120 South Villages 1-6, Boomtown-Garson Road and Warrior Lane will be extended and improved southwest to the limits of the Santerra-Quilici development. A secondary access point will be provided on the west side of the development leading to Quilici Ranch Road/Gavica Lane.

The 2040 RTP has listed Interchange improvements for I-80/Boomtown Garson Road for the 2027-2040 timeframe; however, funding for the project has not been identified. Meetings between the developers, NDOT and the City of Reno have taken place and concluded that NDOT has evaluated the need for the replacement of the existing structure as it does not meet federal height standards. A timeframe for the replacement of the structure has not yet been determined. An approved design and developer agreement between the developer and NDOT must be in place prior to NDOT committing to fund the bridge replacement.

(g) Effect of the proposed subdivision on existing public streets and the need for new streets or highways to serve the subdivision;

The applicant provided a MGOD master traffic study that takes into consideration anticipated buildout of MGOD Planning Areas 2 & 3. The study included the Santerra-Quilici, Meridian 120 South, and unbuilt Meridian 120 North developments in addition to the Bluffs Apartments. Development of Planning Areas 2 & 3 is estimated to generate 22,309 Average Daily Trips (ADT), 1,570 a.m. Peak Hour Trips (PHT), and 2,130 p.m. PHT at buildout. The Santerra Quilici Development project is estimated to generate 13,348 ADT, 978 a.m. PHT, and 1,332 p.m. PHT of the traffic volumes representing roughly about 60% of the total traffic at buildout. The report analyzed all nearby intersections impacted by the development of Planning Areas 2 & 3 and included trip generation analysis, trip distribution and assignment analysis, existing and projected traffic volume analysis, intersection capacity analysis, and assessments of impacts to

the on-ramp and off-ramp at the South Verdi Road and Boomtown Garson Road I-80 interchanges.

(h) Physical land characteristics such as flood plain, slope, soil;

The Truckee River and I-80 roughly form the northern and western site boundaries, while the undeveloped mountainous terrain of the Carson Range borders the southern and eastern site boundaries. The site is dominated by an extensive, gradually north-sloping terrace that extends from elevations of $\pm 5,600$ feet near the southeastern property boundary to $\pm 5,000$ feet at the northwest corner of the site. Approximately 49% of the site is within 0-15% slopes (± 571 acres) and 51% of the site exceeds 15% slopes (± 593 acres), most of which will be left undisturbed and preserved as open space. The project utilizes the flatter areas to the greatest extent possible in order to minimize grading. All disturbed areas will be revegetated and stabilized and the slopes will be treated in a manner that do not create a negative visual impact.

The project area lies entirely within a FEMA unshaded flood zone X designation indicating the site is outside of the 500-year flood zone. Four major drainageways are identified within the limits of the project and have the potential to be classified as Waters of the United States (WOUS). The applicant will be required to provide documentation of a determination from the United States Army Corp of Engineers and the Environmental Protection Agency (EPA) as to whether or not the drainageways are considered as WOUS. All of the drainageways that partially traverse the site are intercepted by the Steamboat Ditch along the west and north project boundaries. Project design minimizes disturbance of drainageways and limits encroachment to the roadway crossings.

The grading plans show that Village 12 will be located west and below the elevation of the Steamboat Ditch. The site has historically seen multiple storm events that have resulted in the Steamboat Ditch overflowing, warranting further detailed technical analysis. Additionally, there are concerns with the possibility of water seepage that may impact the proposed lots due to the grade differential between the Steamboat Ditch and the suggested finished grade of the lots within Village 12. Accordingly, the project will be conditioned to provide expanded studies to evaluate appropriate flood mitigation and ditch failure protection measures (**Condition 11**). The applicant will be required to coordinate with the Steamboat Ditch Company for any required improvements to the Steamboat Ditch as the result of the development. Any required maintenance agreements shall also be executed prior to the approval of the first permit or final map (**Condition 12**).

The geotechnical report identified evidence of active landslide areas within the limits of the project. The applicant will be required to incorporate measures to mitigate the active landslide areas per the geotechnical report. No active faults were identified in the report. A final geotechnical report will be required prior to the issuance of any final map or grading and site improvements permit.

