

Council Chambers, Reno, Nevada
March 26, 1996

The Regular Meeting of the Reno City Council was called to order at 12:05 p.m. on March 26, 1996 in the Council Chambers at City Hall.

PRESENT: Council Members Hascheff, Herndon, Pearce, Dalske, Pruett, Pilzner and Mayor Griffin.

ABSENT: None.

ALSO PRESENT: City Manager McNeely, City Attorney Lynch and City Clerk Cook.

INVOCATION - Joseph Galata, Bah'ai Faith

Approval of Minutes - March 12, 1996.

Recommended: Council approve the March 12, 1996 Regular Council Meeting Minutes as submitted.

It was moved by Councilperson Dalske, seconded by Councilperson Hascheff to approve the March 12, 1996 Regular Council Meeting Minutes as submitted.

Motion carried.

Approval of the Agenda - March 26, 1996.

Mayor Griffin indicated that Items 11A, 11B, 14E4, 15A3 and 16C have been withdrawn from the agenda.

It was moved by Councilperson Hascheff, seconded by Councilperson Herndon to approve the March 26, 1996 Regular Council Meeting Agenda as amended.

Motion carried.

Cash Disbursements - February 26, 1996 through March 11, 1996.

Recommended: Council approve the Cash Disbursements as submitted.

It was moved by Councilperson Hascheff, seconded by Councilperson Herndon to approve the Cash Disbursements as submitted.

Motion carried with Councilperson Pearce abstaining.

Identification of Items from the Consent Agenda for Discussion.

It was the determination of the Council to pull Item 9N from the Consent Agenda for separate discussion.

Staff Report: Business License Applications as follows:

LSG Lufthansa Services/Sky Chefs; Michael Z. Kay; 1085 Bible Way; Alcohol Catering.

Walden's Coffee Co., James D. Walden; 3940 Mayberry Drive; Dining Room Wine & Beer.

Happy Food N Liquor; Karmjit Singh; 210 Lake Street; Previous Owner: Gurjit Uppal; Package Liquor.

Circle M Minitmart; Patricia A. Petrosky; 3200 Mill Street; Previous Owner: Allan G. Bellenger; Package Liquor; Dining Room Wine & Beer.

7-11 Food Store #2236-14087F; Kenneth E. Beardsley; 1770 Sutro Street; Package Liquor.

Easy Market; Gurjit S. Uppal; 500 W. 2nd Street; Previous Owner: Yung J. Choi; Package Liquor.

Ace Coin DB at Los Compadres; 1490 E. 4th Street; Space Lease Basis; Slots (2).

Ace Coin DB at Wolf's Lair; Don Davis; 1718 Holcomb Avenue; Space Lease Basis; Slots (6).

Midtown Lounge; Kathie Mead; 611 N. 2nd Street; Owner/Operator Basis; Slots (10).

Winner's Gaming Stop.; Robert G. King; 5955 Tyrone Road, Suite D; Previous Location: 940 Matley Lane #16.

T J Guns & More; Thomas J. Jaynes; 3312 S. McCarran Boulevard; Secondhand Merchandise.

Recommended: Council approve the business license applications as submitted.

Staff Report: Approval of Bid #1151 - Mowers - Section A - Parks Department.

Recommended: Council award Bid #1151 to Jenkins Machinery Co., for a total cost of \$30,686.76.

Staff Report: Phyllis Taylor vs. Bernard A. Shopen, et al, - Second Judicial District Court Case CV96-01365.

Recommended: Council refer this issue to the City Attorney's Office for handling.

Staff Report: Grace Nussbaum v. City of Reno, et al Second Judicial District Court No. CV95-07531.

Recommended: Council refer this issue to the City Attorney's Office for handling.

Staff Report: Katherine E. McElroy v. City of Reno - Second Judicial District Court Case CV96-1094.

Recommended: Council refer this issue to the City Attorney's Office for handling.

Staff Report: Carl F. Hylin, et ux vs. City of Reno - Justice Court Case 79,116.

Recommended: Council refer this matter to the City Attorney's Office for handling.

Staff Report: Approval of Bid #1150 - Pool Chemicals.

Recommended: Council award Bid #1150 on a per item basis to Sierra Chemical Co., Lee Joseph Co., Leslie's Pool Supplies, and Brady Chemical as outlined in the staff report.

Staff Report: Authorization to retain outside Counsel in the Case of Katherine E. McElroy v. City of Reno, et al.

Recommended: Council ratify the hiring of the law firm of Lemons, Grundy and Eisenberg to represent Defendant City of Reno and Defendant Officers in the case of McElroy v. City of Reno, et. al.

Staff Report: Final Map of Caughlin Cottages Unit No. 2 Subdivision.

Recommended: Council approve the Final Map of Caughlin Cottages Unit No. 2 Subdivision.

Staff Report: Final Map of Juniper Ridge Unit No. 5 Subdivision.

Recommended: Council approve the Final Map of Juniper Ridge Unit No. 5 Subdivision.

Staff Report: N.E. Reno, Bonneville Avenue and Rosewood Wash Drainage Improvements, Contract No. 797 - Award of Construction Contract.

Recommended: Council award Contract No. 797 to Joe Suter Construction Company in the amount of \$773,826.00 and authorize the Mayor to sign.

Staff Report: N.E. Reno, Bonneville Avenue and Rosewood Wash Drainage Improvements, Contract No. 797 - Award of Contract for Construction Testing Services.

Recommended: Council approve the proposal of Converse to provide construction testing and soils investigation services in the amount not to exceed \$16,008.00.

Staff Report: Supplemental Moana Stadium Agreement.

Recommended: Council approve and accept the Supplemental Agreement with Reno Professional Baseball, Inc., the Western Baseball League's assigned Reno franchise holder.

Staff Report: Request for allocation of Youth Advisory Board Room Tax Funds FY 95-96.

Recommended: Council allocate the Youth Board Room Tax funds in the amount of \$40,000 to Parks and Recreation Youth Programming, and \$10,000 be allocated to the Reno Police Department's "Progressive Steps" youth camp.

It was moved by Councilperson Hascheff, seconded by Councilperson Herndon to approve the Consent Agenda Items 9A through 9M (9N was pulled for separate discussion.)

Motion carried.

Staff Report: Request for allocation of Youth Advisory Board Room Tax Funds FY 95-96, continued:

Councilperson Hascheff asked if it would be possible to allocate more than \$50,000 in Room Tax Funds to the Youth Advisory Board.

Mr. Al Rogers, Recreation Superintendent, indicated that the Youth Advisory Board is limited to a \$50,000 allocation from Room Tax.

It was moved by Councilperson Hascheff, seconded by Councilperson Herndon to allocate the Youth Board Room Tax funds in the amount of \$40,000 to Parks and Recreation Youth Programming, and \$10,000 be allocated to the Reno Police Department's "Progressive Steps" youth camp.

Motion carried.

FIRST READING ORDINANCES

Bill No. 5126 - An ordinance to amend Chapter 12.14 of the Reno Municipal Code entitled "Water Conservation" to provide for water conservation on a regular basis rather than only during a drought.

Ms. Leann McElroy, Administrative Services Manager, outlined the amendments that have been made to the ordinance at the direction of the Council at the March 12, 1996 meeting.

The proposed fine schedule was discussed with Council requesting a graduating schedule.

It was moved by Councilperson Pilzner, seconded by Councilperson Herndon to amend the ordinance by deleting Section 12.14.210, identify separately the five items that would be in effect only during emergency restrictions, and include a fee schedule to allow for three warning notices, thereafter, 25% of the full fine for the next offense, 50% of the full fine for the next offense and 100% of the full fine for the next offense.

Mr. David Farside, 26 E. Gault Way, stated that he believes that there is a flaw in the negotiated settlement with respect to a private water company regulating the water supply. He also added that he does not believe the City of Reno would have the jurisdiction to levy fines and requested that the Council seek an opinion from the Attorney General's Office.

Mr. Bill Parker, 6124 Torrington Drive, stated that he believes the entire water conservation issue should be discussed at the District Council level in an effort to help educate the community.

Mr. Jim Galloway, 320 Western Road #3, urged the Council to be extremely careful before adopting a binding, permanent ordinance. He outlined several areas in which he believes more information is necessary before any decisions can be made.

Ms. Susan Oldham, of Sierra Pacific Company, summarized the history of the Negotiated Settlement. She also indicated that the Power Company plans to continue the education program to help the public understand the water situation.

This item was continued to later in the meeting.

PROCLAMATION: Job Corp. Day

Presentation by the Job Corps - J. Pruett.

NO ACTION WAS TAKEN ON THIS ITEM.

PROCLAMATION: National CDBG Week

FINANCE DEPARTMENT

Appeal of denial of liquor license for Andrew Del Pozzo.

Ms. Linda Williams, Acting Financial Services Manager, explained that Mr. Del Pozzo was denied a business license by the Police Department due to the omission of a prior arrest.

Mr. Andrew Del Pozzo, applicant, stated that he did not realize that the citation he received in 1991 was to be considered an "arrest", therefore, he did not list the incident on his application.

Mr. Del Pozzo stated that this was not an intentional omission and urged the Council to reconsider the denial.

Councilperson Dalske indicated that five years will have passed by December, 1996. She asked the applicant if he would be willing to wait until December and at that time reapply.

Mr. Del Pozzo noted that he is operating with a temporary license under a letter of responsibility from the prior owner that will expire in six days. He stated that if the license is denied, he would have to shut down the business until December.

In response to Councilperson Pilzner, Mr. Jim Weston, Reno Police Chief, stated that if an offense is omitted from the application, it is City policy to recommend denial of the license.

It was moved by Councilperson Pruett, seconded by Councilperson Hascheff to uphold the recommendation for denial.

Councilperson Hascheff inquired about the possibility of extending the letter of responsibility.

The motion and the second were withdrawn.

It was moved by Councilperson Hascheff, seconded by Councilperson Pearce to direct staff to work with the applicant to determine if the letter of responsibility can be continued, if not, the liquor license would be denied.

Motion carried.

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The City Council recessed to a Redevelopment Agency Meeting at 2:12 p.m. and upon reconvening at 2:30 p.m. roll was taken with the following Council Members present: Hascheff, Herndon, Pearce, Dalske, Pruett, Pilzner and Griffin. Absent: None

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CITY MANAGER

Staff Report: Bid Award - Neil Road Neighborhood Activity Center Park Phase II - Contract No. 844.

Recommended: Council deny the appeal of Bison Construction, Inc., and award the Neil Road Activity Center, Contract No. 844 to Interstate Utility Constructors, Inc.

Mr. Glenn Taylor, Affirmative Action Officer, stated that Bison Construction did not comply with the City of Reno's "Good Faith Effort" policy.

Mr. John Martin, owner of Bison Construction Co., indicated that he believes the Affirmative Action policy of the City of Reno is fiscally unsound. He noted the City will spend over \$30,000 more if the bid is awarded to Interstate Utility Constructors.

Ms. Jackie Glasper, representing Goals Unlimited, stated that her company maintains a complete list of minority and women owned businesses and she believes utilizing these firms makes good business sense.

Mr. Jesse Sattwhite, local contractor, spoke in favor of continuation of the Minority/Business Enterprise Program.

It was moved by Councilperson Pearce, seconded by Councilperson Pruett to deny the appeal of Bison Construction, Inc., and award the Neil Road Activity Center, Contract No. 844 to Interstate Utility Constructors, Inc.

Motion carried.

Staff Update - Sky Tavern/Mount Rose.

Mr. Ralph Jaeck, Assistant City Manager, updated the Council on the status of Sky Tavern.

Ms. Ronnie Solaro, representing the Junior Ski Program, highlighted the improvements made at Sky Tavern in the past few years.

Mr. F. R. Breen, representing the Max C. Fleishman Foundation, indicated that he does not believe the City has the authority to sell Sky Tavern because of funds that were given to the ski program by charitable organizations.

The Mayor clarified that there is no proposal to sell Sky Tavern.

NO ACTION WAS TAKEN ON THIS ITEM.

COUNCILPERSON DALSKA ABSENT 3:25 P.M.

SECOND READING ORDINANCES

BILL NO. 5119

ORDINANCE NO. 4606

A Revision of section 6.06.445 "Stopping or standing prohibited when signs required" and section 6.06.480, "Parking Limited" of the Reno Municipal Code.

It was moved by Councilperson Pilzner, seconded by Councilperson Herndon to pass and adopt Bill No. 5119, Ordinance No. 4606.

Motion carried with Councilperson Dalske absent.

BILL NO. 5120

ORDINANCE NO. 4607

An ordinance amending chapter 8.12 of the Reno Municipal code entitled "Offenses Against Public Peace" by adding a new section 8.12.018 to be known as "Urinating/Defecating in Public Prohibited" and other matters properly relating thereto.

It was moved by Councilperson Herndon, seconded by Councilperson Pearce to pass and adopt Bill No. 5120, Ordinance No. 4607.

Motion carried with Councilperson Dalske absent.

BILL NO. 5121

ORDINANCE NO. 4608

An Ordinance repealing Section 8.22.040 of the Reno Municipal Code entitled "Offensive Conduct" and other matters properly relating thereto.

It was moved by Councilperson Pilzner, seconded by Councilperson Hascheff to pass and adopt Bill No. 5121, Ordinance No. 4608.

Motion carried with Councilperson Dalske absent.

BILL NO. 5123

ORDINANCE NO. 4609

An Ordinance to amend zoning from SFR-6 (Single Family Residential) and MF-14 (Multi-Family) to SFR-6 (Single Family Residential) on a ± 12.09 acre site located west of the West Seventh Street extension and north of Mae Anne Avenue. Case No. 85-93/File 16 (Wade Development/Silverado #6).

It was moved by Councilperson Pilzner, seconded by Councilperson Herndon to pass and adopt Bill No. 5123, Ordinance No. 4609.

Motion carried with Councilperson Dalske absent.

COUNCILPERSON DALSKÉ PRESENT 3:30 P.M.

BILL NO. 5124

ORDINANCE NO. 4610

An Ordinance to amend zoning from NC (Neighborhood Commercial), CC (Community Commercial), MF-14 (Multi-Family) and SFR-15 (Single Family Residential) on ± 83.31 acres and to NC (Neighborhood Commercial) on ± 2.12 acres. The ± 85.43 acre site is located northeast of the U.S. 395/Red Rock Road intersection in Stead. Case No. 89-96 (Silver Shores #20).

It was moved by Councilperson Pruett, seconded by Councilperson Pilzner to pass and adopt Bill No. 5124, Ordinance No. 4610.

Motion carried.

BILL NO. 5125**ORDINANCE NO. 4611**

An Ordinance to amend zoning from P-O (Professional Office) to SFR-15/MH (Single Family/Mobile Home Overlay). The \pm .47 acre parcel is located on the northwest corner of the Peckham Lane and Pamela Avenue intersection in the Neil Road Neighborhood. Case No. 102-96 (Serratea/1875 East Peckham Lane).

It was moved by Councilperson Dalske, seconded by Councilperson Hascheff to pass and adopt Bill No. 5125, Ordinance No. 4611.

Motion carried.

BILL NO. 5122**ORDINANCE NO. 4612**

An Ordinance to amend zoning from LLR-1 (large Lot Residential - 1 acre) to G-O (General Office) on \pm 2.99 acres. The site is located on the southwest corner of the McCarran Boulevard/Talbot Lane intersection. Case No. 143-95/File 3 (Talbot Quail/Medical Plaza).

It was moved by Councilperson Pearce, seconded by Councilperson Pizner to pass and adopt Bill No. 5122, Ordinance No. 4612.

Motion carried.

MAYOR AND COUNCIL

Discussion/report and possible action regarding recent Reno Airport Authority decision regarding Rewana Farms and the Parking Structure Design. - J. Pruett.

Councilperson Pruett outlined the actions that were taken at the recent Reno Airport Authority meeting regarding the Rewana Farms property.

Discussion ensued regarding the role of the City Council with respect to the Airport Authority.

Mr. Phil Miller, Member of the Airport Authority, explained the factors involved in the proposed property acquisition.

Ms. Dawn Gibbons, Member of the Airport Authority, indicated that she does not know the urgency of the Airport wanting to acquire the Rewana Farms property.

Mr. Larry Martin, Member of the Airport Authority, expressed concern over the proper use of FAA funds when purchasing property.

Ms. J. Decker, representing the Rewana Farms Neighborhood, spoke in opposition to the condemnation of this property. She stated that she does not believe the Airport Authority is being up front with the property owners or the community.

Ms. M. Lee Dazey, representing Citizen Alert, urged the Council to become familiar with the plans that the Airport Authority has for the use of the Rewana Farms property. She noted that there are many elements that will impact the entire community.

Ms. Ramona Barnett, 3752 Rewana Way, stated that the families living in Rewana Farms love the neighborhood and do not want the Airport to acquire their property.

Mr. Sam Dehne, 297 Smithridge, questioned the use of a noise study by the Airport to receive monies to acquire the Rewana Farms property.

It was the consensus of the Council to schedule a joint meeting between the City Council and the Airport Authority in an effort to discuss the concerns expressed at this meeting.

CITIZEN'S INITIATIVES

Request from the Independent American Party of Nevada to discuss a proposed resolution regarding the changing of names of streets and boulevards named in honor of past leaders - D. Hansen.

Mr. Linwood Tracy, Jr., Chairman of the Independent American Party of Nevada, read a letter that he had submitted to the Council. He stated that the streets that have been under consideration to be renamed are part of Nevada's heritage and should not be changed.

Mr. Dan Hansen, of the Independent American Party of Nevada, also stressed the importance of acknowledging Nevada history. He suggested that a resolution be adopted proclaiming the month of October as Nevada History Month.

NO ACTION WAS TAKEN ON THIS ITEM.

Request for an ordinance to allow mitigation for intrusiveness of trees over neighboring property - D. Farside.

Mr. David Farside, 26 E. Gault Way, indicated that he owns rental property in the City of Reno and the neighbor's trees intrude about thirty feet onto his property. He asked the Council to refer this item to staff to examine remedies for this problem.

Mayor Griffin indicated that the matter would be referred to the City Attorney's Office.

Request to use the Caughlin Ranch traffic mitigation fees for the purpose of installing speed humps on Caughlin Parkway - K. Krater.

Mr. Mark Seferian, of Jeff Codega Planning and Design, requested that this item be referred to the Traffic Advisory Committee for further review.

Mayor Griffin indicated that this matter would be referred to the Traffic Advisory Committee for further review.

First Reading Ordinances, continued:

Bill No. 5126 - An ordinance to amend Chapter 12.14 of the Reno Municipal Code entitled "Water Conservation" to provide for water conservation on a regular basis rather than only during a drought, continued:

It was moved by Councilperson Pilzner, seconded by Councilperson Hascheff to amend the ordinance by deleting Section 12.14.210.

Motion carried with Councilpersons Dalske and Pruett voting Nay.

It was moved by Councilperson Pilzner, seconded by Councilperson Hascheff to identify separately the five items that would be in effect only during emergency restrictions, and include a fee schedule to allow for three warning notices, thereafter, 25% of the full fine for the next offense, 50% of the full fine for the next offense and 100% of the full fine for the next offense.

Motion carried with Councilpersons Dalske and Pruett voting Nay.

It was moved by Councilperson Pilzner, seconded by Councilperson Hascheff to refer Bill No. 5126 as amended to the Committee of the Whole, with the understanding that at the second reading SPPCo. will present their plans for the education program.

Motion carried with Councilpersons Dalske and Pruett voting Nay.

COMMUNITY DEVELOPMENT

Staff Report: An ordinance to amend Chapter 18.06 of the Reno Municipal Code entitled "Zoning" by adding a new chapter entitled "Skyways", providing for the establishment of standards for the review of development proposals for skyways and for the adoption of the skyways design guidelines; to amend Chapter 18.06.030 by adding thereto a definition of "Skyways"; to amend Chapter 18.06.400 by adding "Skyway" to the "special use permit" requirements; and amendments to the "Special Use Permit" (Section 18.06.400) and "Variance" (Section 18.06.390) sections to require that special use permits and variances go to City Council when they are a part of another application that requires Council action; together with other matters properly relating thereto. Case No. AT-11-95 (Skyways).

Recommended: Council uphold the recommendation of the Planning Commission and approve the final adoption of the Skyways Ordinance.

Ms. Christine Fey, Assistant Planner, provided an overview of the staff report. She distributed some proposed language that was requested by Police Department to be added to the policy.

Councilperson Hascheff requested that language be added that there is no guarantee that a request for a skyway will be approved just because it meets the minimum standards. Also, he would like all applications requesting a skyway to come before the City Council.

Ms. Fey stated that the language could be added on Page One.

Discussion took place with respect to the possibility of charging impact fees or permit fees for sky buildings.

Mr. Dan Reaser, attorney representing Fitzgeralds, spoke in favor of the proposed ordinance.

Mr. Michael Graham, member of the Citizens Advisory Committee to the Redevelopment Agency, also spoke in support of the ordinance.

Mr. Harry York, representing the Greater Reno-Sparks Chamber of Commerce, concurred with the previous two speakers and stated that he believes this is a very good plan for the downtown area.

Ms. Beth Miramon, 201 Brownstone Drive, indicated that she is in opposition to sky buildings because she believes they will make the downtown area feel very oppressive.

It was moved by Councilperson Herndon, seconded by Councilperson Pilzner to approve the ordinance as presented with the exception that the coverage consideration be increased to a maximum of 80%, with the understanding that the railroad corridor will be excluded from the 80% coverage, with the addition of the public safety language and with additional language to the design guidelines to explain that a proposal which meets minimum standards does not imply automatic approval.

Motion carried with Councilpersons Pearce and Dalske voting Nay.

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A recess was called at 5:35 p.m. and upon reconvening at 6:15 p.m. roll was taken with the following Council Members present: Hascheff, Herndon, Pearce, Dalske, Pruett, Pilzner and Griffin. Absent: None.

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City Manager, continued:

Staff Updates - Virginia Lake (Director of Parks and Recreation)

Mr. Dave Pressler, Director of Parks and Recreation, provided an overview of the staff report. He outlined the major issues that were discussed at the neighborhood meetings that took place. Mr. Pressler noted that the users of the park have been unable to reach a compromise.

Mr. John Hamel, 301 Country Club Drive, indicated that he believes the park works wonderfully as it is and is not large enough to accommodate skateboards, roller blades, etc.

Mr. Harold Larson, P.O. Box 10476, concurred with Mr. Hamel and asked the Council to leave the park as it is presently.

It was the consensus of the Council to direct staff to accept the actions submitted by the Central District Council with respect to the Virginia Lake pathways and for staff to post the pathways prohibiting wheeled uses. Also, direct legal staff to develop an ordinance to prohibit wheeled uses.

PUBLIC HEARING

6:00 P.M.

Staff Report: - Appeal of the Administrator's decision that RMC 18.06.300 "Adult Business", applies to the Virginia Street Adult Bookstore. Case No. 90-96 (Schroeder/Would Corporation, d.b.a. The Adult Bookstore and Theatre).

Recommended: Council uphold the recommendation of Board of Adjustment and direct that the Would Corporation come into compliance with RMC 18.06.300 within 30 days.

Mayor Griffin asked if proper notice had been given. City Clerk Cook stated that proper notice was given and no correspondence was received.

Ms. Laura Tuttle, Supervising Planner, explained that the matter before the Council is to determine whether or not RMC 18.06.300 applies to The Adult Bookstore and Theatre.

The Mayor declared the public hearing open and asked if anyone cared to speak on this matter.

Mr. Jack Schroeder, representing Would Corporation, presented a video showing the exterior and interior of the store. He explained that there is no record of criminal activity at the business. Mr. Schroeder indicated that at the time the ordinance was being developed, the owner was told that this business would be "grandfathered in" and the new regulations would not apply to the Adult Bookstore and Theater.

Mr. Mark Delafuente, the Business Manager and Corporate Secretary of Free World Products, referred to a memo from a Deputy City Attorney dated February 2, 1992 and stated that he felt the memo indicated that this business was to be "grandfathered in". He added that he believes the amortization clause in the ordinance was intended for new businesses.

The Mayor asked if anyone else cared to speak. Hearing no one he closed the public hearing.

It was moved by Councilperson Pearce, seconded by Councilperson Hascheff to uphold the recommendation of the Board of Adjustment and direct that the Would Corporation come into compliance with RMC 18.06.300 within 30 days.

Motion carried with Councilperson Pruett and Mayor Griffin voting Nay.

PUBLIC HEARING

6:00 P.M.

Staff Report: Request for: (1) a zoning map amendment from MF-43 (Multi-Family) and P-O (Professional Office) to G-O (General Office); (2) a special use permit to allow construction of a ±44,176 square foot medical office building and ±406 space parking garage; and (3) variances for (a) minimum site area in G-O zone of less than three acres; (b) rear setback of less than 10 feet from the property line; and c) reduction of the rear setback adjacent to residentially zoned property. The site is located along Aitken Street between Kirman Ave./Locust St. Case No. 71-96 (Reno Medical Clinic).

Recommended: Council uphold the recommendation of the Planning Commission and approve Case No. 71-96, subject to conditions.

Mayor Griffin asked if proper notice had been given. City Clerk Cook stated that proper notice was given and no correspondence was received.

The Mayor declared the public hearing open and asked if anyone cared to speak. Hearing no one he closed the public hearing.

It was moved by Councilperson Pearce, seconded by Councilperson Pilsner to uphold the recommendation of the Planning Commission and approve Case No. 71-96, subject to conditions.

Bill No. 5127 - Ordinance to amend zoning from MF-43 (Multi-Family) and P-O (Professional Office) to G-O (general Office). The site ± 0.41 acre site is located along Aitken Street between Kirman Avenue/Locust Street. Case No. 71-96 (Reno Medical Clinic).

It was moved by Councilperson Peace, seconded by Councilperson Pilsner to refer Bill No. 5127 to the Committee of the Whole.

Motion carried.

RESOLUTION No. 5208

A resolution of intent to amend zoning from MF-43 (Multi-Family) and P-O (Professional Office) to G-O (general Office). The ± 0.41 acre site is located along Aitken street between Kirman Avenue/Locust Street. Case No. 71-96 (Reno Medical Center).

It was moved by Councilperson Pearce, seconded by Councilperson Pilsner to pass and adopt Resolution No. 5208.

Motion carried.

PUBLIC HEARING

6:00 P.M.

Staff Report: Request for: (1) annexation of two (2) parcels containing a total of ± 14.2 acres; (2) a Master Plan amendment from Single Family Residential to Office; (3) a zoning map amendment from LLR-2.5 (Large Lot Residential - 2.5 acres) to G-O (General Office); and (4) a special use permit to allow the construction of four (4) two-story office buildings containing a total of $\pm 200,000$ square feet for related uses allowed in the G-O (General Office) zone on a ± 14.2 acre site located on the northeast corner of Kietzke Lane and Del Monte Lane. Case No. 101-96 (Harrah's Office Park).

Recommended: Council uphold the recommendation of the Planning Commission and approve Case No. 101-96, subject to conditions.

Mayor Griffin asked if proper notice had been given. City Clerk Cook stated that proper notice was given and no correspondence was received.

The Mayor declared the public hearing open and asked if anyone cared to speak.

Mr. Jeff Codega, of Jeff Codega Planning and Design, outlined Condition No. 36 which was added at the Planning Commission hearing due to concerns of Carole Stevens, property owner on Kietzke Lane. He stated that the grading plan will provide screening and also buffer her property from freeway noise.

The Mayor asked if anyone else cared to speak on this matter. Hearing no one he closed the public hearing.

It was moved by Councilperson Dalske, seconded by Councilperson Piltzner to uphold the recommendation of the Planning Commission and approve Case No. 101-96, subject to conditions.

Motion carried.

Bill No. 5128 - Ordinance to annex two parcels containing a total of ± 14.2 acres of a ± 14.2 acre site located on the northeast corner of Kietzke Lane and Del Monte Lane. Case No. 101-96 (Harrah's Office Park).

It was moved by Councilperson Dalske, seconded by Councilperson Piltzner to refer Bill No. 5128 to the Committee of the Whole.

Motion carried.

Bill No. 5129 - Ordinance to amend zoning from LLR-2.5 (Large Lot Residential - 2.5 acres) to G-O (General Office) on ± 14.2 acre site located on the northeast corner of Kietzke Lane and Del Monte Lane. Case No. 101-96 (Harrah's Office Park).

It was moved by Councilperson Dalske, seconded by Councilperson Piltzner to refer Bill No. 5129 to the Committee of the Whole.

Motion carried.

RESOLUTION NO. 5209

A resolution to amend the Land Use/Transportation Guide element of the Reno Master Plan from Single Family Residential to Office on ± 14.2 acre site located on the northeast corner of Kietzke Lane and Del Monte Lane. Case No. 101-96 (Harrah's Office Park).

It was moved by Councilperson Dalske, seconded by Councilperson Piltzner to pass and adopt Resolution No. 5209.

Motion carried.

PUBLIC HEARING

6:00 P.M.

Staff Report: Request for: (1) a Master Plan amendment from Neighborhood Commercial and Multi Residential to Community Commercial on ± 14 acres; (2) a zoning map amendment from SFR-15 (Single Family Residential) to AC (Arterial Commercial) on ± 14 acres; (3) special use permits for a project of regional significance to: (a) construct a $\pm 136,802$ square foot retail commercial building and garden center; (b) permit cuts of 20 feet or more and fills of 10 feet or more; c) permit signage within 300 feet of the freeway right-of-way visible from the travel lanes of the freeway; (4) abandonment of a sewer line easement; (5) variances to: (a) eliminate the front yard setback along an access easement; (b) allow relocation of an existing overhead power line greater than 25 kv. to remain above ground; and c) reduce required parking from ± 671 spaces down to ± 541 . The ± 14 acre site is located on the northeast corner of the McCarran Blvd./U. S. 395 intersection, Case No. 49-96/Files 1 and 2 (Home Depot).

Recommended: Council uphold the recommendation of the Planning Commission and deny Case No. 49-96/Files 1 and 2.

Mayor Griffin asked if proper notice had been given. City Clerk Cook stated that proper notice was given and correspondence was received from Gail Ferrell, 3417 Ridgcrest Drive and also 62 post cards were received from area residents.

Mr. Ricky Ramos, Junior Planner, provided an overview of the staff report.

Mr. John Francovich, representing Home Depot, stated that the success of the existing store in Reno has prompted Home Depot to build another store. He noted that the site is already designated for commercial development on the master plan and the zone change from Neighborhood Commercial to Community Commercial would cause very little difference in impact.

Mr. Mike Daniels, of Summit Engineering, provided specific site plan details, proposed access and egress, parking plans, proposed landscaping and proposed cuts and fills.

Mr. Francovich outlined each of the findings the Council needs to make in order to approve this project and the measures that will be put in place to mitigate the concerns expressed by the area residents.

Mr. Jerry Stewart, 3030 Scottsdale Road, expressed concern over the possibility of diminished property values if this project is developed. He presented slides depicting the existing Home Depot on South Virginia and the subject site for the proposed Home Depot. Mr. Stewart indicated that this project would adversely affect the single family residences in this area and he urged the Council to uphold the recommendation for denial.

Mr. Ben Cassinerio, Napa, CA., indicated that he represents Independent Lumber Hardware Dealers. He noted that he has addressed City Councils across the Country with respect to forced rezoning by Home Depot.

Ms. Sherrie Doyle, Member of the Northeast District Council, stated that the District Council voted in favor of this Mr. Jay Miller, 10200 Sutters Mill, stated that he is the Assistant Manager of the Home Depot on S. Virginia. He stated that over 700 signatures in favor were gathered from residents living North of McCarran Boulevard.

Mr. Bill Fleiner, representing Wildcreek Development, stated that he believes the Home Depot plan is the appropriate plan for the property. He added that the plan would eliminate 24 hour traffic which would be created by the current Master Plan designation for the site.

Mr. Chris Oberg, 3000 Scottsdale Road, explained that he is in the process of developing 56 homes on land which abuts the Home Depot site. He noted that the development of Home Depot could cause potential home buyers to shy away from purchasing in this area. He urged the Council to uphold the recommendation and deny this project.

Ms. Diane Rugg, 3000 Scottsdale Road, spoke in opposition to the proposed project. She indicated that the change from single family residential to Arterial Commercial would have significant impacts on the area.

Mr. John Reid, 3005 Hillhouse Court, stated that this request for a zone change would not be subtle change but rather a quantum leap. He added that the size and dominance of this project could not be mitigated by the proposed landscaping.

Mr. Fred Miller, 2530 Melody Lane, stated that when he bought his home he checked the Master Plan designations and was satisfied that his investment would be protected. He commented that the noise and traffic that would be generated from this project would be ridiculous and not compatible with single family zoning.

Mr. Chuck McCullough, 3045 Hillhouse Court, concurred with the previous speakers and added that if this project is approved, many small businesses will be forced out of business.

Ms. Gail Ferrell, 3417 Ridgecrest Drive, noted that this project would destroy the views of homeowners in her area.

Ms. Dorothy Pomin, 2598 Melody Lane, stated that she believes this project will greatly impact the neighborhood. She pointed out that this Home Depot will be only six minutes away from the existing store and it does not seem reasonable to upset this entire neighborhood.

Mr. Tom Devine, 2565 Cityview Terrace, also expressed concern over the potential loss of view. He stated that he believes Home Depot should look for a site which is already commercial.

Mr. Noah Manfredi, 2550 Cityview Terrace, stated that he does not believe this is the appropriate development for this area.

The Mayor asked if anyone else cared to speak in favor or in opposition to this matter. Hearing no one he closed the public hearing.

In response to Councilperson Pruett, Mr. Francovich indicated that Home Depot is willing to make its fair contribution to the Melody Lane Park.

Mr. Jeff Nichols, representing Home Depot, responded to questions from the Council with respect to the site selection process.

In response to Councilperson Pearce, Mr. Reese Perkins, of Johnson-Perkins & Associates, Inc., indicated that based on a review of the data, there does not appear to be any evidence that the proposed Home Depot will negatively impact the value of existing or proposed residential development.

Mr. Keith Lockard, Traffic Engineer, responded to questions with respect to the level of service that will be maintained at the intersections with McCarran Boulevard in this area.

Councilperson Hascheff disclosed the fact that his law firm represents Supply One, however, he has been advised by legal staff that he does not have a conflict of interest.

Councilperson Pruett stated that she cannot make the findings necessary to approve the request for a Master Plan Amendment.

It was moved by Councilperson Pruett, seconded by Councilperson Dalske to uphold the recommendation of the Planning Commission and deny the request for a Master Plan amendment from Neighborhood Commercial and Multi Residential to Community Commercial on ± 14 acres.

Motion failed with Councilpersons Herndon, Pearce, and Pilsner and Mayor Griffin voting Nay.

It was moved by Councilperson Herndon, seconded by Councilperson Pearce to overrule the recommendation of the Planning Commission and approve the request for a Master Plan amendment from Neighborhood Commercial and Multi Residential to Community Commercial on ± 14 acres.

Motion carried with Councilpersons Hascheff, Dalske and Pruett voting Nay.

It was moved by Councilperson Herndon, seconded by Councilperson Pilsner to approve the request for a zoning map amendment from SFR-15 (Single Family Residential) to AC (Arterial Commercial) on ± 14 acres.

Motion carried with Councilpersons Hascheff, Dalske and Pruett voting Nay.

It was moved by Councilperson Herndon, seconded by Councilperson Hascheff to approve the request for a variance eliminate the front yard setback along an access easement.

Motion carried with Councilpersons Dalske and Pruett voting Nay.

It was moved by Councilperson Herndon, seconded by Councilperson Hascheff to approve the request for a variance to allow relocation of an existing overhead power line greater than 25 kv. to remain above ground.

Motion carried with Councilpersons Dalske and Pruett voting Nay.

It was moved by Councilperson Herndon, seconded by Councilperson Pilzner to approve the request for a variance to reduce required parking from ± 671 spaces down to ± 541 .

Motion failed with Councilpersons Hascheff, Dalske and Pruett and Mayor Griffin voting Nay.

Ms. Laura Tuttle, Supervising Planner, suggested that Council continue action on the remaining items until they have had the opportunity to review the staff conditions.

It was moved by Councilperson Pilzner, seconded by Councilperson Herndon to continue the requests for special use permits for a project of regional significance to: (a) construct a $\pm 136,802$ square foot retail commercial building and garden center; (b) permit cuts of 20 feet or more and fills of 10 feet or more; c) permit signage within 300 feet of the freeway right-of-way visible from the travel lanes of the freeway and the abandonment of a sewer line easement to the April 9, 1996 Regular Council Meeting.

Motion carried.

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A recess was called at 10:00 p.m. and upon reconvening at 10:14 p.m. roll was taken with the following Council Members present: Hascheff, Herndon, Pearce, Pruett, Pilzner and Griffin. Absent: Dalske.

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PUBLIC HEARING

6:00 P.M.

Staff Report: Request for: (1) a zoning map amendment from CB (Central Business), P-O (Professional Office), HDMF (High Density Multi-Family) to HCD (Hotel Casino Downtown); (2) a special use permit to: (1) allow construction of two (2) twenty-four hour parking structures in two construction phases containing a total of ± 2900 spaces that are ± 45 feet in height and 271 open surface parking spaces and (b) to construct skybridges on Sierra Street and Sixth Street between the proposed and existing parking garages; and (3) variances to (a) allow three curb cuts on minor arterial less than 150 feet from an intersecting street; (b) delete the required landscaping under the proposed skybuildings; and c) to allow trees/climbing plants in sidewalk grates in lieu of a required planter strip to screen the parking structures. The site contains a total of ± 10.71 acres located north of Sixth Street between Virginia Street and West Street. Case No. 73-96 (Circus/Circus Parking Structure).

Recommended: Council uphold the recommendation of the Planning Commission and continue the two abandonments, approve the zoning map amendment by ordinance, approve the variances to driveway location and landscaping, and approve the requested special use permit, subject to the conditions as stated in the staff report.

Mayor Griffin asked if proper notice had been given. City Clerk Cook stated that proper notice was given and letters in opposition were received from David and Sherri Foster, 655 and 700 N. Sierra Street; Betty Mills, 919 Bell Street; Linda Benedette, 13275 S. Hills Drive and Michael Graham, member of the Citizen's Advisory Committee to the Redevelopment Agency.

Councilperson Pilzner that his company does business with Circus Circus and he would be abstaining on all discussion and the vote on this issue.

COUNCILPERSON PILZNER ABSENT AND ABSTAINING 10:15 P.M.

Mr. Dean Detton, Associate Planner, provided an overview of the staff report. He pointed out that this business is the northern gateway to the City of Reno, therefore, the Planning Commission was very concerned with the architecture proposed for the project. Mr. Detton also noted that the proposed skybridges and the sky building included in the plan, would comply with the newly adopted skyway ordinance.

Mr. Larry Semenza, representing the applicant, outlined the history of the Circus Circus development. He noted that negotiations between Circus Circus and Saint Mary's for a land transfer are still underway.

Mr. Ken Krater, of Jeff Codega Planning and Design, stated that the proposed parking structures will provide an attractive entrance into the north gateway of Reno. He outlined the phasing of the project and how the design will help alleviate traffic conflicts. Mr. Krater also noted that the developer will work with Redevelopment staff in order to tie-in the landscaping and design of the project with the Gateway Concept.

Mr. David Hasse, Director of Architecture for Circus Circus, addressed the architectural improvement plan for the project.

He clarified that the facade along Virginia Street will not be one long facade, but rather banners will project from each of the proposed columns and will provide a visual break-up in the design.

Mr. Krater also indicated that Circus Circus is in agreement with all staff conditions, including Condition No. 40, and requested direction from the Council to work with staff to resolve any outstanding issues regarding the architecture.

Councilperson Pearce pointed out that the Citizen's Advisory Committee to the Redevelopment Agency has requested the opportunity to review this new plan prior to approval.

Councilperson Herndon suggested that the Council grant a conditional approval subject to review of the exterior plan by the Citizen's Advisory Committee to the Redevelopment Agency and the Downtown District Council.

Councilperson Hascheff noted that the review by the Citizen's Advisory Committee to the Redevelopment Agency and the Downtown District Council could be added to Condition No. 40.

The Mayor declared the public hearing open and asked if anyone cared to speak.

Mr. Don Robb, of First National Investors, proposed that the National Automobile Museum be moved to the ground floor of the Circus Circus Parking structure.

Mr. Gary Bullis, 8400 Lakeside Drive, spoke in opposition to the proposed plan and stated that he believes the garages should be upgraded since this is the gateway to Reno.

Mr. Del Rice, representing the Showboat Inn, expressed concern over the low quality proposed for the garage and the lack of activity proposed on Virginia Street in front of this project. He added that the size of this project will impact his business and requested that Condition No. 31 regarding retail space on the ground floor, be placed back on this project.

Mr. Howard Rosenberg, of the C.I.T.Y. 2000 Arts Commission, requested that approval of this project be delayed until such time as renderings and a thorough review can be provided.

Mr. Merle Schnieder, representing Dairy Queen, concurred with Mr. Rosenberg.

The Mayor asked if anyone else cared to speak. Hearing no one he closed the public hearing.

Mayor Griffin asked Mr. Thomas if it would be possible to provide approval that would allow construction to go forward while maintaining the interest expressed by the Planning Commission with respect to Condition No. 40.

Mr. Thomas stated that it would be possible for the applicant to move forward with the initial construction phases while the review is being accomplished by the CAC and the Downtown District Council.

Mr. Krater indicated that it has been confirmed that the CAC will review this matter at their April 3, 1996 meeting.

It was moved by Councilperson Pearce, seconded by Councilperson Pruett to continue this item for two weeks, at the April 9, 1996 Council meeting at 6:00 p.m., based on getting input from the Citizen's Advisory Committee to the Redevelopment Agency.

Motion carried with Councilperson Dalske absent and Councilperson Pilzner absent and abstaining.

COUNCILPERSON PILZNER PRESENT 12:05 A.M.

PUBLIC HEARING

6:00 P.M.

Staff Report: Request for: (1) a Master Plan amendment from Open Space to Multi-Residential; and (2) a zoning map amendment from SFR-15 (Single Family Residential) to MF-21 (Multi-Family) on a ±20.6 acre site located southwest of the terminus of Sabina Way and northeast of U. S. 395. Case No. 92-96 (Cityview Terrace).

Recommended: Council uphold the recommendation of the Planning Commission to approve the requested Master Plan Amendment and denial of the requested Zoning Map Amendment.

Mayor Griffin asked if proper notice had been given. City Clerk Cook stated that proper notice was given and letters in opposition were received from Arnold Landau, P.O. Box 9108, Incline Village, and Richard Gunkel, P.O. Box 267, Wasola, MO.

Mr. Dean Detton, Associate Planner, highlighted the staff report.

In response to Councilperson Pilzner, Mr. Bill Murano, Chief Deputy City Attorney, indicated that the zone change should be based on findings, not a specific project.

The Mayor declared the public hearing open.

Mr. Allen Gray, of Osgood Engineers, indicated that he would be available to answer any questions that the Council may have.

Mr. Dan Rechenmacher, 1442 Weston Place, spoke in support of the Master Plan Amendment.

Mr. Mark Dennis, representing Reno Vista Condominiums, spoke in opposition to the proposal. He stated that there are traffic safety concerns in this area that need to be addressed.

Mr. Michael Rosenauer, representing Panorama Village, expressed opposition to this request. He indicated that this master plan amendment and zone change would be premature since there is absolutely no infrastructure in place at this time.

Mr. Gary Fuquay, 3213 Reno Vista Drive, spoke in opposition to the proposed rezoning from single family to multi-family. He noted that the access from Scottsdale Road would be completely inadequate for this type of density.

Ms. Brandy S. Guenueur, 3274 Bullwinkle Drive, also indicated that she believes a multi-family project would generate traffic problems in the area. She also stated that she did not receive notice of this request.

Mr. Ken Krater, representing the applicant, submitted photos to the Council and indicated that Scottsdale Road would be adequate to handle the vehicle trips that the zone change would generate.

Mr. Gray stated that he would be amenable to a condition which would limit the density on the site.

The Mayor asked if anyone else cared to speak. Hearing no one he closed the public hearing.

Discussion took place with respect to placing a time limit on the zone change.

It was moved by Councilperson Pruett, seconded by Councilperson Hascheff to uphold the recommendation of the Planning Commission and approve the Master Plan Amendment.

Motion carried with Councilperson Dalske absent.

RESOLUTION NO. 5210

A resolution to amend Resolution No. 4746 by adopting a change to the Land Use/Transportation Guide Element of the the Reno Master Plan as approve in Case No. 92-96 (Citiview Terrace).

It was moved by Councilperson Pruett, seconded by Councilperson Hascheff to pass and adopt Resolution No. 5210.

Motion carried with Councilperson Dalske absent.

It was moved by Councilperson Pruett, seconded by Councilperson Pearce to overrule the recommendation of the Planning Commission and approve the zoning map amendment with the added condition:

1) The Applicant shall submit a special use permit application within 24 months of the date of City Council approval and the development shall not exceed 350 dwelling units.

Motion carried with Councilperson Dalske absent.

Mayor and Council, continued:

Discussion and possible direction/action regarding the process of selection of the replacement for the Ward 3 City Council seat - J. Pruett.

Councilperson Pilzner stated that he would prefer a "caretaker" position rather than someone who is planning to run for election.

Ms. Sue Camp, Chairperson of the Ward 3 District Council, indicated that the District Council supported her as their choice to fill the spot until the November election.

It was moved by Councilperson Pearce, seconded by Councilperson Hascheff to direct the City Clerk to advertise for acceptance of detailed resumes from interested individuals with a deadline of April 12, 1996 at 5:00 p.m.

Motion carried with Councilperson Dalske absent.

