

Exhibit C. Draft Planning Commission Minutes

- 5.2 Staff Report (For Possible Action - Recommendation to City Council): Case No. **LDC24-00045 (Santerra-Quilici Properties Condition Amendment)** - A request has been made to amend condition of approval #20 associated with LDC21-00017 (Santerra-Quilici Properties). The requested modification would delete the requirement for a temporary residential fire station and replace it with a requirement for a \$300,000 contribution to the City of Reno for a fire truck. The overall ±1,164.59 acre site is located to the south and east of Interstate 80, southwest of Boomtown Garson Road, to the south of the Meridian 120 South projects and is designated within the Mortensen-Garson Overlay District (MGOD) and is within the Mortensen-Garson Neighborhood Plan. **[Ward 5]**

Jeff Foster, Associate Planner, provided staff analysis of the amendment request. Staff feels that the required findings can be made for this request with the existing conditions in terms of the existing fire stations, the automatic aid agreement, the requirement that the homes be sprinklered, the vegetation management plan, the secondary emergency access, and the public facility site dedicated for future fire station.

Angela Fuss, Assistant Director for Development Services, stated she and Fire Chief Cochran are representing the City of Reno as the applicant. She gave a presentation on the amendment request and clarified that the developer is not requesting the amendment. The challenge with Condition No. 20 is how the city will pay for an ambulance and a two person crew for the house that would be provided as a temporary EMS station.

Disclosures: read and received emails

Public Comment:

Alice House Adrienne Argyris Ken McNeil

DeAnne Radcliffe (PowerPoint presentation and CPR demonstration) Questions:

Commissioner Becerra asked if they would receive a fire station in the Verdi region tomorrow or next week or next year if Condition No. 20 is not amended.

Ms. Fuss responded no and explained that the house to be provided as a temporary fire station is triggered by the 25th home being built. That does not mean we have the ability to man that station.

Commissioner Becerra asked how many homes have been built so far.

Ms. Fuss stated that in the Santerra development there are currently zero homes built.

Commissioner Becerra asked for confirmation that as of now we would not be taking anything away that is already there.

Ms. Fuss responded no and stated if Santerra never moves forward, the temporary fire station never happens. There will still be a permanent station at some point as part of the broader Mortenson-Garson Overlay District.

Commissioner Becerra asked if the \$300k from the proposed condition amendment would be earmarked for an ambulance.

Ms. Fuss confirmed that the \$300k would be earmarked for an ambulance.

Commissioner Becerra asked the Fire Chief what they need from the Commission to best serve the community.

Reno Fire Chief Cochran stated the priorities are people, apparatus, and fire stations. Staffing is a challenge. He asked for 15 firefighters in this round of the budget process and received zero.

Commissioner Becerra asked Chief Cochran if he were to receive \$300k, would he be able to use that to get an ambulance right away or would it be some time down the road.

Chief Cochran stated that if he were to order a new ambulance today, he could expect to see it in 18 to 24 months. He learned in the last day or two that he has the opportunity to acquire an ambulance in July.

Discussion:

Commissioner Becerra stated he wants to support the Fire Chief and his crew. He also hears the pleas of the community but there are two distinct matters here. Ms. Fuss has said if we do nothing, we might get nothing so we are trying to get something out of this to address the circumstances we are in. And separate but related, we need a fire station at some point sooner than later. Our long-term plan to address that need is separate from the matter tonight.

It was moved by Arthur Munoz, seconded by Alex Velto, to recommend that City Council uphold the staff recommendation. Motion Pass.

RESULT: Approve [6 TO 0]

MOVER: Arthur Munoz,

SECONDER: Alex Velto,

AYES: Drakulich, Armstrong, Becerra, Munoz, Rohrmeier, Velto

NAYS:

ABSENT: Silvia Villanueva

ABSTAIN:

RECUSED: