



# MINUTES

## Regular Meeting

### Reno City Council

Wednesday, July 31, 2024 • 10:00 AM

Reno City Council Chamber, 1 East First Street, Reno, NV 89501

Hillary Schieve, Mayor

Council Members:

Ward 1 - Jenny Brekhus      Ward 4 - Meghan Ebert  
Ward 2 - Naomi Duerr      Ward 5 - Kathleen Taylor  
Ward 3 - Miguel Martinez      At Large - Devon Reese

#### A      **Introductory Items**

##### A.1      **Pledge of Allegiance**

Oscar Delgado led the Pledge of Allegiance.

##### A.2      **Roll Call**

**Members Present**

Mayor Hillary Schieve, Councilmember Devon Reese, Councilmember Naomi Duerr, Councilmember Jenny Brekhus, Councilmember Kathleen Taylor, Councilmember Miguel Martinez, Councilmember Meghan Ebert

Mayor Schieve and Council Member Ebert absent at Roll Call.

##### A.3      **Public Comment**

###### A.3.1      **Public Comment**

Live Public Comment:  
Ilya Arbatman via Zoom

COUNCIL MEMBER EBERT PRESENT AT 10:28 AM

Terry Brooks

MAYOR SCHIEVE PRESENT AT 10:32 AM

Tammy Holt-Still  
Bill Miller  
Adam M. Weber  
Eloy Jara  
Randy Reynolds  
Olivia Tanager  
Robbin Palmer  
L. Hill via Zoom  
Cathy Fulkerson  
Denise Fusso  
Audrey DeLaCruz  
Jack Hawkins

COUNCIL MEMBER BREKHUS ABSENT AT 11:04 AM (00:47:03)

Bari Levinson

COUNCIL MEMBER BREKHUS PRESENT AT 11:06 AM

Chris Bell  
Jacob Haas via Zoom

For the record we received 11 comments which were general in nature or not directly associated with an agenda item prior to 4:00 p.m. on July 30, 2024. These comments were voicemail and/or written correspondence received via our Reno.gov online public comment form or by email to our office. Copies of these comments have been distributed to the Reno City Council and are available to the public on the Reno.gov meeting portal.

0 in favor, 1 in opposition, 10 concerned from the following individual(s):

Karen Bruce  
Anonymous  
Anonymous  
Laurie Maren  
Rene Brown  
Sean Smith  
Gerald  
Anonymous  
Schenk  
Phillip Roberts  
Michael Collins

#### **A.4 Approval of the Agenda (For Possible Action) – 31 July 2024**

It was moved by Devon Reese, seconded by Hillary Schieve, to approve with the recommended changes.

<b>RESULT:</b>	<b>Pass [7 TO 0]</b>
<b>MOVER:</b>	Devon Reese, Councilmember
<b>SECONDER:</b>	Hillary Schieve, Mayor

<b>AYES:</b>	Schieve, Reese, Duerr, Brekhus, Taylor, Martinez, Ebert
<b>NAYS:</b>	
<b>ABSENT:</b>	

Vice Mayor Duerr suggested hearing Agenda Items D.6, D.3, D.4, and D.5 after Agenda Item B Consent Agenda.

Interim City Manager Bryant announced that Agenda Items B.12 and E.1 will be pulled and heard at a future meeting.

**A.5 Approval of the Minutes**

**A.5.1 Reno City Council - Special - 21 June 2024 10:00 AM (For Possible Action)**

It was moved by Devon Reese, seconded by Naomi Duerr, to accept.

<b>RESULT:</b>	<b>Pass [7 TO 0]</b>
<b>MOVER:</b>	Devon Reese, Councilmember
<b>SECONDER:</b>	Naomi Duerr, Councilmember
<b>AYES:</b>	Schieve, Reese, Duerr, Brekhus, Taylor, Martinez, Ebert
<b>NAYS:</b>	
<b>ABSENT:</b>	

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

**B.1 Staff Report (For Possible Action): Approval of Privileged Business License – Restricted Gaming (New) - Sartini Gaming LLC dbat 7 Eleven Store 14080E, David Quick, 211 East Grove Street. [Ward 1]**

It was moved by Devon Reese, seconded by Naomi Duerr, to approve the Consent Agenda Items that were not pulled for discussion.

<b>RESULT:</b>	<b>Pass [7 TO 0]</b>
<b>MOVER:</b>	Devon Reese, Councilmember
<b>SECONDER:</b>	Naomi Duerr, Councilmember
<b>AYES:</b>	Schieve, Reese, Duerr, Brekhus, Taylor, Martinez, Ebert
<b>NAYS:</b>	
<b>ABSENT:</b>	

**B.2 Staff Report (For Possible Action): Approval of Privileged Business License - Adult-Use Cannabis Retail Store (Change of Ownership) – Battle Born Dispensary, John Aramini, Russell Ernst, John Coward, Jamal Keshmiri, Sean Gamble, Be-Be Adams, 5270 Longley Lane, Suite 103. [Ward 2]**

It was moved by Devon Reese, seconded by Naomi Duerr, to approve the Consent Agenda Items that were not pulled for discussion.

<b>RESULT:</b>	<b>Pass [7 TO 0]</b>
<b>MOVER:</b>	Devon Reese, Councilmember
<b>SECONDER:</b>	Naomi Duerr, Councilmember
<b>AYES:</b>	Schieve, Reese, Duerr, Brekhus, Taylor, Martinez, Ebert
<b>NAYS:</b>	
<b>ABSENT:</b>	

**B.3** Staff Report (For Possible Action): Approval of Privileged Business License - On-Premises Alcohol (New) - Twin Peaks, Mohit Mal, Aman Singh, 4905 South Virginia Street. [Ward 2]

It was moved by Devon Reese, seconded by Naomi Duerr, to approve the Consent Agenda Items that were not pulled for discussion.

<b>RESULT:</b>	<b>Pass [7 TO 0]</b>
<b>MOVER:</b>	Devon Reese, Councilmember
<b>SECONDER:</b>	Naomi Duerr, Councilmember
<b>AYES:</b>	Schieve, Reese, Duerr, Brekhus, Taylor, Martinez, Ebert
<b>NAYS:</b>	
<b>ABSENT:</b>	

**B.4** Staff Report (For Possible Action): Approval of Privileged Business License - Add-on Cabaret (Change of Description) - Calafuria & No 731, Benjamin Kennedy, Frank Magee, Timothy Magee, 725 South Center Street. [Ward 3]

It was moved by Devon Reese, seconded by Naomi Duerr, to approve the Consent Agenda Items that were not pulled for discussion.

<b>RESULT:</b>	<b>Pass [7 TO 0]</b>
<b>MOVER:</b>	Devon Reese, Councilmember
<b>SECONDER:</b>	Naomi Duerr, Councilmember
<b>AYES:</b>	Schieve, Reese, Duerr, Brekhus, Taylor, Martinez, Ebert
<b>NAYS:</b>	
<b>ABSENT:</b>	

**B.5** Staff Report (For Possible Action): Approval of Privileged Business License – Alcoholic Beverage Manufacturer (New) – Adventurous Ales LLC, Paul Genasci, 324 East 4th Street. [Ward 3]

It was moved by Devon Reese, seconded by Naomi Duerr, to approve the Consent Agenda Items that were not pulled for discussion.

<b>RESULT:</b>	<b>Pass [7 TO 0]</b>
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<b>MOVER:</b>	Devon Reese, Councilmember
<b>SECONDER:</b>	Naomi Duerr, Councilmember
<b>AYES:</b>	Schieve, Reese, Duerr, Brekhus, Taylor, Martinez, Ebert
<b>NAYS:</b>	
<b>ABSENT:</b>	

**B.6** Staff Report (For Possible Action): Approval of a Nevada State Liquor Manufacturer’s License Application for Paul Genasci, Adventurous Ales LLC located at 324 East 4th Street, Reno, Nevada and if approved, authorize the Mayor to sign the Nevada State Liquor License Application. [Ward 3]

It was moved by Devon Reese, seconded by Naomi Duerr, to approve the Consent Agenda Items that were not pulled for discussion.

<b>RESULT:</b>	Pass [7 TO 0]
<b>MOVER:</b>	Devon Reese, Councilmember
<b>SECONDER:</b>	Naomi Duerr, Councilmember
<b>AYES:</b>	Schieve, Reese, Duerr, Brekhus, Taylor, Martinez, Ebert
<b>NAYS:</b>	
<b>ABSENT:</b>	

**B.7** ***SUPPLEMENTAL SUPPORTING MATERIALS*** - Staff Report (For Possible Action): Award of Construction Contract to Soil-Tech, Inc. for the Horse Protection Project - North Phase in an amount not to exceed \$457,188.70. (ARPA Fund, General Capital Projects Fund) [Ward 2, 3]

It was moved by Devon Reese, seconded by Naomi Duerr, to approve the Consent Agenda Items that were not pulled for discussion.

<b>RESULT:</b>	Pass [7 TO 0]
<b>MOVER:</b>	Devon Reese, Councilmember
<b>SECONDER:</b>	Naomi Duerr, Councilmember
<b>AYES:</b>	Schieve, Reese, Duerr, Brekhus, Taylor, Martinez, Ebert
<b>NAYS:</b>	
<b>ABSENT:</b>	

**B.8** ***SUPPLEMENTAL SUPPORTING MATERIALS*** - Staff Report (For Possible Action): Award of Contract to Spanish Springs Construction, Inc. for the City of Reno - Reno Tennis Center Courts 1, 2, 5, 6, 11, and 12 Rehabilitation Project in an amount not to exceed \$1,606,290. (ARPA Fund, Parks Capital Maintenance Fund) [Ward 1]

It was moved by Devon Reese, seconded by Naomi Duerr, to approve the Consent Agenda Items that were not pulled for discussion.

