

MINUTES

Regular Meeting

Reno City Council

Wednesday, October 25, 2023 • 10:00 AM

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

Hillary Schieve, Mayor

Council Members:

Ward 1 - Jenny Brekhus Ward 4 - 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**

City Manager Doug Thornley 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

Meeting called to order at 10:02 AM.

Council Members Duerr, Martinez, Taylor and Reese present.

Mayor Schieve and Council Members Brekhus and Ebert absent.

A.3 **Public Comment**

MAYOR SCHIEVE PRESENT AT 10:10 AM

COUNCIL MEMBER EBERT PRESENT AT 10:13 AM

Live Public Comment:

Terry Brooks

Bill Schrimpf

Noah Bristol

Rich Bissett

It was moved by Hillary Schieve, seconded by Naomi Duerr, to approve.

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

Item pulled for discussion by Council Member Reese so it can be opened and heard with the Redevelopment Agency Board Meeting.

At this time the Redevelopment Agency Board Meeting was opened and this item was heard with Agenda Item B.1 from that meeting.

For the record we received 7 comments which were directly associated with the agenda item prior to 4:00 p.m. on October 24, 2023. These comments were voicemail and/or written correspondence received via our Reno.gov online public comments 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.

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

Robert Shriver
Marilyn Rappaport
Peter Neumann
Victoria Smith
Cathie Bryant
Leah Sanders
Pamela McAdoo

The Consent Agenda was approved with Items B.7, B.8, B.9, B.10, B.11 and B.21 pulled for discussion.

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. ANX23-00002 (Valley View Estates) Request for annexation of an ±80 acre site consisting of two parcels located approximately 350 feet southeast of the intersection of Claim Jumper Way and Tellurium Mine Drive, and directly east of the Truckee Meadows Water Authority (TMWA) reservoir tank. The subject site is adjacent to the City of Reno jurisdictional boundary, located within the Sphere of Influence and has a Master Plan land use designation of Unincorporated

Transition (UT). [Ward 2]

Agenda Items C.1 through C.4 opened and heard together.

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

Donny LaQue, Chief Deputy City Clerk, confirmed that proper notice was given and correspondence was received.

For the record we received 3 comments which were directly associated with the agenda item prior to 4:00 p.m. on October 24, 2023. 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.

0 in favor, 2 in opposition, 1 concerned from the following individual(s):

Charles Poe

Voicemails:

Gretchen Spoke

Judy Kolada

Brook Oswald, City of Reno Development Services Associate Planner, gave the staff presentation.

Council Member Duerr expressed concerns regarding this most challenging development area. She does not believe this project is ready for annexation and more time is needed to address issues like endangered animals and plants, earthquakes, urban wild land interface fire risk, transportation, horses.

Mr. Oswald answered question from Council Member Reese regarding the criteria for annexation and the potential development if it is annexed versus not annexed.

Mr. Oswald answered questions from Council Member Taylor regarding the process for annexation and confirmed that staff determined it is appropriate for annexation.

Council Member Duerr also discussed the criteria for annexation with regard to whether it is consistent with the Reno Master Plan. She does not think that enough of the master plan policies can be met to annex this. She expressed concerns regarding traffic and the challenging location. She does not think that 39 high end homes meets the community goals here. The annexation review considerations call for judgment regarding whether or not we are ready to absorb this area. We can not provide adequate police and fire services to this area.

Council Member Ebert asked if the applicant has a presentation.

John Krmptic, representing the applicant, gave a presentation.

Mayor Schieve asked Council Member Duerr to talk about the work she has been doing on this.

Council Member Duerr discussed the Canyons project that had a tentative map to go with their PUD. The problem with the PUD that is attached to this tentative map is that it does not address a horse mitigation plan and there is no report from the natural heritage program on plants and animals. Her concern is if this is annexed, the PUD is very general and says they will deal with horses and plants and wildlife in the future. She stated her concerns are not personal, it is about make sure we have a good consistent development plan. She expressed concerns regarding the steep slopes and proposed road network that is not appropriate. She would recommend denying the annexation but an alternative is to continue it to try to get more detail.

Mayor Schieve proposed a continuance instead of denial so Council Member Duerr could work through the details with the applicant. She asked Mr. Oswald if he wanted to add anything.

Mr. Oswald stated that at this stage it is very high level. We use the tentative map final map process to really dig down. We have set a framework on this to make sure that many of the things Council Member Duerr has concerns with are addressed moving forward. He expressed concern that if the applicant is forced into a tentative map, there is a four year time limit on that.

Mayor Schieve asked if there is a better process in terms of annexations because it is problematic.

City Manager Thornley stated he thinks there is a better process here and he will talk with staff and see if they can put together a more comprehensive way to do this.

Mayor Schieve asked Mr. Krmptic if they are willing to do a continuance.

Mr. Krmptic confirmed the applicant is willing to continue.

There was discussion regarding setting a date certain for the continuance.

Council Member Duerr stated that given the issues that have been brought up today, she would recommend a continuance to the first Council Meeting in January 2024.

Discussion on the motion:

Council Member Taylor stated she will not support because if we have criteria

that we are asking applicants to go through, talking about being consistent and transparent for all applicants and developments, then we need to change the process or include more information on what we want to see so people can give us what we want when they get here and not have to go through this.

Mayor Schieve asked City Manager Thornley to make sure he brings back something that looks at these annexations for a better process.