(i) Recommendations and comments of those entities and persons reviewing the tentative map pursuant to NRS 278.330 to 278.3485, inclusive;

Agency/division comments provided in relation to this request have been incorporated into the findings narrative above and are included in **Exhibit D** of this report.

(j) Availability and accessibility of fire protection, including, but not limited to, the availability and accessibility of water and services for the prevention and containment of fires, including fires in wild lands; and

All future 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. Additional recommended conditions of approval re listed under tentative map finding d.

(k) Submission by the subdivider of an affidavit stating that the subdivider will make provision for payment of the tax imposed by Chapter 375 of NRS and for compliance with the disclosure and recording requirements of subsection 5 of NRS 598.0923, if applicable, by the subdivider or any successor in interest.

The applicant has noted that all taxes will be paid prior to obtaining the Washoe County Treasurer's signature of the Tax Certificate on the final map.

Special Use Permit Findings Analysis: Reno Municipal Code (RMC) requires that all SUP findings (a) through (h), as well as the SUP findings related to cuts and fills 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 the proposal:

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

The request is consistent with the allowable uses within the MGOD and remaining allocated density for Planning Area 3, which is estimated at 1,567 residential units. Compatibility of this request with surrounding development has been analyzed under tentative map finding e above.

The applicant has included design elements that meet RMC standards, including split pad and stepped foundations on steeper lot areas and limits disturbance to the major drainageways and steep slopes commensurate with the adjusted Master Plan and zoning changes.

b. The project is in substantial conformance with the master plan.

An analysis of the request as it relates to Master Plan policies is discussed under tentative map finding e.

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

Services and infrastructure to support this request have been analyzed in tentative map findings a through d, f, and g.

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

Traffic impacts have been analyzed in the tentative map finding f and g above.

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

As noted in previous sections of this report, the proposed request is consistent with RMC standards. The applicant has designed the project to minimize the amount of grading necessary in order to ensure the overall design is consistent with the MGOD and in a manner that will contribute to the character of the area. The applicant has incorporated walls, grading, site layout, and hillside adaptive architecture to reduce the amount of grading, preserve ridgelines, and improve the overall visual appearance of the development once constructed.

Major Drainageways: As defined in the Drainageway Protection section of RMC 18.12 Article XIX, a major drainageway drains an area of 100 acres or more and comprises the area containing the 100-year flood plain plus a 15-foot setback. Although RMC does not define specific findings for disturbance, it does contain a number of drainageway protection standards and notes objectives to protect both natural and disturbed major drainageways where possible. Application materials included an aquatic resources delineation study in addition to a technical drainageway study. Crossing of major drainageways is limited to roadways that are necessary for Village connections and are proposed with limited spans to avoid disturbance to the boundaries of the water course. **Condition No. 13** is recommended to ensure that wildlife corridors, including areas near major drainageways, are formally identified and preserved in coordination with NDOW personnel.

Cluster Development: In order to provide a variety of housing types, Village 12 is proposed in a cluster configuration to allow for smaller lots (4,195 square feet) in the proposed SF6 zoning district. This area is currently zoned Industrial Commercial (IC). A ±23 acre open space

boundary surrounds the lots, which would be privately owned and maintained as a residential amenity with public access to the greater trail network.

Major Utilities: Given the scope of the project, major utilities including several water tanks, sewer lift stations and associated infrastructure will be required to serve the development. Installation will require further coordination with utility providers and applicable agencies.

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.

Condition No. 14 is recommended to limit construction hours in order to minimize the impacts of development construction on adjacent residents.

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

No sign package was included with application materials. Future signage will be evaluated for conformance with associated Residential, Neighborhood Commercial, and Public Facility zoning

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

The proposed lots have significant separation from existing homes in the area. The project will not adversely affect the privacy of existing uses.