RESOLUTION NO. 5211

A resolution of the City Council of the City of Reno, Nevada transferring \$2,100,000 of the City's 1996 Private Activity Bond Volume Cap to the Nevada Department of Business and Industry - Housing Division and requesting that the Nevada Department of Business and Industry - Housing Division combine it with a transfer of \$2,350,000 of their 1995 Private Activity Bond Cap carried forward for multi-family projects in the Reno Area, for financing the construction of a 76-Unit Senior Care Facility for intermediate and group care, was read by title.

It was moved by Councilperson Pilzner, seconded by Councilperson Hascheff to pass and adopt Resolution No. 5211.

Motion carried with Councilperson Dalske voting Nay and Councilperson Dalske absent.

CITY ATTORNEY

Staff Report: Approval for position of legal secretary for the City Attorney's office for a six month period.

It was moved by Councilperson Hascheff, seconded by Councilperson Pearce to approve the position of legal secretary for the City Attorney's Office for a six month period.

Motion carried with Councilperson Dalske absent.

RESOLUTION NO. 5212

A resolution authorizing the Finance Director to act as the City's agent in matters relating to the sale of stock issued to the city in bankruptcy proceedings, was read by title.

It was moved by Councilperson Pilzner, seconded by Councilperson Hascheff to pass and adopt Resolution No. 5212.

Motion carried with Councilperson Dalske absent.

RESOLUTION NO. 5213

A resolution establishing a special revenue fund in the City of Reno, Nevada to be known as "Parks/Recreation Special Revenue Fund", was read by title.

It was moved by Councilperson Herndon, seconded by Councilperson Hascheff to pass and adopt Resolution No. 5213.

Motion carried with Councilperson Dalske absent.

RESOLUTION NO. 5214

A resolution to become a United States Environmental Protection Agency Transportation Partner, was read by title.

It was moved by Councilperson Pilzner, seconded by Councilperson Hascheff to pass and adopt Resolution No. 5214.

Motion carried with Councilperson Dalske absent.

RESOLUTION NO. 5215

A resolution supporting Senate concurrent Resolution No. 38 urging State and Local Governments to establish programs that encourage citizen participation in policy development, was read by title.

It was moved by Councilperson Hascheff, seconded by Councilperson Pilzner to pass and adopt Resolution No. 5215.

Motion carried with Councilperson Dalske absent.

Staff Report: Bill No. _____ - Ordinance to amend zoning from CB (Central business), P-O (Professional Office), HDMF (High Density Multi-Family) to HCD (Hotel Casino Downtown). The site contains a total of ± 10.71 acres located north of Sixth Street between Virginia Street and West Street. Case No. 73-96 (Circus/Circus Parking Structure).

This item was continued to the April 9, 1996 Regular Council Meeting Agenda.

Status Report on the Riverside Hotel.

NO ACTION WAS TAKEN ON THIS ITEM.

Staff Report: Allocation of \$35,000 in FY 96-97 Community Development Block Grant Funds for Human Services.

This item was deferred.

Staff Report: Property Owner at 2195 Lakeside Drive request for a sidewalk waiver.

This item was withdrawn from the Agenda.

Staff Report: An ordinance to amend Chapter 18.06 of the Reno Municipal Code entitled "Zoning" by adding a new chapter entitled "Skyways", providing for the establishment of standards for the review of development proposals for skyways and for the adoption of the skyways design guidelines; to amend Chapter 18.06.030 by adding thereto a definition of "Skyways"; to amend Chapter 18.06.400 by adding "Skyway" to the "special use permit" requirements; and amendments to the "Special Use Permit" (Section 18.06.400) and "Variance" (Section 18.06.390) sections to require that special use permits and variances go to City Council when they are a part of another application that requires Council action; together with other matters properly relating thereto. Case No. AT-11-95 (Skyways).

This item was withdrawn from the Agenda.

Staff Report: Approval of Parks/Recreation Special Revenue Fund Policy.

This item was continued to the April 9, 1996 Regular Council Meeting.

Assignment Calendar Status Report

NO ACTION WAS TAKEN ON THIS ITEM.

Establish Agenda for the April 2, 1996 Study Session/Special Session.

NO ACTION WAS TAKEN ON THIS ITEM.

Report from the Public Information Officer on Upcoming SNCAT Events.

NO ACTION WAS TAKEN ON THIS ITEM.

Staff Updates - Paradise Park (Assistant City Manager)

NO ACTION WAS TAKEN ON THIS ITEM.

Staff Updates - Evans Park (Director of Parks and Recreation).

This item was withdrawn from the agenda.

Staff Updates - Encroachment Fee Study (Director of Maintenance and Engineering).

NO ACTION WAS TAKEN ON THIS ITEM.

Boards and Commissions - Reno City Planning Commission.

This item was continued to the April 9, 1996 Regular Council Meeting Agenda.

Boards and Commissions - Ward 1 - Southwest District Council.

This item was continued to the April 9, 1996 Regular Council Meeting Agenda.

Boards and Commissions - Financial Advisory Board.

This item was continued to the April 9, 1996 Regular Council Meeting Agenda.

Boards and Commissions - Board of Massage Examiners.

This item was continued to the April 9, 1996 Regular Council Meeting Agenda.

Boards and Commissions - Reno Commission on the Status of Women.

This item was continued to the April 9, 1996 Regular Council Meeting Agenda.

Boards and Commissions - Reno Bicycle Council.

This item was continued to the April 9, 1996 Regular Council Meeting Agenda.

Liaison Report and appropriate direction to staff.

NO ACTION WAS TAKEN ON THIS ITEM.

Mayor's Liaison Report - J. Griffin.

NO ACTION WAS TAKEN ON THIS ITEM.

Reconsideration of city ombudsman - P. Hascheff

This item was withdrawn from the agenda.

The Meeting was adjourned at 12:35 p.m.

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Approved this 9th day of April, 1996.

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[Handwritten Signature]

MAYOR OF THE CITY OF RENO

ATTEST:

[Handwritten Signature]

CITY CLERK AND CLERK OF THE CITY COUNCIL OF THE CITY OF RENO



Council Chambers, Reno, Nevada
April 9, 1996

The Regular Meeting of the Reno City Council was called to order at 12:09 p.m. on April 9, 1996 in the Council Chambers at City Hall.

PRESENT: Council Members Hascheff, Herndon, Pearce, Pruett, Pilzner and Mayor Griffin.

ABSENT: Councilperson Dalske.

ALSO PRESENT: City Manager McNeely, Chief Deputy City Attorney Murano and City Clerk Cook.

PROCLAMATION: International Building Safety Week

Approval of the Minutes - March 26, 1996.

Recommended: Council approve the March 26, 1996 Regular Council Meeting Minutes as submitted.

It was moved by Councilperson Hascheff, seconded by Councilperson Herndon to approve the March 26, 1996 Regular Council Meeting Minutes as submitted.

Motion carried with Councilperson Dalske absent.

Approval of the Agenda - April 9, 1996.

Recommended: Council approve the April 9, 1996 Regular Council Meeting Agenda as submitted.

Mayor Griffin indicated that Items 8C, 11B, 12B, 18C, 18E, and 18F have been withdrawn from the agenda.

It was moved by Councilperson Hascheff, seconded by Councilperson Herndon to approve the April 9, 1996 Regular Meeting Agenda as amended.

Motion carried with Councilperson Dalske absent.

Cash Disbursements - March 11, 1996 through March 24, 1996.

Recommended: Council approve the Cash Disbursements as submitted.

It was moved by Councilperson Hascheff, seconded by Councilperson Herndon to approve the Cash Disbursements as submitted.

Motion carried with Councilperson Dalske absent.

Identification of Items from the Consent Agenda for discussion.

It was the determination of the Council to pull item 9F for separate discussion.

CONSENT AGENDA

Staff Report: Arnold Bill, et ux vs. Shopko, City, et al Second Judicial District Court Case CV96-01108.

Recommended: Council refer this matter to the City Attorney's Office for handling.

Staff Report: Leslie Earl Raymond vs. Jim Weston, City of Reno, et al Second Judicial District Court Case CV-N-969-77-DWH.

Recommended: Council refer this matter to the City Attorney's Office for handling.

Staff Report: Agnes Marie Johnson v. City of Reno, et al Second Judicial District Court Case CV95-07822.

Recommended: Council refer this matter to the City Attorney's Office for handling.

Staff Report: Final Map of S.J. Ranch Unit No. 4 Subdivision.

Recommended: Council approve the Final Map of S.J. Ranch Unit No. 4 Subdivision.

Staff Report: Final Map of Silverado Ranch Estates Unit No. 2 Phase 2 Subdivision.

Recommended: Council approve the Final Map of Silverado Ranch Estates Unit No. 2, Phase 2 subdivision.

Staff Report: Quitclaim of S. Virginia St. R/W to NDOT for street widening.

Recommended: Council approve the quitclaim deeds and authorize the Mayor to sign.

Staff Report: Extension of the Unisys Public Safety Computer Software Licensing.

Recommended: Council grant approval to the Reno Police Department to extend the Unisys agreement to allow software licensing for an additional twenty-four months in an amount not to exceed \$114,000.

Staff Report: Reversion to acreage of parcels 1 through 4 of Parcel Map No. 2206 located south of Security Circle, east of N. Virginia St. (Case No. 121-96).

Recommended: Council approve the reversion to acreage map.

Staff Report: Ratification of the selection of external audit firm.

Recommended: Council ratify the selection of the audit firm of Kafoury, Armstrong and Co. to serve as the external auditors for the City of Reno.

Staff Report: Amendment to contract for Geographic Information System (GIS) Plan - task for developing sewer connectivity diagram.

Recommended: Council approve Amendment to the Contract for Geographic Information System Plan.

Staff Report: Request for approval of a tentative map to allow a single family residential subdivision containing 106 lots on a ±49 acre site located on the west side of Sky Vista Parkway and approximately 800 feet south of Lear Blvd. in a PUD (Planned Unit Development). Case No. 93-93/File 5 (Sky Vista/Village #2).

Recommended: Council uphold the recommendation of the Planning Commission and approve Case No. 93-93/File 5, subject to the conditions in the staff report.

Staff Report: Authorization to settle Langan vs. the City of Reno.

Recommended: Council approve the City Attorney's recommendation to settle this case.

It was moved by Councilperson Hascheff, seconded by Councilperson Herndon to approve Consent Agenda Items 9A through 9L with the exception of Item 9F which was withdrawn for separate discussion.

Motion carried with Councilperson Dalske absent.

FIRST READING ORDINANCES

Bill No. 5131 - An Ordinance amending Chapter 12.16, Section 12.16.130 entitled Industrial/Commercial Discharger requiring the installation of remote readouts for a waiver of nonsewered water request.

It was moved by Councilperson Hascheff, seconded by Councilperson Herndon to refer Bill No. 5131 to the Committee of the Whole.

Motion carried with Councilperson Dalske absent.

Bill No. 5132 - An Ordinance amending Chapter 12.16, Section 12.16.140 entitled "Unmetered Water Source" to clarify the language related to the installation of a remote readout.

It was moved by Councilperson Pilzner, seconded by Councilperson Hascheff to refer Bill No. 5132 to the Committee of the Whole.

Motion carried with Councilperson Dalske absent.

Bill No 5133 - An Ordinance amending Chapter 12.16, section 12.16.610 entitled "Permit for Industrial/Commercial Discharges" specifying the records and inspection requirements for the various classes of industrial/commercial dischargers, together with other matters properly relating thereto.

It was moved by Councilperson Hascheff, seconded by Councilperson Pilzner to refer

Bill No. 5133 to the Committee of the Whole.

Motion carried with Councilperson Dalske absent.

Bill No. 5134 - An Ordinance amending Chapter 12.16, Section 12.16.620 entitled "Permit applications and fees" to change the Class I fee from an annual fee to a one time fee when business is started or relocated if a cursory inspection is required.

It was moved by Councilperson Pilzner, seconded by Councilperson Hascheff to refer Bill No. 5134 to the Committee of the Whole.

Motion carried with Councilperson Dalske absent.

Bill No. 5135 - An Ordinance to amend Section 12.16.440 to add a provision to allow delinquent sewer bills to be sent to Washoe County to be billed with the Ad Valorem Property Taxes.

It was moved by Councilperson Hascheff, seconded by Councilperson Herndon to refer Bill No. 5135 to the Committee of the Whole.

Motion carried with Councilperson Dalske absent.

SECOND READING ORDINANCES

BILL NO. 5126

ORDINANCE NO. 4613

An ordinance to amend Chapter 12.14 of the Reno Municipal Code entitled "Water Conservation" to provide for water conservation on a regular basis rather than only during a drought, was read by title.

Mr. Mike Buschelman, Member of the Water Planning Commission, spoke in favor of the ordinance and indicated he would respond to any questions.

Mr. Norman Harry, Chairman of the Pyramid Lake Tribal Council, provided a brief history of the tribe's involvement with respect to the water conservation plan.

This item was deferred to later in the meeting.

Presentation by Sierra Pacific Power Company representative re: Public Education Program on Water.

Ms. Susan Oldham, Attorney representing Sierra Pacific Power Company, explained that since 1994 SPPCo has been attempting to educate the public on water issues. She noted that the a new approach will be taken this year and the company has hired R & R Advertising to assist with the program.

Ms. Karen Swobe, of R & R Advertising, highlighted the advertising strategy that will be used

to help explain the entire water issue to the public. She noted that speaker's bureaus and roundtables will be included.

Councilperson Pearce requested that the education program be approached as if a water question were on the November ballot.

The Council requested that Sierra Pacific come back to the Council in September with the results of the education program.

Ms. Janet Carson, of SPPCo, responded to questions regarding the installation of water meters.

NO ACTION WAS TAKEN ON THIS ITEM.

Bill No. 5126 - An ordinance to amend Chapter 12.14 of the Reno Municipal Code entitled "Water Conservation" to provide for water conservation on a regular basis rather than only during a drought, continued:

It was moved by Councilperson Pearce, seconded by Councilperson Hascheff to pass and adopt Bill No. 5126, Ordinance No. 4613.

Motion carried with Councilperson Pruett voting Nay and Councilperson Dalske absent.

Staff Report: Water Conservation Agreement with Pyramid Lake Paiute Tribe, Sierra Pacific Power Co., City of Sparks and Washoe County.

Recommended: Council approve the Water Conservation Agreement with Pyramid Lake Paiute Tribe, Sierra Pacific Power Co., City of Sparks and Washoe County.

It was moved by Councilperson Pearce, seconded by Councilperson Hascheff to approve the Water Conservation Agreement with Pyramid Lake Paiute Tribe, Sierra Pacific Power Co., City of Sparks and Washoe County.

Motion carried with Councilperson Pruett voting Nay and Councilperson Dalske absent.

Staff Report: Enforcement Procedures and Rules for granting variances to the water conservation ordinance.

Recommended: Council approve the Enforcement Procedures and Rules for granting variances to the water conservation ordinance.

Council requested that staff return with an update on the process in three months.

It was moved by Councilperson Pilzner, seconded by Councilperson Pearce to approve the Enforcement Procedures and Rules for granting variances to the water conservation ordinance, subject to staff returning to Council with a status report in three months.

Motion carried with Councilperson Pruett voting Nay and Councilperson Dalske absent.

Second Reading Ordinances, continued:

BILL NO. 5127**ORDINANCE NO. 4614**

An Ordinance to amend zoning from MF-43 (Multi-Family) and P-O (Professional Office) to G-O (General Office). The ± 0.41 acre site is located along Aitken Street between Kirman Avenue/Locust Street. Case No. 71-96 (Reno Medical Clinic).

It was moved by Councilperson Pearce, seconded by Councilperson Hascheff to pass and adopt Bill No. 5127, Ordinance No. 4614.

Motion carried with Councilperson Dalske absent.

BILL NO. 5128**ORDINANCE NO. 4615**

An Ordinance to annex two parcels containing a total of ± 14.2 acres of a ± 14.2 acre site located on the northeast corner of Kietzke Lane and Del Monte Lane. Case No. 101-96 (Harrah's Office Park).

It was moved by Councilperson Pruet, seconded by Councilperson Hascheff to pass and adopt Bill No. 5128, Ordinance No. 4615.

Motion carried with Councilperson Dalske absent.

BILL NO. 5129**ORDINANCE NO. 4616**

An Ordinance to amend zoning from LLR-2.5 (Large Lot Residential - 2.5 acres) to G-O (General Office) on ± 14.2 acre site located on the northeast corner of Kietzke Lane and Del Monte Lane. Case No. 101-96 (Harrah's Office Park).

It was moved by Councilperson Hascheff, seconded by Councilperson Pruet to pass and adopt Bill No. 5129, Ordinance No. 4616.

Motion carried with Councilperson Dalske absent.

BILL NO. 5130**ORDINANCE NO. 4617**

An ordinance to amend Chapter 18.06 of the Reno Municipal Code entitled "Zoning" by adding a new chapter entitled "Skyways", providing for the establishment of standards for the review of development proposals for skyways and for the adoption of the skyways design guidelines; to amend Chapter 18.06.030 by adding thereto a definition of "Skyways"; to amend Chapter 18.06.400 by adding "Skyway" to the "special use permit" requirements; and amendments to the "Special Use Permit" (Section 18.06.400) and "Variance" (Section 18.06.390) sections to require that special use permits and variances go to City Council when

they are a part of another application that requires Council action; together with other matters properly relating thereto. Case No. AT-11-95 (Skyways).

It was moved by Councilperson Herndon, seconded by Councilperson Hascheff to pass and adopt Bill No. 5130, Ordinance No. 4617.

Motion carried with Councilperson Pearce voting Nay and Councilperson Dalske absent.

RESOLUTIONS

Resolution No. 5217 - A Resolution Accepting Streets - Caughlin Glen Unit No. 1, was read by title.

It was moved by Councilperson Herndon, seconded by Councilperson Hascheff to pass and adopt Resolution No. 5217.

Motion carried with Councilperson Dalske absent.

RESOLUTION NO. 5217

A Resolution Accepting Streets - Caughlin Glen Unit No. 1.

Resolution No. 5218 - A Resolution Accepting Streets-Silverado Ranch Estates Unit No.1-A, was read by title.

It was moved by Councilperson Pilzner, seconded by Councilperson Hascheff to pass and adopt Resolution No. 5218.

Motion carried with Councilperson Dalske absent.

RESOLUTION NO. 5218

A Resolution Accepting Streets-Silverado Ranch Estates Unit No.1-A.

Resolution No. _____ - A Resolution to amend the Land Use/Transportation Guide element of the Reno Master Plan from Single Family Residential to Distribution and Warehousing on ± 5.1 acres located at the northeast corner of the U.S. 395/Ninth Street intersection. Case No. 95-96 (Interstate Security Self Storage).

THIS ITEM WAS WITHDRAWN FROM THE AGENDA.

Consent Agenda, continued:

Staff Report: Quitclaim of S. Virginia St. R/W to NDOT for street widening, continued:

Councilperson Pruett requested that the property owners on South Virginia Street be notified of the project.

It was moved by Councilperson Pruett, seconded by Councilperson Hascheff to approve the quitclaim deeds and authorize the Mayor to sign.

Motion carried with Councilperson Dalske absent.

CITY CLERK

Boards and Commissions - Reno City Planning Commission.

Councilperson Pruett expressed her concern over the lack of Ward 4 representation on the Commission.

The Council discussed the normal procedure followed for appointment to the Planning Commission and indicated that this is a unique situation based on obtaining ward representation.

City Manager McNeely indicated that staff will return with a proposed policy regarding appointments to the Planning Commission and other Boards.

It was moved by Councilperson Pruett, seconded by Councilperson Herndon to appoint Michael Weber to the Reno Planning Commission, with the understanding that he will fill the term to expire 07/01/97 and then his application will go through the normal process.

Motion carried with Councilperson Dalske absent.

Boards and Commissions - Ward 1 - Southwest District Council.

It was moved by Councilperson Herndon, seconded by Councilperson Hascheff to appoint Roy Ferris and Steve Krajl to the Ward 1 - Southwest District Council.

Motion carried with Councilperson Dalske absent.

FIRE DEPARTMENT

Status Report on the Riverside Hotel.

Mr. Larry Farr, Acting Fire Chief, indicated that the status of the Riverside Hotel has not changed since the March 26, 1996 Council Meeting.

Councilperson Pearce emphasized the fact that the Council expects a conclusion to this issue by April 30, 1996. She asked Mr. Ralph Jaeck, Assistant City Manager, to communicate that fact to both the owner and the potential buyer of the property.

The Council also requested that staff return at the April 23, 1996 Meeting with all available alternatives, including financial implications, for the Riverside Hotel if the sale of the building is not completed.

NO ACTION WAS TAKEN ON THIS ITEM.

City Clerk, continued:

Boards and Commissions - Board of Massage Examiners.

It was moved by Councilperson Herndon, seconded by Councilperson Pearce to appoint Renea Green to the Board of Massage Examiners.

Motion carried with Councilperson Dalske absent.

Boards and Commissions - Reno Commission on the Status of Women.

It was moved by Councilperson Pilzner, seconded by Councilperson Pearce to appoint Carol Galantuomini, R. Lynn Dayton, Susan Dart and Dona Patterson to the Reno Commission on the Status of Women.

Motion carried with Councilperson Dalske absent.

Boards and Commissions - Reno Bicycle Council.

NO ACTION WAS TAKEN ON THIS ITEM.

Discussion of the Reno City Planning Commission's By-Laws.

Mr. Bill Thomas, Community Development Director, indicated that the Planning Commission expressed a desire to include in the by-laws the rule of three consecutive absences constitutes automatic resignation and they wish to begin their meetings at 6:00 p.m.

Councilperson Pruett stated that she would meet with the City Manager and the City Attorney to discuss the by-laws and return to Council.

MAYOR AND COUNCIL

Liaison Report and appropriate direction to staff.

Councilperson Pearce requested that the Boards and Commissions on which Councilperson Dalske served as liaison, be brought before the Council for reassignment.

Mayor's Liaison Report - J. Griffin.

The Mayor indicated that the City of Reno was omitted from receiving a report with respect to the environmental issues surrounding the railroad merger. He also noted that he attended a conference in Las Vegas on the Fannie Mae program and indicated that there are several very innovative programs for new home ownership available.

NO ACTION WAS TAKEN ON THIS ITEM.

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The Council recessed to a Redevelopment Agency Meeting at 2:05 p.m. and upon reconvening at 2:10 p.m. roll was taken with the following Council Members present: Hascheff, Herndon, Pearce, Pruett, Pilzner and Griffin. Absent: Dalske.

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FINANCE DEPARTMENT

Staff Report: Approval of Parks/Recreation Special Revenue Fund Policy.

Recommended: Council approve the Parks/Recreation Special Revenue Fund Policy.

It was moved by Councilperson Pearce, seconded by Councilperson Hascheff to approve the Parks/Recreation Special Revenue Fund Policy.

Motion carried with Councilperson Dalske absent.

Staff Report: Council direction for ordinance changes required for the following: Auctions, Pawnbrokers, Autopawn and Penalties.

THIS ITEM WAS WITHDRAWN FROM THE AGENDA.

Assignment Calendar Status Report.

It was the determination of the Council to cancel the May 8, 1996 joint workshop with the Airport Authority.

The Council requested that an item be placed on a future agenda to address the issue of ordinances with no appeal process; i.e. business license penalties, sewer fees for hazardous materials.

NO ACTION WAS TAKEN ON THIS ITEM.

Community Development, continued:

Staff Report: Nomination of the Southside School Annex (190 East Liberty) to the City Register of Historic Places.

Recommended: Council approve the nomination of the Southside School Annex (190 East Liberty) to the City Register of Historic Places.

It was moved by Councilperson Herndon, seconded by Councilperson Pearce to uphold the staff recommendation and designate only the Southside School Annex to the City Register of Historic Places.

Motion carried with Councilperson Dalske absent.

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A recess was called at 2:37 p.m. and upon reconvening at 4:05 p.m. roll was taken with the following Council Members present: Hascheff, Herndon, Pearce, Pruett, and Griffin. Absent: Dalske and Piltzner.

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Community Development, continued:

Staff Report: Request for: 1) A zoning map amendment on properties owned by the applicant from CB (Central Business), P-O (Professional Office), P-F (Public Facility) to HCD (Hotel Casino Downtown), by ordinance, on a site containing a total of ± 10.71 acres located north of Sixth Street between Virginia Street and West Street, 2) Variances to (a) allow three curb cuts on minor arterials less than 150 feet from an intersecting street; and (b) to allow trees/climbing plants in sidewalk grates in lieu of a required planter strip to screen the parking structures, subject to the conditions of the special use permit; 3) A special use permit to: (1) allow construction of one six story twenty-four hour parking structure containing a total of $\pm 2,000$ spaces that is ± 46 feet in height located between Sixth and Seventh Streets and Virginia and Sierra Streets; and an open surface parking facility containing ± 271 spaces located between Sixth and Elm Streets and Sierra and West Streets; and (2) to construct a skybridge on Sixth Street between the proposed parking garages and the existing north tower.

Recommended: Council uphold the recommendation of the Planning Commission and approve the requests in Case No. 73-96, subject to the conditions in the staff report. Mr. Ken Krater, of Jeff Codega Planning and Design, provided a brief overview of the changes and modifications to the project. He pointed out that the long planes of the building have been broken up and textures have been added. He noted that electrical outlets and hose bibs will be installed at the street level for use for special events.

Mr. David Hasse, architect, presented renderings depicting the design changes made to the project.

In response to Councilperson Pearce, Mr. Krater outlined the traffic circulation pattern proposed for the garage.

Councilperson Pearce inquired about the garbage dumpsters around the property on Sixth Street.

Mr. Scott Beaman, General Manager of Circus Circus, stated that the dumpsters will be gone in about six weeks, once the room renovation is complete.

In response to Councilperson Hascheff, Mr. Krater indicated that the applicant is willing to comply with Condition No. 40.

Mr. Detton read the modified and additional conditions:

Modify Condition No. 20 - Property owners on Sierra Street and Sixth Street and the Downtown Improvement Association shall be notified in writing of any street closures 3 days prior to any closure.

Add Condition No. 44 - The applicant shall provide electrical outlets and hose bibs to the satisfaction of the Community Development Department and Redevelopment Staff.

Add Condition No. 45 - The applicant shall provide samples of the grill iron work to the satisfaction of the Community Development Department.

Add Condition No. 46 - The location, design and operational characteristics of any devices that control ingress or egress to the parking garage and/or open parking lot shall be approved by the Community Development Department.

Add Condition No. 47 - The applicant shall install a capped off sewer line within the building on the Virginia Street side.

Mr. John Barada, Member of the CAC, indicated that he feels that all of the concerns expressed by the CAC have been addressed by this amended proposal.

Mr. Del Rice, representing the Showboat Inn, requested that the Council keep in mind the future of North Virginia Street with any new developments proposed.

It was moved by Councilperson Herndon, seconded by Councilperson Pruett to uphold the recommendation of the Planning Commission and approve the zoning map amendment from CB (Central Business), P-O (Professional Office), PF (Public Facility) to HCD (Hotel Casino Downtown) on the properties zoned by the applicant only.

Motion carried with Councilpersons Dalske and Pilzner absent.

Bill No. 5136 - Ordinance to amend zoning from CB (Central Business), P-O (Professional Office), HDMF (High Density Multi-Family) to HCD (Hotel Casino Downtown). The site contains a total of ± 10.71 acres located north of Sixth Street between Virginia Street and West Street. Case No. 73-96 (Circus/Circus Parking Structure).

It was moved by Councilperson Herndon, seconded by Councilperson Hascheff to refer Bill No. 5136 to the Committee of the Whole.

Motion carried with Councilpersons Dalske and Pilzner absent.

It was moved by Councilperson Herndon, seconded by Councilperson Pruett to approve the a special use permit in Case No. 73-96, with the modifications to and addition of the conditions as outlined by Community Development.

Motion carried with Councilpersons Dalske and Pilzner absent.

It was moved by Councilperson Herndon, seconded by Councilperson Pearce to uphold the recommendation and approve the variances in Case No. 73-96 (Circus/Circus Parking Structure).

Motion carried with Councilpersons Dalske and Pilzner absent.

CITIZEN'S INITIATIVES

Request for waiver of fees associated with "special event" requirements from the Northern Nevada Soccer League.

Mr. Carlos Valasquez, representing the Northern Nevada Soccer League, provided a history of the soccer league, requested that the City fund one-half of the monies for police patrol at the

first quarter if the soccer season.

Mr. Luis Navarro, representing the Northern Nevada Soccer League, urged the Council to approve financial support for security at soccer games. He also made a public pledge that the soccer community does not want violence mixed with the game.

Ms. Mary Wilson, of the Reno/Sparks NAACP, stressed the importance of the soccer games for children in the community and urged the Council to approve the request for police protection at soccer games.

Ms. Eren Vega, representing the Northern Nevada Soccer League, concurred with the previous speakers.

Mr. Emmitt Flores, of Juvenile Services, spoke in support of the soccer league and the request for funding the security at the games.

Mr. Sam Dehne, 297 Smithridge Drive, suggested that members of the soccer league could serve as monitors at the games.

Mr. Al Rogers, Recreation Superintendent, stated that the soccer games should not be characterized as "special events".

Mr. Jim Weston, Reno Police Chief, stated that he believes that there should be some sort of security provided at the soccer games, at least on an interim basis, to allow for an assessment of the situation.

The Council directed the City Manager to work with the Police Chief and Parks and Recreation Department, with the understanding that the Police Department is authorized funding (on a joint basis with the Soccer League) for a six week trial period to provide security. Staff is to report back to Council with an analysis of the six week period.

Public Comments.

NO ACTION WAS TAKEN ON THIS ITEM.

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A recess was called at 5:40 p.m. and upon reconvening at 6:50 p.m. roll was taken with the following Council Members present: Hascheff, Herndon, Pearce, Pruett, Piltzner and Griffin.
Absent: Dalske.

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PUBLIC HEARING

6:00 P.M.

Staff Report: Request for: (1) annexation of three (3) parcels containing a total of ±147 acres; (2) a Master Plan amendment from Residential with a minimum 1 du/acre to Residential with

4.5 du/acre; (3) a zoning map amendment from LLR-2.5 (Large Lot Residential - 2.5 acres) to SFR-9 (Single Family Residential - 9,000 square feet); (4) a tentative map for a 145 lot single family residential subdivision; and (5) a special use permit to allow land cuts exceeding 20 feet and land fills exceeding 10 feet. The development, containing ± 66 acres, is located at the north terminus of Sunline Drive and north of the Northgate #8 subdivision. Case No. 99-96 (Northgate 11).

Recommended: Council uphold the recommendation of the Planning Commission and approve Case No. 99-96, subject to the conditions in the staff report.

Mayor Griffin asked if proper notice had been given. City Clerk Cook stated that proper notice was given and no correspondence was received.

The Mayor declared the public hearing open and asked if anyone cared to speak. Hearing no one he closed the public hearing.

It was moved by Councilperson Pilzner, seconded by Councilperson Pearce to uphold the recommendation of the Planning Commission and approve Case No. 99-96, Northgate 11, subject to the conditions in the staff report.

Motion carried with Councilperson Dalske absent.

Bill No. 5137 - An Ordinance to annex three (3) parcels containing a total of ± 147 acres. The development, containing ± 66 acres, is located at the northern terminus of Sunline Drive and north of the Northgate #8 Subdivision. Case No. 99-96 (Northgate 11)

It was moved by Councilperson Pilzner, seconded by Councilperson Pearce to refer Bill No. 5137 to the Committee of the Whole.

Motion carried with Councilperson Dalske absent.

Bill No. 5138 - An Ordinance to amend zoning from LLR-2.5 (Large Lot Residential-2.5 acres) to SFR-9 (Single Family Residential - 9,000 square feet) on property located at the northern terminus of Sunline Drive and north of the Northgate #8 Subdivision. (Northgate 11).

It was moved by Councilperson Pilzner, seconded by Councilperson Pearce to refer Bill No. 5138 to the Committee of the Whole.

Motion carried with Councilperson Dalske absent.

Resolution No. 5219 - A Resolution to amend the Land Use/Transportation Guide element of the Reno Master Plan from Residential with minimum 1 du/acre to Residential with 4.5 du/acres. The development, containing is located at the northern terminus of Sunline Drive and north of the Northgate #8 Subdivision (Northgate 11).

It was moved by Councilperson Pilzner, seconded by Councilperson Pearce to pass and adopt Resolution No. 5219.

Motion carried with Councilperson Dalske absent.

RESOLUTION NO. 5219

A Resolution to amend the Land Use/Transportation Guide element of the Reno Master Plan from Residential with minimum 1 du/acre to Residential with 4.5 du/acres. The development, containing is located at the northern terminus of Sunline Drive and north of the Northgate #8 Subdivision (Northgate 11).

PUBLIC HEARING

6:00 P.M.

Staff Report: 1995 Special Assessment District No. 1 - Hearing regarding certain street improvements and proposed assessments within the proposed district.

Mr. Steve Varela, City Engineer, stated that this item was continued from the February 13, 1996 Regular Meeting with direction to staff to hold informational meetings with property owners, meet with individual property owners as requested and to review the criteria for determining the replacement of sidewalk, curb and gutter. He noted that the changes in the criteria were approved by Council on February 20, 1996, and newly calculated assessments were mailed to each property owner.

Mr. Wesley Mavis, 700 Beldon Way, spoke in opposition to property owners paying for the assessment and also stated he does not believe the new criteria is equitable.

Mr. H.H. McElroy, 2485 Riviera Street, inquired as to when the City began charging for curb and gutter and also asked if properties that are homesteaded can be assessed.

Mr. Rudy Duett, 901 Beldon Way, objected to being included in the assessment district. He stated that the damage to his sidewalk has been caused by poor City maintenance and an engineering error when installing the storm drain.

Mr. Max Jones, 1160 Harvey Lane, spoke in opposition to the assessment and the criteria used by the Engineering Division. He stated that he believes his taxes should pay for the repairs.

Mr. Mark Furman, 1003 McDonald Drive, stated that he believes that the work is necessary, however, he does not believe that the property owners should pay the entire cost since they are not the only one receiving benefit.

Mr. Bill Fuchs, 2180 Arcane Avenue, also spoke in opposition to the inequity of the assessment.

Mr. Hank Baxter, 1495 Wesley Drive, concurred with the previous speakers and indicated that much of the deterioration on Wesley Drive was caused by excessive use by park patrons.

Mr. Warren Harding, 1495 Wesley Drive, spoke in opposition to the assessment and urged the Council to once again examine the inequity of the costs.

Mr. Charles Illg, 1415 McKinley Drive, requested that the City allow temporary patching

along the curb and gutter.

Mr. Ralph Stephens, 1137 Harvey Lane, spoke in opposition and encouraged the Council to cancel the entire district.

Mr. Dorman Patten, 855 Ruby, stated that he does not believe his sidewalk needs to be replaced. He provided pictures of his property.

Dr. Clinton Case, 985 Akard Drive, indicated that he appreciates the Council and staff working with the property owners and asked that Akard Drive be removed from the district.

Mr. Michael Ward, 636 Imperial Boulevard, spoke in opposition to the assessment district.

Mr. Doyle Rials, 1030 Pineridge Drive, stated that it is his opinion that the sidewalk, curb and gutter belongs to the City and should be maintained by the City.

Ms. Paula Berkely, 908 Nixon, stated that most of the damage on her curb and gutter has been made by the snow plows. She also suggested that the curbs, gutter and sidewalk issue be addressed as part of the Regional Plan.

Mr. Jim Wood, representing Margaret P. Gilbertson, 625 Donner Drive, and he noted that Ms. Gilbertson cannot afford this type of assessment.

Mr. Don Mash, 760 Akard Drive, indicated that he does not believe the assessment is equitable.

Mr. Ed Steffan 2101 Arcane Avenue, stated that he would be willing to pay for one third of the ten feet of his sidewalk that needs replacement. He added that he would like to the City of Reno to pay one third and Sierra Pacific Power Company to pay one third.

Mr. Jim Jones, 124 Bret Harte Avenue, stated that since the repair of sidewalks reduces the liability of the City, the benefit is for the City and should be paid by collected taxes.

Ms. Heidi Owen, 975 Akard, indicated that this is a community issue and the protests will be never-ending, each time an assessment is proposed.

Mr. Bill Kaiser, 2901 Slater Avenue, expressed concern over the improvements needing repairs in just a few years and the property owners being charged once again.

Mr. Bob Krebs, 980 Akard Drive, stated that it is his opinion that the assessments are arbitrary.

Mr. Basil Ahern, 139 Bret Harte Avenue, objected to paying for the patching of the apron.

Mr. Jerry Crane, 2150 Arcane, stated that he represents 14 homeowners on Arcane Avenue requested that sidewalks and driveway aprons be exempt from the assessment district.

Mr. Larry Walters, 770 Ruby Avenue, stated that he is opposed to the Special Assessment District. He also requested that more time be given to the homeowners who wish to hire a

contractor to do the improvements.

Mr. Thomas Bauer, property owner at 1125 and 1175 Berrum Lane, stated that the assessment criteria is unfair.

Mr. Steve Varela, City Engineer, responded to questions raised by the property owners. He suggested that if it is the desire of the Council to pay for the curb and gutter included in this SAD, he would recommended that the streets scheduled for reconstruction in the SAD be eliminated.

It was moved by Councilperson Pilzner, seconded by Councilperson Pearce to continue this item to the May 14, 1996 Regular Council Meeting with direction to staff to address the equity issues in the interim.

Motion carried with Councilperson Dalske absent.

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A recess was called at 9:50 p.m. and upon reconvening at 10:00 p.m. roll was taken with the following Council Members present: Hascheff, Herndon, Pearce, Pruett, Pilzner and Griffin. Absent: Dalske.

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PUBLIC HEARING

6:00 P.M.

Staff Report: Request for special use permits to allow: (a) a ±25,398 square foot sanctuary, office and storage addition to an existing church; and (b) signs located within 300 feet of the freeway right-of-way line and which will be visible from the travel lanes of the freeway. The ±4.46 acre site is located on the southeast corner of the Everett Drive/Heights Drive intersection in an SFR-6 (Single Family Residential) zone. Case No. 114-96 (First Evangelical Free Church).

Recommended: Council uphold the recommendation of the Board of Adjustment and approve Case No. 114-96, subject to conditions.

Mayor Griffin asked if proper notice had been given. City Clerk Cook stated that proper notice was given and the applicant has appealed Condition No. 14 regarding the requirement of a six foot masonry wall and the ten foot landscaping buffer. He stated that a letter was received in opposition to the wall from Bill and Jackie Vineis, 3220 Everett Drive and letters in favor of the wall were received from Clyde Spears, 679 James Lane; Frank Hall, 3030 Everett; and Robert & Carolyn Martynuik, 3301 Everett Drive.

The Mayor declared the public hearing open.

Mr. Bill Thomas, Community Development Director, provided an overview of the staff report.

Mr. Thomas Waxman, 3115 Heights Drive, indicated that he does not believe the church should be built on this site. He noted that this is a single family residential area and the church would not be compatible with the area. He stated that the church will have activities other than church services and his privacy would be in jeopardy. Mr. Waxman requested that if the Special Use Permit is granted, a masonry wall be required and also a ten foot landscape buffer.

Ms. Ludmilla Waxman, 3145 Heights Drive, also expressed concern over the increased traffic, noise and fumes that will be associated with the church.

Ms. J. Pizarro, 3155 Heights Drive spoke in support of the masonry wall and the landscape buffer.

Ms. Barbara Bonari, 3200 Sandra Drive, concurred with the previous speakers in opposition to the proposal.

Mr. Roger Davis, representing the applicant, stated that the church would rather install a wood fence, since masonry fences are more prone to graffiti.

The Council discussed the western boundary of the church with respect to screening the neighbors to the west of the site.

It was moved by Councilperson Pilzner, seconded by Councilperson Pearce to uphold the recommendation of the Board of Adjustment and approve Case No. 114-96, subject to conditions, with the added condition "Prior to the issuance of any building permit, the applicant shall provide a 10 foot wide landscape buffer along Heights Drive to the masonry wall which includes a berm with landscaping or a fence/wall sufficient to screen headlights to the approval of the Community Development Department."

Motion carried with Councilperson Dalske absent.

Staff Report: Case No. 49-96/Files 1 and 2 (Home Depot)

This item was deferred to May 14, 1996 Meeting for a public hearing.

Staff Report: Case No. 115-96 (Dannenfesler - 875 Skyline).

THIS ITEM WAS WITHDRAWN FROM THE AGENDA.

Staff Report: Case No. 72-96 (Penrose Ridge).

This item was deferred to the April 23, 1996 Meeting.

Staff Report: Case No. 95-96 (Interstate Security).

This item was deferred to the April 23, 1996 Meeting.

The Meeting was adjourned at 10:35 P.M.

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Approved this 23rd day of April, 1996.

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Jeff [Signature]

 MAYOR OF THE CITY OF RENO

ATTEST:

[Signature]

 CITY CLERK AND CLERK OF THE CITY
 COUNCIL OF THE CITY OF RENO



Council Chambers, Reno, Nevada
April 23, 1996

The Regular Meeting of the Reno City Council was called to order at 12:10 p.m. on April 23, 1996 in the Council Chambers at City Hall.

PRESENT: Council Members Hascheff, Herndon, Pearce, Pruett, Pilsner and Mayor Griffin.

ABSENT: None.

ALSO PRESENT: City Manager McNeely, City Attorney Lynch and City Clerk Cook.

PROCLAMATION: To Mayor Zhang Li-Fan, Mayor of Anshan, China

Approval of the Minutes - April 9, 1996.

Recommended: Council approve the April 9, 1996 Minutes as submitted.

It was moved by Councilperson Pilsner, seconded by Councilperson Hascheff to approve the April 9, 1996 Regular Council Meeting Minutes as submitted.

Motion carried.

Approval of the Agenda - April 23, 1996.

Recommended: Council approve the April 23, 1996 Regular Council Meeting Agenda as submitted.

Mayor Griffin pointed out that Items 9G and 17D should be withdrawn from the agenda.

It was moved by Councilperson Hascheff, seconded by Councilperson Pilsner to approve the April 23, 1996 Agenda as amended.

Motion carried.

Cash Disbursements - March 25, 1996 through April 7, 1996.

Recommended: Council approve the Cash Disbursements as submitted.

It was moved by Councilperson Hascheff, seconded by Councilperson Herndon to approve the Cash Disbursements as submitted.

Motion carried.

Identification of Items from the Consent Agenda.

It was the determination of the Council to pull items 9B, 9C, 9D, 9F, 9H and 9I from the Consent Agenda for separate discussion.

CONSENT AGENDA

Staff Report: Business License Applications 1 - 10

Recommended: Council approve the business licenses as follows:

Friends Liquor & Convenience Store; Amrik Singh; 133 N. Virginia Street; Package Liquor.

Five Star Catering; David R. Delahoyde; 240 W. Moana Lane; Beer Bar (2).

Snoshu's Historic Tavern; Don S. Thompson; 124 Wonder Street; Previous Name: Charlie's Trattoria; Previous Licensee: Linda A. Bonomo.

Wonder Bar; Dennis K. DuPuy; 1195 S. Wells Avenue; Previous Licensee: Aaron Funner; Bar.

New West Distributing Inc.; John Beal; 1580 Hymer Street; Previous Licensee: J. Duane Hoover; Wholesale Beer.

Sagebrush Oil Inc. db as Bonus Mini Mart; Jerry Robert Mastelotto; 1445 E. 6th Street; Previously: Sole Proprietorship; Package Liquor.

United Coin Machine Co. DBAT The Baron; Gordon P. Wood; 1483 E. 4th Street; Slots (8), Space Lease Basis.

Cardivan Co. DBAT Albertson's; J. Emmett Sullivan; 4995 Kietzke Lane; Slots (15), Space Lease Basis.

Cardivan Co. DBAT Super K-Mart Center #4933; J. Emmett Sullivan; 4855 Summit Ridge; Slots (15), Space Lease Basis.

Auntie Grey's Attic; Erva Juanita Hamilton; 964 Terminal Way; Secondhand Merchandise.

Recommended: Council approve the business license applications as submitted.

Staff Report: Authorization to settle claim of Michael Ball.

Recommended: Council approve the settlement as recommended.

Staff Report: Authorization to settle lawsuit entitled McKinnon v. City of Reno, et al.

Recommended: Council approve the settlement as recommended.

Staff Report: Authorization to settle lawsuit entitled Richard Cordova v. City of Reno.

Recommended: Council approve the settlement as recommended.

Staff Report: Agreement for Grade Crossing at White Fir Street with Southern Pacific Transportation Company.

Recommended: Council approve the Agreement for grade crossing at White Fir Street with Southern Pacific Transportation Company.

Staff Report: Grant of easement to Sierra Pacific Power Co. for Relocation of existing Power line for Truckee Meadows Water Reclamation Facility.

Recommended: Council approve the grant of easement to Sierra Pacific Power Company.

Staff Report: Second Improvement Agreement Extension for Silverado Ranch Estates Unit No. 2 Phase 1 Subdivision.

Recommended: Council approve the Second Improvement Agreement Extension for Silverado Ranch Estates Unit No. 2 Phase 1 Subdivision.

Staff Report: Authorization to settle Whybrew v. City of Reno.

Recommended: Council approve the settlement as recommended.

Staff Report: Authorization to settle Haberle v. City of Reno.

Recommended: Council approve the settlement as recommended.

It was moved by Councilperson Hascheff, seconded by Councilperson Herndon to approve the Consent Agenda with the exception of 9B, 9C, 9D, 9F, 9H and 9I which were pulled for separate discussion.

Motion carried.

FIRST READING ORDINANCES

Bill No. 5139 - An Ordinance to amend Chapter 14.04.010 of the Reno Municipal Code by providing fees to be assessed and collected for reinspection of building deficiencies.

It was moved by Councilperson Pilzner, seconded by Councilperson Hascheff to refer Bill No. 5139 to the Committee of the Whole.