<b>RESULT:</b>	Pass [7 TO 0]
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<b>MOVER:</b>	Devon Reese, Councilmember
<b>SECONDER:</b>	Naomi Duerr, Councilmember
<b>AYES:</b>	Schieve, Reese, Duerr, Brekhus, Taylor, Martinez, Ebert
<b>NAYS:</b>	
<b>ABSENT:</b>	

**B.9 *SUPPLEMENTAL SUPPORTING MATERIALS* - Staff Report (For Possible Action): Award of Contract to Western Single Ply for the National Bowling Stadium (NBS) Roof Resealing Project in an amount not to exceed \$208,499. (Two-thirds majority voting requirement) (Room Surcharge Capital Projects Fund) [Ward 5]**

THIS ITEM, AND OTHER CONSENT AGENDA ITEMS THAT WERE PULLED FOR DISCUSSION, WERE HEARD AFTER AGENDA ITEMS C.1 THROUGH C.3.

Pulled by Council Member Ebert for discussion.

MAYOR SCHIEVE ABSENT AT 2:44 PM

Council Member Ebert requested a staff presentation on this item.

Justin George, City of Reno Public Works Senior Civil Engineer, gave the staff presentation.

Mr. George confirmed for Council Member Ebert that this is Capital Maintenance which falls under the City’s responsibility.

Mr. George explained for Council Member Brekhus that this is a city asset so it is in our best interest to maintain the facility. He also confirmed that this is not part of the contractual obligation to the bowling congress.

Council Member Brekhus discussed the need for dialog about funding priorities for the \$2 surcharge. Those conversations are not happening and she will not vote in support of this.

It was moved by Meghan Ebert, seconded by Devon Reese, to approve.

<b>RESULT:</b>	Pass [5 TO 1]
<b>MOVER:</b>	Meghan Ebert, Councilmember
<b>SECONDER:</b>	Devon Reese, Councilmember
<b>AYES:</b>	Reese, Duerr, Taylor, Martinez, Ebert
<b>NAYS:</b>	Jenny Brekhus
<b>ABSENT:</b>	Hillary Schieve

**B.10 Staff Report (For Possible Action): Approval of amended contract for cleaning**

and restoration services between the City of Reno and Qual-Econ U.S.A. for the Clean and Safe Program, in an amount not to exceed \$100,000, with the original contract amount being \$510,000. (General Fund)

Pulled by Council Member Ebert for discussion.

Council Member Ebert asked if this request is due to unforeseen expenses.

Kaytlin Canner, City of Reno City Manager’s Office Clean and Safe Manager, confirmed that the additional funding requested is needed to get through the end of the contract due to increasing activities and the need to conduct more cleanup operations.

Council Member Taylor asked why this is needed now.

Ms. Canner explained they are seeing an increase in activity and movement related to encampments throughout the City of Reno so more cleanups are needed to address the public health and safety concerns.

Council Member Taylor asked if this request is adequate for the amount of services needed.

Ms. Canner stated no. The contract is for work five days a week. In order for the services to be adequate, she would recommend services be available seven days a week with an additional Clean and Safe Program Assistant for weekend coverage.

Council Member Taylor stated she would like to work with the Interim City Manager to see how they might be able to find funds to cover services for seven days a week.

It was moved by Meghan Ebert, seconded by Kathleen Taylor, to approve.

<b>RESULT:</b>	Pass [6 TO 0]
<b>MOVER:</b>	Meghan Ebert, Councilmember
<b>SECONDER:</b>	Kathleen Taylor, Councilmember
<b>AYES:</b>	Reese, Duerr, Brekhus, Taylor, Martinez, Ebert
<b>NAYS:</b>	
<b>ABSENT:</b>	Hillary Schieve

- B.11** Staff Report (For Possible Action): Approval of Consulting Agreement for Engineering Services with CR Engineering for the Truckee Meadows Water Reclamation Facility (TMWRF) Bleach Building Heating, Ventilation, and Air Conditioning (HVAC) Replacement Project in an amount not to exceed \$151,830 with the City of Reno's share being \$104,200.93. (Sewer Fund)

It was moved by Devon Reese, seconded by Naomi Duerr, to approve the Consent Agenda Items that were not pulled for discussion.

<b>RESULT:</b>	<b>Pass [7 TO 0]</b>
<b>MOVER:</b>	Devon Reese, Councilmember
<b>SECONDER:</b>	Naomi Duerr, Councilmember
<b>AYES:</b>	Schieve, Reese, Duerr, Brekhus, Taylor, Martinez, Ebert
<b>NAYS:</b>	
<b>ABSENT:</b>	

- B.12** Staff Report (For Possible Action): Approval to purchase five pieces of light-duty vehicles and associated outfitting for the Reno Fire Department (RFD) from various vendors utilizing the State of Nevada Vehicle Contract, joinder/cooperative purchasing agreements in accordance with Nevada Revised Statutes (NRS) 332.195(1) (Joinder), and/or the City’s Purchasing Policy, in an amount not to exceed \$250,000. (General Fund)

It was moved by Devon Reese, seconded by Naomi Duerr, to approve the Consent Agenda Items that were not pulled for discussion.

<b>RESULT:</b>	<b>Pass [7 TO 0]</b>
<b>MOVER:</b>	Devon Reese, Councilmember
<b>SECONDER:</b>	Naomi Duerr, Councilmember
<b>AYES:</b>	Schieve, Reese, Duerr, Brekhus, Taylor, Martinez, Ebert
<b>NAYS:</b>	
<b>ABSENT:</b>	

Item withdrawn from the agenda during Agenda Item A.4 Approval of the Agenda.

- B.13** Staff Report (For Possible Action): Approval for the Reno Police Department (RPD) to purchase Forensic Technology’s Integrated Ballistic Identification System (IBIS) in an amount not to exceed \$200,000. (Grant Funds)

Pulled by Council Member Ebert for discussion.

Council Member Ebert requested more information on this item.

City of Reno Police Chief Nance explained what the requested funds will cover and answered questions from Council.

There was discussion regarding the history of the services being done by Washoe County and the need for more detailed information on the services that are being taken over by the City and what the savings might be.

Discussion on the motion:

Council Member Brekhus discussed the importance of open and transparent information on where we are going and what we are doing with this. She asked Chief Nance to provide information on what memorandums of understanding will continue with the Sheriff, if any, and what the other components are; how many positions will

be needed; will certification be needed; and if the products that will be used will stand up in court. She will be looking for that information to come on an agenda soon.

AGENDA ITEM D.1 WAS HEARD AFTER THIS ITEM.

It was moved by Meghan Ebert, seconded by Devon Reese, to approve.

<b>RESULT:</b>	<b>Pass [6 TO 0]</b>
<b>MOVER:</b>	Meghan Ebert, Councilmember
<b>SECONDER:</b>	Devon Reese, Councilmember
<b>AYES:</b>	Reese, Duerr, Brekhush, Taylor, Martinez, Ebert
<b>NAYS:</b>	
<b>ABSENT:</b>	Hillary Schieve

- B.14** Staff Report (For Possible Action): Acceptance of the State and Local Cybersecurity Grant Program (SLCGP) Award from the State of Nevada to the City of Reno for use by the Department of Information Technology (DoIT) in the amount of \$50,411.44 for a Cybersecurity and Network Assessment, requiring a 10% match by the City of Reno in the amount of \$5,041. (General Fund)

It was moved by Devon Reese, seconded by Naomi Duerr, to approve the Consent Agenda Items that were not pulled for discussion.

<b>RESULT:</b>	<b>Pass [7 TO 0]</b>
<b>MOVER:</b>	Devon Reese, Councilmember
<b>SECONDER:</b>	Naomi Duerr, Councilmember
<b>AYES:</b>	Schieve, Reese, Duerr, Brekhush, Taylor, Martinez, Ebert
<b>NAYS:</b>	
<b>ABSENT:</b>	

- B.15** Staff Report (For Possible Action): Acceptance of Victims of Crime Act (VOCA) grant funds for fiscal year 24/25 from the Nevada Department of Health and Human Services, Division of Child and Family Services (Grant # 16575-23-031) supporting the Reno Police Department (RPD) Victim Services Unit (VSU) in the amount of \$105,123.

It was moved by Devon Reese, seconded by Naomi Duerr, to approve the Consent Agenda Items that were not pulled for discussion.

<b>RESULT:</b>	<b>Pass [7 TO 0]</b>
<b>MOVER:</b>	Devon Reese, Councilmember
<b>SECONDER:</b>	Naomi Duerr, Councilmember
<b>AYES:</b>	Schieve, Reese, Duerr, Brekhush, Taylor, Martinez, Ebert
<b>NAYS:</b>	
<b>ABSENT:</b>	

- B.16** Resolution No. \_\_\_\_ (For Possible Action): Resolution Accepting Streets – Mountain View Unit 1, SIT21-00014/FNL21-00015, Alpine Terrace Court, Alpine Terrace, Scenic Drive, Cedarhaven Court, and a portion of Solitude Trail. [Ward 1]

It was moved by Devon Reese, seconded by Naomi Duerr, to approve the Consent Agenda Items that were not pulled for discussion.

<b>RESULT:</b>	<b>Pass [7 TO 0]</b>
<b>MOVER:</b>	Devon Reese, Councilmember
<b>SECONDER:</b>	Naomi Duerr, Councilmember
<b>AYES:</b>	Schieve, Reese, Duerr, Brekhus, Taylor, Martinez, Ebert
<b>NAYS:</b>	
<b>ABSENT:</b>	

Resolution No. 9298 was adopted.

- B.17** Resolution No. \_\_\_\_ (For Possible Action): Resolution Accepting Streets – Mountain View Mixed Residential, FNL22-00002, Solitude Trail. [Ward 1]

It was moved by Devon Reese, seconded by Naomi Duerr, to approve the Consent Agenda Items that were not pulled for discussion.

<b>RESULT:</b>	<b>Pass [7 TO 0]</b>
<b>MOVER:</b>	Devon Reese, Councilmember
<b>SECONDER:</b>	Naomi Duerr, Councilmember
<b>AYES:</b>	Schieve, Reese, Duerr, Brekhus, Taylor, Martinez, Ebert
<b>NAYS:</b>	
<b>ABSENT:</b>	

Resolution No. 9299 was adopted.