Special Use Permits for Hillside Development Analysis: In order to approve a special use permit for hillside development according to Article XVI (Hillside Development) of Chapter 18.12, the decision-making body shall make the general special use permit findings and the following additional findings:

a) The proposed project mitigates environmental degradation, including slope failure, erosion, sedimentation, and stormwater run-off;

The project proposes using hillside grading techniques to minimize overall impacts on existing slopes. Roadways have generally been designed to align with existing contours to minimize grading. Slopes will be contoured and revegetated to minimize erosion potential, stabilize slopes and prevent environmental degradation.

The proposed on-site storm drain system consists of streets, curb and gutter and catch basins that intercept sheet flow runoff from drainage areas and direct the flows to an on-site storm drain system. All on-site stormwater management facilities must be privately owned and maintained

and adequate easements and maintenance access will be provided for all storm water management improvements.

Refer to Tentative Map findings (c) and (h) for additional support of stormwater runoff, erosion and sedimentation.

b) The proposed project utilizes grading practices that are appropriate for hillsides and designed to minimize the visibility of unsightly scarring;

The proposed cut and fill areas are necessary to meet the standards for street grades, while minimizing the impacts of grading throughout the site. As proposed and with recommended conditions, the greater cut depths and fill heights will be minimized.

c) The proposed project provides open space based on hillside constraints;

Approximately, 51% of the site contains slopes in excess of 15%. The project proposes cuts deeper than 20 feet and fills greater than 10 feet in height on areas necessary to meet the standards for street grades while minimizing the impacts of grading throughout the site. The project utilizes the flatter areas to the greatest extent possible in order to minimize grading and protect ridgelines and viewsheds. All disturbed areas will be revegetated and stabilized and the slopes will be treated in a manner which does not create a negative visual impact.

d) The proposed project adheres to applicable hillside development design standards and to master plan provisions related to development in sloped areas; and

Refer to Tentative Map finding (e) for analysis of applicable foothill policies that demonstrates adherence to the Master Plan.

e) The proposed project's site layout and design features adequately mitigate potential visual impacts of development near prominent ridgelines and within other visually prominent areas.

Figure 18.08.47 within the MGOD identifies significant ridgelines within Planning Area 3. The project has been designed and appropriate conditions added to conform to the specific MGOD ridgeline standards.

SUP for Cuts and/or Fills: In addition to the general findings outlined 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.

Slopes required as part of the grading activities to support the proposed development will be

treated with either formal landscaping or will be revegetated with native seed mix. The applicant has proposed a combination of retaining walls, landscaping and natural revegetation to minimize the visual and impacts of the development. Additionally, the applicant has proposed hillside adaptive building elevations for several lots that further reduce the amount of grading.

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 vehicle access and circulation to the site. **Conditions No. 15-16** are recommended to further limit grading impacts at final design.

Other Agency Comments (Exhibit D): Additional agency correspondence related to this request include comments from the Washoe County School District, Regional Transportation Commission, Nevada Department of Transportation, Nevada Department of Wildlife, and Truckee Meadows Regional Planning Agency.

Neighborhood Advisory Board (NAB) & Citizens Advisory Boards: Ward 5 NAB and Verdi Township Citizens Advisory Board meetings have been cancelled in response to COVID-19 policy directives. The applicant has reached out to neighborhood stakeholders, held two neighborhood meetings, and also participated in ongoing stakeholder discussions for modifications to the MGOD.

Legal Requirements:

NRS 278.150	Master Plan – Preparation and Adoption
NRS 278.220	Master Plan - Adoption by Governing Body
NRS 278.230	Master Plan – Effectuation by Governing Body
RMC 18.05	Master Plan Amendments
NRS 278.250(2)	Zoning Districts and Regulations
NRS 278.349(3)	Tentative Map
RMC 18.06.405(e)(1)	Special Use Permit
RMC 18.06.405(e)(2)	Special Use Permit for Hillside Development
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

Attachments:

- Display Maps (PDF)
- Exhibit A - Master Plan (PDF)
- Exhibit B - Zoning (PDF)

Exhibit C - Site and Developmetn Area Maps.. (PDF)
Exhibit D - Agency Comments (PDF)