Motion carried.

FIRE DEPARTMENT

Staff Report: Report on the status of the Riverside Hotel and consideration of alternate actions by the Council including continuation of efforts for private restoration, acquisition for public purpose or developing a public/private redevelopment project.

Recommended: Council select one of the options outlined in the staff report.

Mr. Larry Farr, Acting Fire Chief, indicated that the all public safety issues at the Riverside Hotel have been abated and the building has remained secure.

Mr. Ralph Jaeck, Assistant City Manager, pointed out that staff has been working with Mr. Stupak and his representatives to try and resolve several issues related to the restoration of the Hotel. He added that various other alternatives for the use of the site are being examined in the event that the sale of the property does not materialize.

Mr. Sam McMullen, representing Mr. Bob Stupak, indicated that Mr. Stupak is still very committed to the restoration of the Riverside, however, there are some unresolved issues namely, parking, the number of rooms necessary to operate a casino, and access to the site. He added that a final decision will not be available by the April 30, 1996 deadline date and requested an additional 30 days to allow the opportunity to try and resolve the open issues.

In response to Councilperson Hascheff, Mr. McMullen stated that the parking issue would be a deal breaker. He assured the Council that if the parking issue is resolved, he cannot foresee any other matter that could not be settled.

Mr. Charles McNeeley, City Manager, stated that he believes a Development and Disposition Agreement between the City of Reno and Mr. Stupak should be drafted in order to address time frames, financing, etc.

It was moved by Councilperson Hascheff, seconded by Councilperson Pearce to allow Mr. Stupak an extension of 30 days (Item to be placed on the June 4, 1996 Workshop Meeting). Adopt the City Manager's recommendation that a formal DDA be brought before the Council for review. Direct staff to provide a complete analysis at the May 7, 1996 Workshop with respect to parking in the downtown area and to bring forward alternatives for the site in the event the sale does not materialize.

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A recess was called at 1:40 p.m. and upon reconvening at 1:50 p.m. roll was taken with the following Council Members present: Hascheff, Herndon, Pearce, Pruett, Pilzner and Griffin. Absent: None

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POLICE DEPARTMENT

Staff Report: Consideration of Regional Criminal Justice Issues: 1) Report from Chief of Police on recent Criminal Justice Summit; 2) Report from Assistant County Manager and County Criminal Justice Consultant on System Issues and progress on their resolution.

Mr. Jim Weston, Reno Police Chief, distributed a handout and provided an overview of the 20 recommendations from the Law Enforcement Task Force.

Mr. David Bennett, Washoe County Criminal Justice Consultant, used an overhead projector to review a flow chart that tracked a criminal from the time of arrest through the justice system. He also provided data on the consolidated jail population with respect to the average length of stay, the type of prisoners in the jail and trends that have been followed.

Ms. Katy Simon, Assistant Washoe County Manager, outlined the proposal that Washoe County has been working on to resolve the issue of overcrowding at the Consolidated Jail. She noted that the proposal includes placing a ballot measure before the voters in November to approve the issuance of bonds with no tax override and no tax increase. Ms. Simon stated that the bonds would also provide funding for the communications system upgrade. In addition, the County is planning to build up to five dormitory housing units over the next several years at the jail.

The Council requested that Washoe County provide quarterly updates to the Council at workshop meetings on the progress of this issue.

NO ACTION WAS TAKEN ON THIS ITEM.

MAINTENANCE AND ENGINEERING

Staff Report: Consideration of Moana Lane Safety Improvement Project including installation of median, turn lanes signalization.

Recommended: Council uphold the recommendation of the Citizen's Traffic Advisory Committee for the implementation of the safety improvement project along Moana Lane.

Mr. Norm Dianda, representing Pioneer Plaza, indicated that he is in support of the approval of the Moana Lane median. He added that he was very impressed with the manner in which the Traffic Advisory Board handled this matter.

Ms. Julie Linscott, representing Stop and Go Mart, expressed concern over the elimination of driveways into the center. She inquired about the possibility of allowing U-turns on Kietzke Lane at its intersection with Moana to provide more access.

Mr. Steve Varela, City Engineer and Maintenance Director, indicated that he has already spoken with NDOT and U-turns will be allowed.

It was moved by Councilperson Hascheff, seconded by Councilperson Pilzner to uphold the recommendation of the Citizen's Traffic Advisory Committee for the implementation of the safety improvement project along Moana Lane.

Motion carried.

Bill No. 5140 - An Ordinance to amend Title 6 of the Reno Municipal Code, by revising Chapter 6.06 entitled "Vehicles and Traffic", Section 6.06.470 entitled "Stopping for Loading or Unloading Only", and omitting Section 6.06.475 entitled "Limited Parking at Specified Places and Hours", together with other matters properly relating thereto.

It was moved by Councilperson Hascheff, seconded by Councilperson Herndon to refer Bill No. 5140 to the Committee of the Whole.

Motion carried.

COUNCILPERSON PRUETT ABSENT 2:43 P.M.

SECOND READING ORDINANCES

BILL NO. 5136

ORDINANCE NO. 4618

An Ordinance to amend zoning from CB (Central Business), P-O (Professional Office), HDMF (High Density Multi-Family) to HCD (Hotel Casino Downtown). The site contains a total of +10.71 acres located north of Sixth Street between Virginia Street and West Street. Case No. 73-96 (Circus/Circus Parking Structure).

It was moved by Councilperson Herndon, seconded by Councilperson Hascheff to pass and adopt Bill No. 5136, Ordinance No. 4618.

Motion carried with Councilperson Pilzner abstaining and Councilperson Pruett absent.

BILL NO. 5131

ORDINANCE NO. 4619

An Ordinance amending Chapter 12.16, Section 12.16.130 entitled "Industrial/Commercial Discharger" requiring the installation of remote readouts for a waiver of nonsewered water request, was read by title.

It was moved by Councilperson Pilzner, seconded by Councilperson Hascheff to pass and adopt Bill No. 5131, Ordinance No. 4619.

Motion carried with Councilperson Pruett absent.

BILL NO. 5132

ORDINANCE NO. 4620

An Ordinance to amend chapter 12.16, Section 12.16.140 entitled "Unmetered Water Source" to clarify the language related to the installation of a remote readout.

It was moved by Councilperson Hascheff, seconded by Councilperson Herndon to pass and adopt Bill No. 5132, Ordinance No. 4620.

Motion carried.

BILL NO. 5133

ORDINANCE NO. 4621

An Ordinance to amend Chapter 12.16, section 12.16.610 entitled "Permit for Industrial/Commercial Discharges" specifying the records and inspection requirements for the various classes of industrial/commercial dischargers, together with other matters properly relating thereto.

It was moved by Councilperson Hascheff, seconded by Councilperson Herndon to pass and adopt Bill No. 5133, Ordinance No. 4621.

Motion carried with Councilperson Pruett absent.

BILL NO. 5134

ORDINANCE NO. 4622

An Ordinance to amend Chapter 12.16, Section 12.16.620 entitled "Permit applications and fees" to change the Class I fee from an annual fee to a one time fee when business is started or relocated if a cursory inspection is required.

It was moved by Councilperson Hascheff, seconded by Councilperson Herndon to pass and adopt Bill No. 5134, Ordinance No. 4622.

Motion carried with Councilperson Pruett absent.

BILL NO. 5135

ORDINANCE NO. 4623

An Ordinance to amend Section 12.16.440 to add a provision to allow delinquent sewer bills to be sent to Washoe County to be billed with the Ad Valorem Property Taxes.

It was moved by Councilperson Hascheff, seconded by Councilperson Herndon to pass and adopt Bill No. 5135, Ordinance No. 4623.

Motion carried with Councilperson Pruett absent.

BILL NO. 5137

ORDINANCE NO. 4624

An Ordinance to annex three (3) parcels containing a total of +147 acres. The development, containing +66 acres, is located at the northern terminus of Sunline Drive and north of the Northgate #8 Subdivision. Case No. 99-96 (Northgate 11).

It was moved by Councilperson Pilzner, seconded by Councilperson Hascheff to pass and adopt Bill No. 5137, Ordinance No. 4624.

Motion carried with Councilperson Pruett absent.

BILL NO. 5138

ORDINANCE NO. 4625

An ordinance to amend zoning from LLR-2.5 (Large Lot Residential-2.5 acres) to SFR-9 (Single Family Residential - 9,000 square feet) on property located at the northern terminus of Sunline Drive and north of the Northgate #8 Subdivision, (Northgate 11).

It was moved by Councilperson Pilzner, seconded by Councilperson Hascheff to pass and adopt Bill No. 5138, Ordinance No. 4625.

Motion carried with Councilperson Pruett absent.

RESOLUTIONS

Resolution No. 5220 - Resolution Accepting Streets - Gianoli, was read by title.

It was moved by Councilperson Hascheff, seconded by Councilperson Pearce to pass and adopt Resolution No. 5220.

Motion carried with Councilperson Pruett absent.

RESOLUTION NO. 5220

Resolution Accepting Streets - Gianoli.

Resolution No. 5221 - Resolution Accepting Streets-Silverado Ranch Estates Unit No.1-B, was read by title.

It was moved by Councilperson Pilzner, seconded by Councilperson Pearce to pass and adopt Resolution No. 5221.

Motion carried with Councilperson Pruett absent.

RESOLUTION NO. 5221

Resolution Accepting Streets-Silverado Ranch Estates Unit No.1-B.

Resolution No. 5222 - A resolution continuing the previously declared state of concern and extending the temporary moratorium on the acceptance, processing and approving of cabaret licenses for topless entertainment and other matters properly relating thereto, was read by title.

It was moved by Councilperson Herndon, seconded by Councilperson Hascheff to pass and adopt Resolution No. 5222.

Motion carried with Councilperson Pruett absent.

RESOLUTION NO. 5222

A resolution continuing the previously declared state of concern and extending the temporary moratorium on the acceptance, processing and approving of cabaret licenses for topless entertainment and other matters properly relating thereto.

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A recess was called at 2:55 p.m. and upon reconvening at 3:04 p.m. roll was taken with the following Council Members present: Hascheff, Herndon, Pearce, Pruett, Pilzner and Griffin. Absent: None

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Maintenance and Engineering, continued:

Staff Report: Consideration of a citizen's request for the removal of the Stop signs along Sierra Madre at both the Boca Way and Matich Drive intersections.

Recommended: Council adopt staff's recommendation for the removal of the stop signs along Sierra Madre Drive at the Boca Way and Matich Drive Intersections.

Mr. Steve Varela, City Engineer and Maintenance Director, provided a history of the installation of the stop signs along Sierra Madre. He noted that a warrant analysis was done by staff and it is recommended that the stop signs be removed. However, he indicated that the Traffic Advisory Committee is recommending that the stop sign remain.

Mr. Leslie Stanley, 4418 Matich Drive, stated that he is the individual who made the request to remove the stop signs. He indicated that a survey was done and 80% of vehicles run through the stop signs.

Mr. Mike Byrnes, 4445 Sierra Madre, spoke in favor of keeping the stop signs.

Mr. John Stampfli, 4420 Sierra Madre, concurred with Mr. Byrnes and added that because Sierra Madre is so long people do speed and at least the stop signs help slow vehicles down.

Ms. Carroll Engels, 4225 Sierra Madre, stated that Mr. Stanley does not live on Sierra Madre. She noted that all of the residents on Sierra Madre have signed a petition to keep the stop signs.

Ms. Ronda Stampfli, 4420 Sierra Madre, stated that there are many young children and pets in this neighborhood and the signs should remain for their safety.

Ms. Sue Camp, member of the Traffic Advisory Committee, spoke in opposition to the removal of the stop signs.

Mr. Donald Klasic, 4455 Sierra Madre, indicated that he has observed the traffic on Sierra Madre and he finds it hard to believe that 80% of the vehicles do not stop. He urged the Council to allow the stop signs to remain.

Staff Report: Consideration of a citizen's request for the removal of the Stop signs along Sierra Madre at both the Boca Way and Matich Drive intersections, continued:

Mr. Norm Oliphant, 4245 Sierra Madre Drive, stated that there is a new school being built in the area and the stop signs will become more important than ever once that school opens.

Councilperson Pearce suggested that perhaps this would be an ideal location to install the photocop so persons who do run the stop signs can be cited.

It was moved by Councilperson Herndon, seconded by Councilperson Pilzner to overrule staff's recommendation and deny the request to remove the stop signs, and direct staff to examine the use of the photocop at this location.

Motion carried.

First Reading Ordinances, continued:

Bill No. 5141 - An Ordinance amending Chapter 8.06 of the Reno Municipal Code entitled "Public Peace, Safety and Morals", by adding a new Section 8.06.055 pertaining to alarm user fees, police alarm response and providing other matters properly relating thereto.

Mr. Jim Weston, Reno Police Chief, stated that he has been working with the alarm companies to try and reach a compromise with respect to the ordinance.

Mr. Louie Burgarello, of Burgarello Alarm Systems, expressed concern over several elements of the ordinance. He stated that he does not believe a permit fee should be charged for persons who have alarms that do not require a police response. He also does not believe the formula proposed for the cost of police time per call is correct. Mr. Burgarello stated that he would also like to include the ability to charge the excessive abuser. He cited the situation Philadelphia, PA where the number of false alarms has barely decreased even with a similar ordinance in force.

Mr. Louie Test, representing the Northern Nevada Alarm Association, pointed out that because there is no penalty clause for excessive abusers contained in the ordinance, the abusers will just get worse. He added that because the permit fee is paid they will feel entitled to have more false alarms.

Ms. Joan Mack, Member of the Alarm Advisory Board, indicated that she is concerned over the confidentiality aspect if a master list of alarm users was kept at the Police Department.

Chief Weston responded to the concerns expressed by the speakers. He noted that the costing formula for police responding to alarms is different from the costing formula for police at special events. He also added that the original reason for the fee system was not to decrease the number of false alarms, but rather to recoup the costs of responding to alarms.

Ms. Lisa Sadow, Finance Director, outlined how the costing formulas were developed. She also noted that she would be willing to contact representatives in Philadelphia to obtain their alarm ordinance information.

It was moved by Councilperson Hascheff, seconded by Councilperson Pilzner to refer Bill No. 5141 as amended to the Committee of the Whole and direct staff:

- (1) To examine charges for excessive abusers.
- (2) Operate the program on a trial basis at 42% cost basis.
- (3) Research the Philadelphia, PA alarm ordinance.
- (4) Include a \$5 discount for seniors.
- (5) Establish a Public Relations Program.

Also, staff is to provide a status report to the Council in six months after enactment of the ordinance.

Motion carried.

Consent Agenda, continued:

Staff Report: Authorization to settle claim of Michael Ball, continued:

Staff Report: Authorization to settle lawsuit entitled McKinnon v. City of Reno, et al, continued:

Staff Report: Authorization to settle lawsuit entitled Richard Cordova v. City of Reno, continued:

Staff Report: Authorization to settle Whybrew v. City of Reno, continued:

Staff Report: Authorization to settle Haberle v. City of Reno, continued:

Councilperson Pearce inquired as to why the amount of the settlements is not listed in the staff reports.

Ms. Patricia Lynch, City Attorney, indicated that because the settlements are offers, the amounts are not made public until all releases are signed. She noted that the Council does receive confidential memos that include the offer, prior to the settlements appearing on the agenda.

Councilperson Pearce requested that the amounts be given confidentially to the Council with the packet.

Councilperson Pruett requested a report listing the total amount of all the settlements this year.

It was moved by Councilperson Pearce, seconded by Councilperson Pilzner to approve Consent Agenda Items 9B, 9C, 9D, 9H, and 9I.

Motion carried.

Staff Report: Grant of easement to Sierra Pacific Power Co for Relocation of existing Power line for Truckee Meadows Water Reclamation Facility, continued:

Councilperson Pearce asked if Sierra Pacific is allowed to lease out the easements given by the City of Reno to other companies.

Mr. Bill Murano, Chief Deputy City Attorney, stated that under the franchise the easements must be granted to Sierra Pacific and under that ordinance they could lease out the property.

It was moved by Councilperson Pruett, seconded by Councilperson Herndon to approve the grant of easement to Sierra Pacific Power Company.

Motion carried with Councilperson Pearce voting Nay.

Staff Report: - Request for annexation of four parcels totalling ±13.6 acres, located to the west of South Virginia Street and north of Holcomb Lane. The property is currently zoned C-2 (General Commercial) and A-1 (1st Agriculture) in unincorporated Washoe County. Upon annexation, the property will be zoned AC (Arterial Commercial), CC (Community Commercial), and LLR-1 (Large Lot Residential) pursuant to RMC 18.06.320. Case No. 113-96 (South Virginia Street/Holcomb Lane Annexation).

Recommended: Council uphold the recommendation of the Planning Commission and approve the annexation by ordinance.

It was moved by Councilperson Hascheff, seconded by Councilperson Herndon to uphold the recommendation of the Planning Commission and approve the annexation by ordinance.

Motion carried.

Bill No. 5142 - An Ordinance to annex ±13.60 acres located north of Holcomb Lane and west of South Virginia Street in C-2 (General Commercial) and A-1 (1st Agricultural) zones in unincorporated Washoe County. Upon annexation, the property will be zoned AC, CC and LLR-1. Case No. 113-96 (South Virginia Street/Holcomb Lane Annexation).

It was moved by Councilperson Hascheff, seconded by Councilperson Pilzner to refer Bill No. 5142 to the Committee of the Whole.

Motion carried.

HUMAN RESOURCES

Staff Report: Ratification of Side Letter Agreements for the 1991-1997 Reno Administration/Professional Group Collective Bargaining Agreements - Professional and Administrative Units.

It was moved by Councilperson Herndon, seconded by Councilperson Pilzner to ratify the Side Letter Agreements for the 1991-1997 Reno Administrative /Professional Group Collective Bargaining Agreements - Professional and Administrative Units and authorize the Mayor to sign; and to approve augmentations of the budgets of affected departments for FY 94/95 costs.

Motion carried.

CITY MANAGER

Staff Report: Consideration of City Attorney's report on possible campaign practice amendments.

This item was deferred to a workshop meeting.

MAYOR AND COUNCIL

Liaison Report and appropriate direction to staff.

Councilperson Herndon indicated that the Airport Authority will be discussing a resolution regarding authorization for the Director to purchase property in the Rewana Farms area at the April 25, 1996 meeting.

NO ACTION WAS TAKEN ON THIS ITEM.

CITY CLERK

Boards and Commissions - C.I.T.Y. 2000 Arts Commission.

It was moved by Councilperson Pearce, seconded by Councilperson Pilzner to appoint Sash Nakamoto to the C.I.T.Y. 2000 Arts Commission.

Motion carried.

Boards and Commissions - Reno City Planning Commission appointment to Regional Planning Commission.

Recommended: Council confirm the selection of David Rigdon as the Reno City Planning Commissions appointment to the Regional Planning Commission.

It was moved by Councilperson Pilzner, seconded by Councilperson Herndon to confirm the appointment of David Rigdon as the Reno City Planning Commission's appointment to the Regional Planning Commission.

Motion carried.

City Manager, continued:

Workshop Schedule

NO ACTION WAS TAKEN ON THIS ITEM.

Report from the Public Information Officer on Upcoming SNCAT events.

Ms. Sharon Spangler stated that this week she will be interviewing Ms. Linda Johnson, Housing Programs Administrator for the City of Reno. She also added that members from the Youth Gang Task force will be discussing their plan to curb gang violence on the live call-in show.

NO ACTION WAS TAKEN ON THIS ITEM.

Mayor's Liaison Report - J. Griffin.

NO ACTION WAS TAKEN ON THIS ITEM.

Discussion and possible action regarding appointments to Boards and Commissions due to the vacancy of Ward 3 councilperson. J. Griffin.

It was moved by Councilperson Pilzner, seconded by Councilperson Pruett to appoint Councilperson Pearce to serve as liaison to the Human Services Consortium.

Motion carried.

It was moved by Councilperson Pearce, seconded by Councilperson Hascheff to appoint Councilperson Pruett to serve as liaison to the Airport Noise Advisory Panel.

Motion carried.

Public Comments.

NO ACTION WAS TAKEN ON THIS ITEM.

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A recess was called at 5:04 p.m. and upon reconvening at 6:05 p.m. roll was taken with the following Council Members present: Hascheff, Herndon, Pearce, Pruett, Pilzner and Griffin. Absent: None

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PUBLIC HEARING

6:00 P.M.

Staff Report: Request for the following: (1) a zoning map amendment from IB (Industrial Business Park) to IC (Industrial Commercial) on ±7.02 acres; and (2) a special use permit to allow the construction of four (4) office/industrial warehouse buildings containing a total of ±104,400 square feet (34,800 square feet office use and 69,900 square feet for warehouse

use); (3) variances to: (a) reduce the required 20 foot front yard setbacks to 0 feet between two interior buildings; (b) reduce the required 20 foot front yard to 10 feet between two interior buildings; and c) reduce the front yard setback to 5 feet on the north side of the west building on a site located on the northwest corner of Longley Lane and Moana Lane extension. Case No. 108-96 (Park 2001/Diamond Pointe Business Center).

Recommended: Council uphold the recommendation of the Planning Commission and approve Case No. 108-96, subject to the conditions in the staff report.

Mayor Griffin asked if proper notice had been given. City Clerk Cook stated that proper notice was given and no correspondence was received.

The Mayor declared the public hearing open and asked if anyone cared to speak. Hearing no one he closed the public hearing.

It was moved by Councilperson Hascheff, seconded by Councilperson Pilzner to uphold the recommendation of the Planning Commission and approve Case No. 108-96, subject to the conditions in the staff report.

Motion carried.

Bill No. 5143 - An Ordinance to amend zoning from IB (industrial business Park) to IC (Industrial Commercial) on a ± 7.02 acre site located on the northwest corner of Longley Lane and Moana Lane extension. Case No. 108-96 (Park 2001/Diamond Pointe Business Center).

It was moved by Councilperson Pilzner, seconded by Councilperson Hascheff to refer Bill No. 5143 to the Committee of the Whole.

Motion carried.

PUBLIC HEARING

6:00 P.M.

Staff Report: - Request for a zoning map amendment from IB (Industrial Business Park) to IC (Industrial Commercial) on $\pm .619$ acres of a ± 1.28 parcel, located ± 230 feet west of Longley Lane and ± 360 feet south of Chinee Way. Case No. 118-96 (Park 2001/C. Q. Properties).

Recommended: Council uphold the recommendation of the Planning Commission and approve Case No. 118-96.

Mayor Griffin asked if proper notice had been given. City Clerk Cook stated that proper notice was given and no correspondence was received.

The Mayor declared the public hearing open and asked if anyone cared to speak. Hearing no one he closed the public hearing.

It was moved by Councilperson Hascheff, seconded by Councilperson Pilzner to uphold the recommendation of the Planning Commission and approve Case No. 118-96.

Motion carried.

Bill No. 5144 - An Ordinance to amend zoning from IB (Industrial Business Park) to IC (Industrial Commercial) on \pm .619 acres of a \pm 1.28 parcel, located \pm 230 feet west of Longley Lane and \pm 360 feet south of Chinee Way. Case No. 118-96 (Park 2001/C.Q. Properties).

It was moved by Councilperson Hascheff, seconded by Councilperson Pilzner to refer Bill No. 5144 to the Committee of the Whole.

Motion carried.

PUBLIC HEARING

6:00 P.M.

Staff Report: Request for: (1) a special use permit to (a) allow a hillside development; (b) to permit land fills of ten feet or more; and c) allow grading within a major drainageway; and (2) a tentative map to allow for development of a 48 lot single family residential subdivision in five (5) construction phases on a site with \pm 35.83 acres located on the east side of Cashill Blvd. between Solari Drive and San Simeon Court in a SFR-9 (Single Family Residential) zone, Case No. 72-96 (Penrose Ridge).

Recommended: Council uphold the recommendation of the Planning Commission and deny the special use permit and tentative map.

Mayor Griffin asked if proper notice had been given. City Clerk Cook stated that proper notice was given 56 letters in favor, 82 letter in opposition, and a petition with 76 signatures in opposition were received and included in the packet.

Mr. Bill Thomas, Community Development Director, provided an overview of the staff report. He noted that the Planning Commission did not believe that there would be safe and adequate internal circulation, and had concerns about the access, widths of street, and inconsistency with the drainageway policy.

The Mayor declared the public hearing open.

Mr. Joe Murin, representing the applicant, explained the fills proposed on the site. He indicated that the only 1.29 acres of the entire site would have land fills exceeding 10 feet. He noted that all of the hillside ordinance policies have been met. Mr. Murin added that the Fire Department has approved all of the emergency access that will be provided. Regarding the major drainageway policy, Mr. Murin stated that three crossings are proposed and that is because there are no other reasonable alternatives available.

Mr. Murin requested that if this project is approved, Condition No. 39 be eliminated and replaced with a condition that would limit the roof heights on the five lots on Patidar Drive to the elevation of the ditch trail.

Mr. John Spinola, 920 Keele Drive, spoke in support of the project indicating that it would be an infill project and would be consistent with the neighborhood.

Mr. Don Christensen, 100 W. Liberty, also noted his support for the project.

Mr. Bob Frazee, 3256 San Simeon Court, indicated that he would have no objections to the project if certain conditions were applied to the project. He outlined the seven conditions that Mr. Penrose has agreed to if the project is approved.

Ms. Swainia Cochran, 2525 Solari Drive, spoke in opposition and expressed concern over the drainageway issues associated with the project.

Mr. Roy Ferris, 2825 Solari Drive, stated that the increased traffic from this project would overburden area streets. He added that the density and lot sizes of the Penrose project would not be consistent with the surrounding neighborhood. He requested that the applicant be asked to re-design this project and more study take place before approval of any development on this property.

Mr. Gene O'Brien, representing Deborah O'Brien, 3250 King Fisher Drive, spoke in opposition to the proposal noting that he believes the project is too dense.

Mr. Douglas Klein, 2320 Overlook Court, stated that he represents the Skyline View Homeowners Association. He expressed concern over traffic safety in the Skyline View area if this project is approved.

Mr. Cecil Riordan, 2370 Overlook Court, concurred with Mr. Klein and stated that the proposed project would have a very negative visual effect on the area.

Mr. Bill Andrews, 2330 High Terrace, noted that there is currently a drainage problem in this area and this development would only increase the problem.

Mr. R.K. Lee, 2360 Goldridge Drive, agreed with the previous speakers in opposition to this project and urged the Council to deny the proposal.

Ms. Diana Foley, 3248 San Simeon Court, stated that the development would greatly increase traffic and noise in the neighborhood.

Ms. Marie Soucie, 3057 Solari Drive, indicated that this project would destroy the natural habitat of the canyon.

Ms. Ellen Van Winkle, 2775 Solari Drive, urged the Council to deny this project. She noted that she is concerned about decreased land value if this project goes forward.

Mr. Franklin Black, 2215 Olympic Circle, stated that he does not believe this canyon is appropriate for development.

Mr. Gerald DeVore, 3095 Onyx, expressed his opposition to the project for the same reasons noted by the previous speakers.

Mr. Bill Johnston, 2470 Wrondel Way, spoke in favor of the project. He noted that he grew up in this area and development of the canyon would help eliminate the dumping of trash which has been an eyesore.

Mr. Francis McGlin, 15170 Sylvester, indicated his support for the project.

Mr. Murin spoke in rebuttal of the comments made in opposition. He noted that the density proposed for this project is less than the surrounding neighborhoods. He stated that the street slopes meet the City standards and the traffic engineer has reported that the traffic flows from this project will not burden the area streets.

Mr. Keith Lockard, Traffic Engineer, concurred with Mr. Murin and indicated that this project will not overburden the area streets.

In response to Councilperson Pearce, Mr. Bob Gottsacker, Engineering Division, stated that there is some development upstream from this project.

Councilperson Hascheff asked what would be acceptable to staff with respect to the numbers of crossings over the drainageway.

Mr. Bill Thomas, Community Development Director, noted that staff would be satisfied with a limit of two crossings.

Mr. Larry Farr, Acting Fire Chief, indicated that the Fire Department has reviewed this project and feels comfortable with the proposed emergency access.

Discussion took place with respect to the drainageway policy and whether or not any type of development would be allowed on this property.

In response to Councilperson Herndon, Mr. Murin indicated that there is a condition requiring detention ponds which have been proposed to mitigate any run-off from this project.

The Mayor asked if anyone else cared to speak on this project. Hearing no one he closed the public hearing.

It was moved by Councilperson Herndon, seconded by to uphold the recommendation of the Planning Commission and deny the tentative map.

There was no second to the motion.

It was moved by Councilperson Herndon, seconded by Councilperson Pilzner to uphold the recommendation of the Planning Commission and deny the special use permit.

Councilperson Hascheff indicated that there is an option in the staff report to redesign this project.

The motion and the second were withdrawn.

It was moved by Councilperson Herndon, seconded by Councilperson Pearce to send this matter back to Planning Staff to address the following concerns:

Density reduction of 10%.

Make the development consistent with surrounding area.

Cashill entrance and the roadway being built there.

Comply with drainageway plan - reduce the crossings of the drainageway to two and they will only be allowed for adequate circulation.

Mitigate adverse visual effects - Reduce the heights of the retaining walls. (walls not to accumulate over 10 feet/individual over 8 feet).

Present renderings other than "Two Dimensional"

Provide adequate on-street parking and additional ingress and egress if required by the Fire Department.

Provide architectural design of the homes.

Provide plan for entry landscaping.

Motion carried.

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A recess was called at 8:50 p.m. and upon reconvening at 9:10 p.m. roll was taken with the following Council Members present: Hascheff, Herndon, Pearce, Pruett, and Griffin. Absent: Pilzner.

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PUBLIC HEARING

6:00 P.M.

Staff Report: Request for: (1) a Master Plan amendment from Single Family Residential to Distribution and Warehousing; (2) a zoning map amendment from SFR-6 (Single Family Residential) to I (Industrial); (3) special use permits to allow: (a) a ±150,800 square foot self-storage facility with residential quarters for an on-site manager adjacent to residential zoning; and (b) signage located within 300 feet of the freeway right-of-way line which are visible from the freeway travel lanes; and (4) variances to: (a) delete the required six foot high solid wall/fence adjacent to residential zoning; and (b) delete the required front yard landscape setback adjacent to the freeway. The ±5.1 acre site is located on the northeast corner of the U. S. 395/Ninth Street intersection. Case No. 95-96 (Interstate Security Self-Storage).

Recommended: Council uphold the recommendation of the Planning Commission and deny the master plan, approve the zoning map amendment by resolution of intent, subject to the approval of the Master Plan, deny the special use permits, and approve the variances, subject to approval of the master plan amendment and the zoning map amendment.

Mayor Griffin asked if proper notice had been given. City Clerk Cook stated that proper notice was given and one letter was received in favor from Clyde Biglieri, 2250 Tybo Avenue and a petition in favor signed by 15 property owners in the Silverada Subdivision. Also letters in opposition were received from Johanna Page, 2230 Tybo Ave., Cornelious Reynolds, 2911 W. 141 Place #5, Gardena, CA, Fred Walsh 990 Silverada Blvd., John Hesse, 3035 Malapi Way, Darlene Hesse, 3035 Malapi Way, Mr. & Mrs. McGarvey, 1356 Butler St. and Peggy Herrera, 1935 Castle Way.

Ms. Laura Tuttle, Supervising Planner, provided an overview of the staff report. She noted that at the District Council level, concern was expressed over the proposed solid wall fence.

Ms. Katie Osgood, of Osgood Engineers, stated that this is an ideal use for this property and explained that currently the vacant lot is accumulating trash and has become a gathering place for crime. She noted that only self storage would be allowed on the site, there are no industrial uses proposed. Ms. Osgood requested that Condition No. 26(b) be amended to allow two wall or pole signs.

Mr. Jack Hawkins, of Jack Hawkins Architecture & Planning, stated that this is an opportunity to better the property and help buffer the existing residences from the freeway.

The Mayor declared the public hearing open.

Mr. John Opfer, 2225 Mannington Street, spoke in favor of the project.

Ms. Jacquie Mederias, 1146 Nyala Street, indicated that she is in favor of the self storage project, however, she objects to any two story buildings and any pole signs.

Ms. Kay Stockinger, 2295 Mannington Street, stated that she is 100% in favor of the project.

Ms. Billie Aarstad, 2355 E. 9th Street, indicated that she is opposed to the project due to the increased traffic on E. 9th Street.

Mr. Leland Huber, 2285 Tybo Avenue, stated that he would like to see the buffer right on the property line rather than the proposed fifteen foot setback. He also objected to any two story buildings on the site.

Ms. Barbara O'Neill, 2265 E. 9th Street, expressed concern over increased traffic, and the current problems associated with self storage sheds. She requested that the project be conditioned that it will be used only for private storage and not open to the public in an effort to decrease any criminal activity. Ms. O'Neill indicated that since her home backs up to this project she would like the twelve foot wall.

The Mayor asked if anyone else cared to speak on this matter. Hearing no one he closed the public hearing.

In response to Councilperson Herndon, Ms. Osgood explained the fifteen foot setback for the block wall will actually benefit the residences that abut the project and the code also requires a ten foot setback. She added that the security of the site is the responsibility of the Interstate Security and they will take every precaution to ensure that transients do not wander on the site. Ms. Osgood continued that where there are not existing back yard wood fences, the applicant will construct those fences.

Ms. Tuttle explained the requested signage noting that staff would recommended allowing one wall sign and one monument sign.

It was moved by Councilperson Pruett, seconded by Councilperson Pearce to overrule the recommendation of the Planning Commission and approve the request for a Master Plan Amendment in Case No. 95-96.

Motion carried with Councilperson Pilzner absent.

Resolution No. 5223 - Resolution to amend the Land Use Transportation Guide element of the Reno Master Plan from Single Family Residential to Distribution and Warehousing on ± 5.1 acres located at the northeast corner of the U.S. 395/Ninth Street intersection. Case No. 95-96 (Interstate Security Self Storage).

It was moved by Councilperson Pruett, seconded by Councilperson Hascheff to pass and adopt Resolution No. 5223.

Motion carried with Councilperson Pilzner absent.

RESOLUTION NO. 5223

Resolution to amend the Land Use Transportation Guide element of the Reno Master Plan from Single Family Residential to Distribution and Warehousing on ± 5.1 acres located at the northeast corner of the U.S. 395/Ninth Street intersection. Case No. 95-96 (Interstate Security Self Storage).

It was moved by Councilperson Pruett, seconded by Councilperson Pearce to approve the zoning map amendment for Case No. 95-96 with the understanding that the applicant will not oppose any City initiated zone designation in the future.

Motion carried with Councilperson Pilzner absent.

Resolution No. 5224 - A resolution of intent to change zone classification in Case No. 95-96 from SFR-6 (Single Family Residential) zone to I (Industrial) zone on a 5.1 acre parcel of property located at the northeast corner of the intersection of U.S. 395 and Ninth Street, Reno, Nevada, was read by title.

It was moved by Councilperson Pruett, seconded by Councilperson Hascheff to pass and adopt Resolution No. 5224.

Motion carried with Councilperson Pilzner absent.

RESOLUTION NO. 5224

A resolution of intent to change zone classification in Case No. 95-96 from SFR-6 (Single Family Residential) zone to I (Industrial) zone on a 5.1 acre parcel of property located at the northeast corner of the intersection of U.S. 395 and Ninth Street, Reno, Nevada, was read by title.

It was moved by Councilperson Pruett, seconded by Councilperson Pearce to approve the Special Use Permit, to allow a +/-150,800 square foot self-storage facility, subject to the conditions in the staff report, with the added conditions 1) That the gated access at Mannington Street shall be maintained only for emergency access and 2) The project security shall be subject to Reno Police Department review.

Motion carried with Councilperson Pilzner absent.

It was moved by Councilperson Hascheff, seconded by Councilperson Herndon to approve the Special Use Permit for signage, with denial of the pole sign, allow illumination with shut off time to be 10:00 p.m.

Motion carried with Councilperson Pilzner absent.

It was moved by Councilperson Pruett, seconded by Councilperson Herndon to approve the variances requested in Case No. 95-96, subject to the conditions in the staff report.

Motion carried with Councilperson Pilzner absent.

Public Comments.

Mr. Hans Frischeisen, 741 Balzar Circle, addressed the Council with respect to increasing the amount of bicycle lanes and bicycle paths throughout the community.

Mayor Griffin suggested that Mr. Frischeisen make application to serve on the Reno Bicycle Council.

Review of Upcoming Agendas

NO ACTION WAS TAKEN ON THIS ITEM.

Discussion of public safety costs of Reno Air Races and possible City sponsorship - J. Griffin

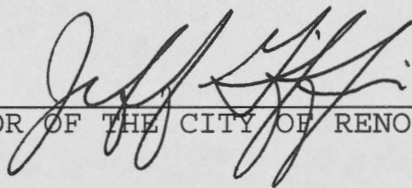
THIS ITEM WAS WITHDRAWN FROM THE AGENDA.

The meeting was adjourned at 10:40 p.m.

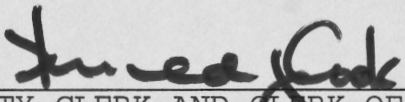
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Approved this 14th day of May, 1996.

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MAYOR OF THE CITY OF RENO

ATTEST:


CITY CLERK AND CLERK OF THE CITY
COUNCIL OF THE CITY OF RENO



Council Chambers, Reno, Nevada
May 14, 1996

The Regular Meeting of the Reno City Council was called to order at 12:05 p.m. on May 14, 1996 in the Council Chambers at City Hall.

PRESENT: Council Members Hascheff, Herndon, Pearce, Camp, Pruett, Pilzner and Mayor Griffin.

ABSENT: None.

ALSO PRESENT: City Manager McNeely, City Attorney Lynch and City Clerk Cook.

INVOCATION - Dr. Donald H. Frank, Covenant Presbyterian Church

PROCLAMATIONS/PRESENTATIONS:
Certificates of Appreciation for the Skywalk Committee
VA Volunteer Day
Try Transit Week
Historic Preservation Week

Approval of Minutes - April 23, 1996 Regular Council Meeting.

Recommended: Council approve the minutes as submitted.

Councilperson Hascheff indicated that on Page 19 regarding Penrose Ridge, the Council requested Planning Staff address a reduction of **at least** 10%.

It was moved by Councilperson Hascheff, seconded by Councilperson Herndon to approve the April 23, 1996 Regular Meeting Minutes as amended.

Motion carried.

Cash Disbursements - April 8 through April 21, 1996.

Recommended: Council approve the Cash Disbursements as submitted.

It was moved by Councilperson Hascheff, seconded by Councilperson Herndon to approve the Cash Disbursements as submitted.

Motion carried.

Identification of Items from the Consent Agenda to be pulled for separate discussion.

It was the determination of the Council to pull items 9D, 9J, 9O, 9P, 9Q, 9R, 9S, and 9X from the Consent Agenda for separate discussion.

CONSENT AGENDA

Staff Report re: Business License Applications as follows:

Super Kmart Center; John Bradley Ronan; 4855 Summit Ridge; Package Liquor.

Chan's Kitchen Chinese Cuisine; Danny Siu Chuen Chan; 1100 E. Plumb Lane; Previous Licensee: Anderson C. Wu; Dining Room Wine & Beer.

Davo's Restaurant; Rita Maria Del Posso; 3671 Kings Row; Previous Licensee: Paul Edwards; Bar.

Hooters of Reno; Burt A. Clements; 3655 S. Virginia Street; Previous Licensee: Stewart Colton; Dining Room Wine & Beer.

7-11 Food Store #2236-14087F; Kenneth E. Beardsley; 1770 Sutro Street; Owner Operator Basis; Slots (4).

United Coin Machine Co. db at Hooters; Burt Clements; 3655 S. Virginia Street; Space Lease Basis; Slots (6).

M & E Coin Company; Leslie Elcano; 4470 Gibraltar Drive; Previous Licensee: Jeffrey Elcano; Slot Route Vendor.

Winner's Gaming DB at Fish It Is; Louis Alvarez; 463 Roberts Street; Space Lease Basis; Previous Responsible Party: Richard Allen; Slots (2).

All City Inc.; George Rachac; 1755 Silverado Blvd.; Secondhand Merchandise.

All Computers Inc.; Benjamin Gene Wilcox; 1599 S. Virginia Street; Secondhand Merchandise.

Recommended: Council approve the business licenses as submitted.

Staff Report: James Arthur Byrns, Jr. vs. Officer Yawn, et al, U.S. District Court Case DVN-96-197-ECR.

Recommended: Council refer this matter to the City Attorney for handling.

Staff Report: Award of Bid #1151 - Mowers - Section B - Park Department.

Recommended: Council award Bid #1151 to Jenkins Machinery Co. for a total cost of \$19,659.38 and accept Hydraulic Depot's \$300.00 bid for the sale of the 1990 mower.

Staff Report: Free World Products, Inc. v. City of Reno, et al Second Judicial District Court Case CV96-02657.

Recommended: Council refer this matter to the City Attorney for handling.

Staff Report: Final Payment - Reno-Stead Water Treatment Facility Sludge Dewatering Facility.

Recommended: Council approve the final payment in an amount of \$4,592.20.

Staff Report: Contract with Mecham and Mecham Construction Company for the construction and installation of seven Arts District Markers.

Recommended: Council approve the \$13,993.00 contract with Mecham and Mecham Construction Company for the construction and installation of seven Arts District Markers.

Staff Report: Olympic Job Opportunities Program Candidate Employee Authorization.

Recommended: Council agree to participate in the OJOP grant on behalf of Curtis L. Tischler, OJOP employee, as long as he is qualified.

Staff Report: Final Map of University Ridge Unit No. 5 Subdivision.

Recommended: Council approve the Final Map of University Ridge Unit No. 5 Subdivision.

Staff Report: Second Improvement Agreement Extension for Silverado Ranch Estates Unit No. 2 Phase 1 Subdivision.

Recommended: Council approve the Second Improvement Agreement Extension for Silverado Ranch Estates Unit No. 2 Phase 1 Subdivision.

Staff Report: Third Improvement Agreement Extension for Reno West Business Park.

Recommended: Council approve the Third Improvement Agreement Extension for Reno West Business Park.

Staff Report: Final Map of Double Diamond Ranch Village 4, Unit No. 1, South Meadows.

Recommended: Council approve the Final Map of Double Diamond Ranch Village 4, Unit No. 1, South Meadows.

Staff Report: Final Map of Silver Shores Unit No. 21 Subdivision.

Recommended: Council approve the Final Map of Silver Shores Unit No. 21 Subdivision.

Staff Report: Agreement with Sierra Pacific Power Company regarding Water Conservation.

Recommended: Council approve the cooperative agreement between the City of Reno and Sierra Pacific Power Company and authorize the Mayor to sign the same on behalf of the City .

Staff Report: Approval of Street Sweeper vendor to supply capital equipment.

Recommended: Council approve Rixker Machinery Co. to provide one street sweeper for a total cost of \$101,263.50.

Staff Report: Bid #1153 - Purchase of a Patch Truck Body.

Recommended: Council award Bid #1153 to Western Traction Co. for a total cost of \$43,135.00.

Staff Report: Bid #1161 - Tennis Court Resurfacing, Recreation Division.

Recommended: Council award Bid #1161 to Color Crafters, Inc. for a total cost of \$47,640.00.

Staff Report: Legislation items referred to the Nevada League of Cities.

Recommended: Council approve the list of issues as outlined in the staff report.

Staff Report: Authorization of agreement for installation of fiber optic cable by Brooks Fiber Properties, Inc. in various city streets.

Recommended: Council authorize the Mayor to sign the agreement with Brooks Fiber Properties, Inc. to install fiber optic cable in various City Streets.

Staff Report: Authorization of consultant agreement for inspection services associated with installation of fiber optic cable by Brooks Fiber Properties, Inc. in various city streets.

Recommended: Council authorize the Mayor to sign the agreement for inspection services associated with installation of fiber optic cable by Brooks Fiber Properties, Inc. in various city streets.

Staff Report: Authorization to settle McVickers v. City, et al, U.S. District Court Case No. CV-N-94-678.

Recommended: Council approve the recommendation to settle this case and authorize the funds to be taken from the Fire Department budget, Risk Management budget and the Contingency Account.

Staff Report: Final Map of Double Diamond Ranch Village 1-A (South Meadows).

Recommended: Council approve the Final Map of Double Diamond Ranch Village 1-A (South Meadows).

Staff Report: Final Map of Double Diamond Ranch Village 12-A (South Meadows).

Recommended: Council approve the Final Map of Double Diamond Ranch Village 12-A (South Meadows).

Staff Report: Interlocal Cooperative Agreement Kietzke/Vassar and Vassar/Terminal Way Intersection Improvement Projects.

Recommended: Council approve the Interlocal Cooperative Agreement with the State of Nevada for the Kietzke/Vassar and Vassar/Terminal Way improvement projects with a City share in the amount of \$8,150.00 and authorize the Mayor to sign the agreement.

Staff Report: Professional agreement with Mike Reed regarding Retail Wheeling.

Recommended: Council approve the proposal with Mike Reed and authorize the City Manager to execute a contract for representation before the Nevada Public Service Commission and the ACR 49 Legislative Subcommittee regarding issues related to retail electric wheeling through December 31, 1996. Fees shall be paid as described in the agreement no to exceed \$6,000 for the term of the agreement.

It was moved by Councilperson Pearce, seconded by Councilperson Hascheff to approve the Consent Agenda with the exception of Items 9D, 9J, 9O, 9P, 9Q, 9R, 9S, and 9X which were pulled for separate discussion.

Motion carried with Councilperson Pruett voting Nay on Item 9M.

FIRST READING ORDINANCES

Bill No. - Ordinance to create the City of Reno Design Review Committee; to review development proposals which include Skyways, and other design issues determined by the City Council of the City of Reno, Nevada and to make recommendations to the Reno City Planning Commission and City Council regarding design guidelines and aesthetics; specify the purpose and composition of the committee; together with other matters properly relating thereto.