Consent Agenda Items B.1 through B.17 were approved with Items B.9, B.10, and B.13 pulled for discussion.

AGENDA ITEM D.6 WAS HEARD AT THIS TIME, BEFORE THE CONSENT AGENDA ITEMS THAT WERE PULLED FOR DISCUSSION.

It was moved by Devon Reese, seconded by Naomi Duerr, to approve the Consent Agenda Items that were not pulled for discussion.

<b>RESULT:</b>	<b>Pass [7 TO 0]</b>
<b>MOVER:</b>	Devon Reese, Councilmember
<b>SECONDER:</b>	Naomi Duerr, Councilmember
<b>AYES:</b>	Schieve, Reese, Duerr, Brekhus, Taylor, Martinez, Ebert
<b>NAYS:</b>	
<b>ABSENT:</b>	

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

- C.1 ***SUPPLEMENTAL SUPPORTING MATERIALS*** - Staff Report (For Possible Action): Case No. LDC24-00052 (Chism Mobile Home Park MPA & ZMA) – A request has been made for: 1) a Master Plan amendment to establish a Master Plan Land Use Designation of Mixed-Employment (ME) on ±1.18 acres; and, 2) a zoning map amendment to; a) establish a zoning district of Mixed Employment (ME) on ±1.18 acres; b) rezone ±0.57 acres of General Commercial (GC) to Mixed Employment (ME); c) rezone ±1.56 acres of Industrial (I) to Mixed Employment (ME); and d) rezone ±0.17 acres of General Commercial (GC) to Multi-Family Residential-21 units per acre (MF-21). The request is on a portion of a ±8.87-acre site comprised of six parcels located south of the Union Pacific Railroad right-of-way and north of West 2nd Street. The site is within the General Commercial (GC), Industrial (I), and Multi Family Residential-21 units per acre (MF-21) zoning districts and has Master Plan Land Use Designations of Suburban Mixed-Use (SMU) and Mixed-Employment (ME). [Ward 1]

THIS ITEM WAS HEARD AFTER AGENDA ITEM D.5.

AGENDA ITEMS C.1 THROUGH C.3 WERE OPENED AND HEARD TOGETHER.

COUNCIL MEMBER MARTINEZ PRESENT AT 2:20 PM  
COUNCIL MEMBER TAYLOR ABSENT AT 2:20 PM

Mayor Schieve opened the public hearing and asked if proper notice was given and any correspondence received.

City Clerk Mikki Huntsman confirmed that proper notice was given and no correspondence was received for Items C.1, C.2 and C.3.

Leah Piccotti, City of Reno Development Services Associate Planner, gave the staff presentation and answered questions from Council.

COUNCIL MEMBER TAYLOR PRESENT AT 2:37 PM

CONSENT AGENDA ITEMS THAT WERE PULLED FOR DISCUSSION, BEGINING WITH AGENDA ITEM B.9, WERE HEARD AFTER ITEMS C.1 THROUGH C.3.

It was moved by Jenny Brekhus, seconded by Naomi Duerr, to approve staff recommendation.

<b>RESULT:</b>	<b>Pass [7 TO 0]</b>
<b>MOVER:</b>	Jenny Brekhus, Councilmember
<b>SECONDER:</b>	Naomi Duerr, Councilmember
<b>AYES:</b>	Schieve, Reese, Duerr, Brekhus, Taylor, Martinez, Ebert
<b>NAYS:</b>	
<b>ABSENT:</b>	

C.2 Resolution No. \_\_\_\_\_ (For Possible Action): Case No. LDC24-00052 (Chism Mobile Home Park MPA & ZMA) Resolution adopting an amendment to the Master Plan to establish a Master Plan land use designation of Mixed-Employment (ME) on ±1.18 acres located south of the Union Pacific Railroad right-of-way and north of West 2nd Street, and further described in planning Case No. LDC24-00052. The adoption is contingent on the approval of a conformance review by Truckee Meadows Regional Planning Commission. [Ward 1]

It was moved by Jenny Brekhus, seconded by Naomi Duerr, to adopt.

<b>RESULT:</b>	<b>Pass [7 TO 0]</b>
<b>MOVER:</b>	Jenny Brekhus, Councilmember
<b>SECONDER:</b>	Naomi Duerr, Councilmember
<b>AYES:</b>	Schieve, Reese, Duerr, Brekhus, Taylor, Martinez, Ebert
<b>NAYS:</b>	
<b>ABSENT:</b>	

AGENDA ITEMS C.1 THROUGH C.3 WERE OPENED AND HEARD TOGETHER.

Resolution No. 9300 was adopted.

C.3 Ordinance Introduction – Bill No. \_\_\_\_\_ (For Possible Action): Case No. LDC24-00052 (Chism Mobile Home Park MPA & ZMA) Ordinance to amend Title 18, Chapter 18.02 of the Reno Municipal Code, entitled “Zoning,” rezoning a ±3.48-acre site located south of the Union Pacific Railroad right-of-way and north of West 2nd Street from ±0.57 acres of General Commercial (GC) to Mixed Employment (ME), ±1.56 acres of Industrial (I) to Mixed Employment (ME), ±0.17 acres of General Commercial (GC) to Multi-Family Residential-21 units per acre (MF-21), and to establish a zoning district of Mixed Employment (ME) on ±1.18 acres; together with matters which pertain to or are necessarily connected therewith. [Ward 1]

AGENDA ITEMS C.1 THROUGH C.3 WERE OPENED AND HEARD TOGETHER.

Bill No. 7274 was referred for a second reading and adoption.

It was moved by Jenny Brekhus, seconded by Naomi Duerr, to refer Bill No. 7274 for a second reading and adoption.

<b>RESULT:</b>	Pass [7 TO 0]
<b>MOVER:</b>	Jenny Brekhus, Councilmember
<b>SECONDER:</b>	Naomi Duerr, Councilmember
<b>AYES:</b>	Schieve, Reese, Duerr, Brekhus, Taylor, Martinez, Ebert
<b>NAYS:</b>	
<b>ABSENT:</b>	

## D Department Items

### Development Services

- D.1 ***SUPPLEMENTAL SUPPORTING MATERIALS*** - Staff Report (For Possible Action): Presentation and direction to staff regarding removing certain public lands from the City's Sphere of Influence (SOI), consisting of 39 parcels, encompassing ±5,860 acres.

THIS ITEM WAS HEARD AFTER AGENDA ITEM B.13.

Lauren Knox, City of Reno Development Services Senior Planner, gave the staff presentation and answered questions from Council.

Vice Mayor Duerr expressed concerns regarding potential unintended consequences and the need for more understanding of the issue.

Council Member Brekhus discussed the need to see data on why this land was put in the Sphere of Influence (SOI) and why it is now not needed in our SOI. The lands bill cannot drive our land use planning for the region.

Council Member Taylor asked what the benefit is of removing the lands.

Ms. Knox confirmed that it would help allocate our resources more effectively by focusing on where we are going to develop. She also explained that the SOI is in the Regional Plan and this item is here now because the Truckee Meadows Regional Plan is being updated.

Vice Mayor Duerr expressed concern about not knowing enough about the parcels proposed for removal from the SOI. She asked if they could be labeled as de-prioritized for development as opposed to being withdrawn from the SOI.

Ms. Knox confirmed they could be.

COUNCIL MEMBER REESE ABSENT AT 3:19 PM

COUNCIL MEMBER REESE PRESENT AT 3:23 PM  
MAYOR SCHIEVE PRESENT AT 3:35 PM

Council Member Ebert discussed the need to be fully informed on the methodology and reasoning for the SOI boundary in the first place before voting on this today. She also does not understand how keeping the lands in the SOI would be a drain on our resources and expressed concern about potential unintended consequences of removing the lands.

Ms. Knox stated the SOI boundary has a very convoluted past and explained it is tied up in an old settlement agreement from 2002. She explained the history of the SOI boundary and the overhaul of the Regional Plan in 2019 that removed the formula for buckets of land allocations for the jurisdictions.

Council Member Brekhus stated the SOI boundary is also to make sure you have lines between what is unincorporated and doesn't pay a municipal tax and what is. The problem is we have not reviewed our SOI and now are doing it through the lens of the federal lands bill and that bill should not be dictating land use decisions and plans. Evidence and data should be and that is what staff should be asked to bring to Council.

Vice Mayor Duerr stated this was a good first exposure to the issue. The Council still has questions and she is interested in tabling it. She wants to know more about the issues and does not want unintended consequences.

A motion was made to table the item.

Discussion on the motion:

Council Member Taylor asked what staff can do if Council tables this.

Ms. Knox stated that Council can provide direction in terms of what information is wanted. She also stated this is not something they have to do. Council can talk about the SOI and how they want to move forward with it at any time and sponsor an amendment to the Regional Plan for the SOI.

The motion failed.

A motion was made to approve staff recommendation.

Discussion on the motion:

Council Member Brekhus will not support the motion. A different conversation needs to be had. It is overdue time to look at the North Valleys beyond and re-plan that area. We are on an unsustainable path there.

Vice Mayor Duerr will not support the motion. She is concerned about unintended consequences and does not fully understand the implications of doing

this.

Council Member Ebert will not support the motion. We don't have to do this. There are still some questions out there and there might be unintended implications.

It was moved by Meghan Ebert, seconded by Naomi Duerr, to continue.

<b>RESULT:</b>	<b>Fail [3 TO 4]</b>
<b>MOVER:</b>	Meghan Ebert, Councilmember
<b>SECONDER:</b>	Naomi Duerr, Councilmember
<b>AYES:</b>	Duerr, Brekhus, Ebert
<b>NAYS:</b>	Hillary Schieve, Devon Reese, Kathleen Taylor, Miguel Martinez
<b>ABSENT:</b>	

It was moved by Devon Reese, seconded by Kathleen Taylor, to approve staff recommendation.