- 4.6 **Resolution No.** : Staff Report (For Possible Action - Recommendation to City Council): Case No. LDC21-00017 (Santerra Quilici Properties) - A request has been made for a: 1) Master Plan amendment from ± 645.98 to ± 498.26 acres of Single Family (SF), from ± 405.87 to ± 620.22 acres of Parks Greenways and Open Space (PGOS), from ± 15.53 to ± 9.84 acres of Suburban Mixed Use (SMU), from ± 83.22 to 0 acres of Mixed Employment (ME), from ± 13.99 to ± 25.72 acres of Mixed Neighborhood (MX), and from ± 0 to ± 10.55 acres of Public Quasi-Public (PQP); 2) zoning map amendment from ± 215.29 to ± 199.65 acres of Single Family Residential 6,000 Square Feet (SF6), from ± 427.97 to ± 298.61 acres of Single Family Residential – 9,000 Square Feet (SF9), from ± 13.99 acres to ± 25.72 acres of Multifamily 14 units per acre (MF14), from ± 83.26 to 0 acres of Industrial Commercial (IC), from ± 15.53 to ± 9.85 acres of Neighborhood Commercial (NC), from 0 to ± 10.55 Public Facility (PF), from ± 408.55 to ± 620.2 acres of Open Space (OS); 3) tentative map to develop a 1,225 unit residential subdivision; and 4) special use permits for a) grading that results in cuts greater than 20 feet in depth and fills greater than ten feet in height; b) disturbance of major drainageways; c) hillside development, d) cluster development; and e) major utilities. The overall $\pm 1,164.59$ acre site is located to the south and east of Interstate 80 (I-80), southwest of Boomtown Garson Road, to the south of the Meridian 120 South projects and is designated within the Mortensen-Garson Overlay District (MGOD) and is within the Mortensen-Garson Neighborhood Plan. **[Ward 5]** 9:04 PM

The meeting was called back to order at 9:04 p.m.

Michael Pagni, McDonald Carano, gave an overview of the project.

Chris Baker, Manhard Consulting, presented additional information regarding the project.

Nathan Gilbert, Associate Planner, presented the staff report.

Disclosures: site visits, spoke with applicant's representative, received emails.

Public Comment: emails received were forwarded to the Commission. Voicemails were heard at this time from: Ernest Camilleri expressed concerns regarding negative impacts on water for residents on wells; Carly Borchard discussed the need to address the remaining issues that need mitigation; Andrew Morghen expressed concerns regarding traffic and wildlife issues.

Any additional voicemails received after noon on December 16 have been entered into the record and forwarded to the Planning Commission.

Mark Rotter, Manhard Consulting, answered questions from Commissioner Gower regarding secondary access and other traffic concerns. The secondary access that comes from the upper portion of the site goes up the hill to the future school site and Village 7. Most of the traffic in the upper level will exit out Garson Road. The majority of traffic will head toward Reno. Traffic that goes west will have to go through the existing street system. He explained they have been working with the railroad for about a year and are looking at a couple of different alignments that could also solve the secondary access issues.

Paul Solaegui, Solaegui Engineers, answered questions from Commissioner Gower regarding traffic impacts. Around one fifth of the overall traffic of the Santerra/Quilici project could be oriented toward the Half Diamond Interchange with roughly eighty percent off of Garson Road. The current application for Santerra/Quilici is about 12,000 ADT so one fifth is a little over 2,000 cars that could be oriented that direction. The intersections do have sufficient capacity to accommodate those volumes and still meet the Level of Service (LOS) standards. The current volume on S. Verdi Road at the Half Diamond Intersection is 300 existing average daily trips (ADT) under the bridge. This project will add 1,675 trips under the bridge. To the south of the bridge the increase will be 3,050 ADT, and that is what would be applied to the railroad crossing. Those increases seem large, however, the existing LOS at the on and off ramps at the Half Diamond Interchange are LOS A. With the cumulative project traffic the LOS stays in the B range.

Mr. Baker answered questions from Commissioner Johnson regarding the need for another secondary access to the south for the future area of Village 12. As proposed currently there is secondary access through an existing rail crossing. We have been working with the railroad and have yet to get a final determination on whether or not this access all the way to the south is something that will be viable for them. Because of that uncertainty, we have come up with a few different routes in order to fulfill that condition. If for some reason the railroad does not allow us to utilize the existing crossing to the south, we would provide secondary access on the same access route for the tank site and tie it back in to the development to fulfill that condition.