THIS ITEM WAS WITHDRAWN FROM THE AGENDA.

Bill No. 5145 - Ordinance to amend Chapter 18.06 of the Reno Municipal Code concerning "Zoning" by changing the zoning from IB (Industrial Business) to SPD (Specific Plan District) on \pm 34.75 acres, located on the west side of Robb Drive, northwest of McQueen High School. Case No. 85-93/Files 6 & 7 (Wade Development/Manzanita Pass Apartments)

It was moved by Councilperson Pilzner, seconded by Councilperson Hascheff to refer Bill No. 5145 to the Committee of the Whole.

Motion carried.

SECOND READING ORDINANCES**BILL NO.5139****ORDINANCE NO. 4626**

An Ordinance to amend Chapter 14.04.010 of the Reno Municipal Code by providing fees to be assessed and collected for reinspection of building deficiencies.

It was moved by Councilperson Pilzner, seconded by Councilperson Pearce to pass and adopt Bill No. 5139, Ordinance No. 4626.

Motion carried.

BILL NO. 5140**ORDINANCE NO. 4627**

An Ordinance to amend Title 6 of the Reno Municipal Code, by revising Chapter 6.06 entitled "Vehicles and Traffic", Section 6.06.470 entitled "Stopping for Loading or Unloading Only" and omitting Section 6.06.475 entitled Limited Parking at Specified Places and Hours, together with other matters properly relating thereto.

It was moved by Councilperson Hascheff, seconded by Councilperson Camp to pass and adopt Bill No. 5140, Ordinance No. 4627.

Motion carried.

BILL NO. 5141**ORDINANCE NO. 4628**

An Ordinance amending Chapter 8.06 of the Reno Municipal Code entitled "Public Peace, Safety and Morals", by adding a new Section 8.06.055 pertaining to alarm user fees, police alarm response and providing other matters properly relating thereto.

Councilperson Pearce indicated that the Council voted for 42% with respect to Percentage of Cost Recovered. She also noted that there is still concern over a master list of alarm users being located at the Police Department.

Mr. Jim Weston, Police Chief, assured the Council that extra precautions will be taken with respect to the security of the master list. He also noted that staff will provide a review to Council in six months.

Ms. Joan Mack, Member of the Alarm Advisory Board, indicated that she is still concerned over the confidentiality aspect if a master list of alarm users was kept at the Police Department.

It was moved by Councilperson Hascheff, seconded by Councilperson Herndon to pass and adopt Bill No. 5141, Ordinance No. 4628.

Motion carried.

BILL NO. 5143

ORDINANCE NO. 4629

An Ordinance to amend zoning from IB (Industrial Business Park) to IC (Industrial Commercial) on a ± 7.02 acre site located on the northwest corner of Longley Lane and Moana Lane extension. Case No. 108-96 (Park 2001/Diamond Pointe Business Center).

It was moved by Councilperson Camp, seconded by Councilperson Hascheff to pass and adopt Bill No. 5143, Ordinance No. 4629.

Motion carried.

BILL NO. 5142

ORDINANCE NO. 4630

An Ordinance to annex ± 13.60 acres located north of Holcomb Lane and west of So. Virginia Street in C-2 (General Commercial) and A-1 (1st Agricultural) zones in unincorporated Washoe County. Upon annexation the property will be zoned AC, CC and LLR-1. Case No. 113-96 (South Virginia Street/Holcomb Lane Annexation).

It was moved by Councilperson Camp, seconded by Councilperson Herndon to pass and adopt Bill No. 5142, Ordinance No. 4630.

Motion carried.

BILL NO. 5144

ORDINANCE NO. 4631

An Ordinance to amend zoning from IB (Industrial Business Park) to IC (Industrial Commercial) on $\pm .619$ acres of a ± 1.28 parcel, located ± 230 feet west of Longley Lane and ± 360 feet south of Chinee Way. Case No. 118-96 (Park 2001/C.Q. Properties).

It was moved by Councilperson Camp, seconded by Councilperson Pearce to pass and adopt Bill No. 5144, Ordinance No. 4631.

Motion carried.

RESOLUTIONS

Resolution No. 5225 - Resolution accepting Streets - Northgate Unit No. 3-J.

It was moved by Councilperson Pilzner, seconded by Councilperson Hascheff to pass and adopt Resolution No. 5225.

Motion carried.

RESOLUTION NO. 5225

Resolution accepting streets - Northgate Unit No. 3-J.

Resolution No. 5226 - Resolution accepting Streets - Northgate Unit No. 3-K.

It was moved by Councilperson Pilzner, seconded by Councilperson Hascheff to pass and adopt Resolution No. 5226.

Motion carried.

RESOLUTION NO. 5226

Resolution accepting streets - Northgate Unit No. 3-K.

Consent Agenda, continued:

Staff Report: Free World Products, Inc. v. City of Reno, et al Second Judicial District Court Case CV96-02657, continued:

It was moved by Councilperson Hascheff, seconded by Councilperson Pilzner to refer this matter to the City Attorney for handling.

Motion carried.

Staff Report: Third Improvement Agreement Extension for Reno West Business Park, continued:

Councilperson Pearce stated that there is no emergency access to and from the Reno West Business Park or the housing development in this area.

Mr. Bob Gottsacker, of the Community Development Department, indicated that the only emergency access in this area is gated and locked for use by emergency vehicles only.

It was moved by Councilperson Pearce, seconded by Councilperson Pilzner to approve the Third Improvement Agreement Extension for Reno West Business Park and direct staff to examine the installation of an access that would be permanently open, to allow vehicles to cross the railroad tracks.

Motion carried.

Staff Report: Approval of Street Sweeper vendor to supply capital equipment, continued:

Councilperson Herndon suggested that the existing two street sweepers be rebuilt rather than purchase one new sweeper.

Staff Report: Approval of Street Sweeper vendor to supply capital equipment, continued:

Mr. Dennis Krause, stated that approval of this item would reduce the fleet by one sweeper and also reduce the amount of air pollution created by the current sweepers.

It was moved by Councilperson Herndon to deny the request for capital equipment.

There was no second to the motion.

It was moved by Councilperson Pearce, seconded by Councilperson Hascheff to approve Ricker Machinery Co. to provide one street sweeper for a total cost of \$101,263.50.

Motion carried with Councilpersons Herndon and Pruett voting Nay.

Staff Report: Bid #1153 - Purchase of a Patch Truck Body, continued:

It was moved by Councilperson Herndon, seconded by Councilperson Pilzner to award Bid #1153 to Western Traction Co. for a total cost of \$43,135.00.

Motion carried.

Staff Report: Bid #1161 - Tennis Court Resurfacing, Recreation Division, continued:

Councilperson Pearce inquired as to why the price varies so much from court to court.

Ms. Kaye Klacke, Purchasing Specialist, explained that the price difference is due to the varying conditions of the tennis courts.

It was moved by Councilperson Pearce, seconded by Councilperson Herndon to award Bid #1161 to Color Crafters, Inc. for a total cost of \$47,640.00.

Motion carried.

Staff Report: Legislation items referred to the Nevada League of Cities, continued:

Ms. Leann McElroy, Administrative Services Manager, clarified the implications of imposing an impact fee for park construction.

Councilperson Hascheff indicated that under Issue No. 4, the word "not" should be deleted to allow for depreciation. He also requested that all issues be brought back to the Council to be formally endorsed prior to the legislative session.

Staff Report: Legislation items referred to the Nevada League of Cities, continued:

Councilperson Pruett expressed concern over an item as important as this being placed on the Consent Agenda.

Mr. Charles McNeely, City Manager, stated that a workshop session will be held to formally discuss and endorse any desired legislative issues.

Discussion took place with respect to imposing impact fee for park construction. It was noted that existing parks would most likely have to be rehabilitated prior to imposing any new fees.

Councilperson Pilzner stated that he would like to see a room tax increase to obtain revenue to maintain existing parks.

It was moved by Councilperson Pearce, seconded by Councilperson Hascheff to approve the list of issues as outlined in the staff report as amended.

Motion carried.

Staff Report: Authorization of agreement for installation of fiber optic cable by Brooks Fiber Properties, Inc. in various city streets, continued:

Councilperson Pearce asked staff to examine the possibility of implementing a policy to be included in all new franchise agreements that would allow the City to be paid if property that is granted or leased by the City is sub-let.

It was moved by Councilperson Pearce, seconded by Councilperson Pilzner to authorize the Mayor to sign the agreement with Brooks Fiber Properties, Inc. to install fiber optic cable in various City Streets.

Motion carried.

Staff Report: Authorization of consultant agreement for inspection services associated with installation of fiber optic cable by Brooks Fiber Properties, Inc. in various city streets, continued:

Councilperson Camp stated that her company will be performing the inspection services, therefore, she will abstain on this item.

It was moved by Councilperson Hascheff, seconded by Councilperson Pearce to authorize the Mayor to sign the agreement for inspection services associated with installation of fiber optic cable by Brooks Fiber Properties, Inc. in various city streets.

Motion carried with Councilperson Camp abstaining.

Staff Report: Professional agreement with Mike Reed regarding Retail Wheeling, continued:

Councilperson Pruett expressed concern over the possibility that this contract could be construed as endorsing the Alturas Power Line.

Councilperson Pearce expressed concern over the same person representing all three entities.

It was moved by Councilperson Pruett, seconded by Councilperson Hascheff to table this item until further information can be received.

Motion carried.

MAINTENANCE AND ENGINEERING

Staff Report: Approval of cooperative agreement between the Nevada Department of Transportation and the City of Reno for funding construction engineering and construction of the replacement of the Center Street Bridge.

Recommended: Council approve the cooperative agreement between the City of Reno, and the State of Nevada, Department of Transportation for the construction engineering and construction of the Center Street Bridge project and authorize the Mayor to sign the agreement.

It was moved by Councilperson Pearce, seconded by Councilperson Camp to approve the cooperative agreement between the City of Reno, and the State of Nevada, Department of Transportation for the construction engineering and construction of the Center Street Bridge project and authorize the Mayor to sign the agreement.

Motion carried.

Staff Report: Amendment to Agreement between the City of Reno and the Redevelopment Agency for Preliminary Engineering for the Center and Virginia Street Bridges.

Recommended: Council approve the Amendment to the Agreement between the Redevelopment Agency and the City of Reno for Preliminary Engineering for the Center and Virginia Street Bridges and authorize the Mayor to sign.

It was moved by Councilperson Pearce, seconded by Councilperson Camp to approve the Amendment to the Agreement between the Redevelopment Agency and the City of Reno for Preliminary Engineering for the Center and Virginia Street Bridges and authorize the Mayor to sign.

Motion carried.

Staff Report: Agreement between the City of Reno and the Redevelopment Agency to fund construction engineering and construction of the replacement of the Center Street Bridge.

Recommended: Council approve the Agreement between the City of Reno and the Redevelopment Agency for funding the City's portion of the construction engineering and construction of the Center Street Bridge project and authorize the Mayor to sign the agreement.

It was moved by Councilperson Pearce, seconded by Councilperson Hascheff to approve the Agreement between the City of Reno and the Redevelopment Agency for funding the City's portion of the construction engineering and construction of the Center Street Bridge project and authorize the Mayor to sign the agreement.

Motion carried.

Staff Report: Amendment No. 2 to Agreement No. R188-95-011 Cooperative Agreement between the State of Nevada and the City of Reno for Preliminary Engineering for the Rehabilitation or Replacement of the Center Street Bridge and Virginia Street Bridge and Roadway Approaches.

Recommended: Council approve the Amendment to the Agreement between the State of Nevada and the City of Reno for Preliminary Engineering for the Center and Virginia Street Bridges and authorize the Mayor to sign the agreement.

It was moved by Councilperson Pearce, seconded by Councilperson Hascheff to approve the Amendment to the Agreement between the State of Nevada and the City of Reno for Preliminary Engineering for the Center and Virginia Street Bridges and authorize the Mayor to sign the agreement.

Motion carried.

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A recess was called at 2:08 p.m. and upon reconvening at 2:30 p.m. roll was taken with the following Council Members present: Hascheff, Herndon, Pearce, Camp, Pruet, Pilzner and Griffin. Absent: None

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CITY MANAGER

Workshop Schedule

Councilperson Pearce requested that an item for discussion of "In Lieu of Fees" be placed on the May 21, 1996 Workshop meeting. She also suggested that the Visioning Workshops and meetings the California Redevelopment Association take place prior to the workshop with Michael Freedman.

Report from the Public Information Officer on Upcoming SNCAT Events.

Ms. Sharon Spangler, Public Information Officer, gave a report of upcoming SNCAT events.

NO ACTION WAS TAKEN ON THIS ITEM.

Review of Upcoming Agendas

It was the consensus of the Council to direct the City Manager to minimize the number of time certians on agendas and schedule all time certians before 3:00 p.m. or after 6:00 p.m. Councilperson Pruett requested an item for discussion of Paradise Park be placed on the May 21, 1996 Workshop Meeting.

It was determined that a Status Update on Paradise Park would be placed on the May 21, 1996 Workshop Meeting.

It was moved by Councilperson Herndon, seconded by Councilperson Pearce to cancel the May 20, 1996 Meeting and move all items from that agenda to the May 21, 1996 Meeting.

Motion carried.

CITY CLERK

Boards and Commissions - Civil Service Commission.

It was moved by Councilperson Hascheff, seconded by Councilperson Pruett to appoint Debby Valdez to the Civil Service Commission.

Motion carried.

Boards and Commissions - Parks and Recreation Commission.

It was moved by Councilperson Pilzner, seconded by Councilperson Hascheff to reappoint Brigid Buckley, Paul Haugen, Cynthia Albright and Julia Martinson and appoint Virginia Kersey to the Parks and Recreation Commission.

Motion carried.

Boards and Commissions - Charter Review Committee.

It was moved by Councilperson Hascheff, seconded by Councilperson Pearce, seconded by Councilperson Pruett to appoint Trent Dolan to the Charter Review Committee.

Motion carried.

Boards and Commissions - Animal Control Advisory Board.

Councilperson Pearce indicated that since this Board represents Reno, Sparks and Washoe County, the applications should not be limited to Reno residents only.

NO ACTION WAS TAKEN ON THIS ITEM.

Boards and Commissions - Reno Bicycle Council

It was moved by Councilperson Herndon, seconded by Councilperson Piltzner to appoint Adriana Guzman to the Reno Bicycle Council.

Motion carried.

Boards and Commissions - Financial Advisory Board.

It was moved by Councilperson Pruet, seconded by Councilperson Herndon to appoint Richard McIntire and Andrew Davis to the Financial Advisory Board.

Motion carried.

Boards and Commissions - Downtown District Council

NO ACTION WAS TAKEN ON THIS ITEM.

Boards and Commissions - SW District Council - Ward One.

It was moved by Councilperson Herndon, seconded by Councilperson Pearce to appoint Mary J. Smith to the SW District Council.

Motion carried.

Boards and Commission - Central District Council - Ward Two.

It was moved by Councilperson Pearce, seconded by Councilperson Hascheff to appoint Kirby Fisher and Linda VanCitters to the Central District Council - Ward Two.

Motion carried.

Discussion and possible assignment of Council to Boards and Commissions.

Councilperson Camp was assigned to be the Liaison to the Airport Authority. Mayor Griffin was assigned to be the Liaison to the Parks and Recreation commission. Councilperson Pearce was assigned as a Member to the Reno Housing Authority.

It was the determination of the Council to postpone any other changes to Council assignments until after the November election.

MAYOR AND CITY COUNCIL

Liaison Report and appropriate direction to staff.

Councilperson Pruett asked that the Downtown Police Tax District Committee be listed under Liaison reports and the Technology and Outsourcing Committee be removed.

NO ACTION WAS TAKEN ON THIS ITEM.

Mayor's Liaison Report - J. Griffin.

NO ACTION WAS TAKEN ON THIS ITEM.

CITIZEN INITIATIVES

Request for an amendment to RMC Section 2.20.080 adding section in brackets: (1) No public official, public appointee or city employee may approve, disapprove, vote or otherwise act upon any matter in which he/she [or any individual or corporation which contributed to his/her campaign in the case of an elected official] has a direct financial interest of \$500.00 or more. - B. Hamma.

This item was referred to the City Attorney for further review.

Public Comments - Limited to No More Than Five (5) Minutes And Limited to Items That Do Not Appear on The Agenda. Comments to Be Addressed to The Board as a Whole.

NO ACTION WAS TAKEN ON THIS ITEM.

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A recess was called at 3:50 p.m. and upon reconvening at 4:34 p.m. roll was taken with the following Council Members present: Hascheff, Pearce, Pruett, Camp, and Griffin. Absent: Councilpersons Herndon and Pilzner.

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City Manager, continued:

Staff Report: Review and approval of street closures for Celebrate the River, Tour De Nez Bicycle Race, and Rodeo Cattle Drive Special Events.

Recommended: Council approve the street closures, as detailed in the staff report.

Ms. Dori Owen, Project Manager, provided an overview of the staff report.

In response to Councilperson Pearce, Sergeant Ron Ross, Reno Police Department indicated that the reason officers set up barricades is to ensure that signage is correct and the detour routes are following. He added that this guarantees the liability of the City.

Mr. Mark Demuth, 280 Island Avenue, spoke in favor of the street closure for Celebrate the River.

Mr. Joe Martin, representing the Reno Rodeo Association, spoke in favor of the Cattle Drive Street Closure.

It was moved by Councilperson Pearce, seconded by Councilperson Pruett to approve the street closures, as detailed in the staff report.

Motion carried with Herndon and Pilsner absent.

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A recess was called at 4:50 p.m. and upon reconvening at 6:15 p.m. roll was taken with the following Council Members present: Hascheff, Herndon, Pearce, Camp, Pruett, Pilsner and Griffin. Absent: None

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PUBLIC HEARING

6:00 P.M.

Staff Report: Request for approval of a zoning map amendment from SFR-6 (Single Family Residential) to P-O (Professional Office) by ordinance on a \pm .165 acre site located on the northwest corner of Lakeside Drive and Glenmanor Drive in the Plumas Neighborhood Plan Area. Case No. 120-96 (Zahnd/205 Glenmanor)

Recommended: Council uphold the recommendation of the Planning Commission and approve Case No. 120-96.

Mayor Griffin asked if proper notice had been given. City Clerk Cook stated that proper notice was given and no correspondence was received.

The Mayor declared the public hearing open and asked if anyone cared to speak. Hearing no one he closed the public hearing.

It was moved by Councilperson Pearce, seconded by Councilperson Pilsner to uphold the recommendation of the Planning Commission and approve Case No. 120-96.

Motion carried.

Bill No. 5146 - To amend zoning from SFR-6 to PO on a \pm .165 acre site located on the northwest corner of Lakeside Drive and Glenmanor Drive. Case No. 120-96 (Zahnd/205 Glenmanor).

It was moved by Councilperson Pearce, seconded by Councilperson Hascheff to refer Bill No. 5146 to the Committee of the Whole.

Motion carried.

PUBLIC HEARING

6:00 P.M.

Staff Report: - Request to abandon a 100 foot wide roadway easement across the southwest corner of a ± 8.37 acre parcel located at the northwest corner of Moya Blvd. and Lear Blvd. in an I (Industrial) zone. Case No. 123-96 (Dermody/Moya and Lear).

Recommended: Council uphold the recommendation of the Planning Commission approve Case No. 123-96.

Mayor Griffin asked if proper notice had been given. City Clerk Cook stated that proper notice was given and no correspondence was received.

The Mayor declared the public hearing open and asked if anyone cared to speak. Hearing no one he closed the public hearing.

It was moved by Councilperson Pruett, seconded by Councilperson Hascheff to uphold the recommendation of the Planning Commission and approve Case No. 123-96.

Motion carried.

PUBLIC HEARING

6:00 P.M.

Staff Report: - Request for approval of the following: (1) Annexation of one parcel containing ± 80 acres by ordinance; (2) a Master Plan amendment from Open Space designation to Single Family Residential designation; by resolution of intent (3) A zoning map amendment from LLR-1 (Large Lot Residential - 1 acre) and LLR-2.5 (Large Lot Residential - 2.5 acres) to SFR-6 (Single Family Residential) by ordinance; (4) A tentative map for a single family residential subdivision containing 171 lots; and (5) A special use permit for a hillside project to allow land cuts in excess of 20 feet and land fills in excess of 10 feet on an ± 80 acre site located west of the terminus of Yorkshire Drive and south of the Western Pacific Railroad tracks. Case No. 14-96 (Peavine Heights).

Recommended: Council uphold the recommendation of the Planning Commission and approve Case No. 14-96.

Mayor Griffin asked if proper notice had been given. City Clerk Cook stated that proper notice was given and no correspondence was received.

The Mayor declared the public hearing open and asked if anyone cared to speak. Hearing no one he closed the public hearing.

It was moved by Councilperson Pruett, seconded by Councilperson Pearce to uphold the recommendation of the Planning Commission and approve Case No. 14-96, with an amendment to Condition No. 24 as noted by staff.

Motion carried.

Bill No. 5147 - An ordinance to annex one parcel containing +80 acres located west of the terminus of Yorkshire Drive and south of the Western Pacific Railroad tracks.

It was moved by Councilperson Pruett, seconded by Councilperson Pilzner to refer Bill No. 5147 to the Committee of the Whole.

Motion carried.

Resolution No. 5227 - Resolution to amend the Land Use Transportation Guide Element of the Reno Master Plan from Open Space designation to Single Family Residential designation on an +80 acre site located west of the terminus of Yorkshire Drive and south of the Western Pacific railroad tracks.

It was moved by Councilperson Pruett, seconded by Councilperson Hascheff to pass and adopt Resolution No. 5227.

Motion carried.

RESOLUTION NO. 5227

A Resolution to amend the Land Use Transportation Guide Element of the Reno Master Plan from Open Space designation to Single Family Residential designation on an +80 acre site located west of the terminus of Yorkshire Drive and south of the Western Pacific railroad tracks.

Bill No. 5148 - An ordinance to amend zoning from LLR-1 to SFR-6 on an +80 acre site located west of the terminus of Yorkshire Drive and south of the Western Pacific railroad tracks.

It was moved by Councilperson Hascheff, seconded by Councilperson Herndon to refer Bill No. 5148 to the Committee of the Whole.

Motion carried.

PUBLIC HEARING

6:00 P.M.

Staff Report: Continuation of Public Hearing on the Proposed City of Reno Nevada 1995 Special Assessment District No. 1 (Three separate street projects throughout the City of Reno. (SAD No.1)

Recommended: Council approve proceeding with the formation of the City of Reno, Nevada, 1995 Special Assessment District No. 1, with the changes as noted in the Staff Recommendation, and direct staff to prepare a resolution dispensing with protests.

Mr. Steve Varela, City Engineer/Maintenance Director, outlined the changes in the original recommendations and noted that these were outlined in the material distributed to Council and available to those in attendance. He stated that the impact of the recommendations is that the City will pay for the cost of the curbs and gutters. Mr. Varela noted that the \$930,000 will come from the funds earmarked for the street program, so some streets scheduled for repair will be eliminated.

Mr. Don Cook, City Clerk, noted that this hearing was continued from the April 9, 1996 meeting and since that meeting additional letters of correspondence and petitions were received and included in the Council's packet.

The Mayor declared the public hearing open.

Ms. Elsie Olson, 780 Ruby Avenue, stated that her sidewalk is in perfect condition and does not need to be replaced.

Dr. Clinton Case, 985 Akard Drive, commended the Council and the staff for working with the homeowners on this issue.

Ms. Denise Zubiria, 1265 Tacoma Way, asked if grass could be planted rather than replacing the cement.

Ms. Tracy Markham, 536 Nixon Avenue, stated that 70% of the homes being assessed on Nixon Avenue, signed a petition to remove Nixon from the district.

Ms. Jane Miyata, representing Roz Zimmerman, expressed concern over the removal of trees in the California/Nixon area which would affect the air quality.

Mr. Earl Lee, 730 Ruby Avenue, indicated that his home has been for sale since March and the title company has told him that an assessment was placed on the property due to this SAD.

The Mayor stated that the assessment district has not been created so the title company must be incorrect.

Mr. Warren Harding, spoke in support of the recommendations made by Mr. Varela.

Mr. Chris Mahannah, 566 Ridge Street, inquired about repayment from the City with respect to property owners who have already installed new sidewalk, curb and gutter.

Mr. Varela stated that those property owners would be reimbursed.

Mr. Jim Ross, City of Reno Urban Forester, stated that he will be inspecting trees in the district and it each tree will be handled on a case by case basis.

Mr. William Fuchs, 2180 Arcane Avenue, stated that a majority of the residents on this street signed a petition to be removed from the district.

Mr. Jerry Crane, 2150 Arcane Avenue, inquired about prepayment of the assessment and asked if the interest fee would be waived.

Mr. John McCauley, 1845 Wesley Drive, spoke in favor of the recommendations made by Mr. Varela.

Ms. Judy Shamlian, 745 Akard Drive, asked if Akard Drive is removed from the program when would the sidewalks be fixed.

Mr. Varela stated that Akard Drive would be made a part of next year's program.

Ms. Karen Williams, 1035 Pineridge, spoke in favor of removing the curb and gutter costs from the assessment.

Ms. Karin Palmer, 1001 Nixon Avenue, stated that she is on a corner lot zoned multi-family and asked if the City could pay for half of the side street.

Councilperson Pearce requested that staff examine the issue of actual usage of the property rather than the zoning to assess the property.

It was moved by Councilperson Herndon, seconded by Councilperson Pilzner to approve the Special Assessment District with the recommendations presented by Steve Varela and direct staff to:

1. Examine Pre-Payment Options.
2. Examine actual usage for property as a basis for the assessment, rather than the zoning of the property.
3. Examine Senior, Fixed/Low income payment options.
4. Continue to review equity issues.
5. Coordinate policy with the Public Information Officer to distribute information to the public.

Motion carried.

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A recess was called at 8:00 p.m. and upon reconvening at 8:15 p.m. roll was taken with the following Council Members present: Hascheff, Herndon, Pearce, Camp, Pruett, Pilzner and Griffin. Absent: None

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PUBLIC HEARING

6:00 P.M.

Staff Report: The applicant is requesting the following: (1) Master Plan amendment from Neighborhood Commercial and Multi-Residential to Community Commercial on ±14 acres; (2) Zoning map amendment from SFR-15 (Single Family Residential) to AC (Arterial Commercial) on ±14 acres; (3) special use permits for a project of regional significance to : a) construct ± 136,802 square foot retail commercial building and garden center; b) permit cuts of 20 feet or more and fills of 10 feet or more; c) permit signage within 300 feet of the freeway right-of-way visible from the travel lanes of the freeway; (4) Abandonment of a

sewer line easement; (5) Variances to a) eliminate the front yard setback along an access easement; b) allow relocation of an existing overhead power line greater than 25 kV to remain above ground; and c) reduce required parking from ± 671 spaces down to ± 541 . The ± 14 acre site is located on the northeast corner of the McCarran Blvd./U.S. 395 intersection. Case No 49-96/Files 1 and 2 (Home Depot).

Mayor Griffin indicated that at the March 26, 1996 Council Meeting the Council deferred action on the request for special use permits for the building, signage and grading and abandonment of a sewer line easement.

It was moved by Councilperson Pruett, seconded by Councilperson Pilzner to suspend the Council Rules with respect to reconsideration of the previous action.

Motion carried with Herndon, Pearce and Griffin voting Nay.

It was the determination of the Council to hear the testimony of those individuals who were not noticed for the last hearing prior to taking any action.

Mr. Joe Henry, 2275 Charolaise Circle, expressed concern over the increase in traffic that the Home Depot center will bring to the area.

Mr. Bill Dougherty, 2195 Charolaise Circle, also expressed concern over the traffic. He stated that the noise is already disturbing and he believes this hillside would be good place for more single family homes. He added that the construction of Home Depot on this site would not be aesthetically pleasing and certainly would not add to the quality of life in this neighborhood.

Mr. Alex Flangas, attorney representing homeowners in the area, pointed out that by simply looking at the number of changes Home Depot is requesting to make this project viable, it is very obvious that it is not appropriate for the site or compatible with the existing neighborhood. He urged the Council to closely examine all of the necessary findings and deny the project.

Mr. John Francovich, representing the applicant, indicated that it was clarified at the March 26th hearing that the proposed traffic would be within an acceptable level. He also noted that all of the findings were addressed and discussed at the last hearing.

It was moved by Councilperson Pruett to reconsider the action taken on the Master Plan Amendment and the Zoning Map Amendment.

There was no second to the motion.

Councilperson Pruett pointed out that Granite Construction has a proposal before Washoe County to open an aggregate pit on the Pyramid Highway. She stated that this will possibly add between 500 and 700 trucks a day, from May through October, using the route in front of this site.

Councilperson Pruett stated that she would like the minutes to reflect the Planning Commission action as follows: Planning Commissioner Stewart made the motion to deny the Master Plan because she could not make Findings 2 and 4 and Commissioner Rigdon seconded that motion because he could not make Finding No. 3. Commissioner Thimmesch could not make Finding No. 1 or 4 and noted he felt Policies 2B7, 2B8 and 2B14 would be violated with the requested Master Plan Amendment and further stated that the request violates the Land Use Transportation Guide regarding the offices and mixed residential uses. Further, Commissioner Rigdon moved to deny the Zoning Map Amendment because he could make Finding 1 through 5. Commissioner Thimmesch could not make Findings 1, 2 or 4 and felt that it was not in substantial conformance.

Chairman McMillan did not believe that this was a single family neighborhood but certainly did not believe that it was Community Commercial.

Mayor Griffin indicated that he would reopen the public hearing on the Special Use Permit and Variances to receive the testimony of the four property owners who were not properly noticed.

Mr. Alex Flangas, Attorney representing the four property owners who were not originally noticed, stated that he does not believe the Special Use requirements can be met. Mr. Flangas added that if this project is approved, the residents in the area would like very stringent conditions imposed on Home Depot. He requested that the following conditions be added to the project: 1) The HVAC be installed on the ground rather than the roof. 2) The architecture of the building be required to be compatible with the area. 3) The noise be limited by restricting the hours for loading and unloading. 4) Power lines be moved away from the residences. 5) Lighting issues be addressed by limiting the hours of operation. 6) Landscaping be installed to blend with the neighborhood.

Mr. Francovich stated that the proposed conditions were developed with involvement of staff and area residents. He stated that the conditions do address the concerns of homeowners in the area and with the conditions all of the findings can be made. Mr. Francovich indicated that he would object to reopening the public hearing on the special use permit and the variances to all property owners because that hearing was completed on March 26, 1996.

The Mayor closed the public hearing.

Mr. Flangas indicated that he would like the record to reflect his objection to closing the hearing without allowing all persons present to provide testimony on the Special Use Permit.

In response to Councilperson Pruett, Mr. Jeff Nichols, Home Depot Manger, explained the delivery and loading system proposed for this store and he stated that there should not be forklifts operating outside the store after 8:00 p.m.

Discussion ensued with respect to restricting the hours for loading and unloading at the north loading dock of the store.

Mr. Frankovich indicated that the applicant does not have any objections to any of the conditions proposed by staff and would like to clarify Condition No. 25 regarding mechanical screening.

Mr. Michael Elkin, architect for Home Depot, presented renderings of the roof cooling systems on existing Home Depots. He explained that adding screening to the roof units would only make them larger and more prominent.

Mayor Griffin pointed out that a letter was received from Home Depot stating that they would contribute \$34,000 to the Park Construction District.

Councilperson Pruett added that because of this project the land that could have been single family homes will now be landlocked, and the City will lose about \$70,000 toward the Park Construction District.

Councilperson Herndon stated that he can make each of the findings with the conditions imposed.

Councilperson Pruett state that she cannot make Finding No. 1, especially based on the information regarding the Granite Pit. She added she cannot make Finding No. 3, No. 4, No. 5 or No. 10.

It was moved by Councilperson Herndon, seconded by Councilperson Camp to approve the Special Use Permit, subject to Conditions 1-35 as amended and with a modification to Condition No. 20 to limit loading and unloading at the north dock between 9 a.m. and 6 p.m. only, with the addition Condition No. 36 with respect to the six foot block wall on the north side.

Motion carried with Councilperson Hascheff and Councilperson Pruett voting Nay.

It was moved by Councilperson Pearce, seconded by Councilperson Herndon to approve the abandonment for Case No. 49-96/Files 1 and 2.

Motion carried with Councilperson Hascheff and Councilperson Pruett voting Nay.

PUBLIC HEARING

6:00 P.M.

Staff Report: - Request for approval of the following: (1) To delete Condition No. 15 of the previously approved special use permit, limiting the number of occupants per dwelling unit to a maximum of four; and (2) to modify Condition No. 21 of the previously approved special use permit to only require the developer to meet with the Northeast Neighborhood Council until December 31, 1997, in lieu of every 90 days in perpetuity. Case No. 114-95 (Valley Road Development/Wolf Run Village).

Recommended: Council uphold the recommendation of the Planning Commission and approve the request.

Councilperson Pruett indicated that she would abstain from discussion and vote on this item due to a conflict of interest.

Councilperson Camp indicated that she would also abstain on discussion and vote on this item because her company does business with Jeff Codega Planning and Design.

COUNCILPERSONS PRUETT AND CAMP ABSENT 10:22 P.M.

Mayor Griffin asked if proper notice had been given. City Clerk Cook stated that proper notice was given and one letter in opposition was received from Dr. Peter Winkler, 205 Bisby Street.

The Mayor declared the public hearing open.

Mr. Bill Thomas, Community Development Director, provided an overview of the staff report.

Mr. Ken Krater, of Jeff Codega Planning and Design, indicated that the applicant is satisfied with the modification of Condition No. 21 relating to meetings with the Northeast District Council. He stated that Condition No. 15 which limits the maximum occupancy to four has been appealed.

Mr. Louis Test, attorney representing the applicant, stated that the condition as it was originally written would force the applicant to discriminate under the terms of the Fair Housing Laws. He requested that the condition be deleted.

Mr. Ronald Lewis, 220 Bisby Street, urged the Council to deny the request to delete Condition No. 15 and modify Condition No. 21.

Mr. Mark Einstoss, 260 Bisby Street, pointed out that Condition No. 15 was a self-imposed condition. The applicant volunteered this condition in order to obtain approval of the project.

The Mayor asked if anyone else cared to speak. Hearing no one he closed the public hearing.

Councilperson Hascheff asked the applicant Condition No. 15 were deleted, would he be agreeable to be consistent with the current version of the Reno Municipal Code.

Mr. Test indicated that the applicant will comply with whatever is outlined in the code.

It was moved by Councilperson Pilzner, seconded by Councilperson Pearce to uphold the recommendation of the Planning Commission and approve the request to delete Condition No. 15 and modify Condition No. 21.

Motion carried with Councilpersons Camp and Pruett absent and abstaining.

Public Comments - Limited to No More Than Five (5) Minutes And Limited to Items That Do Not Appear on The Agenda. Comments to Be Addressed to The Board as a Whole.

NO ACTION WAS TAKEN ON THIS ITEM.

The was adjourned at 10:35 p.m.

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Approved this 11th day of June, 1996.

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Jeff Miller

MAYOR OF THE CITY OF RENO

ATTEST:

June Kay Cook

CITY CLERK AND CLERK OF THE CITY
COUNCIL OF THE CITY OF RENO



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CITY OF RENO

Council Chambers, Reno, Nevada
June 11, 1996

The Regular Meeting of the Reno City Council was called to order at 12:05 p.m. on June 11, 1996 in the Council Chambers at City Hall.

PRESENT: Council Members Hascheff, Herndon, Pearce, Camp, Pruett, Pizner and Mayor Griffin.

ABSENT: None.

ALSO PRESENT: City Manager McNeely, City Attorney Lynch and City Clerk Cook.

PROCLAMATIONS/PRESENTATIONS:

Pedigree Adopt-A-Pet Week
Presentation of Corporate Challenge Awards
Reno Rodeo Week

Mayor Griffin indicated that items 9M and 9AC were pulled from the Agenda.

Approval of Minutes - May 14, 1996

It was moved by Councilperson Pizner, seconded by Councilperson Hascheff to approve the May 14, 1996 Council meeting minutes as submitted.

Motion carried.

Cash Disbursements - May 13 through May 26, 1996.

No Cash Disbursements were submitted for approval.

Identification of Items from the Consent Agenda pulled for discussion.

It was the determination of the Council to pull consent agenda items 9D, 9P and 9AF for separate discussion.

CONSENT AGENDA

Staff Report: Business License Applications 1- 4.

The Original Davo's; William E. Hixson; 795 E. 4th Street; Previously: Brickyard Lounge - Out of Business 4/96; Cabaret, Category A.

Costco; Richard J. Olin; 2200 Harvard Way; Previous Licensee: Donald Ernest Burdick.

Cardivan Co. DBAT Gimmies; Emerson Kimball; 6800 Pembroke; Space Lease Basis.

Zante, Inc. DB at Pericles Distributing; Pete Cladianos III; 345 N. Arlington Avenue; Previously: Sole Proprietorship; Slot Route Vendor.

Recommended: Council approve the Business License Applications as submitted.

Staff Report: Authorization for Mayor to execute the 1996/97 Interlocal Cooperative Agreement for the Regional Transportation Commission Street and Highway Fuel Tax Projects.

Recommended: Council authorize the Mayor to sign the interlocal cooperative agreement for design, right-of-way, construction engineering, or construction of specific projects contained in the Regional Transportation Commission's FY 1996 and FY 1997 Street and Highway Programs of Projects (Fuel Tax.)

Staff Report: Award of Bid #1159 -Laundry Services.

Recommended: Council award Bid #1159 for Laundry Services to American Linen for a three year period at the unit prices shown in the staff report.

Staff Report: Earl Games, Inc. vs. City of Reno Second Judicial District Court Case CV96-01438.

Recommended: Council refer this matter to the City Attorney's Office for handling.

Staff Report: Richardson, et al vs. CSAA, Estate of Richard Williams, City of Reno et al - Second Judicial District Court Case CV96-01840.

Recommended: Council refer the matter to the City Attorney for handling.

Staff Report: Improvement Agreement and Security for the construction of Las Brisas Boulevard Phase 2.

Staff Report: Center Street Bridge Reconstruction - Cooperative Agreement with the Redevelopment Agency, RTC and NDOT for Street Reconstruction.

Recommended: Council approve the cooperative agreement between the City of Reno, the Redevelopment Agency, the RTC and NDOT for the reconstruction of Center Street between Mill Street and E. 1st Street and authorize the Mayor to sign.

Staff Report: Final Map of Northgate Unit No. 3-N Subdivision.

Recommended: Council approve the Final Map.

Staff Report: Improvement Agreement and security for Sky Vista Sewage Lift Station and Force Main.

Recommended: Council approve the Improvement Agreement and the Security.

Staff Report: Final Map of Silverado Ranch Estates Unit No. 3 - Phase 3 Subdivision.

Recommended: Council approve the Final Map.

Staff Report: Final Map of Caughlin Creek Unit No. 7 Subdivision.

Recommended: Council approve the Final Map.

Staff Report: Final Map of Caughlin Creek Unit No 4 Subdivision.

Recommended: Council approve the Final Map.

Staff Report: Second Improvement Agreement Extension for Evans Creek Estates Unit No. 3 Subdivision.

THIS ITEM WAS WITHDRAWN FROM THE AGENDA.

Staff Report: Improvement Agreement and Security for Bryan Street.

Recommended:. Council approve the Improvement and Security.

Staff Report: Street Name Change - Citadel Road to Citadel Way.

Recommended: Council uphold the recommendation of the Regional Street Naming Committee and approve the name change.

Staff Report: Property Insurance Renewal.

Recommended: Council approve the PRISM/Reliance program with a \$5,000 deductible and also approve the Earthquake and Flood Program with Westchester and Mt. Hawley.

Staff Report: Approval of two maps of dedication for Louie Lane and Las Brisas.

Recommended: Council approve the maps of dedication for Louie Lane and Las Brisas.

Staff Report: Third Improvement Agreement Extension for Northgate Unit No. 8-A Subdivision.

Recommended: Council approve the Third Improvement Extension.

Staff Report: Reversion to acreage of portion of Lots 12, 13 and 14 of Hillbrae Tract (Unofficial) for Richard B and Gloria B. Read (Case No. 81-96/F2).

Recommended: Council approve the reversion map.

Staff Report: Reversion to acreage for David R. And Shirley A. Epperson of Lots 7, 8, 9 & 10, block 1, of Subdivision Tract Map No. 61 (Case No. 174-96).

Recommended: Council approve the reversion map.

Staff Report: Interlocal Agreement with Washoe County for conducting 1996 Municipal Elections.

Recommended: Council approve the Interlocal Agreement and authorize the Mayor to sign.

Staff Report: Request for an extension of Interest Subsidy Loan Program Agreement with First Interstate Bank/Wells Fargo Bank.

Recommended: Council authorize the Mayor to sign a one year extension to extend the Interest Subsidy Rehabilitation Loan Program agreement with First Interstate Bank/Wells Fargo Bank.

Staff Report: Approval of map of dedication for Gateway Drive.

Recommended: Council approve the map of dedication..

Staff Report: Consultant Contract Amendment - Arts District Markers.

Recommended: Council approve Amendment Number One to the Agreement for construction and Installation of Arts District Markers with Mecham and Mecham Construction in an amount not to exceed \$7,996.00.

Staff Report: Contract with Sierra Arts Foundation to manage the City Hall City 2000 Gallery.

Recommended: Council approve the \$6,000.00 City Hall C.I.T.Y. 2000 Gallery contract with Sierra Arts Foundation and authorize the Mayor to sign.

Staff Report: John and Pam Curletto, et al vs. City of Reno, et al, Second Judicial District Court Case CV96-00637 - Authorization to hire outside counsel.

Recommended: Council refer this matter to the City Attorney for handling and authorize the hiring of the Robinson and Cole firm as co-counsel to defend the City of Reno.

Staff Report: Request for a one year time extension on the tentative map for the Huffaker Village subdivision, located at the east terminus of both Autumn Hills Drive and Huffaker Lane. Case No. 78-95 (Huffaker Village).

Recommended: Council approve a one year time extension on the tentative map for Huffaker Village, subdivision, subject to the existing conditions.

Staff Report: Amendment to the agreement between the City of Reno and the City of Sparks which established joint ownership and operation of wastewater treatment facilities, modifying the composition of the Joint Coordinating Committee.

Recommended: Council approve Addendum Agreement No. 4 to the Joint Agreement of March 24, 1980, as recommended by the Coordinating Committee.

Staff Report: Interlocal Cooperative Agreement with NDOT, Washoe County and the City of Reno on the "Truckee River Bicycle Facility".

THIS ITEM WAS WITHDRAWN FROM THE AGENDA.

Staff Report: Authorize Mayor to sign consultant contract with SEA, Inc. For \$91,350.00 for construction inspection and testing services for 1996 Neighborhood Street Rehabilitation Contract No. 827.

Recommended: Council authorize the Mayor to sign the contract with SEA, Incorporated, to provide construction inspection and testing services for the 1996 Neighborhood Street Rehabilitation Contract No. 827, in an amount not to exceed \$91,350.00.

Staff Report: Authorize Mayor to sign consultant contract with Harding Lawson Associates for \$184,374.00 for construction inspection and testing services for 1996 Neighborhood Street Rehabilitation, Contract No. 828.

Recommended: Council authorize the Mayor to sign the contract with Harding Lawson Associates, to provide construction inspection and testing services for the 1996 Neighborhood Street Rehabilitation Contract No. 828, in an amount not to exceed \$184,374.00.

Staff Report: Award of bid for Sewer Line Cleaning.

Recommended: Council award the bid to Hydro Tech, Inc. In the amount of \$98,140, effective July 1, 1996 and that the FY 1996-97 Sewer line budget be augmented by \$98,140.

Staff Report: Confirmation of Park Superintendent.

Recommended: Council appoint and confirm Edwin Schenk as Park Superintendent.

Staff Report: Confirmation of Risk Analyst.

Recommended: Council confirm the appointment of Donna Edward as Risk Analyst.

Staff Report: Request to allocate \$25,287 in Community Development Block Grant Funds to Recreation Division's Youth Program.

Recommended: Council approve the allocation of \$25,287 in CDBG Funds (\$12,665 from FY95-97 and \$12,622 from FY96-97) to the Recreation Division's youth Program and authorize staff to execute the necessary contract between the Community Resources and Recreation Division.

It was moved by Councilperson Pilzner, seconded by Councilperson Pearce to approve Consent Agenda Items 9A through 9AI with the exception of Items 9M and 9AC which were withdrawn from the Agenda and Items 9D, 9P and 9AF which were pulled from the agenda for separate discussion.

Motion carried.

FIRST READING ORDINANCES

Bill No. 5149 - Ordinance to amend Title 18, Chapter 18.08, Section 18.08.110 of the Reno Municipal Code entitled "Improvement Agreement Extension" by allowing the City Manager or his designee to approve improvement agreement extensions; together with other matters properly relating thereto.

It was moved by Councilperson Pilzner, seconded by Councilperson Pearce to refer Bill No. 5149 to the Committee of the Whole.

Motion carried.

Bill No. 5150 - Ordinance amending the list which designates appointive offices as contained in Sections 2.06.030 and 2.06.050 of the Reno Municipal Code.

It was moved by Councilperson Pilzner, seconded by Councilperson Camp to refer Bill No. 5150 to the Committee of the Whole.

Motion carried.

Bill No. 5151 - Ordinance to amend Title 12, Chapter 12.16 of the Reno Municipal Code entitled "sewer service" to allow for the assessment, collection and use of sewer user charges and connection fees for costs connected to the Reno-Sparks Joint Water Pollution Control Plant's National Pollutant Discharge elimination system permit and state water quality standards.