<b>RESULT:</b>	<b>Pass [4 TO 3]</b>
<b>MOVER:</b>	Devon Reese, Councilmember
<b>SECONDER:</b>	Kathleen Taylor, Councilmember
<b>AYES:</b>	Schieve, Reese, Taylor, Martinez
<b>NAYS:</b>	Naomi Duerr, Jenny Brekhus, Meghan Ebert
<b>ABSENT:</b>	

- D.2 ***SUPPLEMENTAL SUPPORTING MATERIALS -*** Staff Report (For Possible Action): Presentation and direction to staff regarding updates to the amendments to Title 18 of the Reno Municipal Code (RMC) pertaining to accessory structures and accessory dwelling units (ADUs).

COUNCIL MEMBER BREKHUS ABSENT AT 3:50 PM  
COUNCIL MEMBER BREKHUS PRESENT AT 3:52 PM

Live Public Comment:  
John Litz  
Beth Dory

COUNCIL MEMBER REESE ABSENT AT 3:54 PM  
COUNCIL MEMBER TAYLOR ABSENT AT 3:54 PM

For the record we received 4 comments which were directly associated with the agenda item prior to 4:00 p.m. on July 30, 2024. These comments were voicemails and/or written correspondence received via our Reno.gov online public comment form or by email to our office. Copies of these comments have been distributed to the Reno City Council and are available to the public on the Reno.gov meeting portal.

2 in favor, 0 in opposition, 2 concerned from the following individual(s):

Sally Tate  
Karla Werning  
Michaun Hayes  
Audrey De La Cruz, AIA Northern Nevada

COUNCIL MEMBER REESE PRESENT AT 3:56 PM  
COUNCIL MEMBER TAYLOR PRESENT AT 3:57 PM

Grace Mackedon, City of Reno Development Services Senior Management Analyst, gave the staff presentation.

Ms. Mackedon answered questions from Council and heard discussion and direction on the following topics: short-term rentals need to be addressed separately at another time; options to possibly identify areas with CC&Rs that do not allow ADUs; ways to address building height concerns; setback and lot size requirements; allowing attached ADUs; eliminating design compatibility requirement; looking for feedback from the community outreach process to hear from those who feel they will be disproportionately impacted; and concern regarding no design restrictions for ADUs in historic areas.

AGENDA ITEM D.7 WAS HEARD AFTER THIS ITEM.

It was moved by Jenny Brekhus, seconded by Devon Reese, to direct staff to move forward with the text amendment based on the following feedback and direction from Council: move through the hearing process to adoption by next Spring if possible; require three or five foot minimum side yard setbacks; use the West University Neighborhood Plan provision regarding building height with setbacks increasing as building height increases; and eliminate the provisions for design compatibility.

<b>RESULT:</b>	Pass [7 TO 0]
<b>MOVER:</b>	Jenny Brekhus, Councilmember
<b>SECONDER:</b>	Devon Reese, Councilmember
<b>AYES:</b>	Schieve, Reese, Duerr, Brekhus, Taylor, Martinez, Ebert
<b>NAYS:</b>	
<b>ABSENT:</b>	

## Dispatch

## Housing and Neighborhood Development

## Public Works

- D.3 ***SUPPLEMENTAL SUPPORTING MATERIALS*** - Staff Report (For Possible Action): Presentation and Update on the Design and Estimated Project Costs for the Neil Road Facility Remodel and Expansion Project. [Ward 3]

THIS ITEM WAS HEARD AFTER AGENDA ITEM D.6.

AGENDA ITEMS D.3 AND D.4 WERE OPENED AND HEARD TOGETHER.

MAYOR SCHIEVE ABSENT AT 11:47 AM  
COUNCIL MEMBER TAYLOR ABSENT AT 11:47 AM

Live Public Comment:  
Ryan Quinlan  
Cathy Trachok  
Oscar Delgado

COUNCIL MEMBER REESE PRESENT AT 11:50 AM  
MAYOR SCHIEVE PRESENT AT 11:52 AM

Dr. Stephanie Gstettenbauer  
Dr. Travis Walker

COUNCIL MEMBER TAYLOR PRESENT AT 11:58 AM  
COUNCIL MEMBER BREKHUS ABSENT AT 11:58 AM  
COUNCIL MEMBER BREKHUS PRESENT AT 12:00 PM

Reyna Reyes  
Jacqueline Maloney  
Karen Bryan  
Michael Johnson  
Nathan Dupree  
Osvaldo Jimenez  
Dora Martinez via Zoom

Public Commenters not wishing to speak:  
Karla Rodriguez – In Favor  
Jennifer Cordova – In Favor  
Annalissa Santoemma – In Favor  
Jenn Wheeler – In Favor  
Holly Long – In Favor  
Naluli Rico – In Favor  
Yolanda Ranger – In Favor  
Michele Davenport – In Favor

Carlos Aros – In Favor  
Bonnie Daugherty – In Favor  
Celina Rico – In Favor  
Tracy Lopez – In Favor  
Lizbeth Alamilla – In Favor  
Andrea Mejia – In Favor  
Cindy Garcia-Olivares – In Favor  
Jenni Stammet – In Favor  
Tonya Irick – In Favor  
Molly Winkler – In Favor  
Mark Thornton – In Favor  
Nancy Herrera – In Favor  
Laura Popko – In Favor  
Jennifer Carrillo Pena – In Favor  
Megan Duggan – In Favor  
Erica Urich – In Favor  
Matt Thornton – In Favor

Catie Harrison, City of Reno Public Works Engineering Manager, gave the staff presentation and answered questions from Council.

City of Reno staff members and Mr. Delgado answered questions from Council.

Council Member Brekhus made recommendations for a better lease structure that was then discussed by Council Members.

VICE MAYOR DUERR ABSENT AT 1:04 PM  
VICE MAYOR DUERR PRESENT AT 1:08 PM

Discussion on the motion:

Council Member Brekhus noted that the motion does not include the specificity discussed regarding maintenance responsibilities and a lease successor provision.

There was discussion regarding the benefits of a successor provision and whether or not it is needed.

Council Member Martinez clarified with staff that this item is approving an MOU and not a lease. He did not amend the motion noting that staff confirmed they heard the direction and can implement that in the lease before it is brought to Council for approval.

It was moved by Miguel Martinez, seconded by Devon Reese, to accept the report.

<b>RESULT:</b>	Pass [7 TO 0]
<b>MOVER:</b>	Miguel Martinez, Councilmember

<b>SECONDER:</b>	Devon Reese, Councilmember
<b>AYES:</b>	Schieve, Reese, Duerr, Brekhus, Taylor, Martinez, Ebert
<b>NAYS:</b>	
<b>ABSENT:</b>	

D.4 Staff Report (For Possible Action): Presentation, discussion, direction, and potential approval of a memorandum of understanding (MOU) between the City of Reno and Community Health Alliance (CHA) outlining project obligations and approval of the term sheet for a long-term lease for the Neil Road Facility Remodel and Expansion Project. [Ward 3]

It was moved by Miguel Martinez, seconded by Devon Reese, to approve staff recommendation.

<b>RESULT:</b>	Pass [7 TO 0]
<b>MOVER:</b>	Miguel Martinez, Councilmember
<b>SECONDER:</b>	Devon Reese, Councilmember
<b>AYES:</b>	Schieve, Reese, Duerr, Brekhus, Taylor, Martinez, Ebert
<b>NAYS:</b>	
<b>ABSENT:</b>	

AGENDA ITEMS D.3 AND D.4 WERE OPENED AND HEARD TOGETHER.

### City Manager's Office

D.5 ***SUPPLEMENTAL SUPPORTING MATERIALS -*** Staff Report (For Possible Action): Presentation, discussion, and potential acceptance of the report regarding downtown updates for the month of June 2024.

COUNCIL MEMBERS BREKHUS AND MARTINEZ, AND VICE MAYOR DUERR ABSENT AT 1:23 PM

Bryan McArdle, City of Reno Revitalization Manager, introduced this item and each department providing a monthly report.

VICE MAYOR DUERR PRESENT AT 1:28 PM  
 COUNCIL MEMBER EBERT ABSENT AT 1:28 PM  
 COUNCIL MEMBER BREKHUS PRESENT AT 1:32 PM

Monthly reports were presented by the following:  
 Jerel Hallert, City of Reno Police Department Captain  
 Alex Woodley, City of Reno Code and Parking Enforcement Director  
 Cynthia Esparza, City of Reno Chief Equity & Community Relations Officer

Nathan Ullyot, City of Reno Director of Parks and Recreation  
Travis Truhill, City of Reno Director of Maintenance and Operations  
Neoma Jardon, Downtown Reno Partnership Executive Director  
Mr. McArdle

COUNCIL MEMBER EBERT PRESENT AT 1:49 PM  
COUNCIL MEMBER REESE ABSENT AT 1:50 PM

Kathryn Nance, City of Reno Police Chief, answered questions from Council regarding enforcement staffing and schedule, and plans to address issues on Record Street.

Mr. Woodley answered questions from Council regarding follow up on citations.

Ms. Esparza and Ms. Jardon answered questions from Council regarding the issue of people refusing services.

COUNCIL MEMBER REESE PRESENT AT 2:10 PM

Chief Nance answered questions from Council regarding the downtown walking team.

Ashley Turney, City of Reno Assistant City Manager, answered questions from Council regrading plans for initiatives to activate the square.

AGENDA ITEM C.1 WAS HEARD AFTER THIS ITEM.

It was moved by Hillary Schieve, seconded by Naomi Duerr, to accept the report.

<b>RESULT:</b>	Pass [6 TO 0]
<b>MOVER:</b>	Hillary Schieve, Mayor
<b>SECONDER:</b>	Naomi Duerr, Councilmember
<b>AYES:</b>	Schieve, Reese, Duerr, Brekhus, Taylor, Ebert
<b>NAYS:</b>	
<b>ABSENT:</b>	Miguel Martinez

- D.6 ***SUPPLEMENTAL SUPPORTING MATERIALS*** - Resolution No. \_\_\_\_\_ (For Possible Action): Resolution of the Reno City Council to oppose the increase to the Basic Service Charge and related provisions under Docket No. 24-02026 before the Public Utilities Commission of Nevada (PUCN), and other matters properly relating thereto.