Mr. Gilbert answered questions from Commissioner Marshall regarding whether or not the Nevada Department of Transportation (NDOT) will be improving the Garson overpass. The bridge is identified for improvement but it will be significantly out in the future.

Amanda Callegari, NDOT, further explained they do have future plans to replace the Garson structure but the timing for that replacement is uncertain at this time. It is not structurally deficient so any changes would be due to impacts of this development. We are currently reviewing and internally discussing the recent submittal of the traffic

interchange analysis to ensure all necessary traffic impacts are mitigated as related to NDOT.

Ms. Callegari explained for Chair Taylor that NDOT traffic engineers are still reviewing the traffic interchange analysis. As far as we can see right now it is not impacting our facilities significantly. The recent analysis showed the need for an acceleration lane and merge taper lane just north of the interchange so that is providing the south to east movement over the bridge at Garson and Boomtown intersection. That along with the improvements proposed on the south side have shown to be sufficient so far, however, NDOT is still looking at this and determining if an additional lane may be needed over the structure. Other than that, NDOT does not see significant impacts to the interstate.

Mr. Baker answered questions from Commissioner Gower regarding traffic and school capacity issues before the proposed new school is built in the area. They have had extensive discussions over the last year regarding the school site and making sure it is available in the early stages. The site was strategically placed in the first phase so that the property would be available for construction of the school during the first phase. It would be online early on in the project to accommodate increased capacity.

Karl Hall, City Attorney, explained for Commissioner Marshall that the Lucas case hasn't received a final decision. It is going back to City Council for evaluation.

Mr. Gilbert explained for Commissioner Marshall that prior to final map in planning area three, the fire site needs to be dedicated.

Tray Palmer, Fire Marshal, answered questions from Commissioner Johnson regarding fire service availability, based on concerns noted in public comment. There will be a delay in response until the new station is built and staffed. Currently the response time from Station 11 to the farthest point in the project would be about 14 minutes. When the new station is built, it will cut the response time down significantly and we will be much closer to the standards of cover which is six to eight minutes to all parts of the community. Our Fire Chief and the City are working on a plan to build the station sooner, but there is nothing definitive at this time. Any plan we come up with will also need to be approved by City Council. Right now we are looking at a station that would house one fire engine company, which would be a four person crew.

Mr. Palmer answered questions from Commissioner Gower regarding maintaining a Vegetation Management Plan. The development must follow the Wildland Urban Interface Code. In that code there are requirements for developing a Vegetation Management Plan, which includes defensible space around structures and access roads. In terms of enforcement, the Fire Department follows up with the HOAs on a regular

basis. We are also contacted through complaints from the residents. Once there is a Vegetation Management Plan the Wildland Urban Interface Code requires they have to follow that and keep it maintained and that falls under state law.

Angela Fuss, Acting Community Development Director, answered questions from Commissioner Velto regarding Condition No. 17. That condition came out of the Meridian 120 case and is a carryover to be consistent with City Council's previous decision. It is basically an extra step in the process to make sure that what was discussed and agreed upon is actually what is constructed at the final map stage.

Mark Freese, Nevada Department of Wildlife (NDOW), answered a question from Commissioner Gower regarding whether or not NDOW is comfortable with the identified drainage and wildlife movement areas. One of the concerns NDOW sees with the development is it is moving out into existing deer habitat. NDOW's recommendation was to develop a Wildlife Mitigation Plan.

Cody Schroeder, NDOW, Mule Deer Specialist, further explained the concerns. This project is in crucial winter range for mule deer and is also the terminus of a major wildlife migration corridor. The Wildlife Mitigation Plan is probably going to be the best avenue. There are some things that could be done with offsite re-seeding and planting vegetation that would be conducive, but there is no question it will have an impact on the deer herd and other animals that follow them. We can expect some wildlife conflict there. Also, indirect effects, cumulative effects of the roads, recreation, and dogs, are some of the impacts we see with wildlife in other surrounding areas with respect to mule deer.