It was moved by Councilperson Pearce, seconded by Councilperson Herndon to refer Bill No. 5151 to the Committee of the Whole.

Motion carried.

BILL NO. 5145

ORDINANCE NO. 4632

An Ordinance to amend Chapter 18.06 of the Reno Municipal Code concerning "Zoning" by changing the zoning from IB (Industrial Business) to SPD (Specific Plan District) on ±34.75 acres, located on the west side of Robb Drive, northwest of McQueen High School. Case No. 85-93/Files 6 & 7 (Wade Development/Manzanita Pass Apartments)..

It was moved by Councilperson Pilzner, seconded by Councilperson Hascheff to pass and adopt Bill No. 5145, Ordinance No. 4632.

Motion carried.

BILL NO. 5146

ORDINANCE NO. 4633

An Ordinance to amend zoning from SFR-6 to PO on a \pm .165 acre site located on the northwest corner of Lakeside Drive and Glenmanor Drive. Case No. 120-96 (Zahnd/205 Glenmanor).

It was moved by Councilperson Pearce, seconded by Councilperson Hascheff to pass and adopt Bill No. 5146, Ordinance No. 4633.

Motion carried.

BILL NO. 5147

ORDINANCE NO. 4634

An ordinance to annex a parcel containing \pm 80 acres located west of the terminus of Yorkshire Drive and south of the Western Pacific Railroad tracks..

It was moved by Councilperson Pruett, seconded by Councilperson Camp to pass and adopt Bill No. 5147, Ordinance No. 4634.

Motion carried.

BILL NO. 5148

ORDINANCE NO. 4635

An Ordinance to amend zoning from LLR-1 to SFR-6 on an \pm 80 acre site located west of the terminus of Yorkshire Drive and south of the Western Pacific railroad tracks.

It was moved by Councilperson Pruett, seconded by Councilperson Pilzner to pass and adopt Bill No. 5148, Ordinance No. 4635.

Motion carried.

Resolution No. **5233** - Resolution accepting Streets - Sky Country Estates Unit No. 1.

It was moved by Councilperson Pilzner, seconded by Councilperson Pearce to pass and adopt Resolution No. 5233.

Motion carried.

RESOLUTION NO. 5233

Resolution accepting Streets - Sky Country Estates Unit No. 1.

Resolution No. 5234 -Resolution accepting Streets - Manzanita West Unit No. 4.

It was moved by Councilperson Herndon, seconded by Councilperson Hascheff to pass and adopt Resolution No. 5234.

Motion carried.

RESOLUTION NO. 5234

A Resolution accepting Streets - Manzanita West Unit No. 4.

Resolution No. 5235 - Resolution accepting Streets - Caughlin Glen Unit No. 2.

It was moved by Councilperson Herndon, seconded by Councilperson Hascheff to pass and adopt Resolution No. 5235.

Motion carried.

RESOLUTION NO. 5235

A Resolution accepting Streets - Caughlin Glen Unit No. 2.

Resolution No. 5236- Resolution accepting Streets - Vantage Point at Caughlin Ranch Unit No. 2.

It was moved by Councilperson Hascheff, seconded by Councilperson Herndon to pass and adopt Resolution No. 5236.

Motion carried.

RESOLUTION NO. 5236

A Resolution accepting Streets - Vantage Point at Caughlin Ranch Unit No. 2.

Resolution No. 5237 - Resolution accepting Streets - Vantage Point at Caughlin Ranch Unit No. 3.

It was moved by Councilperson Herndon, seconded by Councilperson Hascheff to pass and adopt Resolution No. 5237.

Motion carried.

RESOLUTION NO. 5237

A Resolution No. 5237 accepting Streets - Vantage Point at Caughlin Ranch Unit No. 3.

Resolution No. **5238** - Resolution accepting Streets - Vantage Point at Caughlin Ranch Unit No. 1.

It was moved by Councilperson Herndon, seconded by Councilperson Hascheff to pass and adopt Resolution No. 5238.

Motion carried.

RESOLUTION NO. 5238

A Resolution accepting Streets - Vantage Point at Caughlin Ranch Unit No. 1.

Resolution No. **5239** - Resolution amending the Reno City Council Rules and Regulations.

Councilperson Herndon expressed concern over the proposed language that would prohibit Councilmembers from participating in other candidate's political campaigns. He stated that this sort of prohibition could be unconstitutional.

Ms. Patricia Lynch, City Attorney, indicated that because the Council rules are not legally binding, Councilmembers cannot be held accountable to following those rules.

It was moved by Councilperson Pilzner, seconded by Councilperson Pearce to include Option 1A - striking the words "being visibly involved in another candidate's campaign." and 2A as amended - Councilmembers shall not use or permit the use of his/her official City title the public endorsement of another candidate. (1B and 2B are deleted.)

Motion carried with Councilpersons Herndon , Camp and Griffin voting Nay.

It was moved by Councilperson Pearce, seconded by Councilperson Pilzner to continue this item to later in the meeting.

Motion carried.

Resolution No. **5240** - Resolution to amend the Land Use/Transportation Guide element of the Reno Master Plan from Neighborhood Commercial and Multi-Residential to Community Commercial, Case No. 49-96/Files 1 and 2 (**Home Depot**). The ± 14 acre site is located on the northeast corner of the McCarran Boulevard/U.S. 395 intersection.

It was moved by Councilperson Pilzner, seconded by Councilperson Herndon to pass and adopt Resolution No. 5240.

Motion carried with Councilpersons Hascheff and Pruett voting Nay.

RESOLUTION NO. 5240

A Resolution to amend the Land Use/Transportation Guide element of the Reno Master Plan from Neighborhood Commercial and Multi-Residential to Community Commercial, Case No. 49-96/Files 1 and 1 (Home Depot). The ±14 acre site is located on the northeast corner of the McCarran Boulevard/U.S. 395 Intersection

Bill No. **5152** Ordinance to amend zoning from SFR-15 (Single Family Residential) to AC (Arterial Commercial), Case No. 49-96/Files 1 and 2 (**Home Depot**) The ±14 acre site is located on the northeast corner of the McCarran Boulevard/U.S. 395 Intersection.

It was moved by Councilperson Pilzner, seconded by Councilperson Herndon to refer Bill No. 5152 to the Committee of the Whole.

Motion carried with Councilpersons Hascheff and Pruett voting Nay.

Resolution No. **5228**, dispensing with protests on the City of Reno, Nevada 1995 Special Assessment District No. 1, and directing that certain modifications and deletions be made thereto (three separate street projects throughout the City).

It was moved by Councilperson Pilzner, seconded by Councilperson Pearce to pass and adopt Resolution No. 5228.

Motion carried.

RESOLUTION NO. 5228

A Resolution dispensing with protests on the City of Reno, Nevada 1995 Special Assessment District No.1, directing that certain modifications and deletions be made thereto (three separate street projects throughout the City).

Bill No. **5153** - Ordinance creating the City of Reno, Nevada 1995 Special Assessment District No. 1 (three separate street projects throughout the City).

It was moved by Councilperson Pilzner, seconded by Councilperson Hascheff to refer Bill No. 5153 to the Committee of the Whole.

MAYOR AND COUNCIL

Discussion with the City of Reno Representatives on the Airport Authority Board regarding the Trustees duties and responsibilities as well as whether they would like to continue in their terms. This discussion is to include what issues these trustees are involved in and a possible change in legislation replacing the appointed process with an elective one - Pruett, Pilzner, Pearce.

Councilperson Pilzner indicated that he asked that this item be placed on the agenda due to several concerns regarding the way the board is operating.

Councilperson Pearce added that presently the Authority is not accountable to anyone, so perhaps the Council would be interested in going to the legislature to provide some accountability.

Ms. Dawn Gibbons, Airport Authority Trustee, explained that she takes her role as a Trustee very seriously. She noted that several problems do exist on the board and with the administration at the airport. Ms. Gibbons stated that she believes the board meetings need to be more open and allow for more and easier public input.

Mayor Griffin read a letter from Mr. Larry Martin, Airport Authority Trustee, who was unable to attend this meeting.

Mr. Luther Mack, Airport Authority Trustee, stated that he believes the process that is used to select a Chairman of the Airport Authority Board should be changed. Mr. Mack also noted that the information that the board has received from staff on the Rewana Farms issue has not been complete, therefore, the board has not been able to make an informed decision.

Discussion took place with respect to the manner in which the Rewana Farms issue has been handled.

Ms. Michelle Jackson, Rewana Farms resident, expressed concern over the proposed use of eminent domain by the Airport Authority without input and notification of the area residents.

Ms. Ramona Barnet, Rewana Farms resident, indicated that she appreciates the City Council taking the time to listen to the community and would like the Rewana Farms issue to finally be settled.

Mr. Frank Kujak, property owner, expressed concern over the use of condemnation by the Airport Authority and the lack of noticing provided by the Airport.

Mr. Sam Dehne, Reno citizen, indicated that he is opposed to any type of military build up in the City of Reno.

Ms. M. Lee Dazey, of Citizen Alert, expressed the same concerns made by the previous speakers and thanked the Council for allowing this item to be placed on the agenda.

Mr. Don Hadder, of the Great Basin Renoites, discussed the public meeting process that is followed by the Airport Authority. He suggested that an outside facilitator be used to help promote a legitimate public input process.

Mr. Dennis Meyers, 45 Lockwood Road, expressed concern over the lack of public information and public access provided by the airport.

Ms. Jackie Decker, Rewana Farms resident, stated that she believes that the main problem at the airport is the administration, not the trustees. She noted that legislative action needs to be taken to change the existing process.

It was moved by Councilperson Hascheff, seconded by Councilperson Pizner to direct the Mayor to write a letter to the Chairman of the Washoe County Commission, the Mayor of Sparks, Washoe County Airport Authority Trustees, and Washoe County Airport staff stating that the following areas of concern have been brought to the attention of the City Council and if not corrected, legislative action may be taken and returned to Council within 30 days:

1. Placing of items on airport authority agenda.
2. Noticing procedures of the airport authority.
3. Public input process.
4. Handling of requests for information.

Motion carried.

POLICE DEPARTMENT

Staff Report: Northern Nevada Soccer League Security Staffing and Overtime Funding.

Police Chief Jim Weston, provided a brief history of the soccer leagues and the problems associated with the games over the past few years and the efforts being taken this year to help to deter any problems. He stated that the agreement with the NNSL is that the league would voluntarily provide security in addition to the Police Officers at the games.

Councilperson Herndon pointed out that it was made very clear to the Soccer League that gang activity will not be tolerated at the games and it is incumbent upon the league to justify the continued use of the fields by assuming control and providing security.

Mr. Charles McNeely, City Manager, stated that if the six week extension of the program is granted and the League does not fulfill their end of the bargain, the soccer season will come to an end.

Ms. Barbara Clark, President of Sierra PTA Council, expressed concern over the financial decisions regarding the Police presence at the soccer games. She stated that the DARE Program has lost two officers due to those officers being allocated to other duties such as providing security for the Soccer League.

Mr. Carlos Velazquez, Liaison between the City and the NNSL, provided an overview of the incidents that have taken place at the soccer games this season. He noted that there has been no major incidents to report. He also outlined the security plan proposed by the League.

Mr. Luis Navarro, representing the NNSL, indicated that the League does not feel that security is an issue because the league itself has taken steps to deal with past problems.

It was moved by Councilperson Pizner, seconded by Councilperson Pruetz to approve maintaining police staffing levels for at least another six weeks to allow time for NNSL to recruit two volunteer security persons for each field each Sunday, with the understanding that if the parameters of the security are not met, the season will be over.

Motion carried.

Consent Agenda, continued:

Staff Report: Earl Games, Inc. vs. City of Reno Second Judicial District Court Case CV96-01438, continued:

Councilperson Pruett indicated that copies of the complaint are on file in the City Manager's Office and are available to the public.

It was moved by Councilperson Pruett, seconded by Councilperson Pearce to refer this matter to the City Attorney's Office for handling.

Motion carried.

Staff Report: Property Insurance Renewal, continued:

Ms. Joanne Rennie, of Risk Management, responded to questions about the insurance coverage.

It was moved by Mayor Griffin, seconded by Councilperson Hascheff to approve the PRISM/Reliance program with a \$5,000 deductible and also approve the Earthquake and Flood Program with Westchester and Mt. Hawley.

Motion carried.

Staff Report: Award of bid for Sewer Line Cleaning, continued:

In response to Councilperson Camp, Mr. Steve Varela, City Engineer, explained that this bid is part of a demonstration project to collect baseline data to make comparisons between the City and private companies.

Mr. Roy Dawson, of the Sewer Lines Division, indicated that he believes the work cannot be done for less money if it is kept in-house.

Mr. J. Eaton, of the Sewer Lines Division, stated that hiring two additional people in the Sewer Lines Division would be less expensive than this contract and much more cost effective.

Mr. Kevin Brazell, representing Hydrotech, responded to questions regarding the bid.

It was moved by Councilperson Herndon, seconded by Councilperson Hascheff to award the bid to Hydro Tech, Inc. in the amount of \$98,140, effective July 1, 1996 and that the FY 1996-97 Sewer line budget be augmented by \$98,140.

Motion carried with Councilperson Camp voting Nay.

CITY ATTORNEY

Staff Report: Response to Citizen's Initiative of David Farside regarding the pruning of trees over neighboring properties.

Mr. David Farside, concerned citizen, requested that the City adopt an ordinance that would outline a process that would require the pruning of trees that are intruding into neighboring properties.

Councilperson Hascheff suggested that the City Clerk research how other cities handle this type of situation.

Mr. Dave Pressler, Parks and Recreation Director, stated that Mr. Farside could call the Urban Forester who will examine the tree and determine if a life safety situation exists.

NO ACTION WAS TAKEN ON THIS ITEM.

MAYOR AND COUNCIL

Discussion and possible action regarding the railroad and hazardous materials through downtown, making the downtown a "nuclear free zone". - J. Pilzner.

It was moved by Councilperson Pilzner, seconded by Councilperson Pearce to direct the City Attorney's Office to work with Citizen Alert and enhance the existing resolution regarding a "nuclear free zone", including the information regarding the railroad shipments proposed to travel through downtown Reno.

Motion carried.

CITY MANAGER

Staff Report: Report from staff on financial data relative to Paradise Park and direction to proceed with planning of an elementary school site.

Mr. Steve Williams, of the Washoe County School District, indicated that he would bring the direction of the City Council before the School Board.

It was moved by Councilperson Pruett, seconded by Councilperson Pilzner to direct staff to advise the Washoe county school district that the city of Reno is interested in the placement of a school at the site. Authorize the use of CDBG funds as well as proceed from the sale, for park development and also direct staff to actively pursue joint use agreement with various entities.

Motion carried.

COUNCILPERSONS PRUETT AND PILZNER ABSENT 5:15 P.M.

Mayor and Council, continued:

Discussion and possible direction re: Affordable Housing Strategy - P. Hascheff.

Mr. Bruce Rothenberg, Housing Consultant, addressed the Council with respect to affordable housing projects in the downtown area.

Council directed staff to work with Mr. Rothenberg and the developers to review the proposals submitted.

Motion carried with Councilpersons Pruett and Pilzner absent.

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A recess was called at 5:25 p.m. and upon reconvening at 6:30 p.m., roll was taken with the following Council members present: Hascheff, Herndon, Pearce, Camp, Pilzner and Griffin. Absent: Pruett.

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PUBLIC HEARING

6:00 P.M.

Staff Report: Case No. 162-95 (Tahoe/Pyramid Link) - Request to amend the City of Reno Master Plan to remove the Tahoe Pyramid Link, a major arterial from the Land/Use Transportation Guide for that portion extending between Mira Loma Drive and Pembroke Drive. The one ± mile of proposed right-of-way extends through SFR-15 (Single Family Residential) and P-F (Public Facility) zoning district.

Recommended: Council uphold the recommendation of the Planning Commission and approve the Master Plan Amendment by Resolution.

Mayor Griffin asked if proper notice had been given. City Clerk Cook indicated that proper notice was given and no correspondence was received.

COUNCILPERSON PRUETT PRESENT 6:45 P.M.

Mr. Bill Thomas, Community Development Director, provided an overview of the staff report.

The Mayor declared the public hearing open and asked if anyone cared to speak on this matter. Hearing no one he closed the public hearing.

It was moved by Councilperson Camp, seconded by Councilperson Herndon to uphold the recommendation of the Planning Commission and approve the Master Plan Amendment by Resolution.

Motion carried.

Resolution No. ~~5241~~- Resolution to amend the Land Use/Transportation Guide element of the Reno Master Plan to remove a portion of the Tahoe Pyramid Link.

It was moved by Councilperson Camp, seconded by Councilperson Hascheff to pass and adopt Resolution No. 5241

Motion carried.

RESOLUTION NO. 5241

A Resolution to amend the Land Use/Transportation Guide element of the Reno Master Plan to remove a portion of the Tahoe Pyramid Link.

PUBLIC HEARING

6:00 P.M.

Staff Report: Case No. 122-91/File 11 (Saint Mary's /Ralston/Elm Parking Expansion) - A request for the following: (1) an abandonment of a 20 foot wide alley containing 6,000 square feet (20' x 300') located between Ralston Street and Nevada Street and between Elm Street and West Sixth Street; (2) a zoning map amendment from P-O (Professional Office) and HDMF (High Density Multi-Family) to P-F (Public Facility) ; and (3) a special use permit to construct in two (2) phases a 24 hour, open parking facility containing a total of 122 spaces on a \pm 1.17 acre site located on the northeast corner of West Sixth Street and Ralston Street, and the southwest corner of Elm Street and Nevada Street.

Recommended: Council uphold the recommendation of the Planning Commission and approve Case No. 122-91/File 11, subject to the conditions in the staff report.

Mayor Griffin asked if proper notice had been given. City Clerk Cook indicated that proper notice was given and no correspondence was received.

The Mayor declared the public hearing open and asked if anyone cared to speak on this matter. Hearing no one he closed the public hearing.

It was moved by Councilperson Hascheff , seconded by Councilperson Piltner to uphold the recommendation of the Planning Commission and approve the abandonment.

Motion carried.

It was moved by Councilperson Hascheff, seconded by Councilperson Herndon to uphold the recommendation of the Planning Commission and approve the zoning map amendment.

Motion carried.

It was moved by Councilperson Hascheff, seconded by Councilperson Herndon to approve the special use permit.

Motion carried.

Bill No. **5154** - Ordinance to amend zoning from PO (Professional Office) and HDMF (High Density Multi-Family) to Public Facility.

It was moved by Councilperson Hascheff, seconded by Councilperson Herndon to refer Bill No. 5154 to the Committee of the Whole.

Motion carried.

PUBLIC HEARING

6:00 P.M.

Staff Report: Case No. 143-96 (Stonehouse) - A request for: (1) a zoning map amendment from SFR-9 (Single Family Residential) to P-O/HO (Professional Office/Historic Overlay); and (2) a special use permit to allow the conversion of an existing single family dwelling to a beauty shop and professional office on a \pm .62 acre site located on the southwest corner of Plumb Lane and Arlington Avenue.

Recommended: Council uphold the recommendation of the Planning Commission and approve Case No. 143-96, subject to the conditions in the staff report.

Mayor Griffin asked if proper notice had been given. City Clerk Cook indicated that proper notice was given and no correspondence was received.

The Mayor declared the public hearing open and asked if anyone cared to speak on this matter. Hearing no one he closed the public hearing.

It was moved by Councilperson Herndon, seconded by Councilperson Hascheff to uphold the recommendation of the Planning Commission and approve Case No. 143-96, subject to the conditions in the staff report.

Motion carried.

Bill No. **5155** - Ordinance to amend zoning from SFR-9 to PO/HL (Professional Office/Historic Overlay).

It was moved by Councilperson Herndon, seconded by Councilperson Hascheff to refer Bill No. 5155 to the Committee of the Whole.

Motion carried.

PUBLIC HEARING**6:00 P.M.**

Staff Report: Case No. 66-92/File 30 (South Meadows/Gilman) - A request for a zoning map amendment from LLR-2.5 (Large Lot Residential - 2.5 acres) to PUD (Planned Unit Development) on ± 3.7 acres; and an amendment to the South Meadows PUD Phases I and II to increase the size of the PUD by ± 3.7 acres for a total of ± 321 acres. The ± 3.7 acre site is located ± 450 feet west of Prototype Drive and ± 550 feet north of Gateway Drive in southeast Reno.

Recommended: Council uphold the recommendation of the Planning Commission and approve Case No. 66-92/File 30, subject to the conditions in the staff report .

Mayor Griffin asked if proper notice had been given. City Clerk Cook indicated that proper notice was given and no correspondence was received.

The Mayor declared the public hearing open and asked if anyone cared to speak on this matter. Hearing no one he closed the public hearing.

It was moved by Councilperson Camp, seconded by Councilperson Herndon to uphold the recommendation of the Planning Commission and approve Case No. 66-92/File 30, subject to the conditions in the staff report .

Motion carried.

PUBLIC HEARING**6:00 P.M.**

Staff Report: Case No. MPR-20-86/File 13 (Washoe Medical/1295 East Second Street) A request for: (1) a Master Plan amendment from Distribution /Warehousing and Office to Public Facility; and (2) a zoning map amendment from I (Industrial) to P-F (Public Facility). The $\pm .325$ acre site is located on the north side of Second Street, ± 125 feet west of Manuel Street.

Recommended: Council uphold the recommendation of the Planning Commission and approve Case No. MPR-20-86/File 13.

Mayor Griffin asked if proper notice had been given. City Clerk Cook indicated that proper notice was given and no correspondence was received.

Ms. Pam Mitchell, of Pyramid Engineers, indicated that she was present to answer any questions the Council may have.

The Mayor declared the public hearing open and asked if anyone cared to speak on this matter. Hearing no one he closed the public hearing.

It was moved by Councilperson Pearce, seconded by Councilperson Herndon to uphold the recommendation of the Planning Commission and approve Case No. MPR-20-86/File 13.

Motion carried.

Resolution No. **5246** - Resolution to amend the Land Use/Transportation Guide element of the Reno Master Plan from Distribution/Warehousing and Office to Public Facility.

It was moved by Councilperson Pearce, seconded by Councilperson Herndon to pass and adopt Resolution No. 5246.

Motion carried.

RESOLUTION NO. 5246

Resolution to amend the Land Use/Transportation Guide element of the Reno Master Plan from Distribution/Warehousing and Office to Public Facility.

Bill No. **5156** - Ordinance to amend zoning from I (Industrial) to PF (Public Facility).

It was moved by Councilperson Pearce, seconded by Councilperson Herndon to refer Bill No. 5156 to the Committee of the Whole.

Motion carried.

PUBLIC HEARING

6:00 P.M.

Staff Report: Case No. 145-96 (Northgate 16) - A request for: (1) zoning map amendments from MF-14 (Multi-Family) and LLR-1 (Large Lot Residential - 1 acre) to LLR-2.5 (Large Lot Residential - 2.5 acres) on ± 31 acres and from MF-14 (Multi-Family) to SFR-4 (Single Family Residential) on ± 44 acres; (2) a tentative map to develop in 8 phases a 324 lot single family residential subdivision on ± 85.85 acres with a density of ± 2.8 dwelling units per acre; and (3) a special use permit for fills of 10 feet or more and cuts of 20 feet or more. The ± 114.58 acre site is located adjacent to the east side of the Northgate Golf Course, north and west of Mae Anne Ave. and southwest of Beaumont Parkway.

Recommended: Council uphold the recommendation of the Planning Commission and approve Case No. 145-96.

Mayor Griffin asked if proper notice had been given. City Clerk Cook indicated that proper notice was given and no correspondence was received.

The Mayor declared the public hearing open and asked if anyone cared to speak on this matter. Hearing no one he closed the public hearing.

It was moved by Councilperson Pilzner, seconded by Councilperson Pearce to uphold the recommendation of the Planning Commission and approve Case No. 145-96.

Motion carried.

Bill No. 5157 - Ordinance to amend zoning from MF-14 and LLR-1 (large Lot Residential) to LLR-2.5 on ± 30.08 acres and from MF-14 to SFR-4 on ± 43.45 acres.

It was moved by Councilperson Pilzner, seconded by Councilperson Pearce to refer Bill No. 5157 to the Committee of the Whole.

Motion carried.

PUBLIC HEARING

6:00 P.M.

Staff Report: Case No. 86-96 (Castle Creek) - Request for: (1) annexation of two parcels containing ± 18.43 acres; (2) a zoning map amendment from LLR-2.5 (Large Lot Residential - 2.5 acres) on ± 16.57 acres and A-2 (County) which converts to LLR-2.5 (Large Lot Residential - 2.5 acres) upon annexation of ± 18.43 acres to SPD (Specific Plan District) on ± 35 acres located on the southwest corner of the Del Monte Lane/U.S. 395 intersection, north of Country Estates Circle in southwest Reno; and (3) abandonment of a $\pm 62'$ x 252' section of Mirkwood Lane (Yoakam Lane) containing $\pm 15,664$ square feet.

Recommended: Council uphold the recommendation of the Planning Commission and approve the annexation by ordinance and deny the zoning map amendment and request for abandonment.

Mayor Griffin asked if proper notice had been given. City Clerk Cook stated the property notice was given and one letter in favor was received from Diane Steglich, P.O. Box 12487, Reno, NV; and one letter in opposition was received from Terry Oliver, 1550 Del Monte Lane.

Mr. Steve Parker, 1104 Ivy Court, stated that he is the President of the Country Estates Home Owners Association. He expressed concern over the proposed density in some areas of the property and requested that a more gradual transition of density be provided throughout the site.

Ms. Karen Deller, 1165 Country Estates Circle, concurred with Mr. Parker and indicated that she also believes that more transition in density is necessary.

Mr. Mike Melarkey, 1460 W. Huffaker Lane, stated that this project is not compatible with the existing neighborhood and urged the Council to deny this project.

Mr. Art Bonnel, 1106 Ivy Court, spoke in favor of the abandonment of Mirkwood Lane, however, does not believe that the entire project is compatible with the area.

Ms. Michelle Carrea, 940 Country Estates Circle, indicated that she believes the project is still too dense and should be re-configured.

Mr. Bill Magrath, representing Rancharrah, stated that there is far too much density proposed for this site.

Mr. Chuck Dixon, 1100 Ivy Court, expressed concern over the fact that this project keeps coming back before the District Councils, the Planning Commission and the City Council and the proposal has never been compatible with the existing neighborhood.

Mr. Bill Parker, 6124 Torrington Drive, indicated that he is the Chairman of the Ward Two District Council. He stated that the Council unanimously voted to deny this project due to the density. He added that the density has never really been reduced, just rearranged.

Mr. Glenn Neely, 1570 View Crest Court, stated that he was opposed to the project.

Mr. Bruno Benna, 8500 Dieringer Drive, expressed his opposition due to the density.

Mr. Peter Booth, 921 Country Estates, stated that all of the drainage issues have not been resolved yet and this project would increase the potential for flooding in this area. He also pointed out that there is no open space or playgrounds in this proposal.

Mr. Bill Prezant, 990 Del Monte Lane, stated that a project this dense would have a major traffic impact on Del Monte Lane.

Mr. Wayne Hardwick, 1675 Davis, expressed concern over the increased traffic a project of this density would bring to this area.

Mr. Dayton McDonald, 865 Zolezzi Lane, indicated that he is in favor of this project and would much rather see residential than commercial on this site.

Mr. Tim Sweeney, 3614 Lakeside Drive, stated that he believes a better project could be placed on this site.

The Mayor asked if anyone else cared to speak. Hearing no on he closed the public hearing.

In response to Councilperson Hascheff, Mr. Bob Gottsacker, Civil Engineer, stated that because this submission was a land use issue only, no drainage information was submitted. He added that it is possible that the entire plan could change quite a bit once their drainage issues are addressed.

Councilperson Pilzner stated that he cannot support this project until the neighborhood feels comfortable that their concerns have been met.

Mayor Griffin indicated that based on the changes presented by the developers he would like to send this matter back to the Planning Commission with clear definition of the issues to be addressed.

In response to Councilperson Pearce, Mr. Gottsacker pointed out that it would be premature to abandon Mirkwood at this time. He stated that presently this roadway serves a piece of property and according to code the City must serve adjacently properties until the property is developed.

Mr. Korotikin stated that in trying to appease the residents, the staff, the District Councils, the Planning Commission and the City Council it seems as though the applicant is trying to hit a moving target. He noted that the project has been redesigned and amended to try and mitigate all of the concerns, however, a compromise cannot be achieved.

It was moved by Councilperson Pearce seconded by Councilperson Herndon to refer this item back to the Ward 2 and Ward 3 District Councils and to the Planning Commission with specific direction concentrate on a resolution to the Mirkwood Drive issue, transitional density and number of units. With the understanding that if the Planning Commission does not reach complete agreement on the project, the Council will be provided with the reasons for objection.

Motion carried.

COMMUNITY DEVELOPMENT

Staff Report re: Recommendation for use of Community Development Block Grant Funds Allocated to the Neil Road Family Services Center.

Recommended: Council authorize the Consortium's use of CDBG funds towards the on- and off-site cost of Phase I of the Neil Road Family Services Center and authorize the Mayor to execute a contract between the City and the Consortium.

It was moved by Councilperson Camp, seconded by Councilperson Pearce to authorize the Consortium's use of CDBG funds towards the on- and off-site costs of Phase I of the Neil Road Family Service Center with the understanding that no funds will be expended until all financing is in place. Also, the Contract is to come back to the Council.

Motion carried.

CITY MANAGER

Report from the Public Information Officer on Upcoming SNCAT Events.

Ms. Sharon Spangler, Public Information Officer, outlined the upcoming City programs on SNCAT.

NO ACTION WAS TAKEN ON THIS ITEM.

Review of Upcoming Agenda Items - 3 months.

Councilperson Pilzner requested that an item be placed on the next agenda regarding the funding of Skyfire.

NO ACTION WAS TAKEN ON THIS ITEM.

CITY CLERK

Boards and Commissions - Stead District Council.

It was moved by Councilperson Pruett, seconded by Councilperson Pilzner to reappoint Dorothy McAlinden, Michael McAlinden and John White to the Stead District Council.

Motion carried.

Boards and Commissions - Downtown District Council.

NO ACTION WAS TAKEN ON THIS ITEM.

Boards and Commissions - Reno Bicycle Council.

It was moved by Councilperson Herndon, seconded by Councilperson Hascheff to appoint Mr. Rob Justin to the Reno Bicycle Council.

Motion carried.

Boards and Commissions - Animal Control Advisory Board.

NO ACTION WAS TAKEN ON THIS ITEM.

Boards and Commissions - Financial Advisory Board.

It was moved by Councilperson Hascheff, seconded by Councilperson Herndon to appoint Mr. Tim Kingsinger to the Financial Advisory Board.

Boards and Commissions - Urban Forestry Commission.

It was moved by Councilperson Pilzner, seconded by Councilperson Pearce to appoint Leanne Stone to the Urban Forestry Commission.

Boards and Commissions - Environmental Board.

NO ACTION WAS TAKEN ON THIS ITEM.

Boards and Commissions - Traffic Advisory Committee.

NO ACTION WAS TAKEN ON THIS ITEM.

Mayor and Council, continued:

Liaison Report and direction to staff.

NO ACTION WAS TAKEN ON THIS ITEM.

Mayor's Liaison Report - J. Griffin.

NO ACTION WAS TAKEN ON THIS ITEM.

Discussion and possible action regarding the number of parking spaces required for churches
- J. Pilzner.

It was the determination of the Council to direct staff to examine the number of parking spaces required for a church.

Discussion of holding a summit on the homeless situation - J. Pilzner.

Councilperson Herndon indicated that he would not support the "study" of the homeless problem again, on any level.

The Council discussed the issues that should be addressed at the proposed summit.

It was moved by Councilperson Pilzner, seconded by Councilperson Pearce to direct the City Manager to work with Sparks and Washoe County to discuss the homeless issue as it relates to jail overcrowding.

Motion carried.

Public Comments

Mr. Bob Rusk, of Project Restart, provided the Council with statistics regarding the homeless population in the area.

NO ACTION WAS TAKEN ON THIS ITEM.

Resolution No. 5232 - A resolution consenting to Nevada Department of Transportation's relinquishment of Offenhauser Drive.

It was moved by Councilperson Camp, seconded by Councilperson Herndon to pass and adopt Resolution No. 5232.

Motion carried.

RESOLUTION NO. 5232

A Resolution consenting to Nevada Department of Transportation's relinquishment of Offenhauser Drive.

Resolution No. 5242 - A resolution establishing an appointment process for Planning Commission and Board of Adjustment positions.

It was moved by Councilperson Herndon, seconded by Councilperson Pruett to pass and adopt Resolution No. 5242.

Motion carried.

RESOLUTION NO. 5242

A resolution establishing an appointment process for Planning Commission and Board of Adjustment positions.

Resolution No. 5243 - A resolution to amend the Assessment Roll for the City of Reno, Nevada 1985 Special Assessment District No. 1 (Apportionment Request No. 39A - Wade/Northgate - Washoe County School District Site.)

It was moved by Councilperson Pilzner, seconded by Councilperson Herndon to pass and adopt Resolution No. 5243.

Motion carried.

RESOLUTION NO. 5243

A resolution to amend the Assessment Roll for the City of Reno, Nevada 1985 Special Assessment District No. 1 (Apportionment Request No. 39A - Wade/Northgate - Washoe County School District Site.)

Resolution No. - A resolution to amend the Assessment Roll for the City of Reno, Nevada 1985 Special Assessment District No. 1 (Apportionment Request No. 39B - Wade/Northgate - Washoe County School District Site.)

THE ITEM WAS DEFERRED TO THE JUNE 25, 1996 REGULAR COUNCIL MEETING.

Resolution No. 5244 - A resolution to amend the Assessment Roll for the City of Reno, Nevada 1985 Special Assessment District No. 1 (Apportionment Request No. 39C - Wade/Northgate - Washoe County School District Site.)

It was moved by Councilperson Pilzner, seconded by Councilperson Pearce to pass and adopt Resolution No. 5244.

Motion carried.

RESOLUTION NO. 5244

A resolution to amend the Assessment Roll for the City of Reno, Nevada 1985 Special Assessment District No. 1 (Apportionment Request No. 39C - Wade/Northgate - Washoe County School District Site.)

Resolution No. 5245 - A resolution to amend the Assessment Roll for the City of Reno, Nevada 1985 Special Assessment District No. 1 (Apportionment Request No. 39B - Wade/Northgate - Washoe County School District Site.)

It was moved by Councilperson Pilzner, seconded by Councilperson Pearce to pass and adopt Resolution No. 5245.

Motion carried.

RESOLUTION NO. 5245

A resolution to amend the Assessment Roll for the City of Reno, Nevada 1985 Special Assessment District No. 1 (Apportionment Request No. 39B - Wade/Northgate - Washoe County School District Site.)

Staff Report re: Approve extension of the group health insurance services agreement between the City of Reno and St. Mary's Regional Medical Center.

Recommended: Council approve the recommendations in the report and authorize the Mayor to sign the agreement with St. Mary's Regional Medical Center.

It was moved by Councilperson Herndon, seconded by Councilperson Hascheff to approve the recommendations in the report and authorize the Mayor to sign the agreement with St. Mary's Regional Medical Center.

Motion carried.

Staff Report re: Master Plan Quarterly Report, Second Quarter 1996, examining proposed master plan amendments.

Recommended: Council accept the Master Plan Quarterly Report, second quarter of 1996 as submitted.

It was moved by Councilperson Pearce, seconded by Councilperson Pilzner to accept the Master Plan Quarterly Report, second quarter of 1996 as submitted.

Motion carried.

Staff Report re: Election of Assistant Mayor.

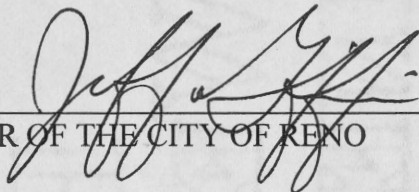
NO ACTION WAS TAKEN ON THIS ITEM.

The Meeting was adjourned at 10:35 p.m.

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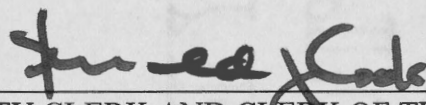
Approved this 25th June, 1996.

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MAYOR OF THE CITY OF RENO

ATTEST:



CITY CLERK AND CLERK OF THE CITY
COUNCIL OF THE CITY OF RENO



Council Chambers, Reno, Nevada
June 25, 1996

The Regular Meeting of the Reno City Council was called to order at 12:05 p.m. on June 25, 1996 in the Council Chambers at City Hall.

PRESENT: Council Members Hascheff, Herndon, Pearce, Camp, Pruett,
Pilzner.

ABSENT: Mayor Griffin .

ALSO PRESENT: Assistant City Manager Jaeck, City Attorney Lynch and City
Clerk Cook.

ASSISTANT MAYOR HASCHEFF PRESIDING.

INVOCATION - Joseph Galata, Ba'hai Faith

PROCLAMATIONS/PRESENTATIONS:

Super Senior Saturday

Certificates of Appreciation for assisting the Reno Access Advisory Committee

Life Saving awards for Officer Terry Naughton and Officer Troy Shipley

Approval of Minutes - June 11, 1996.

Mr. Don Cook, City Clerk, indicated that an audio problem had occurred at the June 11, 1996 Meeting. He stated that the corrections have been made to the minutes and will be placed on the July 9th, 1996 Agenda for approval.

It was moved by Councilperson Pilzner, seconded by Councilperson Pearce to defer action on the June 11, 1996 Minutes until the July 9, 1996 Meeting.

Motion carried with Mayor Griffin absent.

Approval of Agenda - June 25, 1996.

Assistant Mayor Hascheff pointed out that Item 9AB should be moved under City Manager Item 12C.

It was moved by Councilperson Pilzner, seconded by Councilperson Pearce to approve the June 25, 1996 Regular Council Meeting Agenda as amended.

Motion carried with Mayor Griffin absent.

Cash Disbursements May 27, 1996 through June 9, 1996.

It was moved by Councilperson Herndon, seconded by Councilperson Pilzner to approve the Cash Disbursements as submitted.

Motion carried with Councilperson Pearce abstaining and Mayor Griffin absent.

Identification of items from the consent agenda pulled for discussion.

It was the determination of the Council to pull items 9U, 9V and 9X for separate discussion.

CONSENT AGENDA

Staff Report: Business License Applications, as follows:

Napa Sonoma; G. Fred Boyd; 5100 Meadowood Mall Circle; Bar.

Rositas Cosina Mexican Restaurant; Ramior Talavera; 7689 S. Virginia Street; Ste. M; Dining Room Alcohol, Add on Cabaret.

Sandwich Board Deli; Mark Jason Hatjakes; 207 W. Moana Lane; Dining Room Wine & Beer.

Lamplighter Lounge; Gregory A. Johnson; 220 Mill Street; Previous Licensee: Donald Lee Honeychurch.

Sam and Son Market; Sampuran Singh Sahi; 895 S. Virginia Street; Previous Name: Latino Market; Previous Licensee: Mohammad Barkat; Package Liquor.

The Upstairs Cafe; David W. Mathews; 121 West Street; Previous Category: Dining Room Wine & Beer; Dining Room Alcohol.

Cardivan Co. DB at Safeway; Kevin Peterson; 4823 Kietzke Lane; Space Lease Basis; Slots (15).

Dynasty Games DB at Eddie's Fabulous 50's; Roger L. Fuller; 45 W. 2nd Street; Space Lease Basis; Slots (50).

Roy Foster's Sierra Service, Inc.; David N. Foster; 700 N. Sierra Street; Owner/Operator Basis; Slots (4).

Dynasty Games DB at Lamplighter Lounge; Gregory A. Johnson; 220 Mill Street; 220 Mill Street; Space Lease Basis; Previously: Donald Lee Honeychurch; Slots (5).

Jackpot Enterprises, Inc. DB as Cardivan Company; Kevin Peterson; 1050 Terminal Way; Previous Licensee: J. Emmet Sullivan; Slot Vendor.

Camera Clinic; Steven Frank Sweringen; 70 Linden Street, Ste. 208; Secondhand Merchandise.

Act II; Marcheta J. Graves; 20 Hillcrest Drive; Previous Name: Reno Replays; Secondhand Merchandise.

Recommended: Council approve Business License Applications as submitted.

Staff Report: Final Map of Northern Lights Unit No. 3 Subdivision.

Recommended: Council approve the Final Map of Northern Lights Unit No. 3.

Staff Report: Improvement Agreement and Security for Moana Lane Extension.

Recommended: Council approve the Improvement Agreement and Security for Moana Lane Extension.

Staff Report: Reversion to acreage tract map of Lots 1 and 2, Block A, Manor Health Subdivision, T.M. No. 225, for Mr. and Mrs. Wallace (Case No. 182-96).

Recommended: Council approve the Reversion to acreage tract map of Lots 1 and 2, Block A, Manor Health Subdivision, T.M. No. 225, for Mr. and Mrs. Wallace (Case No. 182-96).

Staff Report: Third Improvement Agreement Extension for Evans Creek Estates Unit No. 3 Subdivision.

Recommended: Council approve the Third Improvement Agreement Extension for Evans Creek Estates Unit No. 3 Subdivision.

Staff Report: Final Map of Sky Vista Village 9A Subdivision.

Recommended: Council approve the Final Map of Sky Vista Village 9A Subdivision.

Staff Report: Final Map of Sky Vista Village 9B Subdivision.

Recommended: Council approve the Final Map of Sky Vista Village 9B Subdivision.

Staff Report: Final Map of Northgate Unit No. 5-D Subdivision.

Recommended: Council approve the Final Map of Northgate Unit No. 5-D Subdivision.

Staff Report: Bid #1156 - Janitorial Services - City Wide.

Recommended: Council award Bid #1156 for janitorial services to Qual-Econ USA, for a three year period at a cost of \$96,080.16 per year.

Staff Report: Award of 1996-1997 Permanent Patch Program.

Recommended: Council award Contract No. 852 to Granite Construction in an amount not to exceed \$1,299,299.00.

Staff Report: 1996 Sewer Rehabilitation Program Phase I - Surveying and Design Drawings.

Recommended: Council approve the agreement with WCE for surveying and engineering drawings in the amount of \$69,810 and authorize the Mayor to sign.

Staff Report: Council Acceptance of \$68,622 State Grant to Operate Sundown Zone Youth Program.

Recommended: Council accept the Ed Byrne Memorial State and Local Law Enforcement Formula Grant to fund the Sundown Zone Program.

Staff Report: Bid #1155 - AS400 RISC Computer System.

Recommended: Council award the purchase bid of the IBM AS400 RISC Computer and selected peripheral equipment to Summit Business Systems and award the bid of the selected printer and magnetic tape peripherals to Nevada Mid-Range System.

Staff Report: Sole Source Approval - Hand-Held Computerized Citation Writers Police Department.

Recommended: Council approve Enforcement Technology, Inc. To provide the Computerized Citation System for a cost not to exceed \$84,300.00.

Staff Report: Bid #1154 - Sidewalk Scrubber/Sweepers.

Recommended: Council award Bid #1154 for two combination sidewalk scrubbers/sweepers to Southern Nevada Equipment Co. For a total cost of \$54,880.00.

Staff Report: Interlocal Cooperative Agreement "Truckee River Bicycle Facility".

Recommended: Council approve the Interlocal Cooperative Agreement for the "Truckee River Bicycle Facility".

Staff Report: Interlocal Cooperative Agreement for the 1997 Regional Road Impact Fee Projects.

Recommended: Council approve the Interlocal Cooperative Agreement for the 1997 Regional Road Impact Fee Projects.

Staff Report: Bid #1160 - Playground Equipment - Idlewild Park.

Recommended: Council awarded Bid #1160 for Idlewild Park Playground Equipment as outlined in the staff report.

Staff Report: Approval of a Consultant Contract with Resource Concepts, Inc. To provide a review of the Reno Stead Wastewater Treatment Plant headworks.

Recommended: Council approve the contract with Resource Concepts, Inc. In the amount of \$37,000.00 with the City of Reno's portion being \$15,000.00.

Staff Report: Lake Street and First Street Signal Modifications - Construction Contract No. 855 Award Consideration.

Recommended: Council award Contract #855 to Harker and Harker, Inc. in the amount not to exceed \$99,390.00.

Staff Report Authorization of consultant agreement for inspection services associate with installation of fiber optic cable by Brooks Fiber Properties, Inc. For Loop A, B & C.

Recommended: Council approved the agreement with Professional Inspection Services to inspect the installation of fiber optic cable by Brooks Fiber Properties, Inc. for Loop A, B & C.

Staff Report: Authorization of Agreement for installation of fiber optic cable by Brooks Fiber Properties, Inc. For Loops A, B & C.

Recommended: Council approve the agreement with Brooks Fiber Properties, Inc. to install fiber optic cable for Loops A, B & C.

Staff Report: Authorization of agreement for installation of fiber optic cable by Phoenix FiberLink, Inc. in various city streets.

Recommended: Council approve the agreement with FiberLink, Inc. To install fiber optic cable in various City streets.

Staff Report: Authorization of Consultant Agreement for inspection services associated with installation of fiber optic cable by Phoenix FiberLink, in various City streets.

Recommended: Council approve the agreement with Professional Inspection Services to inspect the installation of fiber optic cable by Phoenix FiberLink, Inc. in various City Streets.

Staff Report: 1996 Neighborhood Street Rehabilitation (S.A.D. #1, Unit #1), Contract No. 826. Award of Construction Contract to Sierra Nevada Construction.

Recommended: Council award Contract No. 826 to Sierra Nevada Construction in an amount of \$1,197,686.42 and authorize the Mayor to sign the contract.

Staff Report: 1996 Neighborhood Street Rehabilitation (S.A.D. #1, Unit #3), Contract No. 828. Award of Construction Contract to Sierra Nevada Construction.