THIS ITEM WAS HEARD AFTER AGENDA ITEM B CONSENT AGENDA ITEMS THAT WERE NOT PULLED FOR DISCUSSION.

Council Member Reese gave the following disclosure:

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Madam Mayor, fellow city council members, and City staff, I am a partner at the law firm of Reese, Ring, Velto, PLLC, and the law firm represents the International Brotherhood of Electrical Workers (“IBEW”) on legal matters unrelated to Item D.6 — a City Council resolution opposing the increase in the basic service charge and related provisions under PUCN Docket No. 24-02026. I understand that IBEW formally opposes the proposed resolution.

In addition, I am also informed by the Sierra Club that this item potentially impacts solar companies. In that regard my husband, Felipe Cisneros, works for the BLM and has adjacent oversight of solar licensing and leasing rights. Although I have no awareness or involvement in these issues, I am concerned that this may also present an additional conflict.

On these matters I have sought guidance from the City Attorney’s Office. Pursuant to NRS 281A.065 (4), and (5), I have a commitment in a private capacity to the law firm as my employer and the IBEW based upon the law firm’s continuing business relationship with the IBEW. I have a pecuniary interest in the client fees IBEW pays the law firm. Secondly, pursuant to NRS 281A.065 (1), I have a commitment in a private capacity to my husband Felipe Cisneros. Consequently, I have been advised that the independence of judgment of a reasonable person in my situation could be materially affected in taking action and voting upon items.

In order to avoid any appearance of impropriety, I will leave the room for the duration of this item. Madam Clerk, please lodge this disclosure on the record. Thank you.

COUNCIL MEMBER REESE ABSENT AT 11:19 AM

Council Member Brekhus asked that staff explain at the beginning of their presentation how the document that was just handed out conflicts with the information she reviewed in preparation for this meeting.

Interim City Manager Bryant explained that the revised draft resolution that was

distributed today includes changes she put together to address the concerns expressed around supporting solar, supporting low income rate payers, and the fact that the proposed rate increase as structured would de-incentivize people to save energy.

Council Member Brekhus asked if there is a redline version of the new draft resolution and was told there is not one available.

Vice Mayor Duerr read the draft resolution.

Live Public Comment:

Ryan Bellows on behalf of NV Energy

Hunter Stern

Olivia Tanager

Dora Martinez via Zoom

Public Commenters not wishing to speak:

Mike Kinney – Opposition

Blake Hopkins – Opposition

Omar Alvarez Padilla – Opposition

Armando Rodriguez – Opposition

For the record we received 9 comments which were directly associated with the agenda item prior to 4:00 p.m. on July 30, 2024. These comments were voicemails and/or written correspondence received via our Reno.gov online public comment form or by email to our office. Copies of these comments have been distributed to the Reno City Council and are available to the public on the Reno.gov meeting portal.

6 in favor, 3 in opposition, 0 concerned from the following individual(s):

Rita Sloan

Patricia R. Coia

John Hervey

Rob Benner, Building & Construction Trades of Northern Nevada

Melanie Scott

Christine Smith

Peter Guzman, Latin Chamber of Commerce, NV

Richard Bissett

Thomas Wicker

Council Member Brekhus noted the difference between the draft resolution in the meeting packet and the one that was distributed today is that the first one opposed the rate increases and the new one is watered down asking the PUC to listen to the commentary. She also noted that more background information would have been helpful.

Resolution No. 9301 was adopted.

AGENDA ITEM D.3 WAS HEARD AFTER THIS ITEM.

It was moved by Naomi Duerr, seconded by Hillary Schieve, to adopt Resolution No. 9301.

<b>RESULT:</b>	Pass [6 TO 0]
<b>MOVER:</b>	Naomi Duerr, Councilmember
<b>SECONDER:</b>	Hillary Schieve, Mayor
<b>AYES:</b>	Schieve, Duerr, Brekhuis, Taylor, Martinez, Ebert
<b>NAYS:</b>	
<b>ABSENT:</b>	

D.7 Resolution No. \_\_\_\_\_ (For Possible Action): Resolution of the Reno City Council pursuant to NRS 268.063 determining that it is in the best interest of the public to enter into an Economic Development Agreement to convey City-owned property located at 1220 and 1250 West Fourth Street (APN 010-610-18) for full appraised value of \$738,000 to Flyers Properties, LLC, a California Limited Liability Company, without first offering it to the public because the property will be sold for an economic development project and will be sold for its Fair Market Value. [Ward 1]

THIS ITEM WAS HEARD AFTER AGENDA ITEM D.2.

RECESS AT 4:48 PM

RECONVENE AT 5:04 PM WITH MAYOR SCHIEVE AND COUNCIL MEMBER EBERT ABSENT

THE REDEVELOPMENT AGENCY BOARD MEETING WAS OPENED AT THIS TIME.

COUNCIL MEMBER EBERT PRESENT AT 5:10 PM

AGENDA ITEMS D.7 AND D.8 WERE OPENED AND HEARD TOGETHER, ALONG WITH THE REDEVELOPMENT AGENCY BOARD MEETING AGENDA ITEMS B.1 AND B.2.

Resolution No. 9302 was adopted.

AGENDA ITEM G.1 WAS HEARD AFTER THE REST OF THE REDEVELOPMENT AGENCY BOARD MEETING WAS COMPLETED AND ADJOURNED.

It was moved by Devon Reese, seconded by Kathleen Taylor, to adopt Resolution No. 9302.

<b>RESULT:</b>	<b>Pass [6 TO 0]</b>
<b>MOVER:</b>	Devon Reese, Councilmember
<b>SECONDER:</b>	Kathleen Taylor, Councilmember
<b>AYES:</b>	Reese, Duerr, Brekhus, Taylor, Martinez, Ebert
<b>NAYS:</b>	
<b>ABSENT:</b>	Hillary Schieve

D.8 Resolution No. \_\_\_\_\_ (For Possible Action): Resolution of the Reno City Council pursuant to NRS 268.063, determining that it is in the best interest of the public to enter into an Economic Development Agreement to convey City-owned property located at 1510 West Fourth Street (APN 010-610-12) for full appraised value of \$938,500 to Truckee River LLC, a Nevada limited liability company, without first offering it to the public, because the property will be sold for an economic development project and will be sold for its Fair Market Value. [Ward 1]

AGENDA ITEMS D.7 AND D.8 WERE OPENED AND HEARD TOGETHER, ALONG WITH THE REDEVELOPMENT AGENCY BOARD MEETING AGENDA ITEMS B.1 AND B.2.

Resolution No. 9303 was adopted.

It was moved by Devon Reese, seconded by Kathleen Taylor, to adopt Resolution No. 9303.

<b>RESULT:</b>	<b>Pass [6 TO 0]</b>
<b>MOVER:</b>	Devon Reese, Councilmember
<b>SECONDER:</b>	Kathleen Taylor, Councilmember
<b>AYES:</b>	Reese, Duerr, Brekhus, Taylor, Martinez, Ebert
<b>NAYS:</b>	
<b>ABSENT:</b>	Hillary Schieve

**E Ordinances - Introduction (Other Ordinance, Introduction items may be found under the following agenda sections: Public Hearings, and/or Standard Department Items.)**

E.1 Ordinance Introduction – Bill No. \_\_\_\_\_ (For Possible Action): An Ordinance to amend Title 18, Chapter 8.10, of the Reno Municipal Code entitled “Offenses Against Property”, prohibiting trespassing upon railroad tracks; and other matters properly relating thereto.

Item withdrawn from the agenda during Agenda Item A.4 Approval of the Agenda.

**F Ordinances - Adoption**

**G City Clerk**

- G.1 Staff Report (For Possible Action): Discussion and potential appointment of up to one individual to the Reno City Planning Commission from the following pool of applicants, listed in alphabetical order: Christina Del Villar, Kathleen Eagan, Michael Fuess, or Lorna Quisenberry. [Ward 4]

It was moved by Meghan Ebert, seconded by Miguel Martinez, to approve the recommendation to appoint Christina Del Villar as the Ward 4 representative to the Reno City Planning Commission.

<b>RESULT:</b>	Pass [5 TO 0]
<b>MOVER:</b>	Meghan Ebert, Councilmember
<b>SECONDER:</b>	Miguel Martinez, Councilmember
<b>AYES:</b>	Reese, Duerr, Brekhuis, Martinez, Ebert
<b>NAYS:</b>	
<b>ABSENT:</b>	Hillary Schieve, Kathleen Taylor

THIS ITEM WAS HEARD AFTER THE REDEVELOPMENT AGENCY BOARD MEETING WAS ADJOURNED. MAYOR SCHIEVE AND COUNCIL MEMBER TAYLOR WERE ABSENT AT THIS TIME.

**H Mayor and Council**

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

COUNCIL MEMBER BREKHUS ABSENT AT 5:54 PM

There were no Council comments or announcements.

**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 ***SUPPLEMENTAL SUPPORTING MATERIALS -*** Staff Report (For Possible Action): Case No. LDC24-00046 (Rancharrah Village 7 Tentative Map) - Appeal of the Planning Commission’s decision to approve a request for a tentative map to allow for a 59-lot single-family detached subdivision. The ±12.09-acre project site is located on the north side of Falabella Way approximately ±200 feet northeast of its intersection with Rancharrah Parkway. The site is located in Village 7 of the Rancharrah Planned Unit Development (PUD) and has a Master Plan land use designation of

Suburban Mixed-Use (SMU). An Appeal was filed by Audrey Keller. City Council may affirm, modify, or reverse the decision of the Planning Commission. [Ward 2]

RECESS AT 5:55 PM

RECONVENE AT 6:28 PM WITH ALL MEMBERS PRESENT AND COUNCIL MEMBER TAYLOR VIA ZOOM

Mayor Schieve opened the public hearing and asked if proper notice was given and any correspondence received.

City Clerk Mikki Huntsman confirmed proper notice was given and no correspondence was received.

Leah Piccotti, City of Reno Development Services Associate Planner, gave the staff presentation.

Audrey Keller, Appellant, gave a presentation on the appeal.

Andy Durling, Wood Rodgers, gave a presentation on behalf of the applicant.