Item continued to January 17, 2024 at 10 a.m.

It was moved by Naomi Duerr, seconded by Devon Reese, to continue to the first City Council meeting in January 2024.

RESULT:	Pass [5 TO 1]
MOVER:	Naomi Duerr, Councilmember
SECONDER:	Devon Reese, Councilmember
AYES:	Schieve, Reese, Duerr, Martinez, Ebert
NAYS:	Kathleen Taylor
ABSENT:	Jenny Brekhus

- C.2 ***SUPPLEMENTAL SUPPORTING MATERIALS - Staff Report (For Possible Action): Case No. LDC23-00021 (Valley View Estates): Request for: 1) a Master Plan amendment from ±80 acres of Unincorporated Transition (UT) to ±17 acres of Single-Family Neighborhood (SF) and ±63 acres of Parks, Greenways, and Open Space (PGOS) and; 2) a zoning map amendment from ±69.6 acres of Unincorporated Transition – 40 acres (UT-40) and ±10.4 acres of Large Lot Residential 2.5 Acres (LLR-2.5) to ±80 acres of Planned Unit Development (PUD) Valley View Estates. The ±80 acre project site is located ±350 feet southeast of the intersection of Claim Jumper Way and Tellurium Mine Drive, and directly east of the Truckee Meadows Water Authority (TMWA) reservoir tank. [Ward 2]***

It was moved by Naomi Duerr, seconded by Devon Reese, to continue to the first City Council meeting in January 2024.

RESULT:	Pass [5 TO 1]
MOVER:	Naomi Duerr, Councilmember
SECONDER:	Devon Reese, Councilmember
AYES:	Schieve, Reese, Duerr, Martinez, Ebert
NAYS:	Kathleen Taylor
ABSENT:	Jenny Brekhus

Agenda Items C.1 through C.4 opened and heard together.

Item continued to January 17, 2024 at 10 a.m.

- C.3 ***SUPPLEMENTAL SUPPORTING MATERIALS - Staff Report (For Possible Action): Case No. LDC23-00021 (Valley View Estates) Resolution to adopt an amendment to the land use plan of the City of Reno Master Plan from ±80 acres of Unincorporated Transition (UT) to ±17 acres of Single-Family Neighborhood (SF) and ±63 acres of Parks, Greenways, and Open Space (PGOS). The site consists of two parcels, and is located ±350 feet southeast of the intersection of Claim Jumper Way and Tellurium Mine Drive, and directly east of the Truckee Meadows Water Authority (TMWA) reservoir tank and further described in planning Case No. LDC23-00021. The adoption is contingent on the conformance review by the Truckee Meadows Regional Planning Agency. [Ward 2]***

It was moved by Naomi Duerr, seconded by Devon Reese, to continue to the first City Council meeting in January 2024.

RESULT:	Pass [5 TO 1]
MOVER:	Naomi Duerr, Councilmember
SECONDER:	Devon Reese, Councilmember
AYES:	Schieve, Reese, Duerr, Martinez, Ebert
NAYS:	Kathleen Taylor
ABSENT:	Jenny Brekhus

Agenda Items C.1 through C.4 opened and heard together.

Item continued to January 17, 2024 at 10 a.m.

- C.4 ***SUPPLEMENTAL SUPPORTING MATERIALS - Staff Report (For Possible Action): Case No. LDC23-00021 (Valley View Estates) Ordinance Introduction - Bill No. _____ Ordinance to amend Title 18, Chapter 18.02 of the Reno Municipal Code, entitled "Zoning," rezoning a ±80.0 acre site consisting of two parcels located ±350 feet southeast of the intersection of Claim Jumper Way and Tellurium Mine Drive, and directly east of the Truckee Meadows Water Authority (TMWA) reservoir tank from ±69.6 acres of Unincorporated Transition – 40 acres (UT-40) and ±10.4 acres of Large Lot Residential 2.5 Acres (LLR-2.5) to ±80.0 acres of Planned Unit Development (PUD) Valley View Estates; together with matters which pertain to or are necessarily connected therewith. [Ward 2]***

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

first City Council meeting in January 2024.

RESULT:	Pass [5 TO 1]
MOVER:	Naomi Duerr, Councilmember
SECONDER:	Devon Reese, Councilmember
AYES:	Schieve, Reese, Duerr, Martinez, Ebert
NAYS:	Kathleen Taylor
ABSENT:	Jenny Brekhus

Agenda Items C.1 through C.4 opened and heard together.

Item continued to January 17, 2024 at 10 a.m.

- C.5 ***SUPPLEMENTAL SUPPORTING MATERIALS - Staff Report (For Possible Action): Case No. ABN24-00001 (Old Town Road Abandonment) Request for the abandonment of a ±23,888 square foot portion of Old Town Road located between South Boomtown Garson Road and the intersection of Old Town Road/Blue Heron Circle. The abandonment area is located adjacent to a parcel that is zoned Public Facilities (PF) and has Master Plan land use designations of Suburban Mixed-Use (SMU) and Public/Quasi-Public (PQP). [Ward 5]***

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

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

RECONVENED AT 1:06 PM

COUNCIL MEMBERS EBERT AND BREKHUS ABSENT
COUNCIL MEMBER EBERT PRESENT AT 1:08 PM

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

Donny LaQue, Chief Deputy City Clerk, confirmed that proper notice was given and no correspondence was received.

Live Public Comment:
Dee Ann Radcliffe
Alice House