Recommended: Council award Contract No. 828 to Sierra Nevada Construction in the amount of \$2,908,920.44 and authorize the Mayor to sign the contract.

Staff Report: 1996 Neighborhood Street Rehabilitation (S.A.D. #1, Unit #2), Contract No. 827. Award of Construction Contract to Granite Construction.

Recommended: Council award Contract No. 827 to Granite Construction in the amount of \$977,890.00 and authorize the Mayor to sign the contract.

Staff Report: A request for a one year extension on the tentative map for the River Park/Fourth Street subdivision located on the south side of the Truckee River \pm 3 miles west of McCarran Boulevard.

THIS ITEM WAS MOVED TO 12C.

Staff Report: Approval of Community Development Block Grant funds to complete playground improvements at Veteran's Memorial School.

Recommended: Council approve the allocation of \$1,999.00 in CDBG funds to Veterans Memorial School to complete the installation of a concrete pad and shelter pavilion.

Staff Report: Harold Hewitt vs. City of Reno, Second Judicial District Court Case CV96-03709.

Recommended: Council refer this item to the City Attorney's Office for handling.

Staff Report: Water Quality Agreements - Truckee River Water Quality Settlement Agreement (WQSA).

Recommended: Council approve the Agreement.

Staff Report: Water Quality Agreements - Interlocal Agreement regarding the purchase of water rights pursuant to the WQSA

Recommended: Council approve the Interlocal Agreement.

It was moved by Councilperson Pilsner, seconded by Councilperson Pearce to approve the Consent Agenda Items 9A through 9AE2 with the exception of Items 9U, 9V and 9X which were pulled for separate discussion and Item 9AB which was moved to 12C.

Motion carried with Mayor Griffin absent.

FIRST READING ORDINANCES

Bill No. **5158** - Ordinance amending Title 8, Chapter 8.08, of the Reno Municipal Code Entitled "Offenses Against Persons" by adding a new section 8.08.050 providing for taking and soliciting commercial photographs on certain streets, and other matters properly relating thereto.

It was moved by Councilperson Pilsner, seconded by Councilperson Pearce to refer Bill No. 5158 to the Committee of the Whole.

Motion carried with Mayor Griffin absent.

Bill No. **5159** - Ordinance amending Title 8, Chapter 8.10, of the Reno Municipal Code Entitled "Offenses Against Property" by adding new section 8.10.025 providing for the destruction of notices, and other matters properly relating thereto.

It was moved by Councilperson Pilsner, seconded by Councilperson Pearce to refer Bill No. 5159 to the Committee of the Whole.

Motion carried with Mayor Griffin absent.

Bill No. **5160** - Ordinance amending Title 8, Chapter 8.12, of the Reno Municipal Code Entitled "Offenses Against Public Peace" by adding a new section 8.12.026 prohibiting soliciting without invitation; a new section 8.12.038 providing for activities in a public park for the Truckee River Greenbelt; a new section 8.12.041 providing for maintenance of stands or wagons on streets; a new section 8.12.043 pertaining to obstruction of public sidewalks; a new section 8.12.045 relating to benches and seats on public sidewalks, and other matters properly relating thereto.

It was moved by Councilperson Herndon, seconded by Councilperson Pilzner to refer Bill No. 5160 to the Committee of the Whole.

Motion carried with Mayor Griffin absent.

Bill No. **5161**- Ordinance amending Title 8, Chapter 8.18, of the Reno Municipal Code Entitled "Weapons" a new section of 8.18.025 providing for the discharge of firearms, and other matters properly relating thereto.

It was moved by Councilperson Pilzner, seconded by Councilperson Herndon to refer Bill No. 5161 to the Committee of the Whole.

Motion carried with Mayor Griffin absent.

Bill No. **5162** - Ordinance amending Title 8, Chapter 8.28, of the Reno Municipal Code Entitled "Animal Control" by adding a new section 8.28.135 providing for removal of dead animals; a new section 8.28.175 regarding drove limit of animals; a new section 8.28.185 pertaining to the keeping of livestock; and a new section 8.28.215 regarding horses on sidewalks, and other matters properly relating thereto.

Councilperson Herndon requested that an amendment be made to the bill to allow a waiver for special events, such as the Reno Rodeo Cattle Drive.

It was moved by Councilperson Pearce, seconded by Councilperson Pilzner to refer Bill No. 5162 to the Committee of the Whole, with an amendment to allow a waiver for special events.

Motion carried with Mayor Griffin absent.

Bill No. **5163** - Ordinance amending Title 10, Chapter 10.10, of the Reno Municipal Code Entitled "Air Pollution" by adding a new section 10.10.020 to provide for maintenance and/or operation of burners and incinerators, and other matters properly relating thereto.

It was moved by Councilperson Pilzner, seconded by Councilperson Pearce to refer Bill No. 5163 to the Committee of the Whole.

Motion carried with Mayor Griffin absent.

06/25/96

Bill No. **5164** - Ordinance amending Title 8, Chapter 8.22, of the Reno Municipal Code Entitled "Abatement of Nuisances" and other matters properly relating thereto.

Ms. Mary Belistagui, Deputy City Attorney, responded to questions regarding the ordinance and abatement procedures.

Mr. Michael Halley, Deputy City Attorney, requested that the Council make one clarification to Section 8.22.080 to read " No person shall have more than two junk and/or unregistered vehicles in closed or open storage at any one time on their private property, except as provided in 8.22.080(b)1-4."

It was moved by Councilperson Pizner, seconded by Councilperson Pearce to refer Bill No. 5164 to the Committee of the Whole, as amended.

Motion carried with Mayor Griffin absent.

Bill No. **5165**- Ordinance repealing Chapter 8.22 entitled "Nuisance" of Title 8 of the Reno Municipal Code, and other matters properly relating thereto.

It was moved by Councilperson Pizner, seconded by Councilperson Pearce to refer Bill No. 5165 to the Committee of the Whole.

Motion carried with Mayor Griffin absent.

Bill No. **5166** -Ordinance repealing Chapter 8.23 entitled "Exterior Buildings and Premises Maintenance" of Title 8 of the Reno Municipal Code, and other matters properly relating thereto.

It was moved by Councilperson Pearce, seconded by Councilperson Camp to refer Bill No. 5166 to the Committee of the Whole.

Motion carried with Mayor Griffin absent.

Bill No **5167** -Ordinance regarding Chapter 8.16 of the Reno Municipal Code entitled "Offenses Pertaining to Minors" amending 8.16.010(B) defining the Downtown Corridor, and providing other matters properly relating thereto.

It was moved by Councilperson Pizner, seconded by Councilperson Pearce to refer Bill No. 5167 to the Committee of the Whole.

Motion carried with Councilperson Camp voting Nay and Mayor Griffin absent.

Bill No.**5168** - Ordinance amending Chapter 6.06, Article XI of the Reno Municipal Code entitled "Miscellaneous Rules" by adding a new section 6.06.531 to be known as "Towing and Repossessing Vehicles: Notice; Penalty" and providing other matter properly relating thereto.

It was moved by Councilperson Pruett, seconded by Councilperson Pearce to refer Bill No. 5168 to the Committee of the Whole.

Motion carried with Mayor Griffin absent.

Bill No **5169**- Ordinance regarding Chapter 6.18 of the Reno Municipal Code entitled "Bicycles" amending Section 6.18.020, "Scope" to provide an exemption for Police bicycles and providing other matters properly relating thereto.

It was moved by Councilperson Pizner, seconded by Councilperson Pearce to refer Bill No. 5169 to the Committee of the Whole.

Motion carried with Mayor Griffin absent.

Bill No.**5170** -Ordinance regarding Chapter 6.06 of the Reno Municipal Code entitled "Rules of the Road" amending Section 6.06.195, "Starting a Parked Vehicle", and providing other matters properly relating thereto.

It was moved by Councilperson Pearce, seconded by Councilperson Pilsner to refer Bill No. 5170 to the Committee of the Whole.

Motion carried with Mayor Griffin absent.

Bill No. -Ordinance revising Chapter 6.11 "Encroachment Permit" of the Reno Municipal Code dealing with the temporary use of Public Rights-of-Way.

Assistant Mayor Hascheff noted that it was requested at the Caucus Session that this item be deferred to the July 9, 1996 Meeting.

Councilperson Pearce indicated that she does not believe the funds should be earmarked to go directly into the Street Fund, but rather be placed in the General Fund to allow for flexibility.

Councilperson Herndon stated that he would not support the encroachment permit funds being placed in the General Fund.

It was moved by Councilperson Pearce, seconded by Councilperson Pilsner to defer this item to the July 9, 1996 Meeting with the provision that the revenues are not earmarked, but rather placed in the General Fund.

Motion carried with Councilperson Herndon voting Nay and Mayor Griffin absent.

Bill No. 5171 -Ordinance amending Ordinance No. 4541, establishing regular meeting days for the Reno City Council.

It was moved by Councilperson Pearce, seconded by Councilperson Pilsner to refer Bill No. 5171 to the Committee of the Whole.

Motion carried with Mayor Griffin absent.

SECOND READING ORDINANCES

BILL NO. 5149

ORDINANCE NO. 4636

An Ordinance to amend Title 18, Chapter 18.08, Section 18.08.110 of the Reno Municipal Code entitled "Improvement Agreement Extension" by allowing the City Manager or his designee to approve improvement agreement extensions; together with other matters properly relating thereto.

It was moved by Councilperson Pearce, seconded by Councilperson Pilsner to pass and adopt Bill No. 5149, Ordinance No. 4636.

Motion carried with Mayor Griffin absent.

BILL NO. 5150**ORDINANCE NO. 4637**

An Ordinance amending the list which designates appointive offices as contained in Sections 2.06.030 and 2.06.050 of the Reno Municipal Code.

It was moved by Councilperson Pruett, seconded by Councilperson Pearce to pass and adopt Bill No. 5150, Ordinance No. 4637.

Motion carried with Mayor Griffin absent.

BILL NO. 5151**ORDINANCE NO. 4638**

An Ordinance to amend Title 12, Chapter 12.16 of the Reno Municipal Code entitled "Sewer Service" to allow for the assessment, collection and use of sewer user charges and connection fees for costs connected to the Reno-Sparks Joint Water Pollution Control Plant's National Pollutant Discharge elimination system permit and state water quality standards.

It was moved by Councilperson Pearce, seconded by Councilperson Pilzner to pass and adopt Bill No. 5151, Ordinance No. 4638.

Motion carried with Mayor Griffin absent.

BILL NO. 5152**ORDINANCE NO. 4639**

An Ordinance to amend zoning from SFR-15 (Single Family Residential) to AC (Arterial Commercial) on ±14 acres located on the northeast corner of the McCarran Boulevard/U.S. 395 Intersection. Case No. 49-96/Files 1 and 2 (Home Depot).

It was moved by Councilperson Pilzner, seconded by Councilperson Pearce to pass and adopt Bill No. 5152, Ordinance No. 4639.

Motion carried with Councilpersons Hascheff and Pruett voting Nay and Mayor Griffin absent.

BILL NO. 5153**ORDINANCE NO. 4640**

An Ordinance creating the City of Reno, Nevada 1995 Special Assessment District No. 1 (three separate street projects throughout the City).

It was moved by Councilperson Pilzner, seconded by Councilperson Pearce to pass and adopt Bill No. 5153, Ordinance No. 4640.

Motion carried with Mayor Griffin absent.

BILL NO. 5154

ORDINANCE NO. 4641

An Ordinance to amend zoning from PO (Professional Office) and HDMF (High Density Multi-Family) to PF on a ± 1.17 acre site located on the northeast corner of West Sixth Street and Ralston Street, and the southwest corner of Elm Street and Nevada Street. (Case No. 122-91/File 11) St. Mary's/Ralston/Elm Parking Expansion..

It was moved by Councilperson Pruett, seconded by Councilperson Pearce to pass and adopt Bill No. 5154, Ordinance No. 4641.

Motion carried with Mayor Griffin absent.

BILL NO. 5155

ORDINANCE NO. 4642

An Ordinance to amend zoning from SFR-9 to PO/HL (Professional Office/Historic Overlay) on a $\pm .62$ acre site located on the southwest corner of Plumb Lane & Arlington Avenue. Case No. 143-96 (Stonehouse).

It was moved by Councilperson Herndon, seconded by Councilperson Pearce to pass and adopt Bill No. 5155, Ordinance No. 4642.

Motion carried with Mayor Griffin absent.

BILL NO. 5156

ORDINANCE NO. 4643

An Ordinance to amend zoning from I (Industrial) to PF (Public Facility). The $\pm .325$ acre site is located on the north side of Second Street, ± 125 feet west of Manuel Street. Case No. MPR-20-96/File 13 (Washoe Medical/1295 East Second Street.)

It was moved by Councilperson Pearce, seconded by Councilperson Pilzner to pass and adopt Bill No. 5156, Ordinance No. 4643.

Motion carried with Mayor Griffin absent.

BILL NO. 5157

ORDINANCE NO. 4644

An Ordinance to amend zoning from MF-14 and LLR-1 (Large Lot Residential) to LLR-2.5 on ± 30.08 acres and from MF-14 to SFR-4 on ± 43.45 acres. The ± 114.58 acre site is located adjacent to the east side of the Northgate Golf Course, north and west of Mae Anne Avenue and southwest of Beaumont Parkway. Case No. 145-96 (Northgate 16).

It was moved by Councilperson Pilzner, seconded by Councilperson Pearce to pass and adopt Bill No. 5157, Ordinance No. 4644.

Motion carried with Mayor Griffin absent.

RESOLUTIONS

Resolution No. 5247 - Resolution accepting Streets - CreekrIDGE North Unit No. 2, was read by title.

It was moved by Councilperson Herndon, seconded by Councilperson Pilzner to pass and adopt Resolution No. 5247.

Motion carried with Mayor Griffin absent.

RESOLUTION NO. 5247

Resolution accepting Streets - CreekrIDGE North Unit No. 2.

Resolution No. 5248 - Resolution accepting Streets - Northgate Unit No. 7D, was read by title.

It was moved by Councilperson Pilzner, seconded by Councilperson Camp to pass and adopt Resolution No. 5248.

Motion carried with Mayor Griffin absent.

RESOLUTION NO. 5248

Resolution accepting Streets - Northgate Unit No. 7D.

Resolution No. 5249 - Resolution of the City Council of the City of Reno that the Downtown Maintenance Taxing District and the Downtown Police Taxing District shall remain Taxing Districts for the fiscal year 1996-1997, was read by title.

It was moved by Councilperson Pilzner, seconded by Councilperson Camp to pass and adopt Resolution No. 5249.

Motion carried with Mayor Griffin absent.

RESOLUTION NO. 5249

Resolution of the City Council of the City of Reno that the Downtown Maintenance Taxing District and the Downtown Police Taxing District shall remain Taxing Districts for the fiscal year 1996-1997.

Resolution No. 5250 - Resolution for budget augmentations and approval of budget revisions, January 1- June 30, 1996, was read by title.

Assistant Mayor Hascheff stated that he received a phone call from the Fire Fighters Union regarding the augmentations and they would like Mr. McNeely to meet with the union to discuss their concerns and return to the Council.

It was moved by Councilperson Pilzner, seconded by Councilperson Pearce to pass and adopt Resolution No. 5250 with direction to the City Manager to meet with the Fire Fighters Union to discuss their concerns.

Motion carried with Mayor Griffin absent.

RESOLUTION NO. 5250

Resolution for budget augmentations and approval of budget revisions, January 1- June 30, 1996.

RESOLUTION NO. 5251

Resolution No. **5251** - A resolution establishing a capital project fund for the City of Reno, Nevada, in accordance with NRS 354.6105 to be known as the "City of Reno Bond Extraordinary Maintenance Capital Projects Fund", effective immediately, was read by title.

It was moved by Councilperson Pilzner, seconded by Councilperson Pearce to pass and adopt Resolution No. 5251.

Motion carried with Mayor Griffin absent.

RESOLUTION NO. 5251

A resolution establishing a capital project fund for the City of Reno, Nevada, in accordance with NRS 354.6105 to be known as the "City of Reno Bond Extraordinary Maintenance Capital Projects Fund", effective immediately.

Resolution No. **5252** - Resolution to amend the Assessment Roll for the City of Reno, Nevada 1985 Special Assessment District No. 1 (Apportionment Request No. 39B - Wade/Northgate--Washoe County School District School Site), was read by title.

It was moved by Councilperson Pilzner, seconded by Councilperson Pearce to pass and adopt Resolution No. 5252.

Motion carried with Mayor Griffin absent.

RESOLUTION NO. 5252

Resolution to amend the Assessment Roll for the City of Reno, Nevada 1985 Special Assessment District No. 1 (Apportionment Request No. 39B - Wade/Northgate--Washoe County School District School Site).

Consent Agenda, continued:

Staff Report: Authorization of consultant agreement for inspection services associate with installation of fiber optic cable by Brooks Fiber Properties, Inc. For Loop A, B & C, continued:

Councilperson Camp indicated that she would abstain on this item because the her company will be doing the inspection services.

It was moved by Councilperson Pearce, seconded by Councilperson Herndon to approve the agreement with Professional Inspection Services to inspect the installation of fiber optic cable by Brooks Fiber Properties, Inc. for Loop A, B & C.

Councilperson Pruett indicated that she would not support the motion because she does not think it appropriate that a Councilperson be awarded a bid to do work for the City.

Motion carried with Councilperson Pruett voting Nay, Councilperson Camp abstaining and Mayor Griffin absent.

It was moved by Councilperson Pearce, seconded by Councilperson Pizner to approve the agreement with Brooks Fiber Properties, Inc. to install fiber optic cable for Loops A, B & C.

Motion carried with Mayor Griffin absent.

Staff Report: Authorization of Consultant Agreement for inspection services associated with installation of fiber optic cable by Phoenix FiberLink, in various City streets, continued:

Councilperson Camp indicated that she would abstain on this item because her company will be doing the inspection services.

It was moved by Councilperson Pearce, seconded by Councilperson Pizner to approve the agreement with Professional Inspection Services to inspect the installation of fiber optic cable by Phoenix FiberLink, Inc. in various City Streets.

Motion carried with Councilperson Camp abstaining, Councilperson Pruett voting Nay and Mayor Griffin absent.

POLICE DEPARTMENT

Staff Report: Police Department recommendation to discontinue Photoradar project.

Recommended: Council abandon consideration of a photoradar services contract.

It was moved by Councilperson Herndon, seconded by Councilperson Camp to discontinue the Photoradar project and direct staff to pursue any necessary legislative changes to enable the Council to examine the program in the future.

Councilperson Pruett indicated that she voted against the Photoradar when it originally came before the Council and she would not support pursuit of legislative changes to allow the program to go forward.

Motion carried with Councilperson Pruett voting Nay and Mayor Griffin absent.

FINANCE DEPARTMENT

Staff Report: Approval of a Bond Extraordinary Maintenance Capital Projects Funds Policy.

Recommended: Council approve the Bond Extraordinary Maintenance Capital Project Funds Policy.

It was moved by Councilperson Pilzner, seconded by Councilperson Pearce to approve the Bond Extraordinary Maintenance Capital Project Funds Policy.

Motion carried with Mayor Griffin absent.

CITY MANAGER

Report from the Public Information Officer on Upcoming SNCAT Events.

No action was taken on this item.

Review of Agenda Items - 3 Month Calendar.

Councilperson Pearce requested that the Street Closure Policy be place on the July 2, 1996 Study Session. She also suggested that the Visioning Session be held after the Visual Preference Survey is completed, if Michael Freedman can be re-scheduled and the Draft Legislative Program be moved to July 9, 1996.

Councilperson Pruett requested that the election of the Assistant Mayor be moved to the July 16th Meeting. She also asked if it would be possible to move the Topless Cabaret Moratorium and the Encroachment issue to some time in August, if not, give them time certians on July 9, 1996.

It was the determination of the Council to add an item to the July 1, 1996 Agenda to discuss a policy regarding participation in a meeting by telephone and whether or not the Council Chambers is equipped with the proper technology to make a telephone conference legal.

Staff Report: A request for a one year extension on the tentative map for the River Park/Fourth Street subdivision located on the south side of the Truckee River \pm 3 miles west of McCarran Boulevard.

Recommended: Council grant the extension request, subject to the current condition of approval and the addition of one condition.

It was moved by Councilperson Pilzner, seconded by Councilperson Pearce to grant the extension request, subject to the addition of the following condition:

24. Prior to any certificate of occupancy for any lots in the third (next) or subsequent additions, a permanent, safe, secondary means of access that is open for use of residents as well as emergency vehicles be constructed per plans approved by City staff with necessary security and bonding.

Motion carried with Mayor Griffin absent.

CITY CLERK

Boards and Commissions - West University Neighborhood District Council.

It was moved by Councilperson Pruett, seconded by Councilperson Pilzner to appoint Ms. Gail Dean to the West University Neighborhood District Council.

Motion carried with Mayor Griffin absent.

Boards and Commissions - Historical Resources Commission.

It was moved by Councilperson Pearce, seconded by Councilperson Pilsner to appoint Mr. Ken Krater to the Historical Resources Commission.

Motion carried with Mayor Griffin absent.

Boards and Commissions - Reno City Planning Commission.

Mr. Don Cook, City Clerk, pointed out that the term of Chuck Zeh is due to expire July 1, 1996 and he is interested in reappointment. Also, there are two vacancies on the Commission.

Councilperson Pearce requested that Council be provided with the attendance record for Mr. Charles Zeh prior to any action on his reappointment.

Mr. Bill Thomas, Community Development Director, indicated that he would provide that information to the Council before 6 p.m. if Council would like to defer the reappointment until that time.

It was moved by Councilperson Herndon, seconded by Councilperson Pearce to defer action on the reappointment until 6 p.m.

Motion carried with Mayor Griffin absent.

It was moved by Councilperson Pilsner, seconded by Councilperson Pearce to interview the following individuals on July 16, 1996 at 1:00 p.m.:

Franz Niegemann
John Breternitz
Jerry Turner
Trent Dolan
Steve Douglas
Keith Deutscher
Larry Hunt
Rodney Sloan

Staff Report: Street name change-portion of Huffaker Lane to Colbert Drive.

Recommended: Council uphold the recommendation of the Street Naming Committee and approve the street name change for a portion of Huffaker Lane to Colbert Drive.

City Clerk Cook pointed out that eleven letters in opposition were received by the Regional Street Naming Committee to the proposed name change.

Councilperson Pilsner stated that he would abstain from the discussion and vote on this issue because he has a business interest with one of the individuals who sent a letter in opposition.

It was moved by Councilperson Camp, seconded by Councilperson Pruett to defer this item until later in the meeting to allow staff to research.

Motion carried with Councilperson Pilsner abstaining and Mayor Griffin absent.

PUBLIC HEARING**2:00 P.M.**

Staff Report: Case No. 138-96 (Poncia/Clover Way) 1. Request for approval of an abandonment of a $\pm 3,817$ square foot portion of unimproved public right-of-way of Clover Way, located ± 247 feet north of West Peckham Lane, in an SFR-15 (Single Family Residential). 2. Reversion to acreage of Parcels "C" and "D" of Parcel Map #2805 - Case No. 134-96.

Recommended: Council uphold the recommendation of the Planning Commission and approve Case No. 134-96, subject to conditions and approve the reversion map and authorize the Mayor to sign.

Assistant Mayor Hascheff asked if proper notice had been given. City Clerk Cook stated that proper notice was given and no correspondence was received.

The Assistant Mayor declared the public hearing open and asked if anyone cared to speak. Hearing no one he closed the public hearing.

It was moved by Councilperson Herndon, seconded by Councilperson Pilzner to uphold the recommendation of the Planning Commission approve Case No. 134-96, subject to conditions and approve the reversion map authorizing the Mayor to sign.

Motion carried with Mayor Griffin absent.

PUBLIC HEARING**2:00 P.M.**

Staff Report: Case No. 144-96 (Reno Toyota) - Request for (1) a zoning map amendment from NC (Neighborhood Commercial) to AC (Arterial Commercial) on ± 1.6 acres; and (2) an amendment to a special use permit to allow the addition of the 1.6 acres to the site and a $\pm 2,236$ square foot detail shop at the Reno Toyota automobile dealership. The project is on the eastern third of a ± 5.61 acre property located at the northeast corner of Kietzke Lane and Steen Drive.

Recommended: Council uphold the recommendation of the Planning Commission and approve the requested zoning map amendment by ordinance and the special use permit, subject to approval of the zone change and conditions listed in the staff report.

The Assistant Mayor pointed out that there has been a request to defer this matter to the July 9, 1996 Meeting. He noted that the public hearing would be opened and continued.

Assistant Mayor Hascheff asked if proper notice had been given. City Clerk Cook stated that proper notice was given and no correspondence was received. The Assistant Mayor declared the public hearing open and asked if anyone cared to speak.

It was moved by Councilperson Pilzner, seconded by Councilperson Pearce to continue this public hearing to the July 9, 1996 Regular Council Meeting.

Motion carried with Mayor Griffin absent.

Bill No. - Ordinance to amend Chapter 18.06 of the Reno Municipal Code, concerning zoning by adding thereto a new section to be known as 18.06.040(b).

No action was taken on this item.

PUBLIC HEARING

2:00 P.M.

Staff Report: Case No. 146-96 (Reno Diagnostic) - Request for a zoning map amendment from I (Industrial) to P-O (Professional Office); on a ± 3.38 acre site located on the southwest corner of North Wells Ave. and East Sixth St.

Recommended: Council uphold the recommendation of the Planning Commission and approve the requested zoning map amendment by ordinance.

Assistant Mayor Hascheff asked if proper notice had been given. City Clerk Cook stated that proper notice was given and no correspondence was received.

The Assistant Mayor asked if anyone cared to speak. Hearing no one he closed the public hearing.

It was moved by Councilperson Pruett, seconded by Councilperson Pearce to uphold the recommendation of the Planning Commission and approve the requested zoning map amendment by ordinance.

Motion carried with Mayor Griffin absent.

Bill No. 5172 - Ordinance to amend Chapter 18.06 of the Reno Municipal Code, concerning zoning relating to a zoning map amendment.

It was moved by Councilperson Pruett, seconded by Councilperson Herndon to refer Bill No. 5172 to the Committee of the Whole.

Motion carried with Mayor Griffin absent.

MAYOR AND CITY COUNCIL

Liaison Report and appropriate direction to staff.

Councilperson Camp provided a written report outlining the June 20, 1996 meeting of the Airport Authority.

No action was taken on this item.

Mayor's Liaison Report.

No Action was taken on this item.

Public Comments.

No Action was taken on this item.

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A recess was called at 2:40 p.m. and upon reconvening at 6:15 p.m.. roll was taken with the following Council Members present: Hascheff, Herndon, Pearce, Camp, Pruett, and Pilzner
Absent: Mayor Griffin.

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Boards and Commissions - Reno City Planning Commission, continued:

Mr. Chuck Zeh, 1395 Skyline Drive, explained his past absences from Planning Commission meetings.

It was moved by Councilperson Pizner, seconded by Councilperson Pearce to reappoint Mr. Charles Zeh to the Reno City Planning Commission.

Motion carried with Mayor Griffin absent.

Staff Report: Street name change-portion of Huffaker Lane to Colbert Drive, continued:

Mr. Bill Thomas explained that this name change was requested by a developer in the area as a matter of safety with respect to emergency response service. He also noted that Colbert is the name of the inventor of the product that will be manufactured in this industrial area.

Councilperson Herndon pointed out that since this is a matter of public safety he will support the change.

It was moved by Councilperson Camp, seconded by Councilperson Pearce to approve the street name change for a portion of Huffaker Lane to Colbert Drive.

Motion carried with Councilperson Pizner abstaining and Mayor Griffin absent.

PUBLIC HEARING

2:00 P.M.

Staff Report: Case No. 164-87/File 5 (Canyon Center) Request for an amendment to special use permit condition numbers 6 & 9 relating to parking and signage. The ±34 acre Canyon Center Shopping Center is located on the east side of McCarran Blvd. at Mae Anne Ave. in an AC (Arterial Commercial) zone.

Recommended: Council uphold the recommendation of the Planning Commission and deny the amendment to Case No. 164-87/File 5.

The Assistant Mayor asked if proper notice had been given. City Clerk Cook stated that proper notice was given and letters in opposition were received from Mr. Arvi Goldsmith, 3451 Rauscher Drive, Ms. Ethel Harper, 3865 Allen Glen Drive, Ms. Virginia Wolf, 1239 Laredo Court, Mr. R.C. Hilton, 3590 W. 7th Street, Mr. and Mrs. Michael Einweck, 1590 Akard Drive and one letter in favor from William Cutcomb, 1231 Laredo Court.

Councilperson Camp indicated that she would abstain on this matter because of her business with Jeff Codega Planning and Design.

COUNCILPERSON CAMP ABSENT AND ABSTAINING 6:30 P.M.

Mr. Bill Thomas, Community Development Director, provided an overview of the requests.

Mr. Ken Krater, of Jeff Codega Planning and Design, stated that the seven parking stalls be requested, are currently in front of the building but are not being used. He added that the intersection of Mae Ann and McCarran Boulevard is signalized so it would provide a break in traffic and easy access in and out of the spaces. He addressed the request for additional signage indicating that the monument sign would not create additional clutter, but rather alleviate the visibility problem for an empty pad within the center.

Mr. Keith Lockard, Senior Traffic Engineer, responded to questions from the Council regarding the traffic concerns associated with the proposed use of the seven stalls.

In response to Councilperson Pilzner, Mr. Thomas pointed out that the basis for Condition No. 9 with respect to signage was to keep the signage proportional to the building frontage.

It was moved by Councilperson Pilzner, seconded by Councilperson Pearce to uphold the recommendation of the Planning Commission and deny the request for an amendment to special use permit condition No. 9 relating signage.

Motion carried with Councilpersons Hascheff and Pruett voting Nay, Councilperson Camp abstaining and Mayor Griffin absent.

It was moved by Councilperson Pilzner, seconded by Councilperson Pearce to allow major tenant parking in fronts as "handicapped only" parking to the satisfaction of the community development department.

Motion carried with Councilperson Camp abstaining and Mayor Griffin absent.

PUBLIC HEARING

6:00 P.M.

Staff Report: Case No. 9-87/File 3 (Rolling Hills #9) - Request for (1) a tentative map for a single family residential subdivision containing 27 lots; and (2) a special use permit to allow land cuts exceeding 10 feet on a ± 10.1 acre site located ± 450 feet south of Wellington Way on the west side of North Virginia Street in a SFR-6 (Single Family Residential) P-D (Planned Development) zone on a ± 10 acre site located west of North Virginia Street and ± 450 feet south of Wellington Way.

Recommended: Council uphold the recommendation of the Planning Commission and deny the requested tentative map and special use permit.

Assistant Mayor Hascheff asked if proper notice had been given. City Clerk Cook indicated that proper notice was given and no correspondence was received.

The Assistant Mayor declared the public hearing open and asked if anyone cared to speak.

It was moved by Councilperson Pruett, seconded by Councilperson Pearce to continue this item to the July 9, 1996 Regular Council Meeting.

Motion carried with Mayor Griffin absent.

Public Comments - Limited to No More Than Five (5) Minutes And Limited to Items That Do Not Appear on The Agenda. Comments to Be Addressed to The Council as a Whole.

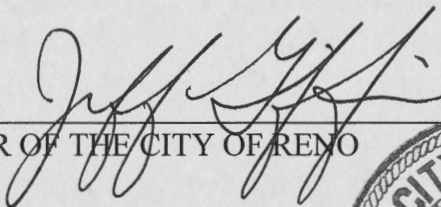
NO ACTION WAS TAKEN ON THIS ITEM.

The Meeting was adjourned at 7:20 p.m.

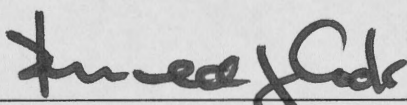
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Approved this 9th day of July, 1996.

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MAYOR OF THE CITY OF RENO

ATTEST:


CITY CLERK AND CLERK OF THE CITY
COUNCIL OF THE CITY OF RENO



Council Chambers, Reno, Nevada
July 9, 1996

The Regular Session of the Reno City Council was called to order at 12:05 p.m. on July 9, 1996 in the Council Chambers at City Hall.

PRESENT: Council Members Herndon, Hascheff, Pearce, Camp, Pruett and Mayor Griffin.

ABSENT: Council Member Pilzner.

ALSO PRESENT: City Manager McNeely, City Attorney Lynch and City Clerk Cook.

INVOCATION - Mark Smith, Covenant Presbyterian Church, 6695 Mae Anne Avenue

Approval of Minutes - June 11 and June 25, 1996.

It was moved by Councilperson Hascheff, seconded by Councilperson Herndon to approve the June 11, 1996 and the June 25, 1996 Minutes as submitted.

Motion carried with Councilperson Pilzner absent.

Approval of Agenda - July 9, 1996

Mayor Griffin pointed out that Item 15A - Reno Toyota has been withdrawn from the Agenda and Item 15C has been postponed to a later meeting.

It was moved by Councilperson Hascheff, seconded by Councilperson Herndon to approve the July 9, 1996 Agenda as amended.

Motion carried with Councilperson Pilzner absent.

Cash Disbursements June 10, 1996 through June 25, 1996.

It was moved by Councilperson Herndon, seconded by Councilperson Pearce to approve the Cash Disbursements as submitted.

Motion carried with Councilperson Pilzner absent.

Identification of items from the Consent Agenda pulled for discussion.

No items were pulled for separate discussion.

CONSENT AGENDA

Staff Report: Business License Applications as follows:

Sullivan Sports Inc. Dba Car Barn; Phillip F. Sullivan; 303 Kietzke Lane; Previous Name: Trudi's; Previous Owner: Trudi Sweeney; Bar.

Vassar Lounge; Cheryl L. Ribar; 1545 Vassar Street; Previous Owner: Wille Caputo; Bar.

A & W Family Restaurant; Philip J. Glover; 2655 Kietzke Lane; Dining Room Wine/Beer.

Paisan's Old World Deli & Catering; Michael C. Angelis; 4826 Longley Lane; Previous Name; Palmer's All Seasons All Reasons; Dining Room Wine/Beer.

Recommended: Council approve the Business License Applications as submitted.

Staff Report: Modification to extend duration of agreement between the City of Reno and Sierra Pacific Power Co. providing commercial and industrial water meter flow data.

Recommended: Council approve the modification to the agreement between the City of Reno and SPPCO. to extend the duration of the agreement.

Staff Report: Final Map of Northside Village Subdivision.

THIS ITEM WAS WITHDRAWN FROM THE AGENDA.

Staff Report: Final Map of Silverado Ranch Estates Unit No. 4-A Subdivision.

Recommended: Council approve the Final Map for Silverado Ranch Estate Unit No. 4-A Subdivision.

Staff Report: A request for a one year time extension on the tentative map for the Juniper Trails #8, (Evergreen Unit #2) located north of Caughlin Parkway, east of Alum Creek, and west of McCarran Boulevard. Case No. 40-90/File 2 (Juniper Trails #8).

Recommended: Council approve the request for a one year time extension.

Staff Report: A request for a one year time extension on the tentative map for the Manzanita West subdivision, located at the existing terminus of Manzanita Drive, adjacent to the north side of McCarran Boulevard. Case No. 149-93 (Manzanita West Units 3-11).

Recommended: Council approve the request for a one year time extension.

Staff Report: Improvement Agreement & Security for Westcreek Apts.

Recommended: Council approve the Improvement Agreement and Security for Westcreek Apartments.

Staff Report: Final Map of Double Diamond Ranch Village 3.

Recommended: Council approve the Final Map.

Staff Report: Interlocal Cooperative Agreement for Impact Fee Fund Transfer to the Regional Road Impact Fee.

Recommended: Council approve the Interlocal Cooperative Agreement.

Staff Report: Rescission of contracts with Professional Inspection Services for inspection services associated with Brooks Fiber Properties, Inc. (Downtown Loop and A B & C Loops), and Phoenix FiberLink, Inc. (Main Loop).

Recommended: Council rescind the contracts with Professional Inspection Services.

Staff Report: Authorization of consultant agreement for inspection services associated with installation of fiber optic cable by Brooks Fiber Properties Inc. For the Downtown Loop.

Recommended: Council authorize the Mayor to sign the consultant agreement.

Staff Report: Authorization of consultant agreement for inspection services associated with installation of fiber optic cable by Brooks Fiber Properties Inc. For the Loop A, B & C.

Recommended: Council authorize the Mayor to sign the consultant agreement.

Staff Report: Authorization of consultant agreement for inspection services associated with installation of fiber optic cable by Phoenix FiberLink Inc. For the Main Loop.

Recommended: Council authorize the Mayor to sign the consultant agreement.

Staff Report: Fourth Interim Agreement between the United States Army Corps of Engineers, Silver Lake Water Distribution Company, the Lear Family Trust, Airport Authority of Washoe County and the City of Reno pursuant to Comprehensive Environmental Response, Compensation and Liability Act.

Recommended: Council approve the Fourth Interim Agreement and funding in the amount of \$65,809.00.

It was moved by Councilperson Pearce, seconded by Councilperson Herndon to approve Consent Agenda Items 9A through 9N with Councilperson Camp abstaining on Items 9J, 9K, 9L, and 9M and Councilperson Pilzner absent.

Motion carried with Councilperson Pilzner absent.

FIRST READING ORDINANCES

NO FIRST READING ORDINANCES WERE PLACED ON THE AGENDA.

SECOND READING ORDINANCES**BILL NO. 5158****ORDINANCE NO. 4645**

An Ordinance amending Title 8, Chapter 8.08, of the Reno Municipal Code Entitled "Offenses Against Persons" by adding a new section 8.08.050 providing for taking and soliciting commercial photographs on certain streets, and other matters properly relating thereto.

It was moved by Councilperson Pearce, seconded by Councilperson Hascheff to pass and adopt Bill No. 5158, Ordinance No. 4645.

Motion carried with Councilperson Pilzner absent.

BILL NO. 5159**ORDINANCE NO. 4646**

An Ordinance amending Title 8, Chapter 8.10, of the Reno Municipal Code Entitled "Offenses Against Property" by adding new section 8.10.025 providing for the destruction of notices, and other matters properly relating thereto.

It was moved by Councilperson Pearce seconded by Councilperson Hascheff to pass and adopt Bill No. 5159, Ordinance No. 4646.

Motion carried with Councilperson Pilzner absent.

BILL NO. 5160**ORDINANCE NO. 4647**

An Ordinance amending Title 8, Chapter 8.12, of the Reno Municipal Code Entitled "Offenses Against Public Peace" by adding a new section 8.12.026 prohibiting soliciting without invitation; a new section 8.12.038 providing for activities in a public park for the Truckee River Greenbelt; a new section 8.12.041 providing for maintenance of stands or wagons on streets; a new section 8.12.043 pertaining to obstruction of public sidewalks; a new section 8.12.045 relating to benches and seats on public sidewalks, and other matters properly relating thereto.

It was moved by Councilperson Hascheff, seconded by Councilperson Pearce to pass and adopt Bill No. 5160, Ordinance No. 4647.

Motion carried with Councilperson Pilzner absent.

BILL NO. 5161**ORDINANCE NO. 4648**

An Ordinance amending Title 8, Chapter 8.18, of the Reno Municipal Code Entitled "Weapons" a new section of 8.18.025 providing for the discharge of firearms, and other matters properly relating thereto.

It was moved by Councilperson Hascheff, seconded by Councilperson Herndon to pass and adopt Bill No. 5161, Ordinance No. 4648.

Motion carried with Councilperson Pilzner absent.

BILL NO. 5162**ORDINANCE NO. 4649**

An Ordinance amending Title 8, Chapter 8.28, of the Reno Municipal Code Entitled "Animal Control" by adding a new section 8.28.135 providing for removal of dead animals; a new section 8.28.175 regarding drove limit of animals; a new section 8.28.185 pertaining to the keeping of livestock; and a new section 8.28.215 regarding horses on sidewalks, and other matters properly relating thereto.

It was moved by Councilperson Pearce, seconded by Councilperson Camp to pass and adopt Bill No. 5162, Ordinance No. 4649.

Motion carried with Councilperson Pilzner absent.

BILL NO. 5163**ORDINANCE NO. 4650**

An Ordinance amending Title 10, Chapter 10.10, of the Reno Municipal Code Entitled "Air Pollution" by adding a new section 10.10.020 to provide for maintenance and/or operation of burners and incinerators, and other matters properly relating thereto.

It was moved by Councilperson Pruett, seconded by Councilperson Pearce to pass and adopt Bill No. 5163, Ordinance No. 4650.

Motion carried with Councilperson Pilzner absent.

BILL NO. 5164**ORDINANCE NO. 4651**

An Ordinance amending Title 8, Chapter 8.22, of the Reno Municipal Code Entitled "Abatement of Nuisances" and other matters properly relating thereto.

Councilperson Hascheff requested that the City go to the Legislature to remedy the nuisance of "crack houses" in the community.

It was moved by Councilperson Hascheff, seconded by Councilperson Pearce to pass and adopt Bill No. 5164, Ordinance No. 4651.

Motion carried with Councilperson Pilzner absent.

BILL NO. 5165

ORDINANCE NO. 4652

An Ordinance repealing Chapter 8.22 entitled "Nuisance" of Title 8 of the Reno Municipal Code, and other matters properly relating thereto.

It was moved by Councilperson Hascheff, seconded by Councilperson Camp to pass and adopt Bill No. 5165, Ordinance No. 4652.

Motion carried with Councilperson Pilzner absent.

BILL NO. 5166

ORDINANCE NO. 4653

An Ordinance repealing Chapter 8.23 entitled "Exterior Buildings and Premises Maintenance" of Title 8 of the Reno Municipal Code, and other matters properly relating thereto.

It was moved by Councilperson Hascheff, seconded by Councilperson Camp to pass and adopt Bill No. 5166, Ordinance No. 4653.

Motion carried with Councilperson Pilzner absent.

BILL NO. 5168

ORDINANCE NO. 4654

An Ordinance amending Chapter 6.06, Article XI of the Reno Municipal Code entitled "Miscellaneous Rules" by adding a new section 6.06.531 to be known as "Towing and Repossessing Vehicles: Notice; Penalty" and providing other matter properly relating thereto.

It was moved by Councilperson Pearce, seconded by Councilperson Hascheff to pass and adopt Bill No. 5168, Ordinance No. 4654.

Motion carried with Councilperson Pilzner absent.

BILL NO. 5167**ORDINANCE NO. 4655**

An Ordinance regarding Chapter 8.16 of the Reno Municipal Code entitled "Offenses Pertaining to Minors" amending 8.16.010(B) defining the Downtown Corridor, and providing other matters properly relating thereto.

It was moved by Councilperson Hascheff, seconded by Councilperson Camp to pass and adopt Bill No. 5167, Ordinance No. 4655.

Motion carried with Councilperson Pilzner absent.

BILL NO. 5169**ORDINANCE NO. 4656**

An Ordinance regarding Chapter 6.18 of the Reno Municipal Code entitled "Bicycles" amending Section 6.18.020, "Scope" to provide an exemption for Police bicycles and providing other matters properly relating thereto.

It was moved by Councilperson Hascheff, seconded by Councilperson Camp to pass and adopt Bill No. 5169, Ordinance No. 4656.

Motion carried with Councilperson Pilzner absent.

BILL NO. 5170**ORDINANCE NO. 4657**

An Ordinance regarding Chapter 6.06 of the Reno Municipal Code entitled "Rules of the Road" amending Section 6.06.195, "Starting a Parked Vehicle", and providing other matters properly relating thereto.

It was moved by Councilperson Hascheff, seconded by Councilperson Pearce to pass and adopt Bill No. 5170, Ordinance No. 4657.

Motion carried with Councilperson Pilzner absent.

BILL NO. 5171**ORDINANCE NO. 4658**

An Ordinance amending Ordinance No. 4541, establishing regular meeting days for the Reno City Council.

It was moved by Councilperson Hascheff, seconded by Councilperson Camp to pass and adopt Bill No. 5171, Ordinance No. 4658.

Motion carried with Councilperson Pilzner absent.

BILL NO. 5172**ORDINANCE NO. 4659**

An Ordinance to amend Chapter 18.06 of the Reno Municipal Code, concerning zoning relating to a zoning map amendment on a ± 3.38 acre site located on the southwest corner of North Wells Ave. and East Sixth St.

It was moved by Councilperson Pruett, seconded by Councilperson Pearce to pass and adopt Bill No. 5172, Ordinance No. 4659.

Motion carried with Councilperson Pilzner absent.

RESOLUTIONS

Resolution No. **5253** - Resolution accepting Streets - Northgate Unit No. 5B.

It was moved by Councilperson Hascheff, seconded by Councilperson Pearce to pass and adopt Resolution No. 5253.

Motion carried with Councilperson Pilzner absent.

RESOLUTION NO. 5253

Resolution accepting Streets - Northgate Unit No. 5B.

Resolution No. - Resolution adopting City Council Salary Ballot Question.

Council discussed the effective date of the salary increases, if approved, in order to achieve equity among all Council members.

Mr. Chan Griswald, Deputy City Attorney, indicated that he will return to the Council with new ballot language that would eliminate any disparity between the salaries of Council members.

No action was taken on this item.

Resolution No. 5254 - Resolution of the City Council of the City of Reno, Nevada, requesting the Washoe County Debt Management Commission to approve a proposal to levy a special elective tax for fire protection purposes.

The pros and cons of building a fire station in the McQueen Area were discussed.

It was moved by Councilperson Herndon, seconded by Councilperson Hascheff to pass and adopt Resolution No. 5254.

Motion carried with Councilperson Pruett Nay and Councilperson Pilzner absent.

RESOLUTION NO. 5254

Resolution of the City Council of the City of Reno, Nevada, requesting the Washoe County Debt Management Commission to approve a proposal to levy a special elective tax for fire protection purposes.