Live Public Comment:

Penny Whittaker

Christine Speed

Werner Keller

Amy Horvath

Lauren Wickstrom

Nancy Podewils-Baba

Roy Cage

Teri Iaconis

Mr. Durling responded to Mayor Schieve regarding the applicant's efforts to work with the residents. He also responded to her questions regarding trees and access points. He stated they will work with staff to identify in the final plan the mature trees along Talbot that will be preserved. He confirmed the project meets fire code and discussed plans for the entryway that is no longer needed as a sales component. The signage there will be relocated. He also confirmed there are no plans to remove the horse statue.

Vice Mayor Duerr asked about Talbot gate being removed.

Mr. Durling explained that the Talbot gate and gatehouse will continue to function as one of the main gates for Rancharra. He pointed out the area where the wall is planned to be demolished and the signage that will be relocated. He discussed potential plans for the sales building and clarified that it is not required to be made into a community center.

Vice Mayor Duerr stated that some compelling arguments have been made and

lots of changes have been made to the PUD and she will have more questions.

Council Member Ebert asked why there have been so many changes to the PUD.

Mr. Durling stated there have not been a ton of changes to the PUD and he reviewed the history of amendments.

Council Member Ebert stated that the loss of the equestrian center was a big change and she asked about the driveways.

Mr. Durling answered questions regarding the driveways and confirmed that the driveway plans are not a change to the PUD.

Council Member Ebert stated she understands the concerns about the significant changes, even if they are not technically changes to the PUD.

Council Member Brekhus read NRS 278A.400 Enforcement by Residents and stated the residents have rights and she has always listened to them. She asked about changes to Village 7.

Ms. Piccotti explained the changes to Village 7 were not an amendment but a parcel map boundary adjustment. She confirmed the parking lot is still part of Village 7.

Council Member Brekhus stated she is comfortable with the design but the planned access issue is very bothersome. That secondary access is shown in the PUD and is a way to relieve trips in other parts of the PUD. This needs to be remanded back to the Planning Commission and that access needs to be put into place. It should also be remanded back to the Planning Commission to look at the parking lot provision. She understands the language that they are not bound to have that but the parking lot design needs to be shown or they need to come through for a PUD amendment to make that not part of Village 7. Another good question to be addressed is about HOAs and when to relieve the developer of their responsibilities/power.

Council Member Martinez asked about the purview of the Council with regarding to CC&Rs.

Jonathan Shipman, Assistant City Attorney, explained that CC&Rs are private agreements between land owners and are not the type of thing the City has the ability to enforce.

Council Member Martinez asked staff to comment on the concerns raised regarding the Sierra Rose gated access.

Ms. Piccotti explained that it was in the plan as a gated emergency access and the fire department said that for only 59 units that access is not required.

Mr. Durling clarified for Council Member Martinez that they were able to secure utility easements with the property owners to the north and that access was not necessarily contemplated.

Council Member Taylor asked if there is a Fire Department representative available to confirm the approval process for removal of a fire access.

Mayor Schieve stated they are waiting for a Fire Marshal to come and answer questions regarding fire access.

Ms. Piccotti reviewed and confirmed the access plans for Council Member Taylor.

Mr. Shipman confirmed for Council Member Taylor that the Council does not have purview related to CC&Rs.

Mr. Shipman confirmed for Council Member Reese and Mayor Schieve that the criteria Council needs to look at for the tentative map application is outlined in the staff report.

Vice Mayor Duerr stated we are looking at a tentative map and not a PUD amendment. If the PUD shows an emergency access, the tentative map can't change that without doing a PUD amendment.

Ms. Piccotti stated the plans for access in the PUD were based on 310 units.

Vice Mayor Duerr stated that in the tentative map they can reduce the number of units and asked if they can also change other elements in the PUD.

Ms. Piccotti stated there is flexibility in the design criteria of the PUD that is outlined in the Urban Residential Land Use District. In terms of required emergency access, that is determined by the Fire Department. While they did contemplate that there could be a planned gated emergency access off of Sierra Rose, staff's interpretation is that was emergency access for 310 units or the potential offices that could have gone there.

Vice Mayor Duerr stated one thing to think about is that they do have internal traffic challenges now and could benefit from having this access, even with the addition of only 59 units. The appeal has made a very good case on a number of issues and we are not prepared here to go through every detail. She agreed that a remand to the Planning Commission is appropriate with specific guidance on the things Council is interested in. She is interested in maintaining the character of the development, evaluating the need for the access in today's conditions, and parking impacts.

Ms. Piccotti confirmed for Mayor Schieve that even with the red curbs there is still three parking spaces per residence, which exceeds code requirements.

Mr. Durling explained that it is required by the Fire Department to have red curbs because there is no on-street parking.

Mayor Schieve asked why they can't keep the third access point.

Mr. Durling stated that from a fire secondary access point, it is not necessary. They meet the emergency access requirements without it.

City of Reno Fire Chief Cochran confirmed for Mayor Schieve that two access points is sufficient for meeting Fire Code. A third point of access would be nice to have but is not needed.

MARTINEZ ABSENT AT 8:09 PM

Chief Cochran confirmed for Vice Mayor Duerr that the third access point is not necessary for their purposes because they can serve that area with the two access points there now. It meets code and they are happy with that. He also explained that their consideration is for both egress and ingress.

Council Member Brekhus does not agree with the planning interpretation and does not think the conversation about the access being a fire access is accurate. Her recommendation is to remand this to the Planning Commission and require the Sierra Rose access. She would like to see Village 7 designed in its entirety through this tentative map. If they can't do that, then at a minimum we need to see the standards for the parking lot.

There was discussion regarding the process for remanding this back to the Planning Commission and whether or not that would be productive. Legal Counsel suggested modifying the conditions instead of sending it back to the Planning Commission.

Council Member Reese asked why the applicant is reluctant to agree to maintain the third access.

Mr. Durling explained that there is no legal access easement to Sierra Rose and there is also a large detention basin there that is a physical constraint of the property.

Council Member Reese asked what the plans are for the area where they want the parking lot removed.

Mr. Durling stated they would put units there.

Council Member Reese asked if they have any objection to preserving some of the aesthetic items like the horse sculpture.

Mr. Durling stated that is in an island in the middle of the street and is not being moved as part of this.

MARTINEZ PRESENT AT 8:19 PM

Council Member Brekhus discussed the process of remanding back to the Planning Commission noting that it has worked very well in the past. She discussed the fact that the applicant created their own problem designing their hydrology to put a detention basin right where they showed an access. She suggested affirming the appeal and letting them come back through with a substantively redesigned tentative map.

There was discussion regarding the issue of changing the unit count as a workaround to maintain control of the HOA and it was suggested that the maximum count should be changed if the number of units is lowered.

Vice Mayor Duerr stated she is persuaded by the appeal and made a motion to affirm the appeal. Council Member Brekhus seconded the motion.

Discussion on the motion:

Mayor Schieve asked what that would look like.

Ms. Piccotti stated if the appeal is affirmed, that reverses the decision of the Planning Commission and the applicant would have to come forward with a new application.

Vice Mayor Duerr stated they could modify the plan to incorporate the changes.

Mr. Shipman explained that if Council affirms the appeal, it needs to be put in the record which findings cannot be made.

Angela Fuss, City of Reno Development Services Assistant Director, explained if Council affirms the appeal, the project is denied. They can come back with a new project that is substantially different or they can sue the city.

Vice Mayor Duerr clarified that her motion is to affirm the appeal and modify the conditions of the tentative map, not to affirm the appeal and reverse the Planning Commission decision.

Ms. Fuss stated the applicant may choose to agree and redesign the project, or they may choose to sue the city.

Council Member Brekhus noted that suing is not a process in Title 18. She asked for clarification on the motion.

Mayor Schieve stated she perceived the motion to be to affirm the appeal and they would have to come back with a new project.

Vice Mayor Duerr explained that her motion was to affirm the appeal and modify

the conditions of the tentative map, in concert with the issues that were identified in the appeal.

Council Member Brekhus stated if we create a new map, we need the map in front of us.

Vice Mayor Duerr modified her motion stating she would like to sit down with the applicant and the appellant to work through each of the nine points in the appeal and find out which are appropriate that the developer could move forward with and which are not and bring that back to Council within 30 days.

Council Member Brekhus stated she will not second that motion because she is uncomfortable with a City Council Member having that sort of ex parte communication. It needs to be all in the public record.

Motion failed due to lack of a second.

Council Member Reese made a new motion.

Discussion on the motion:

Council Member Brekhus will not support the motion because it does not involve the Sierra Rose access. Secondly, we need to get a map back in front of us. It has been redesigned so much that no one has seen it and the bodies of approval need to see the tentative map.

Vice Mayor Duerr stated she could support the motion and suggested adding language to use best efforts to implement the Sierra Rose gated access.

Council Member Reese stated he will not amend the motion.

Council Member Taylor asked if the applicant is okay with the conditions.

Mr. Durling stated yes, they feel those modifications mentioned in the motion are fair and they are agreeable.

It was moved by Devon Reese, seconded by Miguel Martinez, to affirm the appeal and modify the decision of the Planning Commission as follows: first, the developer will use best efforts reasonably certain to do so to preserve the trees that have been identified by the appeal; second, the developer will make all efforts to preserve the aesthetic nature of the statues and signage identified in the appeal; third, the developer will match the wall as requested by the appeal with something of like character and quality; and fourth, that the tentative map would so indicate the unit count as 59 and cannot be modified. As modified, I can make all of the required findings as listed in the staff report, and I move to approve the tentative map subject to conditions stated in the Planning Commission decision letter and as modified by Council in this motion. The City Clerk is instructed to prepare and file an order.