Mr. Schroeder answered a question from Commissioner Gower regarding the migration overpass that came up in public comment. Mr. Schroeder stated he does not think it is an ideal placement. A migration overpass is extremely costly and in order for it to be a functional wildlife crossing you have to have extensive exclusionary fencing. He does not support a wildlife crossing structure where it is being proposed.

Mr. Baker responded as requested by Commissioner Gower. Mr. Baker stated he does understand that this interfaces with the migration route for that existing heard. He looks forward to working with NDOW to make sure this development achieves the goals of the Wildlife Mitigation Plan.

Mr. Palmer answered a question for Chair Taylor regarding whether or not sprinklers in the homes will provide adequate mitigation for the response delay issue. Sprinklers do protect people and allow them to escape, but it does not mitigate the medical aspect. The standards of cover require a response to medical incidents within six to eight minutes. That response time would not be met until the new fire station is in place.

Mr. Gilbert confirmed for Chair Taylor that Reno Engineering staff reviews the Mortensen-Garson Overlay District (MGOD) requirements for LOS with the Regional Transportation Commission (RTC) and NDOT as applicable in each phase of the final map process to make sure it will meet the required LOS.

Ms. Fuss explained for Chair Taylor that the Mortenson-Garson text amendment initiated by City Council will be presented to the Planning Commission in the next two to three months. There will be time to incorporate whatever City Council approves for this project into that text amendment.

Mr. Freese answered a question from Commission Munoz regarding whether or not the planning is sufficient to accommodate the preservation of the mule deer herd. Mr. Freese explained that his first conversation with Manhard Consulting was on Monday and they agreed to work with NDOW to develop a Wildlife Mitigation Plan. That Plan has not been developed yet. With no plan in place, it is hard to say at this point.

Mr. Freese explained for Commissioner Munoz that they have not discussed the details of the Wildlife Mitigation Plan yet but they will discuss design features such as bear boxes.

Scott Estes, Truckee Meadows Water Authority (TMWA), answered a question from Commissioner Johnson regarding how water service will be provided. The developer is going to be required to build a lot of water infrastructure. TMWA is months away from completing the Boomtown water intertie. He stated he is not aware of any plans to add additional wells but they may replace some wells down the road.

Mr. Estes confirmed for Commissioner Johnson that they have an annexation agreement being reviewed that will cover water issues with the developer.

Discussion:

Commissioner Munoz stated it seems there are a lot of non-answers right now for a big project that will effect a lot of people.

Commissioner Gower stated they have done a good job with some of the elements but he has concerns related to finding d for the tentative map. Some questions remain in the area of transportation with the secondary access in the crossing over the railroad and in the Village 12 area. Also, the more cumulative traffic impacts moving north into the community of Verdi. There was not very good information related to school capacity. The applicant is proposing to contribute funds to build infrastructure for police and fire protection but a 14 minute response time is a concern. Police staffing and the availability

of first responders to this area is a huge concern. There are huge wildland urban interface and wildlife concerns.

Commissioner Velto stated we have seen these issues time and time again with developments that occur in the Verdi area. Every time it is the same explanation, it is a chicken and egg situation. The City is not going to supply a fire station that doesn't exist. The infrastructure is not going to go there until we have a reason for it to go there. Because of that, we need to put plans in place in order for there to be the type of public safety and services that will be needed. Why would the Chief of Police and Fire sign off on this and give their approval if they didn't think it could be serviced. The inability to make finding d is really from not listening to the experts in the field who have evaluated the project. The comments from NDOW regarding mule deer are concerning, but the applicant has made efforts and is actively working with NDOW to solve the problem. A lot of these issues have previously been addressed. Traffic studies have been very favorable out there. He stated he can make all the findings.

Commissioner Marshall stated he doesn't think police and fire are approving the project. They are providing facts and we base our decision on their input. Mr. Palmer gave us the information necessary but is not saying he would recommend approval. He is providing information for us to decide whether or not we will permit development in areas at the fringe. The project is a high-end single family dwelling out on the fringes in a high fire risk area. The question is, do we plan in a way that we approve stuff and have it be built in the hopes that necessary services will be provided. I don't think that is a good way to plan, and why the master plan directs development inward and not at the fringes like this. He is concerned that Mr. Schroeder's comments about this being critical habitat means that this is going to have a negative impact that is not going to be mitigated. It will be a consequence of the development because it is in such a critical place and we have to decide whether or not that is worth it. We don't have the information necessary to determine whether or not there is sufficient mitigation.