COMMUNITY DEVELOPMENT

Staff Report: Case No. 168-96 (Barcelona Apartments) - Request for annexation of ± 9.1 acres located on the east side of South McCarran Blvd. approximately 980 feet north of West Fourth St.

Recommended: Council uphold the recommendation of the Planning Commission and approve Case No. 168-96.

It was moved by Councilperson Hascheff, seconded by Councilperson Pruett to uphold the recommendation of the Planning Commission and approve Case No. 168-96.

Motion carried with Councilperson Pilzner absent.

Bill No. 5173 - An ordinance annexing to and making part of the City of Reno certain specifically described territory being ± 9.1 acres of property located on the east side of North McCarran Boulevard, approximately 980 feet north of W. Fourth Street, Washoe County, Nevada as is more particularly described in the attached "Exhibit A", together with other matters properly relating thereto.

It was moved by Councilperson Hascheff, seconded by Councilperson Herndon to refer Bill No. 5173 to the Committee of the Whole.

Motion carried with Councilperson Pilzner absent.

Staff Report: Request to initiate an amendment to Reno Municipal Code Title 18 Zoning to allow hotel/casinos to be established in Historic Structures with less than 300 rooms (Riverside).

Recommended: Council direct that an amendment to Title 18 be initiated to allow gaming in historic structures with less than 301 rooms.

Mr. Bill Thomas, Community Development Director, stated that this amendment could apply to other properties beside the Mapes and Riverside.

Councilperson Pearce indicated that she would not be in favor of initiating a process that would lend itself for use by properties that are of no historic value.

Mr. Thomas noted that ordinance would be tied to preserving historic structures and it would only be allowed for facilities that previously had gaming.

It was moved by Councilperson Herndon, seconded by Councilperson Hascheff to direct staff to initiate an amendment to the zoning ordinance to allow gaming in historic hotels with less than 301 rooms in the Historic Overlay District, and bring back the draft ordinance at the next meeting along with the list of which structures would potentially qualify. Also, the ordinance to include only structures that have previously had gaming.

Motion carried with Councilperson Pruett voting Nay and Councilperson Pilsner absent.

MAYOR AND COUNCIL

Staff Report: Charter Review Committee Recommendations regarding Civil Service and possible ballot questions.

Mr. Jesse Hall, Chairman of the Charter Review Committee, outlined the issues that the Charter Review Committee examined with respect to the existing Civil Service system. He highlighted the changes recommended by the Committee

Ms. Carolyn Cramer, Deputy City Attorney, stated that the language before Council is a binding ballot question.

Mr. Steve Ford, Business Representative for Local 39, expressed support for the recommended changes.

Mr. Ric Bailey, Chief Examiner, stated that he was present to answer any questions.

It was moved by Councilperson Hascheff, seconded by Councilperson Herndon to approve Proposal B as outlined in the staff report.

Motion carried with Councilperson Pilsner absent.

Resolution No. 5256 - Resolution adopting Civil Service Ballot Question.

It was moved by Councilperson Hascheff, seconded by Councilperson Herndon to pass and adopt Resolution No. 5256.

Motion carried with Councilperson Pilsner absent.

RESOLUTION NO. 5256**Resolution adopting Civil Service Ballot Question.****CITY MANAGER**

Report from the Public Information Officer on Upcoming SNCAT Events.

No Action was taken on this item.

Review of Upcoming Agenda Items - 3 Month Calendar.

It was the determination of the Council to place the Eminent Domain item on the August 5, 1996 Redevelopment Agency Agenda.

Councilperson Pearce suggested that an item be placed on the July 15, 1996 Agenda to allow the Council to choose additional applicants to be interviewed for the Planning Commission.

It was the consensus of the Council to add the selection of additional candidates to be interviewed for the Planning Commission vacancies, on the July 15, 1996 Agenda.

CITY CLERK

Boards and Commissions - Board of Adjustment.

It was moved by Councilperson Herndon, seconded by Councilperson Hascheff to reappoint Mark Demuth and John Seeliger to the Board of Adjustment.

Motion carried with Councilperson Pizner absent.

Liaison Report and appropriate direction to staff.

Councilperson Camp pointed out that an Airport Authority informational meeting will be held July 16, 1996.

No action was taken on this item.

Mayor's Liaison Report.

No action was taken on this item.

Staff Report: Approval letter of agreement between the City of Reno and Robert Stupak regarding Redevelopment of the Riverside Hotel. [Related to Redevelopment Agency Item #2].

No Action was taken on this item.

Public Comments.

Mr. Sam Dehne, Reno Resident, inquired about the Airport Authority workshop to be held next week.

Councilperson Camp indicated that the meeting will be an opportunity for the Rewana Farms residents to ask questions and more importantly receive answers.

No action was taken on this item.

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A recess was called at 3:10 p.m. and upon reconvening at 6:10 p.m., roll was taken with the following Council members present: Hascheff, Herndon, Pearce, Pruett, and Griffin. Absent: Camp and Pilzner.

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PUBLIC HEARING

Staff Report: Case No. 130-96 (Cashill Square) - Request for special use permits to allow: (1) a $\pm 7,500$ square foot commercial center which includes a restaurant (no bar) adjacent to residentially zoned property; and (2) grading which results in cuts over 20 feet and fills over 10 feet. The $\pm .71$ acre site is located on the south side of Cashill Blvd., ± 250 feet west of its intersection with Skyline Blvd. in an NC (Neighborhood Commercial) zone.

Mayor Griffin noted that although there is a request to continue this item to the August 13, 1996 meeting there is a request to speak on this item.

Ms. Melodi Lockhart-Buckio, 3365 Skyline Boulevard, stated that she represents the neighborhood group who has appealed this item. She continued that the Planning Commission recommendation was made at 1:00 a.m. and three of the members were new to the Commission and not provided with adequate information and background on this project. Ms. Buckio stated that she would like the Council to be aware of the situation.

This item was continued to the August 13, 1996 Regular Council Meeting.

PUBLIC HEARING

6:00 P.M.

Staff Report: Case No. 144-96 (Reno Toyota) - Request for (1) a zoning map amendment from NC (Neighborhood Commercial) to AC (Arterial Commercial) on ± 1.6 acres; and (2) an amendment to a special use permit to allow the addition of the 1.6 acres to the site and a $\pm 6,000$ square foot detail shop at the Reno Toyota automobile dealership. The project is on the eastern third of a ± 5.61 acre property located at the northeast corner of Kietzke Lane and Steen Drive.

This Item was withdrawn from the agenda.

Bill No. Ordinance to amend Chapter 18.06 of the Reno Municipal Code, concerning zoning by adding thereto a new section to be known as 18.06.040(b).

This item was withdrawn from the agenda.

PUBLIC HEARING

6:00 P.M.

Staff Report: Case No. 122-96 (Dermody Aircenter/Shadow Mountain Plaza) - Request for a special use permit to construct a 24 hour facility on a major arterial with a convenience store/automobile service station (5,200 square feet), two (2) fast food restaurants (2,475 square feet and 1,380 square feet), auto repair (13,640 square feet) and future tenant area (25,800 square feet) on a 5.2 acre site located on the west side of Longley lane between South McCarran Blvd. and Peckham Lane, in an IC (Industrial Commercial) zone.

Recommended: Council uphold the recommendation of the Planning Commission and deny Case NO. 122-96.

Mayor Griffin asked if proper notice had been given. City Clerk Cook indicated that proper notice was given and a letter in support was received from William Filter, representing Airpark Business Center and a letter in opposition was received from Larry Osterman, 4020 Wagoneer Drive.

The Mayor declared the public hearing open.

Mr. Bill Thomas, Community Development Director, provided an overview of the project.

Ms. Laura Tuttle, Supervising Planner, outlined the revisions proposed since the Planning Commission Meeting. She also highlighted the conditions recommended by staff if the Council chooses to approve the revised project.

Mr. Ken Krater, of Jeff Codega Planning and Design, provided the Council with a handout detailing the changes made to the project.

Mr. Wayne Capurro, 5401 Longley Lane, stated that he strongly supports this project.

Mr. Roger Christensen, representing Dermody Properties, also spoke in support of this project.

The Mayor asked if anyone else cared to speak on this matter. Hearing no one he closed the public hearing.

Councilperson Hascheff asked Community Development Staff if they felt the revisions to this project would satisfy the concerns the Planning Commission expressed with several of the findings necessary to recommend approval.

Mr. Thomas noted that because the density has been reduced, he believes several of the concerns would be resolved.

Ms. Dena Wiggins, Environmental Planner with the Airport Authority, indicated that the redesign of the project would be more compatible with the safety guidelines of the Airport.

Councilperson Pearce stated that she is comfortable with the increased commercial uses as opposed to more industrial uses in the project.

It was moved by Councilperson Hascheff, seconded by Councilperson Herndon to overrule the recommendation of the Planning Commission and approve Case No. 122-96, subject to the conditions in the staff report with Conditions No. 17 and 19 as modified in the staff memo dated May 15, 1996, with the understanding that the driveway at Peckham Lane will be designed as presented by the applicant.

Motion carried with Councilpersons Camp and Pizner absent.

Public Comments

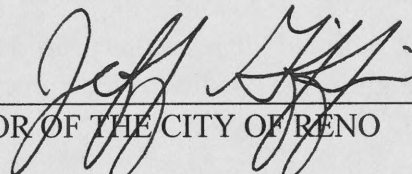
No action was taken on this item.

The Meeting was adjourned at 6:55 p.m.

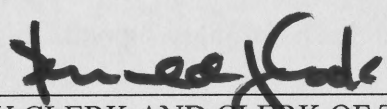
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Approved this 23rd day of July, 1996..

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MAYOR OF THE CITY OF RENO

ATTEST:


CITY CLERK AND CLERK OF THE CITY
COUNCIL OF THE CITY OF RENO



Council Chambers, Reno, Nevada
July 23, 1996

The Regular Session of the Reno City Council was called to order at 12:15 p.m. on July 23, 1996 in the Council Chambers at City Hall.

PRESENT: Council Members Herndon, Hascheff, Pearce, Camp, Pizner and Mayor Griffin.

ABSENT: Councilperson Pruett.

ALSO PRESENT: City Manager McNeely, City Attorney Lynch and City Clerk Cook.

INVOCATION - Dr. Jim Simon, First Baptist Church, 1330 Foster Drive

PROCLAMATIONS/PRESENTATIONS:

“Recreation and Parks Month”

Certificates of Appreciation for 17 teenagers - American Jewish Society for Service

Approval of Minutes - July 9, 1996.

It was moved by Councilperson Hascheff, seconded by Councilperson Herndon to approve the July 9, 1996 Regular Council Meeting Minutes as submitted.

Motion carried with Councilperson Pizner abstaining and Councilperson Pruett absent.

Approval of Agenda - July 23, 1996.

It was moved by Councilperson Hascheff, seconded by Councilperson Pizner to approve the July 23, 1996 Regular Council Meeting Agenda as submitted.

Motion carried with Councilperson Pruett absent.

Cash Disbursements June 24, 1996 through July 7, 1996.

It was moved by Councilperson Hascheff, seconded by Councilperson Herndon to approve the Cash Disbursements as submitted.

Councilperson Pizner pointed out that he would abstain on all disbursements relating to Morrey Distributing.

Councilperson Camp pointed out that she would abstain on all disbursements relating to Professional Inspection Services.

Motion carried with Councilperson Pruett absent.

Identification of Items to be pulled from the Consent Agenda for separate discussion.

No items were pulled for separate discussion.

CONSENT AGENDA

Staff Report: Business License Applications as follows:

Marie Callender #234; David Tokar; 6365 S. McCarran Boulevard; Dining Room Wine/Beer.

Bian's Mini Mart; Kuldip S. Bains; 900 Yori Avenue; Previous Owner: Ruth Bates; Previous Name: Mini Mart #5; Package Liquor.

Brick's Restaurant & Wine Bar; Dennis E. Medina, Jr.; 1695 S. Virginia Street; Previous Owner: Jean Alberti; Previous Name: The Brasserie; Bar.

Golden Flower Vietnamese Restaurant; Chi Cam Thai; Previous Owner: Phong Ky Huynh; Dining Room Wine/Beer.

Hideout Lounge; Darin T. Welsh; 240 S. Park Street; Previous Owner: Ken Masterman; Bar.

Reno Gas Food and Liquor; Satnam Singh; 1625 N. Virginia Street; Previous Owner: Harry M. Singh; Package Liquor.

Scruples Bar & Grill; Parker N. Mills; 91 W. Plumb Lane; Previous Owner: Donald Singer; Bar.

Rodeo Rock Cafe; Jim Knaefler; 1537 S. Virginia Street; Previous Licensee: Fred Lee; Cabaret.

Archie's Giant Hamburgers; Michael L. Pickett; 2195 N. Virginia Street; Previous Licensee: Robert L. Pierce; Dining Room Wine/Beer.

Hideout Lounge; Darin T. Welsh; 240 S. Park Street; Previous Owner: Ken Masterman; 6 Slots; Owner/Operator Basis.

Scruples Bar & Grill; Parker N. Mills; 91 W. Plumb Lane; Previous Owner: Donald Singer; 15 Slots; Owner/Operator Basis.

Pioneer Jewelry & Loan; Michael R. Kolseth; 195 N. Virginia Street; Previous Licensee: John Iliescu; Pawnbroker; Second Hand Merchandise.

Ray's Tire Exchange; Neil R. Forsyth; 730 E. 4th Street; Second Hand Merchandise.

Recommended: Council approve the business licenses as submitted.

Staff Report: Final map of Northside Village Subdivision.

Recommended: Council approve the Final Map of Northside Village Subdivision.

Staff Report: Final Map of Tradition at Caughlin Ranch Unit No. 3 Subdivision.

Recommended: Council approve the Final Map of Tradition at Caughlin Ranch Unit No. 3 Subdivision.

Staff Report: Approval of contracts for Legal Defender services Contract or Agreement

Recommended: Council approve the contracts for Legal Defender Services.

Staff Report: Final Map of Double Diamond Ranch Village 2-A (South Meadows).

Recommended: Council approve the Final Map of Double Diamond Ranch Village 2-A.

Staff Report: Change to Construction Testing Services for Construction Contract No. 812 (Neighborhood Streets).

Recommended: Council approve and accept the change to AGRA Earth & Environmental, Inc. Agreement to an amount not to exceed \$37,581.38 for construction testing services, which includes \$5,729.75 for CDBG work, for the CDBG and 1994-95 Neighborhood Street Rehabilitation Projects.

Staff Report: Lease of Premises for Repeat Offender Program.

Recommended: Council approve the lease agreement and authorize the Mayor to sign.

Staff Report: John Bohach and Jon Catalano vs. City of Reno, et al, U.S. District Court Case CV-N-96-403-ECR (PHA)

Recommended: Council refer this matter to the City Attorney for handling.

It was moved by Councilperson Herndon, seconded by Councilperson Pearce to approve Consent Agenda Items 9A through 9H.

Motion carried with Councilperson Hascheff abstaining on Item 9B and Councilperson Pruett absent.

FIRST READING ORDINANCES

Bill No. 5174 - An ordinance regarding Chapter 8.16 of the Reno Municipal Code entitled "Offenses pertaining to Minors" amending 18.16.060, "Duties of Parents, Guardians and All Adult Persons" and 8.16.070, "Failure to Supervise and Attend Children Prohibited" and providing other matters properly relating thereto.

It was moved by Councilperson Pearce, seconded by Councilperson Piltzner to refer Bill No. 5174 to the Committee of the Whole.

Motion carried with Councilperson Pruett absent.

Bill No. 5175 - Ordinance to amend zoning from LLR-2.5 (Large Lot Residential) and MF-21 (Multi-Family) to MF-14 (Multi-Family). Case No. C-45-86 (Comstock Hills Apartments).

It was moved by Councilperson Camp, seconded by Councilperson Pearce to refer Bill No. 5175 to the Committee of the Whole.

Motion carried with Councilperson Pruett absent.

Staff Report: - An ordinance amending Chapter 4.04 of the Reno Municipal Code to include a provision for Business License Denial; create a new Chapter 4.05 Code regulating adult interactive cabarets, and amending Chapter 4.06 to include General Requirements for establishments serving alcohol, and to provide for other matters properly relating thereto.

Mr. Ralph Jaeck, Assistant City Manager, outlined each of the issues that staff, at the direction of the Council, has examined with respect to the licensing of cabarets.

Mr. Cliff Young, representing The Men's Club, stated that the provision that would require dancers to be employees of the cabaret, would be extremely unfair as it would single out this one type of industry with this requirement. He also requested that the "under the influence" provisions be changed to read "obviously under the influence".

Mr. Del Hardy, indicated that the proposed ordinance is unworkable and the ordinance should be sent back to staff to be re-examined and re-drafted.

Mr. Don Coppa, representing J's and the Pink Pussy Cat, also requested that the issue be returned to staff to work with the industry in an effort to resolve some of the problems.

Mr. Louie Test, representing The Men's Club, concurred with the previous speakers and asked the Council to return this matter to staff.

Mr. Joe DeCaria, of the Internal Revenue Service, stated that the topless cabaret industry presently does not comply with the tax laws of the Federal Government. He urged the Council to adopt the ordinance as presently written.

Mr. Ashton Hawkins, expressed concern over the use of tax dollars if this ordinance were to be challenged in court.

Mr. Sam Belford, Attorney, indicated that he wrote a good deal of the law pertaining to independent contractors and does not believe the City of Reno would prevail in the event a lawsuit was filed challenging this ordinance.

Councilperson Hascheff inquired as to whether or not the same accountability could be accomplished without requiring the dancers to be employees of the club.

Mr. Bill Baker, Deputy City Attorney, stated that to the extent that the industry is willing to comply it could be accomplished. He added that the entire focus of these regulations is to take the burden off of the City of Reno and place it on the club owners.

In response to Councilperson Hascheff, Ms. Linda Williams, Finance Department, stated that by labeling the dancers as employees, the processing procedures followed by the Business License Division would be simplified.

Mayor Griffin expressed concern over the Business License Division being the enforcement arm of the community rather than the Police Department.

It was moved by Councilperson Herndon, seconded by Councilperson Hascheff to send this matter back to staff with direction to meet with the industry with direction to:

- (1) Enforce unlicensed dancer provisions
- (2) Provide for responsible party on duty
- (3) Pursue work cards and reporting
- (4) Provide for accountability in lieu of having dancers named as employees
- (5) Staff to review IRS "employee" designations

Also, The Council directed staff to place an item on the next agenda regarding a 60 day continuation of the moratorium.

Motion carried with Councilperson Pruett absent.

Bill No. - An ordinance creating a new Chapter 8.21 of the Reno Municipal code providing for adult interactive cabarets, and providing other matters properly relating thereto.

No action was taken on this item.

SECOND READING ORDINANCES

BILL NO. 5173

ORDINANCE NO. 4660

Case No. 168-96 (Barcelona Apartments) - Ordinance to annex +9.1 acres located on the east side of North McCarran Blvd. approximately 980 feet north of West Fourth St., was read by title.

It was moved by Councilperson Pilzner, seconded by Councilperson Hascheff to pass and adopt Bill No. 5173, Ordinance No. 4660.

Motion carried with Councilperson Pruett absent.

RESOLUTIONS

Resolution No. 5261 - Resolution accepting streets - Parcel Map No. 2800, was read by title.

It was moved by Councilperson Hascheff, seconded by Councilperson Herndon to pass and adopt Resolution No. 5261.

Motion carried with Councilperson Pruett absent.

COMMUNITY DEVELOPMENT

Staff Report: A request for annexation of one parcel containing ±.391 acre, located at 20 Aquila Avenue. Upon annexation, the site would be zoned SFR-15 (Single Family Residential). Case No. 141-96 (McConnel/2200 Aquila).

Recommended: Council approve the request for annexation in Case No. 141-96.

It was moved by Councilperson Herndon, seconded by Councilperson Camp to uphold the recommendation of the Planning Commission and approve the request for annexation in Case No. 141-96.

Motion carried with Councilperson Pruett absent.

Bill No. **5176** - Ordinance to annex ±.391 acres (McConnell).

It was moved by Councilperson Herndon, seconded by Councilperson Hascheff to refer Bill No. 5176 to the Committee of the Whole.

Motion carried with Councilperson Pruett absent.

Staff Report: Request to initiate an amendment to Reno Municipal Code Title 18 Zoning to allow hotel/casinos to be established in historic structures with less than 301 rooms.

This item was withdrawn from the agenda.

Staff Report: Approval of water rights deed to Washoe County for Heron's Landing Water Service.

Recommended: Council approve the water rights deed to Washoe County for Heron's Landing Water Service.

It was moved by Councilperson Camp, seconded by Councilperson Herndon to approve the water rights deed to Washoe County for Heron's Landing Water Service.

Motion carried with Councilperson Pruett absent.

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A recess was called at 1:55 p.m. and upon reconvening at 2:15 p.m., roll was taken with the following Council members present: Hascheff, Herndon, Pearce, Camp, Pilzner and Griffin. Absent: Pruett.

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PUBLIC HEARINGS

Staff Report: Case No. 144-96 (Reno Toyota) - Request for (1) a zoning map amendment from NC (Neighborhood Commercial) to AC (Arterial Commercial) on ± 1.6 acres; and (2) an amendment to a special use permit to allow the addition of the 1.6 acres to the site and a $\pm 6,000$ square foot detail shop at the Reno Toyota automobile dealership. The project is on the eastern third of a ± 5.61 acre property located at the northeast corner of Kietzke Lane and Steen Drive.

Recommended: Council uphold the recommendation of the Planning Commission and approve Case No. 144-96.

Mayor Griffin asked if proper notice had been given. City Clerk Cook indicated that proper notice was given and no correspondence was received.

The Mayor declared the public hearing open and asked if anyone cared to speak on this matter. Hearing no one he closed the public hearing.

It was moved by Councilperson Camp, seconded by Councilperson Pearce to uphold the recommendation of the Planning Commission and approve Case No. 144-96.

Motion carried with Councilperson Pruett absent.

Bill No. 5177 - Ordinance to amend Chapter 18.06 of the Reno Municipal Code, concerning zoning by adding thereto a new section to be known as 18.06.040(b).

It was moved by Councilperson Camp, seconded by Councilperson Herndon to refer Bill No. 5177 to the Committee of the Whole.

Motion carried with Councilperson Pruett absent.

PUBLIC HEARING

Staff Report: Case No. 157-96 (JPN/611 Elko Street) - Request for (1) a zoning map amendment from I (Industrial) to CB (Central Business) on $\pm 5,359$ square foot parcel; and (2) a special use permit for construction of $\pm 2,250$ square foot building with ground floor commercial space, and two apartment units located at 611 Elko Street.

Recommended: Council uphold the recommendation of the Planning Commission and approve Case No. 157-96.

Mayor Griffin asked if proper notice had been given. City Clerk Cook indicated that proper notice was given and no correspondence was received.

Mr. Bill Thomas, Community Development Director, provided an overview of the staff report.

Mr. Patrick Nichols, applicant, indicated that he believes this type of housing in this neighborhood would be very good for the area.

The Mayor asked if anyone else cared to speak. Hearing no one he closed the public hearing.

It was moved by Councilperson Hascheff, seconded by Councilperson Herndon to uphold the recommendation of the Planning Commission and approve Case No. 157-96.

Motion carried with Councilperson Pruett absent.

Bill No. 5178 - Ordinance to amend zoning from I (Industrial to CB (Central Business)

It was moved by Councilperson Hascheff, seconded by Councilperson Herndon to refer Bill No. 5178 to the Committee of the Whole.

Motion carried with Councilperson Pruett absent.

PUBLIC HEARING

2:00 P.M.

Staff Report: Case No. 46-95/File 3 (The Greens) - Request for a zoning map amendment to modify the text of an approved SPD (Specific Plan District) which will permit construction of a 188 unit retirement housing project on ±13.53 acres, located on the northwest corner of the West Moana Lane/Plumas Street intersection, in an SPD (Specific Plan District) zone.

Recommended: Council uphold the recommendation of the Planning Commission and approve Case No. 46-95/File 3.

Mayor Griffin asked if proper notice had been given. City Clerk Cook indicated that proper notice was given and no correspondence was received.

The Mayor declared the public hearing open.

Mr. Randy Walter, Planning Director with SEA, stated that he was present to answer any questions the Council may have with respect to this project.

Ms. Troy Anderson, 1950 Meadowview Lane, indicated that she supports the project and would like staff to work with the developer to ensure that mature landscaping is provided with development of this housing project.

Mr. Mike Blakley, 200 Moore Lane, stated that his home is just west of this project and he is requesting that during the design phase of the reconstruction of Moana Lane, the problem of headlights from traffic entering and exiting the project be examined.

Mr. Walter added that it would be very beneficial if the improvements to Moana Lane could be coordinated with the Regional Transportation Commission and this development so that the entire street could be built at the same time.

The Mayor asked if anyone else cared to speak. Hearing no one he closed the public hearing.

It was moved by Councilperson Pearce, seconded by Councilperson Pilzner to uphold the recommendation of the Planning Commission and approve Case No. 46-95/File 3.

Motion carried with Councilperson Pruett absent.

Council also directed the Engineering staff to examine moving the Moana lane improvements up higher on the priority list so they could be done concurrently with this development.

HUMAN RESOURCES

Staff Report: Ratification of the FY1993-1997 Reno Police Supervisory/Administrative Employees Collective Bargaining Agreements.

Recommended: Council ratify the agreements.

It was moved by Councilperson Pilzner, seconded by Councilperson Hascheff to ratify the FY1993-1997 Reno Police Supervisory/Administrative Employees Collective Bargaining Agreements.

Motion carried with Councilperson Pruett absent.

CITY MANAGER

Review of Upcoming Agenda Items - 3 Month Calendar

No action was taken on this item.

Report from the Public Information Officer on Upcoming SNCAT Events.

No action was taken on this item.

Staff Report: Draft Legislative Program.

Ms. Leann McElroy, Intergovernmental Relations Coordinator, outlined the results of the focus groups that had recently considered the items proposed to be submitted to the legislature.

Mr. Chan Griswold, Deputy City Attorney, explained the proposed Charter change with respect to the position of Assistant Mayor and how the Office of Mayor would be filled in the event of a vacancy.

It was moved by Councilperson Pilzner, seconded by Councilperson Pearce to approve the Draft Legislative Program outlined in the staff report with the exception of the proposal regarding the Assistant Mayor and direct the City Clerk to advertise a public hearing for the final adoption of the City's Legislative Program on August 22, 1996 at 2 p.m.

Motion carried with Councilperson Pruett absent.

CITY CLERK

Boards and Commissions – Regional Planning Commission.

It was moved by Councilperson Pilzner, seconded by Councilperson Hascheff to confirm the appointment of Bill Thimmesch to the Regional Planning Commission.

Motion carried with Councilperson Pruett absent.

Boards and Commissions - Animal Control Advisory Board.

It was moved by Councilperson Pearce, seconded by Councilperson Hascheff to appoint Ms. Dorothy Powers to the Animal Control Advisory Board.

Motion carried with Councilperson Pruett absent .

Boards and Commissions - Traffic Advisory Board.

It was moved by Councilperson Hascheff, seconded by Councilperson Camp to appoint Delores Mace to the Traffic Advisory Board.

Motion carried with Councilperson Pruett absent.

Boards and Commissions - Environmental Board.

It was moved by Councilperson Hascheff, seconded by Councilperson Pearce to appoint Cameron Elliot and Phillip Davis to the Environmental Board.

Motion carried with Councilperson Pruett absent.

Boards and Commissions - Access Advisory Committee.

It was moved by Councilperson Hascheff, seconded by Councilperson Pearce to appoint Linda Averett and Dennis Granata to the Access Advisory Committee.

Motion carried with Councilperson Pruett absent.

Boards and Commissions - West University Neighborhood Council.

It was moved by Councilperson Pilzner, seconded by Councilperson Herndon to appoint Pamela Pittsford to the West University Neighborhood Council.

Motion carried with Councilperson Pruett absent.

Boards and Commissions - Downtown District Council.

No action was taken on this item.

MAYOR AND COUNCIL

Liaison Report and appropriate direction to staff.

Councilperson Camp provided the Council with a written report of the Airport Authority Workshop held last week with residents from the Rewana Farms area.

The Mayor stated that the YWCA has changed its focus from fitness to Regional Child Care and he would like to invite the director, Ms. Sherri Rice to make a presentation to Council regarding the child care program and identification of possible funding sources.

Councilperson Pearce suggested that the YWCA apply for funding from the Human Services Consortium.

Councilperson Pearce provided an update on the success of Uptown, Downtown, Artown.

No action was taken on this item.

Mayor's Liaison Report.

No action was taken on this item.

Installation of speed humps - whether engineering of streets make speed humps necessary. J. Pilzner.

It was the direction of Council to schedule a workshop on the entire issue of speed humps throughout the community.

This item was also continued to be heard in conjunction with Item 14C at 6:00 p.m.

Public Comments

Mr. Sam Dehne, Reno resident, addressed the Council with respect to the use of eminent domain by the Airport Authority and added that he does not believe the use of the funds the Authority is planning to use to obtain the property is legal.

No action was taken on this item.

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A recess was called at 4:10 p.m. and upon reconvening at 6:10 p.m. roll was taken with the following Council members Present: Hascheff, Herndon, Pearce, Camp, Pilzner and Griffin. Absent: Councilperson Pruett.

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Discussion of installation of stop signs on Simons Drive. - J. Pilzner.

Councilperson Pilzner indicated that many McQueen Area residents have expressed concern of the steepness of Simons Drive and requested that the item be placed on the agenda to examine the possibility of placing stop signs on this street.

Mr. Greg Monette, 5391 Simons Drive, stated that the Council has received a petition with over 70 signatures requesting that four way stop sign be placed at the intersections of Rainbow Ridge and Simons Drive and Quail Run Road and Simons Drive. He added that because the street is so steep and also wide, it is being used as a short cut to avoid Mae Anne Avenue. Mr. Monette urged the Council to take action on this request before someone is seriously injured or killed.

Mr. Gary Wolff, 5375 Vista Ridge Way, also spoke in favor of placing stop signs or speed humps on Simons Drive in an effort to slow down traffic on this street.

Mr. Stewart Handte, 5331 Simons Drive, stated that there are many children in this neighborhood and something needs to be done about the speeding and reckless driving.

Ms. Jane Bianucci, 5880 Simons Drive, indicated that she lives on the west end of Simons Drive and there is very little grade on this portion of the street, therefore, she believes speed humps would be appropriate.

Councilperson Hascheff asked staff to respond to the memo dated May 31, 1994 to determine if conditions on Simons Drive have changed enough to warrant stop signs or speed humps.

It was moved by Councilperson Pilzner, seconded by Councilperson Camp to place this item on the next agenda for final action based on information from the 1994 Traffic Study for the McQueen Area.

Motion carried with Councilperson Pruett absent.

PUBLIC HEARING

6:00 P.M.

Staff Report: Case No. 158-96(Rewana Self-Storage) - Request for: (1) A special use permit to construct $\pm 89,345$ square foot self-storage facility with a $\pm 1,755$ square foot office/residential quarters; (2) variances to: (a) reduce the front yard setback from 20 feet down to 10 feet and zero and (b) delete the required 6 foot high solid wall/fence adjacent to residential zoning. The ± 3.3 acre site is located between Rewana Way and Cathy Ave., ± 300 feet south of Model Way in an IC (Industrial Commercial) zone.

Recommended: Council uphold the recommendation of the Planning Commission and approve Case No. 158-96, subject to conditions.

Mayor Griffin asked if proper notice had been given. City Clerk Cook indicated that proper notice was given and one letter in support was received from Charles Fettig, America West Properties, 789 E. 2nd Street and one letter in opposition was received from Robert Wilson, Store-N-Stuff, 4200 Rewana.

Ms. Laura Tuttle, Supervising Planner, indicated that she has notified the appellant that this item would be continued to the August 13, 1996 Council meeting.

The Mayor declared the public hearing open and indicated that this matter would be continued.

It was moved by Councilperson Pearce, seconded by Councilperson Hascheff to continue this matter to the August 13, 1996 Council Meeting.

Motion carried with Councilperson Pruett absent.

PUBLIC HEARING

6:00 P.M.

Staff Report: Case No. 169-96 (Sky Peak) - Request for (1) annexation of ± 10.03 acres; (2) a zoning map amendment from SFR-15 (Single Family Residential) to MF-21 (Multi-Family); and (3) a special use permit to construct a three story, 110 unit congregate care retirement facility on a ± 3.5 acre site located on the east side of McCarran Blvd. approximately ± 750 feet south of Sky Mountain Drive.

Recommended: Council uphold the recommendation of the Planning Commission and approve Case No. 169-96, subject to the conditions in the staff report.

The Mayor asked if proper notice had been given. City Clerk Cook stated that proper notice was given and letters in opposition were received from Kathleen Davis, 4764 Scenic Hill Circle, Dyanne M. Hayes, 4632 Canyon Ridge Lane, Dr. Ronald and Mary Fox, 4696 Canyon Ridge, Concetta Salas, 8033 San Diego Way, Stockton, CA, and Priscilla Mueller, 17 Marion Place, San Francisco, CA.

City Clerk Cook also noted that the appellant has requested that this item be continued to the August 13, 1996 Meeting because he is unable to attend this hearing.

Ms. Laura Tuttle, Supervising Planner, provided an overview of the staff report.

Councilperson Camp indicated that she would abstain on this issue due to the fact that she does work with Jeff Codega Planning and Design.

The Mayor declared the public hearing open.

Ms. Pat Campbell Cozzi, 4395 W. Fourth Street, spoke in favor of this proposal and urged the Council to take action at this meeting and not delay this development.

Mr. Jeff Codega, of Jeff Codega Planning and Design, stated that the applicant would not agree to a continuance of this hearing. He added that every attempt has been made to keep Mr. Forman, the appellant, informed of all plans and meetings on this project.

The Mayor asked if anyone else cared to speak on this project. Hearing no one he closed the public hearing.

In response to Councilperson Hascheff, Mr. Keith Lockard, Traffic Division, indicated that he is comfortable with the traffic mitigation measures proposed for this project.

It was moved by Councilperson Pilzner, seconded by Councilperson Pearce to uphold the recommendation of the Planning Commission and approve the request for a zoning map amendment, subject to the conditions in the staff report.

Councilperson Pilzner added that this project should not be used as a basis for any proposed future project in this area.

Motion carried with Councilperson Camp abstaining and Councilperson Pruett absent.

Resolution No. 5262- Resolution to amend zoning from SFR-15 (Single Family Residential) to MF-21 (Multi-Family), was read by title.

It was moved by Councilperson Pilzner, seconded by Councilperson Hascheff to pass and adopt Resolution No. 5262.

Motion carried with Councilperson Camp abstaining and Councilperson Pruett absent.

It was moved by Councilperson Pilzner, seconded by Councilperson Pearce to uphold the recommendation of the Planning Commission and approve the request for annexation in Case No. 169-96, subject to the conditions in the staff report.

Motion carried with Councilperson Camp abstaining and Councilperson Pruett absent.

RESOLUTION NO. 5262

Resolution to amend zoning from SFR-15 (Single Family Residential) to MF-21 (Multi-Family).

Bill No. 5179 - Ordinance to annex +10.03 acres. (Sky Peak).

It was moved by Councilperson Pilzner, seconded by Councilperson Hascheff to refer Bill No. 5179 to the Committee of the Whole.

Motion carried with Councilperson Camp abstaining and Councilperson Pruett absent.

Staff Report: Case No. 169-96 (Sky Peak) continued:

It was moved by Councilperson Pilzner, seconded by Councilperson Pearce to uphold the recommendation of the Planning Commission and approve the Special Use Permit for Case No. 169-96.

Motion carried with Councilperson Camp abstaining and Councilperson Pruett absent.

PUBLIC HEARING

6:00 P.M.

Staff Report: Case No. 9-87/File 3 (Rolling Hills #9) - Request for (1) a tentative map for a single family residential subdivision containing 27 lots; and (2) a special use permit to allow land cuts exceeding 10 feet on a ± 10.1 acre site located ± 450 south of Wellington Way on the west side of North Virginia Street in a SFR-6 (Single Family Residential) P-D (Planned Development) zone on a ± 10 acre site located west of North Virginia Street and ± 450 feet south of Wellington Way.

Recommended: Council uphold the recommendation of the Planning Commission and deny the requested tentative map and Special Use Permit.

Mayor Griffin asked if proper notice had been given. City Clerk Cook indicated that proper notice was given a letter in opposition to the project was received from Mr. James Woodford, 7685 Camden Circle.

Mr. Bill Thomas, Community Development Director, stated that the applicant is proposing modifications to the grading of this project in an effort to satisfy the concerns of the Planning Commission.

Mr. William Morgan, applicant, provided an overview of the development and the revisions proposed since the Planning Commission Hearing.

Discussion ensued with respect to whether or not these revisions would constitute substantial change and if so, should this project be sent back to the Planning Commission for their review.

It was moved by Councilperson Pilzner, seconded by Councilperson Herdon to refer this item back to the Planning Commission at their earliest convenience.

Motion carried with Councilperson Pruett absent.

Public Comments

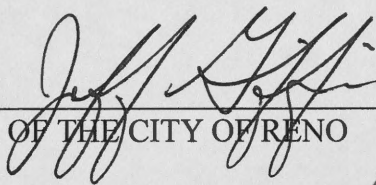
No action was taken on this item.

The meeting was adjourned at 7:55 p.m.

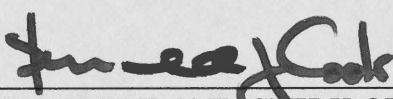
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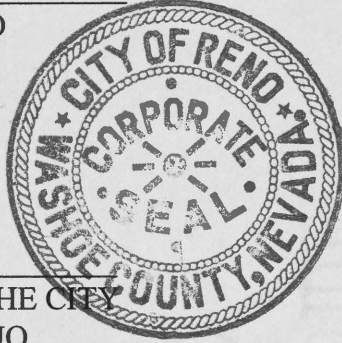
Approved this 13th day of August, 1996.

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MAYOR OF THE CITY OF RENO

ATTEST:


CITY CLERK AND CLERK OF THE CITY
COUNCIL OF THE CITY OF RENO



BYRON CO
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1994

Council Chambers, Reno, Nevada
August 13, 1996

The Regular Session of the Reno City Council was called to order at 12:10 p.m. on August 13, 1996 in the Council Chambers at City Hall.

PRESENT: Council Members Herndon, Hascheff, Pearce, Camp, Pruett , and Pilzner.

ABSENT: Mayor Griffin.

ALSO PRESENT: City Manager McNeely, City Attorney Lynch and City Clerk Cook.

ASSISTANT MAYOR HASCHEFF PRESIDING.

Approval of Minutes - July 23, 1996.

Recommended: Council approve the July 23, 1996 Regular Council Meeting Minutes as submitted.

It was moved by Councilperson Pilzner, seconded by Councilperson Camp to approve the July 23, 1996 Regular Council Meeting Minutes as submitted.

Motion carried with Mayor Griffin absent.

Approval of Agenda - August 13, 1996.

Recommended: Council approve the August 13, 1996 Agenda as submitted.

Assistant Mayor Hascheff indicated that items 9B and 12B have been withdrawn from the agenda.

It was moved by Councilperson Pruett, seconded by Councilperson Pilzner to approve the August 13, 1996 Council Meeting Agenda as amended.

Motion carried with Mayor Griffin absent..

Cash Disbursements July 8, 1996 through July 21 , 1996.

Recommended: Council approve the Cash Disbursements as submitted.

It was moved by Councilperson Herndon, seconded by Councilperson Pearce to approve the Cash Disbursements as submitted.

Identification of Items from the Consent Agenda pulled for separate discussion.

It was the determination of the Council to pull Consent Agenda Items 6K and 60 for separate discussion.

CONSENT AGENDA

Staff Report: Business License Applications 1 - 10.

Casablanca Grill; Bradley Herndon; 7689 S. Virginia St. Ste. U; Bar.

Pizza Baron; Charles R. Thompkins, Jr.; 7689 S. Virginia Street; Ste. A.; Dining Room Wine/Beer.

Safeway Store #1512; Rebecca K. Denoyer; 4823 Kietzke Lane; Package Liquor.

2 Mike's Group dba Thunder Cloud Subs; Michael J. Callahan; 10490 N. McCarran Blvd.; Dining Room Wine/Beer.

AM/PM Huffaker; Lenard R. Loper; 455 E. Huffaker Lane; Previous Name: Huffaker Square AM/PM; Previous Owner: Natale Quilici; Package Liquor.

Golden Road Motor Inn Inc. dba Atlantis Casino Resort; John Farahi; 3800 S. Virginia Street; Previous Name: Clarion Hotel Casino; Hotel Casino Liquor.

AM/PM Huffaker; Lenard R. Loper; 455 Huffaker Lane; 5 slots, owner/operator basis.

Casablanca; Bradley H. Herndon; 7689 S. Virginia Street Ste. U; 15 slots, owner/operator basis.

Pizza Baron; Charles R. Thompkins, Jr.; 7689 S. Virginia Street Ste. A; 4 slots.

Golden Road Motor Inn Inc. dba Atlantis Casino Resort; John Farahi; 3800 S. Virginia Street; Previous Business Name: Clarion Hotel Casino; Unlimited Gaming.

Recommended: Council approve the Business License Applications as submitted.

Staff Report: Authorization to settle Free World Products, Inc. V. City of Reno, City Council.

THIS ITEM WAS WITHDRAWN FROM THE AGENDA.

Staff Report: Bid #1162 - Ammunition - Joinder Solicitation for Cities of Reno and Sparks and Washoe County.

Recommended: Council award Bid #1162 for ammunition on a per-item basis as shown in the Staff report.

Staff Report: Final Map of Sierra Highlands Unit No. 12B Subdivision.

Recommended: Council approve the Final Map of Sierra Highlands Unit No. 12B Subdivision.

Staff Report: Scott Moore Vs. Charles A. Dimino, et al, Second Judicial District Court, Case No. 96-04622.

Recommended: Council refer this matter to the City Attorney's Office for handling.

Staff Report: Arthur Matthew Smith, III Vs.. Belinda LaChapelle Petty and Belinda LaChapelle Petty Vs.. City of Reno - Second Judicial District Court Case CV96-00378.

Recommended: Council refer this matter to the City Attorney's Office for handling.

Staff Report: Final Map of Century Estates Subdivision.

Recommended: Council approve the Final Map of Century Estates Subdivision.

Staff Report: Insurance Policies - Excess Liability.

Recommended: Council approve the selection of Coregis for excess General, Automobile and Public Official liability insurance coverage, at a 100/500 retention level.

Staff Report: Bid Award - Canyon Creek Park - Additional Parking Area - Contract No. 843.

Recommended: Council award the Canyon Creek Park - New Parking Area, Contract No. 843 to Interstate Utility Constructors, Division of West Valley Construction Company, Inc. in an amount not to exceed \$130,103.00.

Staff Report: Susan Hastings v. Stephanie Dillon, City of Reno, et al, U.S. District Court Case CV-N-96-00483-DWH.

Recommended: Council refer this matter to the City Attorney's Office for handling.

Staff Report: J. George Drews, et al v. City of Reno, et al, Second Judicial District Court Case CV-96-04934.

Recommended: Council refer this matter to the City Attorney's Office for handling.

Staff Report: Contract Addendum to expand the duties of the Administrative Hearing Officer to review nuisance violations under Reno Municipal Code, Chapter 8.22 (Nuisance Ordinance) and to render decisions.

Recommended: Council approve the Addendum to the Agreement dated August 23, 1994 between the City of Reno and Contractor Robert C. Bell, to allow funding transferred to the Community Development Department from the Contingency Fund, and authorize the Mayor to sign the addendum.

Staff Report: Adoption of Memorandum of Legislative Cooperation.

Recommended: Council adopt the Memorandum of Legislative Cooperation for the 1997 Legislative session and authorize the Mayor to sign.

Staff Report: Approval of Virginia Lake Pathway Regulations.

Recommended: Council approve the Virginia Lake Pathway regulation.

Staff Report: Approval of Amendment No. 1 to the Cooperative Agreement between the Nevada Department of Transportation and the City of Reno for the funding construction engineering and construction of the replacement of the Center Street Bridge.

Recommended: Council approve Amendment No. 1 to the Cooperative Agreement between the Nevada Department of Transportation and the City of Reno for the funding construction engineering and construction of the replacement of the Center Street Bridge.

It was moved by Councilperson Pilsner, seconded by Councilperson Herndon to approve the Consent Agenda with the exception of Items 9K and 9O which were pulled for separate discussion.

Motion carried with Mayor Griffin absent.

FIRST READING ORDINANCES

Bill No. 5180 - An ordinance amending Chapter 8.24 of the Reno Municipal Code entitled "Distribution of Handbills" by eliminating distinctions between distribution of commercial and non-commercial handbills; and providing other matters properly relating thereto.

Councilperson Pearce indicated that since this would include election material, she would request that the City Clerk include the provisions of this ordinance to candidates.

It was moved by Councilperson Pilsner, seconded by Councilperson Pearce to refer Bill No. 5180 to the Committee of the Whole.

Motion carried with Mayor Griffin absent.

Bill No. 5181 - Ordinance amending Title 8, Chapter 8.12 entitled offenses against public peace by amending Section 8.12.038 pertaining to Park and Truckee River Greenbelt use, and other matters properly relating thereto.

It was moved by Councilperson Pilsner, seconded by Councilperson Pearce to refer Bill No. 5182 to the Committee of the whole.

Motion carried with Mayor Griffin absent.

Bill No. 5182 - An ordinance to revise Section 6.11 "Encroachment Permit" of the Reno Municipal Code dealing with the temporary use of Public Rights-of-Way.