<b>RESULT:</b>	Pass [6 TO 1]
<b>MOVER:</b>	Devon Reese, Councilmember
<b>SECONDER:</b>	Miguel Martinez, Councilmember
<b>AYES:</b>	Schieve, Reese, Duerr, Taylor, Martinez, Ebert
<b>NAYS:</b>	Jenny Brekhus
<b>ABSENT:</b>	

I.2 ***SUPPLEMENTAL SUPPORTING MATERIALS*** - Staff Report (For Possible Action): Case No. MUP24-00010 (Mater Academy) – Appeal of the Administrator’s decision to approve a request for a minor conditional use permit to allow for the development of a new primary/secondary (K-12) school campus, adjacent to a residential zoning district. The site consists of a ±10.62 acre parcel located at the southeast corner of the intersection of North Hills Boulevard and Beckwourth Drive. The site has split zoning with the primary school located in the Single-Family Residential - 3 units per acre (SF-3) zoning district and the secondary school located in the General Commercial (GC) zoning district. The site has a Master Plan land use designation of Suburban Mixed-Use (SMU). Appeals were filed by Ashley Robbins, Erika Bowling, Adam Searcy, on behalf of Washoe County School District, Earl Spriggs, on behalf of Washoe Education Association and Christopher Daly, on behalf of the Nevada State Education Association. The City Council may affirm, modify, or reverse the decision of the Administrator. [Ward 4]

RECESS AT 8:35 PM  
 RECONVENE AT 8:50 PM WITH ALL MEMBERS PRESENT AND COUNCIL MEMBER TAYLOR VIA ZOOM

Mayor Schieve opened the public hearing and asked if proper notice was given and any correspondence received.

City Clerk Mikki Huntsman confirmed proper notice was given and correspondence was received.

For the record we received 11 comments which were directly associated with the agenda item prior to 4:00 p.m. on July 30, 2024. These comments were voicemails and/or written correspondence received via our Reno.gov online public comment form or by email to our office. Copies of these comments have been distributed to the Reno City Council and are available to the public on the Reno.gov meeting portal.

6 In Support and 5 In Opposition from the following individual(s):  
 Natasia Mata  
 Ariel Gomez  
 Quincy Shaw  
 Elizabeth Moore

Ashley Robbins  
Maria Casas  
Markie Wilder  
Amy Gonzales  
Jocelyn Perez  
Cynthia Anderson  
Michael Gawthrop-Hutchins

Council Member Ebert made the following disclosure:

In preparation for this item, I sought legal guidance from the City Attorney's Office. I understand that the City Council is acting in a quasi-judicial capacity, as opposed to a legislative capacity. As a council member, I understand that in cases like these I have a legal duty to be neutral and unbiased in hearing and voting on the matter. If I cannot be neutral and unbiased, I've been advised that I shouldn't participate. I want the record to be clear that I can and will be neutral and unbiased in hearing this case, and other cases in Ward 4. I have not made up my mind, nor have I prejudged the specific facts of this case or any other upcoming or potential case. I am open to hearing the evidence, applying the facts to the law, and voting accordingly. Madam Clerk, please lodge this disclosure in the record.

Council Member Reese made the following disclosure:

Madam Mayor, fellow city council members, and City staff, I am a partner at the law firm of Reese, Ring, Velto, PLLC, and my law firm represents two labor groups within the Washoe County School District on collective bargaining matters. Neither client is an appellant on Item I.2, and nor to my knowledge has either taken any position for or against this item. I have sought guidance from the City Attorney's Office and have been advised I do not have a conflict.

Vice Mayor Duerr disclosed that this last week she had an opportunity to speak with representatives of the applicant and the appellant.

Council Member Brekhus made the following disclosure:

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Since this matter began and got calendared and came to my attention, some people have reached out to me. One of them was Paul Cline, one of them was Heather Building, one of them was Naptha Anderson, and one them was Calen Evans. For each, I told people that I follow the City Attorney's advice. When we sit up here we are sitting like judges, quasi-judicial. You don't see judges out having conversations with people that aren't out in the open, so I don't have any ex parte conversations with anyone on matters. If someone wants me to know something to help me make a decision, they put it in the record or they come and tell it at the meeting. That is how I assure that due process is provided to all. Otherwise I think we could get in the arena of having tainted proceedings. I have had conversations after the meeting with one of my colleagues but more general. Council Member Ebert filled me in on the meeting last week that I was unable to make on a number of items and that is not ex parte, that is just colleagues helping each other come up to speed with what we are doing when we miss things. And I also, today, this week, staff is not ex parte communication, that is what I've always learned, and I spoke to staff. The staff I spoke to was Doctor Jeremy Smith at Regional Planning who provided me some background information on City school siting facilities, the Washoe County Facilities Plan, as related to help me understand some of the claims that have been made by some of the parties in the record. So I have had conversations substantively with a staff member and that is not ex parte. Thank you.

Mayor Schieve disclosed that she spoke very briefly to a representative from Mater Academy. Calen Evans also reached out to her on a Friday and it was going to be heard on a Wednesday so there wasn't enough time or she would have met with him.

Live Public Comment:

Shannon Morlin  
Gia Maraccini  
Ann Silver  
Micayla Cruz  
Kaly Krentz

Luke Welmerink

MAYOR SCHIEVE ABSENT AT 9:13 PM

Stephanie Gump

COUNCIL MEMBER BREKHUS ABSENT AT 9:19 PM

William Mantle (did not wish to speak)  
Calen Evans

COUNCIL MEMBER BREKHUS PRESENT AT 9:21 PM

Allyson Updike  
Gilbert Lenz

MAYOR SCHIEVE PRESENT AT 9:27 PM

Kristie Falls via Zoom  
Lisa Drauch via Zoom  
Nicolette Andrini (did not wish to speak)

Council Member Brekhus stated that she watched the video and read the entire record of last week's meeting on this item and she has some very pointed questions. She referenced the discussion of a major drainageway in staff's letter of decision and asked why they didn't require a compliant design of 15 feet off the drainageway.

Ms. Piccotti explained that it wasn't an application for disturbance of a major drainageway. If they come back and can't avoid it, they will have to apply for a disturbance of a major drainageway, which is a major site plan review that would be heard by the Planning Commission.

Council Member Brekhus expressed concern stating it is problematic that they didn't have a site design showing that if the Code is that you have to be out of the drainageway.

Council Member Brekhus expressed concern regarding sewer capacity issues at RSWRF (Reno/Stead Water Reclamation Facility) and asked for conformation that this project would sewer to TMWRF (Truckee Meadows Water Reclamation Facility).

Ms. Piccotti confirmed that it will go to TMWRF.

Council Member Ebert expressed concern and frustration regarding traffic issues in Ward 4. Regardless of the outcome of this item, the need for schools and the traffic issues in Ward 4 need to be addressed.

Council Member Brekhus discussed the split zone parcel and the requirement for an elementary school to be isolated on a parcel that is zoned for an elementary school. She noted that the elementary school access goes through GC zoned land. At this point, the three minute time for questions was up.

Council Member Brekhus stated that the rule for a speaking time limit does not allow for due process and she made a motion to waive the rules for this agenda item today.

Discussion on the motion:

Council Member Reese stated his intention in seconding the motion is that it would still be at the discretion of the Mayor in terms of how long it would go.

Motion carried.

Ms. Piccotti answered questions from Council Member Martinez regarding split parcel zoning and access requirements.

Council Member Ebert stated this has been a thorough process and the applicant has followed the process and done everything asked of them.

Council Member Brekhus believes the administrator's decision was in error with regard to the code requirement that all primary school activities stay in the SF3 zone. It appears some of the primary school activities involve use of the CG property. She also expressed concern regarding the phasing plan requirements not being met. If Phase 1 was all on the SF3, she would be fine with it.

Adam Searcy, Washoe County School District (WCSD), answered questions from Council Member Reese regarding recent and planned capital improvement projects and new schools in the North Valleys.

Council Member Ebert discussed the need for traffic safety issues to be addressed.

Mike Mischel, City of Reno Development Services Engineering Manager, answered questions from Council Member Ebert regarding current and projected level of service ratings in the area of the proposed project.

A Mater Academy representative answered questions from Vice Mayor Duerr regarding transportation plans for this location and confirmed they do intend to apply for transportation grants.

Council Member Brekhus discussed points raised by the appellant and stated she thinks things were done correctly here in terms of working within the parameters of the ordinance. Some of the points of the appellant's master plan arguments are not relevant to this discussion. They are relevant to other work tasks and administrative flaws but are not ordinance issues.

Mr. Searcy confirmed for Council Member Brekhus that they do have a joint use agreement for park facilities with O'Brien but not with Alice Smith.

Council Member Ebert made a motion to deny the appeal with an additional condition that the applicant pay for a traffic light at the intersection of Beckwourth and North Hills.

Sev Carlson, on behalf of the applicant, confirmed they have offered the traffic light at their expense.

Motion failed with a vote of three to four.

Council Member Reese made a motion to affirm the appeal and reverse the administrative decision.

Discussion on the motion:

Council Member Brekhus will not support the motion. I find an inconsistency in the Council's deliberations should this item be overturned based on traffic. That is in light of the North Hills Apartment development about a year ago. I have heard people say they want consistency on our decisions and supporting this with that finding would be inconsistent. And while I do believe the zoning is a problem, I think there is a path for them to get something on this property in relationship to the different zoning they have.

Motion failed with a vote of three to four.

Council Member Brekhus made a motion to modify the approval to: require the SF3 zoned property to fully encompass the primary school with all primary use and access and not allow joint use of any structures by primary students in the GC zone; show with that consideration subsequent phases that are separate and apart from that parcel, because we do need a rational phasing plan; show sewer capacity for this property whether it is part of the shave flow or the RSWRF and demonstrate that there is capacity reserve; and require a site plan that shows compliance with the major drainageway requirements.

Council Member Ebert asked if she would add the traffic light requirement to the motion.

Council Member Brekhus agreed to add the traffic light requirement to the motion.

Discussion on the motion:

Mayor Schieve asked Mr. Carlson to discuss his letter regarding the result of the last Council meeting.

Mr. Carlson stated they think the three to three stalemate vote last week violates

new process requirements under State Law. The appellant failed to meet the burden of proof as evidenced by a three to three vote and therefore you are putting an appellant in a position of winning twice without meeting their burden of proof or getting a majority vote. The Planning Commission Bylaws say a tie vote is a stalemate and it preserves the status quo. This body should adopt that same standard that if there is a stalemate the status quo should remain. In this case, the status quo is the administrative approval of a minor conditional use permit. A tie vote should not serve as an injunction against my client being able to move forward.