Commissioner Johnson stated the master plan amendment and the zoning map amendment have been lost a little bit. There are lot more intensive uses currently zoned for the MGOD. He can make the findings for the first request before us for the master plan and the zoning map amendments, because the applicant has done a good job of identifying suitable areas to develop out there. There are issues with some of the tentative map and special use permit findings. Maybe the question isn't so much as to whether or not all of the services exist. Maybe the question is whether it is being developed in such a way that is creating a problem to provide services. Are we still looking at something that is developing this to a level that may be allowed by the MGOD but is not necessarily able to be supported by the findings we can make?

Chair Taylor agreed with Commissioner Johnson's comments regarding zoning and the first two recommended motions. The hardest challenge is regarding finding b. It sounds like emergency services for medical issues are not being met in an acceptable time frame.

It was moved by Commissioner Johnson, seconded by Commissioner Velto, in the case of LDC21-00017 (Santerra Quilici Properties), based upon compliance with the applicable Master Plan considerations, to approve the Master Plan amendment by resolution, and recommend that the Reno City Council approve the Master Plan amendment by resolution. Motion carried with five (5) in favor and one (1) opposition by Commissioner Gower.

RESULT:	APPROVED [5 TO 1]
MOVER:	Mark Johnson, Commissioner
SECONDER:	Alex Velto, Commissioner
AYES:	Taylor, Marshall, Johnson, Munoz, Velto
NAYS:	Peter Gower
ABSENT:	Paul Olivas

Motion: Motion to recommend that the City Council approve the zoning map amendment. 9:04 PM

It was moved by Commissioner Johnson, seconded by Commissioner Velto, in the case of LDC21-00017 (Santerra Quilici Properties), based upon compliance with the applicable findings, to recommend that the City Council approve the zoning map amendment. Motion carried unanimously with six (6) commissioners present.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Mark Johnson, Commissioner
SECONDER:	Alex Velto, Commissioner
AYES:	Taylor, Marshall, Gower, Johnson, Munoz, Velto
ABSENT:	Paul Olivas

Motion: Motion to deny the tentative map and special use permits. 9:04 PM

It was moved by Commissioner Johnson, seconded by Commissioner Gower, in the case of LDC21-00017 (Santerra Quilici Properties), to deny the tentative map and special use permit as he is unable to meet findings c and d for the special use permit and finding d for the tentative map. Motion carried with five (5) in favor and one (1) opposition by Commissioner Velto.

Chair Taylor read the appeal process into the record.

RESULT:	APPROVED [5 TO 1]
MOVER:	Mark Johnson, Commissioner
SECONDER:	Peter Gower, Commissioner
AYES:	Taylor, Marshall, Gower, Johnson, Munoz
NAYS:	Alex Velto
ABSENT:	Paul Olivas

5 Truckee Meadows Regional Planning Liaison Report

Commissioner Johnson reported last Monday's meeting included a conformance review for Washoe County and a presentation on the water mapping. The next meeting will be toward the end of January.

6 Staff Announcements

- 6.1 Report on status of Planning Division projects.
- 6.2 Announcement of upcoming training opportunities.
- 6.3 Report on status of responses to staff direction received at previous meetings.
- 6.4 Report on actions taken by City Council on previous Planning Commission items.
11:19 PM

Angela Fuss, Acting Community Development Director, reported on the Zoning Code update. City Council recommended adoption. Second reading is scheduled for January 13. City Council voted against the abandonment and annexation recommendations from the Planning Commission. Sustainability items were taken out of the draft plan and will be brought back for a separate process.

7 Commissioner's Suggestions for Future Agenda Items (For Possible Action)

None

8 Public Comment

None

9 Adjournment (For Possible Action)

The meeting was adjourned at 11:19 p.m.