Mayor Schieve stated she agrees and asked Mr. Carlson if the current motion is one they can get to.

Mr. Carlson stated he does not have his full technical team here. They might be able to get there but he doesn't have a definite answer on whether they could meet the conditions in the current motion.

Council Member Reese stated he does not fully understand the motion. He believes that this is the wrong location for this project and does not understand what the motion seeks to accomplish because it still places a school adjacent to a school.

Council Member Brekhus stated she thinks it is clear the administrator erred in allowing the primary school (K-6) to occur on the GC zone. That was arbitrary and inconsistent with the administration of the Code. She reiterated the requirements in the motion.

Council Member Reese agreed regarding the administrator error but stated he does not want to design a school from the dais.

Council Member Brekhus stated she does think a school site is not inappropriate here and that the applicant and staff got us 65-70% there.

Vice Mayor Duerr stated she is inclined to support the motion but wants some process changes. She discussed the need to revise the rules to make these types of projects go to the Planning Commission and not be administratively decided because there is always public interest in schools. She also discussed the work done at Regional Planning to set up a project of regional significance review for schools over a certain size that impact communities and that effort ran into issues and has been stalled. She will support the motion but will continue to work on those two bigger fix issues.

There was discussion regarding the process for possible outcomes on this item.

Mayor Schieve asked about the appellant's comment that the school district has not worked with them in any capacity.

Calen Evans confirmed the school district has not and stated they would not have

been able to have this discussion without going through this appeal process.

Mr. Carlson stated they followed the public process that is laid out in the Code. He hears the school district wishing there was more opportunity to participate. The Code doesn't afford that. They followed the Code. The claim that they didn't reach out is without merit and it would have been a pointless outreach. He clarified that he never heard from the school district until after last week's hearing before this body.

Mayor Schieve stated she does not love that answer at all in any way because it continues the narrative. She suggested taking a recess to see if they can get some collaboration between the two groups.

Council Member Brekhus stated this is a tricky issue and we should be mad at Carson City over this issue. But in the meantime, this group is going on good faith under the rules that exist and she has sympathy there.

Mayor Schieve asked Council Member Brekhus if she would recind her motion out of respect for the Ward Member Council Member Ebert.

Council Member Brekhus recinded her motion.

Mayor Schieve stated she wants a ten-minute recess to talk to the parties and see how far or how close we are.

Council Member Brekhus stated she would not do that.

Mayor Schieve stated that's alright. We've done it many times. We want to work with people and be collaborative.

Council Member Ebert agreed to recind her second on the motion.

Vice Mayor Duerr stated when you talk to the parties, she thinks that academica should think long and hard and remove their opposition for projects of regional significance.

Mr. Shipman clarified that the recess is for the parties to confer. It is not City Council conferring with the parties.

RECESS AT 11:03 PM

RECONVENE AT 11:26 PM WITH ALL MEMBERS PRESENT AND COUNCIL MEMBER TAYLOR VIA ZOOM

Mayor Schieve asked Council Member Ebert to try another motion. If not, they will see if the parties want to work together or it can be tabled.

Council Member Ebert made a motion to uphold the staff recommendation and deny the appeal with the added condition that the applicant add a traffic signal at

the intersection of Beckwourth and North Hills.

Mayor Schieve seconded the motion for discussion.

Discussion on the motion:

Council Member Reese stated they have already had this motion and he does not know that they can have a vote on the same motion.

Mr. Shipman stated that they have had this motion already and he would leave it to the body to decide if they want to move to suspend the rule in order to have the same motion again.

Vice Mayor Duerr stated she was ready to support Council Member Brekhus' earlier motion and asked if that motion can be used.

Council Member Brekhus stated she will offer her motion again that was previously recinded.

Mayor Schieve asked that the motion language be restated.

Council Member Brekhus restated the motion to modify the approval to require the following: 1) The site plan shall be revised to show all primary school activities and structures, including access, be limited to the SF3 zone portion of the site. Primary school students are restricted from GC zoned land and development; 2) With this revised Phase 1 for the SF3 zone, Phases 2 and 3 shall be clearly shown on a revised site plan; 3) A traffic light shall be installed at the applicant's expense, although they may be eligible for RRIF reimbursement, at the intersection of North Hills and Beckwourth; 4) Staff shall review and record sewer capacity for this project is reserved either at RSWRF or through the TMWRF Shave; and 5) The site plan shall be revised to show if disturbance to a major drainageway has occurred that it shall be in compliance with the setback of 15 feet.

Mayor Schieve stated that before she accepts that motion she wants to hear from Mr. Carlson.

Mr. Carlson stated he thinks they were approaching some level of closeness with the appellents. His client is willing to comit to filing an application for a zone change that would allow for both the primary and secondary schools on the parcel, subject to the minor conditional use permit remaining in place with its conditions of approval including the condition of approval for a traffic signal at North Hills and Beckwourth. They would work through to make sure they are not in the drainageway and understand that if they can't avoid it, that would result in a major site plan review. He does not want to speak for the appellants but it sounded like the school district appellant indicated that they would not oppose a zone change.

Council Member Brekhus stated a zone change is another legislative action. If they are willing to do that, she thinks they should withdraw their request and come through with an SPD.

Council Member Ebert made a motion to uphold the Planning Department's decision with the additional condition for a traffic signal and that the applicant will apply for a change to the zoning, and with the addition of five more bike stalls.

Council Member Brekhus stated the zoning change makes the provisions of the site different. That would have a completely different conditional use permit.

Ms. Piccotti answered questions regarding the zone change process.

Mr. Shipman stated there is currently no motion on the table.

Council Member Brekhus made a motion to suspend the rules so a motion that was already made can be made again. Council Member Martinez agreed to second the motion for discussion.

Motion failed.

Mayor Schieve made a motion to uphold the administrator's decision and add a condition for a traffic light and ten additional bike stalls.

Motion carried four to three.

It was moved by Jenny Brekhus, seconded by Devon Reese, to waive City Council Rules related to time limits for Council questions on Agenda Item I.2.

<b>RESULT:</b>	<b>Pass [7 TO 0]</b>
<b>MOVER:</b>	Jenny Brekhus, Councilmember
<b>SECONDER:</b>	Devon Reese, Councilmember
<b>AYES:</b>	Schieve, Reese, Duerr, Brekhus, Taylor, Martinez, Ebert
<b>NAYS:</b>	
<b>ABSENT:</b>	

It was moved by Meghan Ebert, seconded by Hillary Schieve, to deny the appeal and add a condition that the applicant pay for a traffic light at the intersection of Beckwourth and North Hills.

<b>RESULT:</b>	<b>Fail [3 TO 4]</b>
<b>MOVER:</b>	Meghan Ebert, Councilmember
<b>SECONDER:</b>	Hillary Schieve, Mayor
<b>AYES:</b>	Schieve, Martinez, Ebert
<b>NAYS:</b>	Devon Reese, Naomi Duerr, Jenny Brekhus, Kathleen Taylor
<b>ABSENT:</b>	

It was moved by Devon Reese, seconded by Naomi Duerr, to affirm the

appeals and reverse the administrative decision and deny the minor conditional use permit based on the inability to make the applicable findings. The findings I am unable to make are related to: first and foremost, traffic and my concerns over traffic congestion in the area; second, the master plan section 2.4k has not been complied with; and finally, I am not convinced that the zoning complies with Title 18.

<b>RESULT:</b>	<b>Fail [3 TO 4]</b>
<b>MOVER:</b>	Devon Reese, Councilmember
<b>SECONDER:</b>	Naomi Duerr, Councilmember
<b>AYES:</b>	Reese, Duerr, Taylor
<b>NAYS:</b>	Hillary Schieve, Jenny Brekhus, Miguel Martinez, Meghan Ebert
<b>ABSENT:</b>	

It was moved by Jenny Brekhus, seconded by Miguel Martinez, to waive City Council Rules for a repeat motion.

<b>RESULT:</b>	<b>Fail [2 TO 5]</b>
<b>MOVER:</b>	Jenny Brekhus, Councilmember
<b>SECONDER:</b>	Miguel Martinez, Councilmember
<b>AYES:</b>	Brekhus, Martinez
<b>NAYS:</b>	Hillary Schieve, Devon Reese, Naomi Duerr, Kathleen Taylor, Meghan Ebert
<b>ABSENT:</b>	

It was moved by Hillary Schieve, seconded by Meghan Ebert, to deny the appeals and add a condition for a traffic light and ten additional bike stalls.

<b>RESULT:</b>	<b>Pass [4 TO 3]</b>
<b>MOVER:</b>	Hillary Schieve, Mayor
<b>SECONDER:</b>	Meghan Ebert, Councilmember
<b>AYES:</b>	Schieve, Brekhus, Martinez, Ebert
<b>NAYS:</b>	Devon Reese, Naomi Duerr, Kathleen Taylor
<b>ABSENT:</b>	

**J Public Comment (This item is for either public comment on any action item or for any general public comment.)**

J.1 Public Comment

COUNCIL MEMBER BREKHUS ABSENT

For the record we received 24 comments after 4:00 p.m. on July 30, 2024 (13 in favor, 9 in opposition, 2 concerned). These comments were voicemail and/or written correspondence received via our Reno.gov online public comment form or by email to our office. Copies of these comments have been distributed to the Reno City Council and are available to the public on the Reno.gov meeting portal.

**K Adjournment (For Possible Action)**

It was moved by Meghan Ebert, seconded by Miguel Martinez, to adjourn.

<b>RESULT:</b>	<b>Pass [6 TO 0]</b>
<b>MOVER:</b>	Meghan Ebert, Councilmember
<b>SECONDER:</b>	Miguel Martinez, Councilmember
<b>AYES:</b>	Schieve, Reese, Duerr, Taylor, Martinez, Ebert
<b>NAYS:</b>	
<b>ABSENT:</b>	Jenny Brekhus