Mr. Brian Hill, representing the Associated General Contractors, spoke in support of the proposed ordinance, however, he would like to the Council to consider the Council excluding the usage fees for major projects in the Redevelopment area. He also asked that the money generated from these fees be earmarked for traffic improvements.

Mr. Bill Osgood, Downtown Improvement Association, concurred with Mr. Hill and proposed that an exception be made for projects that would eliminate blight in the Redevelopment area.

Mr. Steve Varela, Director of Maintenance and Engineering, clarified that there is nothing in the proposed ordinance that would prohibit the City from either paying or waiving the fees, depending on the type of the development.

Councilperson Herndon stated that he believes the funds should be earmarked for traffic improvements.

It was moved by Councilperson Pruett, seconded by Councilperson Pearce to refer Bill No. 5182 to the Committee of the Whole.

Motion carried with Mayor Griffin absent.

SECOND READING ORDINANCES

BILL NO. 5174

ORDINANCE NO. 4661

An ordinance regarding Chapter 8.16 of the Reno Municipal Code entitled "Offenses pertaining to Minors" amending 18.16.060, "Duties of Parents, Guardians and All Adult Persons" and 8.16.070, "Failure to Supervise and Attend Children Prohibited" and providing other matters properly relating thereto.

It was moved by Councilperson Pilzner, seconded by Councilperson Camp to pass and adopt Bill No. 5174, Ordinance No. 4661.

Motion carried with Mayor Griffin absent.

BILL NO. 5175

ORDINANCE NO. 4662

An Ordinance to amend zoning from LLR-2.5 (Large Lot Residential) and MF-21 (Multi-Family) to MF-14 (Multi-Family). Case No. C45-86 (Comstock Hills Apartments).

It was moved by Councilperson Herndon, seconded by Councilperson Camp to pass and adopt Bill No. 5175, Ordinance No. 4662.

Motion carried with Mayor Griffin absent.

BILL NO. 5176

ORDINANCE NO. 4663

An Ordinance to annex ±.391 acres located at 20 Aquila Avenue. Upon annexation, the site would be zoned SFR-15 (Single Family Residential). Case No. 141-96 (McConnel/2200 Aquila).

It was moved by Councilperson Pruett, seconded by Councilperson Pearce to pass and adopt Bill No. 5176, Ordinance No. 4663.

Motion carried with Mayor Griffin absent.

BILL NO. 5177

ORDINANCE NO. 4664

An Ordinance to amend Chapter 18.06 of the Reno Municipal Code, concerning zoning by adding thereto a new section to be known as 18.06.040(b). Case No. 144-96 (Reno Toyota).

It was moved by Councilperson Pruett, seconded by Councilperson Pearce to pass and adopt Bill No. 5177, Ordinance No. 4664.

Motion carried with Mayor Griffin absent.

BILL NO. 5178

ORDINANCE NO. 4665

An Ordinance to amend zoning from I (Industrial) to CB (Central Business) on 5,359 square foot parcel; and (2) a special use permit for construction of $\pm 2,250$ square foot building with ground floor commercial space, and case No. 157-96 (JPN/611 Elko Street)

It was moved by Councilperson Pilzner, seconded by Councilperson Camp to pass and adopt Bill No. 5178, Ordinance No. 4665.

Motion carried with Mayor Griffin absent.

Ordinance to annex ± 10.03 acres. on a ± 3.5 acre site located on the east side of McCarran Blvd. approximately ± 750 feet south of Sky Mountain Drive. Case No. 169-96 (Sky Peak).

It was moved by Councilperson Pruett, seconded by Councilperson Pilzner to pass and adopt Bill No. 5179, Ordinance No. 4666.

Motion carried with Mayor Griffin absent.

RESOLUTIONS

Resolution No. **5264** - A Resolution accepting streets - Silver Shores Unit No. 9.

It was moved by Councilperson Pruett, seconded by Councilperson Pilzner to pass and adopt Resolution No. 5264.

Motion carried with Mayor Griffin absent.

RESOLUTION NO. 5264**A Resolution accepting streets - Silver Shores Unit No. 9.**

Resolution No. 5265 - Resolution declaring Reno to be a Nuclear Free Zone..

Mr. Steve Alastuey, 1077 Riverside Drive #13, indicated that he is very much in favor of this resolution.

Ms. M. Lee Dazey, representing Citizen Alert, also spoke in support of the resolution and provided an overview of how the U.S. Government is proposing to transport nuclear waste. She also highlighted the dangers involved with the transportation of the waste.

Ms. Helen Jones, Chairperson of the State "Green" Party, concurred with Ms. Dazey and stated that she believes this resolution will help in the education process with respect to the transporting of nuclear waste.

It was moved by Councilperson Pilzner, seconded by Councilperson Pearce to pass and adopt Resolution No. 5265.

Motion carried with Mayor Griffin absent.

RESOLUTION NO. 5265**Resolution declaring Reno to be a Nuclear Free Zone..**

Resolution No. 5266- Resolution authorizing the City Manager to execute contracts of \$25,000 or less.

It was moved by Councilperson Pearce, seconded by Councilperson Herndon to pass and adopt Resolution No. 5266.

Motion carried with Mayor Griffin absent.

RESOLUTION NO. 5266**Resolution authorizing the City Manager to execute contracts of \$25,000 or less.**

Resolution No. 5267 - Resolution committing the use of Stead Surplus Property to accessible space for a barrier free affordable housing project.

It was moved by Councilperson Pruett, seconded by Councilperson Pearce to pass and adopt Resolution No. 5267.

Motion carried with Mayor Griffin absent.

RESOLUTION NO. 5267

Resolution committing the use of Stead Surplus Property to accessible space for a barrier free affordable housing project.

Resolution No. 5268 - Resolution establishing permitted rates for TCI's basic service tier, equipment, installation and effective date of rates.

It was moved by Councilperson Pearce, seconded by Councilperson Pilzner to pass and adopt Resolution No. 5268.

Motion carried with Mayor Griffin absent.

RESOLUTION NO. 5268

Resolution establishing permitted rates for TCI's basic service tier, equipment, installation and effective date of rates.

Resolution No. 5269 - Resolution approving the merger of Telecab Communications dba Continental Cablevision and U.S. West Inc.

It was moved by Councilperson Pilzner, seconded by Councilperson Pearce to pass and adopt Resolution No. 5269.

Motion carried with Mayor Griffin absent.

Resolution No. 5270 - Resolution directing the City Engineer to prepare and submit plans for certain sanitary sewer improvements - to be known as the 1996 Special Assessment District No. 1.

Mr. Matt Turley, representing WTD Enterprises, expressed his support for adoption of this resolution.

Mr. Darden Ward, property owner at 6150 S. Virginia, also spoke in favor of this resolution.

Mr. Jim Halley, representing the Ferreto Trust, stated that every property owner involved in this Special Assessment District has signed the petition for the formation of the district and have agreed to grant easements and pay the fees associated with the district.

It was moved by Councilperson Camp, seconded by Councilperson Pearce to pass and adopt Resolution No. 5271.

Motion carried with Mayor Griffin absent.

MAYOR AND COUNCIL

A proposal and explanation of a joint project "Kids Voting" sponsored by Voters Registrars and school district - J. Griffin.

Ms. Martha Gould, Director of "Kids Voting, provided a complete overview of the Kids Voting project. She requested that the City Council adopt a polling place and also encourage City of Reno Department Heads to allow their staff, on staff time, to volunteer on November 5 at the Kids Voting sites.

It was the consensus of the Council to direct the City Manager to work with Ms. Gould regarding this program.

Staff Report: Property Owner Budd's request for a sidewalk waiver.

Recommended: Council deny the request for a sidewalk waiver at 2195 Lakeside Drive.

Ms. Beverly Budd, 2195 Lakeside Drive, stated that the main reason she and her husband are requesting a sidewalk waiver is one of safety. She noted that if the sidewalk is required it will invite children onto the property to ride bikes, rollerblade and skateboard and in doing so, raise liability issues. She also noted that there are no sidewalks within a few hundred feet in any direction of her property.

Councilperson Pearce asked if there were any requirements placed on the building permit that the Budd's received several years ago.

Mr. Bill Thomas, Community Development Director, stated that he would check the permit and return to Council. He suggested that if the Council would like to approve the variance based on the fact that there is no stipulation to install sidewalk.

Ms. Budd stated that there is a landscape plan on Wildrose and crushed bark will be placed to provide a pathway for pedestrians.

It was moved by Councilperson Pearce, seconded by Councilperson Camp to approve the sidewalk waiver for safety reasons on both Lakeside Drive and Wildrose Street.

Motion carried with Mayor Griffin absent.

MAYOR AND COUNCIL

Approval of Westergard Joint Use Park - J. Pilzner.

Mr. Dave Pressler, Parks and Recreation Director, provided a summary of the meetings that have been held and the parties that have been involved in developing this project.

Mr. Fred Harris, Principal of Westergard Elementary School, pointed out several of the highlights of the park.

It was moved by Councilperson Pilzner, seconded by Councilperson Pearce to allocate \$150,000 of Park Tax Funds to be used to complete the Westergard Joint Use Park.

Motion carried with Mayor Griffin absent.

MAINTENANCE AND ENGINEERING

Staff Report: Simons Drive Signage Request.

Recommended: Council approve the installation of multiway stops at Simons Drive and Quail Run Road, Simson Drive and Rainbow Ridge Road and Simons Drive and Grandpoint Way.

It was moved by Councilperson Piltner, seconded by Councilperson Pearce to approve the installation of multiway stops at Simons Drive and Quail Run Road, Simson Drive and Rainbow Ridge Road and Simons Drive and Grandpoint Way and direct staff to continue examining the 1994 Traffic Study of the McQueen area.

Motion carried with Mayor Griffin absent.

Public Comment - Limited to No More Than Five (5) Minutes And Limited to Items That Do Not Appear on The Agenda. Comments to Be Addressed to The Council as a Whole.

Mr. Sam Dehne, Reno Citizen, suggested several solutions to decreasing airplane noise that are already being used in other communities.

PUBLIC HEARING

2:00 P.M.

Staff Report: Case No. 162-96 (Super Burrito)- Request for a zone change from SFR-6 (Single Family Residential) to AC (Arterial Commercial) and a special use permit to create more parking for an existing fast food restaurant. The \pm 9,661 square foot parcel is located on the north side of Margrave Drive approximately 65 feet east of Rondel Way, immediately to the east of the current parking area.

Recommended: Council uphold the recommendation of the Planning Commission and approve Case No. 162-69 (Super Burrito).

Assistant Mayor Hascheff asked if proper notice had been given. City Clerk Cook indicated that proper notice was given and no correspondence was received.

The Assistant Mayor declared the public hearing open and asked if anyone cared to speak on this matter. Hearing no one he closed the public hearing.

It was moved by Councilperson Camp, seconded by Councilperson Piltner to uphold the recommendation of the Planning Commission and approve Case No. 162-69.

Motion carried with Mayor Griffin absent.

Bill No. 5183 - Ordinance to amend zoning from SFR-6 (single Family Residential) to AC (Arterial Commercial) (Super Burrito)

It was moved by Councilperson Camp, seconded by Councilperson Piltner to refer Bill No. 5183 to the Committee of the Whole.

Motion carried with Mayor Griffin absent.

PUBLIC HEARING

2:00 P.M.

Staff Report: Case No. 9-97 (Sedona Village) - Request for (1) a zoning map amendment from MF-14 (Multi-Family) to SFR-4 (Single Family Residential) on ± 9.98 acres; (2) a tentative map to develop in 2 phases an 80 lot single family clustered common interest community with a density of 8 dwelling units per acre; and (3) special use permits to allow: a) cuts of 20 feet or more and fills of 10 feet or more; b) clustered development which would modify the building setback, minimum lot size and average lot width requirements of the SFR-4 zone; and c) a hillside development. The ± 9.98 acre site is located on the north side of West Seventh Street ± 650 feet east of Robb Drive.

Recommended: Council uphold the recommendation of the Planning Commission and approve Case No. 9-97, subject to conditions.

Assistant Mayor Hascheff asked if proper notice had been given. City Clerk Cook indicated that proper notice was given and no correspondence was received.

The Assistant Mayor declared the public hearing open and asked if anyone cared to speak on this matter. Hearing no one he closed the public hearing.

Mr. Bill Thomas, Community Development Director, indicated that Condition No. 14 should be amended by adding a line to read: "and provision of an access point to the public open space from the northeast corner of the site."

It was moved by Councilperson Pilzner, seconded by Councilperson Pearce to uphold the recommendation of the Planning Commission and approve Case No. 9-97, subject to the conditions including the modification to Condition No. 14.

Motion carried with Mayor Griffin absent.

Bill No. 5184 - Ordinance to amend zoning from MF-14 (Multi-Family) to SFR-4 (Single Family Residential). (Sedona Village).

It was moved by Councilperson Pilzner, seconded by Councilperson Pearce to refer Bill No. 5184 to the Committee of the Whole.

Motion carried with Mayor Griffin absent.

PUBLIC HEARING

2:00 P.M.

Staff Report: Case No. 167-96 (Summit Saloon) Request for a zoning map amendment from I (Industrial) to AC (Arterial Commercial) on a ± 1.28 acre parcel, located at 3001 West Fourth Street, ± 100 feet west of Summit Ridge Drive.

Recommended: Council uphold the recommendation of the Planning Commission and approve Case No. 167-96.

Assistant Mayor Hascheff asked if proper notice had been given. City Clerk Cook indicated that proper notice was given and no correspondence was received.

The Assistant Mayor declared the public hearing open and asked if anyone cared to speak on this matter. Hearing no one he closed the public hearing.

It was moved by Councilperson Pilsner, seconded by Councilperson Pearce to uphold the recommendation of the Planning Commission and approve Case No. 167-96.

Motion carried with Mayor Griffin absent.

Resolution No. 5271 - Resolution of intent to amend zoning from I (Industrial) to AC (Arterial Commercial) on ± 1.28 acres.

It was moved by Councilperson Pilsner, seconded by Councilperson Pearce to pass and adopt Resolution No. 5271.

Motion carried with Mayor Griffin absent.

Consent Agenda, continued:

Staff Report: J. George Drews, et al v. City of Reno, et al, Second Judicial District Court Case CV-96-04934, continued:

Councilperson Pearce indicated that although she has a friendship with Mr. George Drews, the City Attorney has advised her that she would be allowed to vote on this issue.

It was moved by Councilperson Pearce, seconded by Councilperson Herndon to refer this matter to the City Attorney's Office for handling.

Motion carried with Mayor Griffin absent.

Staff Report: Approval of Amendment No. 1 to the Cooperative Agreement between the Nevada Department of Transportation and the City of Reno for the funding construction engineering and construction of the replacement of the Center Street Bridge.

Councilperson Pearce pointed out that the financial implications of the agreement are that the Federal Bridge Placement Fund will be providing 80% of the funding for the replacement.

It was moved by Councilperson Pearce, Pilsner to approve the Amendment No. 1 to the Cooperative Agreement between the Nevada Department of Transportation and the City of Reno for the funding construction engineering and construction of the replacement of the Center Street Bridge.

Motion carried with Mayor Griffin absent.

COMMUNITY DEVELOPMENT

Staff Report: Presentation by Visual Preference Survey Consultants of Preliminary Results.

Mr. A. Nelessen, of A. Nelessen Associates, provided a summary of the results of the Visual Preference Survey with the use of a slide projector. He noted that three workshops will be conducted over the next few days and at those workshops a full presentation of the results will be provided and implementation strategies will be developed.

No action was taken on this item.

Staff Report: Case No. 163-96 (Emigrant Mini-Storage) - The applicant is requesting: (1) annexation of ± 5.90 acres; and (2) a special use permit to establish a 24 hour service station, car wash, and convenience store on the northeast corner (± 0.77 acre) of the site. The property is located at the southeast corner of Evans Ave. and North McCarran Blvd. The property is currently zoned M-1 (Industrial) in unincorporated Washoe County and would be zoned I (Industrial) if annexed. The remainder of the site is being developed as a mini-storage facility under permit from Washoe County.

Recommended: Council uphold the recommendation of the Planning Commission and approve Case No. 163-96.

Mr. Bill Thomas, Community Development Director, provided a brief overview of the staff report.

Councilperson Herndon inquired about the difference in standards that would have applied if this project were built in the City rather than the County.

Mr. Thomas stated that the City would have required half-street improvements and also more landscaping along McCarran Boulevard.

It was moved by Councilperson Pruett, seconded by Councilperson Pearce to uphold the recommendation of the Planning Commission and approve Case No. 163-96.

Motion carried with Councilperson Herndon voting Nay and Mayor Griffin absent.

Bill No 5185 - Ordinance to annex ± 5.90 acres. (Emigrant Storage).

It was moved by Councilperson Pruett, seconded by Councilperson Pearce to refer Bill No. 5185 to the Committee of the Whole.

Motion carried with Councilperson Herndon voting Nay and Mayor Griffin absent.

Staff Report: Case No. 2-97 (Sierra Highlands 9C) - Request for approval of: (1) a tentative map to develop in one phase a 14 lot single family residential subdivision with a density of 3 dwelling units per acre; and (2) a special use permit to allow fills of 10 feet or more. The ± 4.63 acre site is located on both sides of Lindsay Drive ± 500 feet south of its intersection with Simons Drive and east of Backer Way in the McQueen area.

Recommended: Council uphold the recommendation of the Planning Commission and approve Case No. 2-97.

It was moved by Councilperson Pilzner, seconded by Councilperson Pearce to uphold the recommendation of the Planning Commission and approve Case No. 2-97.

Motion carried with Mayor Griffin absent.

MAINTENANCE AND ENGINEERING

Staff Report: 1995-96 City of Reno Traffic Signal Improvements, Contract No. 841. Contract or Agreement.

Recommended: Council reject the bid submitted by Harker and Harker, Inc. For Contract No. 841, 1995-96 City of Reno Traffic Signal Improvements, and the contract for said improvements be readvertised excluding the improvements for the McCarran/Lakeside and McCarran/Cashill intersections.

Mr. Steve Varela, Director of Maintenance and Engineering, indicated that because the bids were so much higher than the engineer's estimate, he is recommending that all bids be rejected.

It was moved by Councilperson Herndon, seconded by Councilperson Pilzner to reject the bid submitted by Harker and Harker, Inc. For Contract No. 841, 1995-96 City of Reno Traffic Signal Improvements, and the contract for said improvements be readvertised excluding the improvements for the McCarran/Lakeside and McCarran/Cashill intersections.

Motion carried with Mayor Griffin absent.

Oral Report on the Street Construction Program.

Mr. Steve Varela, Director of Maintenance and Engineering, provided a status report on the street construction underway throughout the community.

No Action was taken on this item.

CITY MANAGER

Report from the Public Information Officer on Upcoming SNCAT Events.

Ms. Sharon Spangler, Public Information Officer, stated that the City of Reno's Housing Rehabilitation program will be discussed on this week's program.

No action was taken on this item.

CITY CLERK

Boards and Commissions - Reno Bicycle Council.

It was moved by Councilperson Pearce, seconded by Councilperson Pruett to appoint Kenneth Stremme, Barbara Tolliver, and John Bodger to the Reno Bicycle Council.

Motion carried with Mayor Griffin absent.

Boards and Commissions - Animal Control Advisory Board.

It was moved by Councilperson Pearce, seconded by Councilperson Pilzner to appoint Steve Scriver and Janice Hefner Puskarich to the Animal Control Advisory Board.

Motion carried with Mayor Griffin absent.

Boards and Commissions - Civil Service Commission

It was moved by Councilperson Pruett, seconded by Councilperson Pilzner to appoint William Moon to the Civil Service Commission.

Motion carried with Mayor Griffin absent.

Boards and Commissions - Board of Adjustment.

It was moved by Councilperson Pruett, seconded by Councilperson Pilzner to appoint John Breternitz to the Board of Adjustment.

Motion carried with Mayor Griffin absent.

Boards and Commissions - Ward One District Council.

It was moved by Councilperson Herndon, seconded by Councilperson Camp to appoint Mark Tulman to the Ward One District Council.

Motion carried with Mayor Griffin absent.

Boards and Commission - Northwest District Council

It was moved by Councilperson Pilzner, seconded by Councilperson Peace to appoint Erik Beyer and Charles Mitchell to the Northwest District Council.

Motion carried with Mayor Griffin absent.

Boards and Commissions - Downtown District Council.

No Action was taken on this item.

Staff Report: Street Name Changes - a portion of Shifting Sands Dr. to Malibu Drive; a portion of Socrates Drive to Evans Avenue; Double Diamond Parkway to Double R Boulevard; Cullinan Boulevard to Wilbur May Boulevard; Diamond Parkway to Double Diamond Parkway; a portion of Moana Lane to Ranch Road.

Recommended: Council uphold the recommendations of the Regional Street Naming Committee and approve the requested street name changes.

Mr. Don Cook, City Clerk, pointed out the Regional Street Naming Committee has requested that the portion of Moana Lane should be changed to Airway Drive in lieu of Ranch Road.

Staff Report: Street Name Changes, continued:

It was moved by Councilperson Pilzner, seconded by Councilperson Pearce to uphold the recommendations of the Regional Street Naming Committee and approve the requested street name changes with the modification as stated by the City Clerk.

Motion carried with Mayor Griffin absent.

MAYOR AND CITY COUNCIL

Liaison Report and appropriate direction to staff.

No action was taken on this item.

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The Reno City Council adjourned to the Redevelopment Agency at 3:30 p.m., roll was taken with the following Agency Members present: Hascheff, Herndon, Pearce, Camp, Pruett and Pilzner. Absent: Chairman Griffin.

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ASSISTANT CHAIRMAN HASCHEFF PRESIDING.

Request to move the time of the Redevelopment Agency meeting of August 19th to a time later than 6:00 P.M .

Agency Member Herndon indicated that because the annual Rotary Club Barbeque, for elected officials and candidates, will be held the evening of August 19, 1996, he is requesting that the Redevelopment Agency meeting begin later than 6:00 p.m.

It was moved by Agency Member Herndon to move the time of the Redevelopment Agency meeting of August 19th to a time later than 6:00 P.M .

There was no second to the motion.

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The City Council reconvened at 6:05 p.m. roll was taken with the following Council members present: Hascheff, Herndon, Pearce, Camp, Pruett, and Pilzner. Absent: Griffin.

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ASSISTANT MAYOR HASCHEFF PRESIDING.

PUBLIC HEARING

6:00 P.M.

Staff Report: Case No. 158-96 (Rewana Self-Storage) - Request for: (1) A special use permit to construct $\pm 89,345$ square foot self-storage facility with a $\pm 1,755$ square foot office/residential quarters; (2) variances to: (a) reduce the front yard setback from 20 feet down to 10 feet and zero and (b) delete the required 6 foot high solid wall/fence adjacent to residential zoning. The ± 3.3 acre site is located between Rewana Way and Cathy Ave., ± 300 feet south of Model Way in an IC (Industrial Commercial) zone.

Recommended: Council uphold the recommendation of the Planning Commission and approve Case No. 158-96, subject to conditions.

Assistant Mayor Hascheff asked if proper notice had been given. City Clerk Cook indicated that proper notice was given and one letter in opposition was received from Mrs. Nadeau, 626 Las Cosus Avenue, Pacific Palisades, CA.

The Assistant Mayor declared the public hearing open.

Ms. Laura Tuttle, Supervising Planner, provided an overview of the staff report.

Mr. Derek Morse, of the Regional Transportation Commission, explained that the RTC has acquired specific parcels for right-of-way and construction of the Moana Lane extension and a portion of this property does run through the area designated as part of that extension.

Mr. Gilbert Weikel, neighboring property owner, stated that he is in opposition to the self-storage project. He noted that his home abuts this property and does not believe the fence on both the north and west side of this property will no provide adequate security or privacy for his home. He requested that nothing less than a six foot solid block fence be required.

Ms. Jackie Decker, Rewana Farms resident, expressed concern over existing drainage problems in the area and more development on this property would only increase this problem.

Ms. Katie Osgood, of Osgood Engineers, indicated that she represents Mr. Scott Nicora, owner of the subject property. She noted that Mr. Nicora has been waiting for either the Airport Authority or the Regional Transportation Commission to make a decision with respect to this property and since nothing has been determined he would like to derive some income from this property while a decision is pending.

Mr. Chris Robinson, Engineering Division, explained that staff has placed a condition that would require the applicant to include a detention plan to protect against flooding.

Councilperson Pearce indicated that she believes the conditions on this project need to be approached as if the project will be there forever, not as if it is just temporary.

Discussion took place regarding the drainage situation in this area and the privacy issue of Mr. Weikel's home.

It was moved by Councilperson Camp, seconded by Councilperson Herndon to uphold the recommendation of the Planning Commission and approve Case No. 158-96, subject to the conditions in the staff report with the understanding that the applicant will provide a ten year retention and also a masonry wall along the short end of the property.

Councilperson Pilzner indicated that he would not support he motion because he would like to require a masonry wall along the entire property line.

Councilperson Pruett indicated that although she voted on this issue as a member of the Regional Transportation Commission, the City Attorney has advised her that she should vote on this project.

Mr. Bill Baker, Deputy City Attorney, indicated that if any Council member is predisposed to vote one way or another as a result of their contact with another agency, they should abstain.

The motion resulted in a tie with Councilpersons Pearce, Pruett and Pilzner voting Nay and Mayor Griffin absent.

It was moved by Councilperson Pilzner, seconded by Councilperson Pearce to uphold the recommendation of the Planning Commission and approve Case No. 158-96, subject to the conditions in the staff report with the understanding that the applicant will provide a ten year retention and also provide a six foot masonry wall all around the property.

The motion resulted in a tie with Councilperson Hascheff, Herndon and Camp voting Nay.

This item will be placed on the August 27, 1996 Agenda in order for the Mayor to break the tie.

PUBLIC HEARING

6:00 P.M.

Staff Report: Case No. 130-96 (Cashill Square) - Request for special use permits to allow: (1) a \pm 7,500 square foot commercial center which includes a restaurant (no bar) adjacent to residentially zoned property; and (2) grading which results in cuts over 20 feet and fills over 10 feet. The \pm .71 acre site is located on the south side of Cashill Blvd., \pm 250 feet west of its intersection with Skyline Blvd. In an NC (Neighborhood Commercial) zone.

Recommended: Council uphold the recommendation of the Planning Commission and approve Case No. 130-96, subject to conditions.

Councilperson Camp indicated that she would abstain on this project because her firm does work with Jeff Codega Planning and Design.

COUNCILPERSON CAMP ABSENT AND ABSTAINING 7:40 P.M.

The Assistant Mayor asked if proper notice had been given. City Clerk Cook stated that letter in opposition were received from: Dawn Younie, 3340 Cashill Blvd.; Milton Manoukian, 3445 Skyline Blvd., Reno, NV 89509; Jennell Peck, 3163 Cashill Blvd., Gerald Krall, 3245 Norman Dr.; Robert Lindsey, 3351 Skyline Blvd.; Georgene Lindsey, 3351 Skyline Blvd.; G.L. Pasborg, 3601-4 Skyline Blvd.; James G. Stearns, 3457 Skyline Blvd.; Mary Ward, 3069 Cashill Blvd.; and R .D. Wood, 2805 Skyline Blvd..

The Assistant Mayor declared the public hearing open.

Ms. Laura Tuttle, Supervising Planner, provided an overview of the project and noted that here is no request for a bar in this submittal. She added that many of the neighbors have expressed concern over the lack of parking and increased traffic problems in the area if this project is approved.

Mr. Ken Krater, of Jeff Codega Planning and Design, represented the applicant, Hillside Investments. He indicated that the applicant is requesting only a special use permit and the site is properly zoned Neighborhood Commercial. Mr. Krater addressed each of the necessary findings to grant a special use permit and also highlighted the mitigation measures proposed by the applicant.

Mr. David Thayer, 3060 Villa Marbella Circle, indicated that he owns the residence that is the closest to the project and he believes the proposal as it exists is compatible with the neighborhood and noted that the applicant has been very responsive to the neighbors concerns.

Ms. Melodi Lockhart-Buckio, 3356 Skyline Boulevard, stated that she represents a Neighborhood Action Group. Ms. Buckio indicated that the residents are very concerned over increased traffic at the Cashill Boulevard and Skyline Boulevard intersection. She pointed out that currently at busy times, this intersection is very unsafe and this project will only make matters worse. She noted that there is a large number of residents in this area and the street are already overburdened and urged the Council to deny the request for a special use permit.

Ms. Vivian Kettering, 3423 Skyline Blvd., indicated that she represents over 400 residents of Skyline Villa, Vista Del Sur, and Skyline Vista Condominiums in opposition to this project. She noted that these residents are very concerned that if this project is approved, the owner will be allowed to expand the use to include a bar and an even larger facility.

Mr. Butch Nelson, owner of the Skyline Cafe, expressed concern over the lack of parking and indicated that he believes the competition for parking will be intense and could have a negative effect of police and fire service if necessary.

Mr. Peter Kinczyk, Member of the Southwest District Council, concurred with the previous speakers and stated that he did not believe the parking is adequate for the proposed use.

Mr. Krater addressed the comments made by those in opposition, noting that in order to increase the size of the operation at all, the applicant would have to go through another special use permit process

Council discussed the existing inadequacy of parking and traffic circulation in the immediate area of the proposed project.

It was moved by Councilperson Herndon, seconded by Councilperson Pilzner to overrule the recommendation of the Planning Commission and deny the request for a special use permit in Case No. 130-96.

Motion carried with Councilperson Pruett voting Nay, Councilperson Camp abstaining and Mayor Griffin absent.

It was moved by Councilperson Herndon, seconded by Councilperson Pearce to clarify that the previous motion was without prejudice and the applicant is entitled to go through the process at any time with a different project on this site

Motion carried with Councilperson Camp abstaining and Mayor Griffin absent.

PUBLIC HEARING

6:00 P.M.

Staff Report: Case No. 137-96 (Parr South) - Request for approval of the following: (1) annexation of ± 271 acres; (2) Master Plan Amendments to revise the boundaries of Distribution and Warehousing designation from ± 35 acre to ± 154 acres, revise the boundaries of Open Space designation from ± 113.5 acres to ± 44 acres, revise the boundaries of Multi Residential from ± 18 acres to ± 60 acres, and revise the boundaries of Single Family Residential designation from ± 104.5 acres to ± 13 acres; and (3) zoning map amendments from I (Industrial) on ± 29.1 acres, LLR-2.5 (Single Family Residential) on ± 67.8 acres, and LLR-1 (Single Family Residential) on ± 174.3 acres upon annexation, to IC (Industrial Commercial) on ± 118 acres, IB (Industrial Business) on ± 36 acres, SFR-9 (Single-Family Residential) on ± 13 acres, MF-14 (Multi-Family) on ± 43 acres, MF-21 (Multi-Family) on ± 17 acres, and LLR-2.5 (Single Family Residential) on ± 44 acres. The ± 271 acre site is located adjacent to the north of the University Ridge Planned Unit Development and the Sierra Pacific Power Company North Valley Substation, to the south of Parr Blvd. and the Western Pacific railroad tracks, to the west of the Desert Research Institute/Dandini Research Park, and to the east of North Virginia Street.

Recommended: Council uphold the recommendation of the Planning Commission and approve the Annexation by ordinance and deny the Master Plan Amendments and Zoning Map Amendments.

Assistant Mayor Hascheff asked if proper notice had been given. City Clerk Cook indicated that proper notice was given and one letter in favor was received from the applicant.

Councilperson Pruett pointed out that only one of the residents on Isis Circle was notified of this hearing.

The Assistant Mayor declared the public hearing open.

Ms. Katie Osgood, of Osgood Engineers, represented the applicant. She noted that at the direction of the Planning Commission, she has been meeting with the University Ridge Neighborhood Group and an agreement has been reached. She indicated that the applicant has agreed that there will be **no** closure of Socrates Drive (no connection to any southern boundary street), the applicant will reduce the MF-21 zoning; the entire site will be MF-14 with a maximum of 700 dwelling units., and the applicant will increase the amount of open space to 13 acres along the southern boundary of the site.

The Assistant Mayor asked if anyone else cared to speak on this item. Hearing no one he closed the public hearing.

Discussion ensued as to whether or not these amendments would constitute a substantial change and should be sent back to the Planning Commission.

It was moved by Councilperson Pilzner, seconded by Councilperson Pearce to refer this item back to the Planning Commission with direction to examine the agreement reached by the applicant and the neighbors and return to the City Council as soon as possible.

Motion carried with Councilpersons Camp and Pruett voting Nay and Mayor Griffin absent.

Bill No. - Ordinance to annex \pm 271.2 acres. (Parr South)

No action was taken on this item.

Public Comment - Limited to No More Than Five (5) Minutes And Limited to Items That Do Not Appear on The Agenda. Comments to Be Addressed to The Council as a Whole.

No action taken on this item.

Employment Contract with Jim Weston - Police Chief.

This item was withdrawn from the agenda.

Mayor's Liaison Report - J. Griffin.

This item was withdrawn from the agenda.

Fire Services - Reno Air Races.

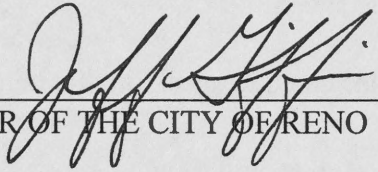
This item was continued to the August 27, 1996 Meeting.

The Meeting was adjourned at 9:25 p.m.


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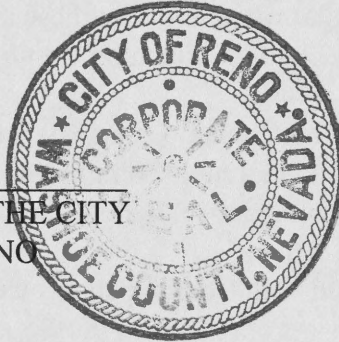
Approved this 27th day of August, 1996.

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MAYOR OF THE CITY OF RENO

ATTEST:


CITY CLERK AND CLERK OF THE CITY
COUNCIL OF THE CITY OF RENO



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Council Chambers, Reno, Nevada
August 27, 1996

The Regular Session of the Reno City Council was called to order at 12:05 p.m. on August 27, 1996 in the Council Chambers at City Hall.

PRESENT: Council Members Herndon, Hascheff, Pearce, Camp, Pruett and Pilzner.

ABSENT: Mayor Griffin..

ALSO PRESENT: City Manager McNeely, City Attorney Lynch and City Clerk Cook.

ASSISTANT MAYOR HASCHEFF PRESIDING.

INVOCATION: Reverend Don Rudolph, South Hills Christian Assembly

PROCLAMATIONS/PRESENTATIONS

**Proclamation thanking KTVN and AT&T for their help with Parent Patrol.
Presentation of Professional Jerseys in appreciation for work performed by the Neil Road Youth Committee.**

The Council directed staff to write letters of appreciation to all firefighter involved in the recent Belli Ranch Fire.

Assistant Mayor Hascheff read into the record the Proclamations for KTVN and AT&T Wireless Services for their participation and sponsorship of the Parent Patrol in the Neil Road area.

APPROVAL OF MINUTES -- August 13, 1996

It was moved by Councilperson Pearce, seconded by Councilperson Camp to approve the minutes of the August 13, 1996 Reno City Council meeting.

Motion carried with Mayor Griffin absent.

APPROVAL OF AGENDA -- August 27, 1996

Assistant Mayor Hascheff commented that Agenda Item 10A, 16A, 13C had been pulled, with 11A being moved to the Consent Agenda.

It was moved by Councilperson Camp to approve the August 27, 1996, Regular Council Meeting Agenda as amended.

Motion carried with Mayor Griffin absent.

CASH DISBURSEMENTS JULY 22, 1996 THROUGH AUGUST 11, 1996

It was moved by Councilperson Camp, seconded by Councilperson Pilzner to approve the Cash Disbursements as submitted.

Motion carried with Mayor Griffin absent.

Identification of items from Consent Agenda pulled for discussion

There were no items pulled from the Consent Agenda for discussion.

FIRST READING ORDINANCES

Staff Report: Bill No. _____ An Ordinance amending Chapter 4.04 of the Reno Municipal Code to include a provision for a business license denial, creating a new Chapter 4.05 Regulating Adult Interactive Cabarets.

Staff Report: Bill No. _____ An Ordinance creating a new Chapter 8.21 of the Reno Municipal Code providing for Adult Interactive Cabarets and providing other matters properly relating thereto.

A representative of the French Quarter and The Men's Club explained the overall acceptance of the proposed Ordinance concerning Adult Cabarets. He noted that the only remaining issue was concerning 18 year old dancers and busboys that are considered to be kitchen help. He noted the abbreviated licensing procedure allowed for work card revocation as warranted by background checks. He noted that busboys were not allowed to converse or engage in any type of customer contact. He explained the four strikes and out provisions contained in the proposed Ordinance.

Ian Silverberg, 96 Winter Street, Reno, representing Spice House, spoke in opposition to the 18 year old provision. He cited a 1994 U.S. Supreme Court, United States versus Excitement Video Inc., ruling that non-obscene sexually explicit material involving persons over the age of 17 were constitutionally protected by the First Amendment of the Constitution. He noted that 18 USC, Section 2255, specifically defined minors as persons under the age of 18.

Johne Phelps, 270 Lake Street, Reno, representing The Men's Club of Reno, explained the procedures utilized by the club. He noted that a daily list of dancers indicate dancers under age 21, with pictures and distributed to DeeJays, bar staff and wait staff. He explained that persons under 21 were not at the bar area and were restricted to the stage during hours when the restaurant is open. He commented that loitering was prohibited when not on duty.

K. T. Harrison, 695 East Patriot Boulevard #121, Reno, a dancer at The Men's Club, spoke in opposition to the age limit in the proposed Ordinance. She explained that the club strictly adhered to their rules concerning under 21 dancers. She commented that she depended on her job as a dancer at the club to provide living and school expenses. She commented that loss of the job would prohibit her continuing education.

Mr. Cliff Young, 600 South Virginia Street, Reno, representing The Men's Club, explained his belief that the activity of topless dancing was a constitutionally protected right. He commented that for the past year and a half the City of Reno allowed under 21 dancers to perform at The Men's Club. He noted that there were approximately 30 dancers in the under 21 age group. He commented that in the past year and a half that there had not been any alcohol related problems at the club with persons in the under 21 age group. He noted that the proposed Ordinance would limit the under 21 dancers to the totally nude, non-alcoholic clubs. He drew attention to NRS 202.030, which allows minors to work in establishments wherein liquor is served, in conjunction with regular meals and where dining tables are provided, separate from the bar. He noted that The Men's Club met that criteria. He noted

that cabaret owners could lose their license under the current Ordinance for infractions. He expressed his belief that minors working in adult cabarets were not much different than working in casinos.

Don Coppa, 528 South Arlington, Reno, representing Mark Dugher, called attention to objections contained in the staff report. He commented that the business had operated very successfully without any problems. He explained his concern that applicant's with a felony conviction in the last ten years were prohibited from obtaining a license or work card. He cited various types of felony convictions that, while serious in nature, should not be used to preclude issuance of a license or work card. He commented that the adult cabaret business was legitimate and protected by the U.S. Constitution. He explained his belief that many of the restrictions were over-reaching and perhaps inappropriate. He noted his concern about monitoring income of Independent Contractors for the City and the IRS.

Rosa Bravo, 3285 Clover Way, representing The Men's Club, explained that she chose to attend school at UNR due to the adult cabaret clubs in the area. She commented that without her job at The Men's Club she would be unable continue her education and pay her living expenses. She noted the strict adherence by The Men's Club to rules regarding dancers and employees under the age of 21. She expressed her belief that the dancers would work in non-alcohol, totally nude establishments if they were prohibited from working in establishments such as The Men's Club.

There was discussion concerning the Reno Police Department's preferences concerning the four strikes and out provisions. Chief Weston explained the Department's desire for a three strikes and out provision. He expressed his concerns regarding under 21 individuals working in adult cabarets. He noted the lack of a Vice-Squad to monitor activities in adult cabarets.

Additional discussion covered licensing of Independent Contractors and monitoring income. It was noted during the discussion that third-party verification was unavailable. The City will be provided with information by the business owners concerning the dancer's income. Additional discussion covered making the dancers employees of the club.

There was significant discussion concerning the differences between adult cabarets and other establishments utilizing persons under the age of 21.

It was moved by Councilperson Pilsner, seconded by Councilperson Pruett to refer Agenda Item 6a and 6b, to the Committee of the whole, with three strikes instead of four, and the requirement for work cards for busboys.

The motion failed with Councilpersons Hascheff, Herndon, Camp and Pruett voting Nay and Mayor Griffin absent.

It was moved by Councilperson Herndon, seconded by Councilperson Camp to refer Agenda Item 6a and 6b to the Committee of the whole, with the exception to change the age to 18 instead of 21, to allow independent contractors and to change four strikes to read three strikes.

Motion resulted in a tie with Councilpersons Hascheff, Pearce and Pilsner voting nay and Mayor Griffin absent.

IT WAS NOTED, THAT ACTION ON THIS ITEM WOULD BE DEFERRED TO THE SEPTEMBER 10, 1996 MEETING.

SECOND READING ORDINANCES

BILL NO. 5180

ORDINANCE NO. 4667

An Ordinance amending Chapter 8.24 of the Reno Municipal Code entitled "Distribution of Handbills" by eliminating distinctions between distribution of commercial and non-commercial handbills; and providing other matter property relating thereto.

It was moved by Councilperson Pearce, seconded by Councilperson Pilzner to pass and adopt Bill No. 5180, Ordinance No. 4667.

Motion carried with Mayor Griffin absent.

BILL NO. 5181

ORDINANCE NO. 4668

An Ordinance amending Title 8, Chapter 8.12 entitled offenses against public peace by amending Section 8.12.038 pertaining to Park and Truckee River Greenbelt use, and other matter properly relating thereto.

It was moved by Councilperson Herndon, seconded by Councilperson Pearce to pass and adopt Bill No. 5181, Ordinance No. 4668.

Motion carried with Mayor Griffin absent.

BILL NO. 5182

ORDINANCE NO. 4669

An ordinance to revise Section 6.11 "Encroachment Permit" of the Reno Municipal Code dealing with the temporary use of Public Rights-of Way.

It was moved by Councilperson Pruett, seconded by Councilperson Pilzner to pass and adopt Bill No. 5182, Ordinance No. 4669.

Motion carried with Mayor Griffin absent.

BILL NO. 5185

ORDINANCE NO. 4670

An Ordinance to annex ±5.90 acres. The property is located at the southeast corner of Evans Avenue and North McCarran Boulevard. Case No. 163-96 (Emigrant Mini-Storage).

It was noted that this Ordinance would not be published prior to the elections.

It was moved by Councilperson Pearce, seconded by Councilperson Pruett to pass and adopt Bill No. 5185, Ordinance No. 4670.

Motion carried with Mayor Griffin absent.

BILL NO. 5183

ORDINANCE NO. 4671

An Ordinance to amend zoning from SFR-6 (Single Family Residential) to AC (Arterial Commercial). The \pm 9.661 square foot parcel is located on the north side of Margrave Drive approximately 65 feet east of Wrondel Way, immediately to the east of the current parking area. [Ward 3] Case No. 162-96 (Super Burrito).

It was moved by Councilperson Pearce, seconded by Councilperson Camp to pass and adopt Bill No. 5183, Ordinance No. 4671.

Motion carried with Mayor Griffin absent.

BILL NO. 5184

ORDINANCE NO. 4672

An Ordinance to amend zoning from MF-14 (Multi-Family) to SFR-4 (Single Family Residential). The \pm 9.98 acre site is located on the north side of West Seventh Street \pm 650 feet east of Robb Drive. [Ward 5]. Case No. 9-97 (Sedona Village).

It was moved by Councilperson Pearce, seconded by Councilperson Pilzner to pass and adopt Bill No. 5184, Ordinance 4672.

Motion carried with Mayor Griffin absent.

RESOLUTIONS

Resolution No. 5272 Resolution accepting streets - Cresgate-Dixon. [Ward3]

It was moved by Councilperson Camp, seconded by Councilperson Pilzner, to adopt and pass Resolution No. 5272.

Motion carried with Mayor Griffin absent.

RESOLUTION NO. 5272

Resolution accepting streets - Cresgate-Dixon.

Resolution No. 5273 - Resolution authorizing the transfer of the private activity bond volume cap of the City of Reno, Nevada; and providing for other details in connection therewith.

It was moved by Councilperson Pearce, seconded by Councilperson Camp, to pass and adopt Resolution 5273.

Motion carried with Mayor Griffin absent.

RESOLUTION NO. 5273

Resolution authorizing the transfer of the private activity bond cap of the City of Reno, Nevada; and providing for other details in connection therewith.

CONSENT AGENDA

Staff Report: Bid #1163 - Computers and Peripherals - City-Wide.

Recommended: That the bid award be made to the overall low, responsive bidder, Systems Design, Inc., at the unit prices as shown on the tabulation.

Staff Report: Tina Marie Prater V. Jay Dilworth, et al., U.S. District Case CV-N-96-00495-HDM.

Recommended: That the matter be referred to the City Attorney's Office for handling.

Staff Report: Reversion to acreage of a portion of Juniper Ridge Subdivision Unit 2, Tract Map #20781 (Case No. 48-97). [Ward 3]

Recommended: Approval of the reversion map and authorize the Mayor to sign.

Staff Report: Reversion to acreage of Parcel map No. 2784 for Pacific Capital Unit 2, Tract Map #29781 (Case No. 85-96 F2). [Ward 3]

Recommended: Approval of the reversion map and authorize the Mayor to sign.

Staff Report: Quit Claim Deed and Interlocal Agreement with Nevada Department of Transportation to exchange unused street right-of-way for a sanitary sewer easement. [Ward 3]

Recommended: Approval of the Interlocal Agreement and Quit Claim Deed; authorize the Mayor to sign.

Staff Report: Consider confirming the appointment of Golf Operations Manager.

Recommended: Council confirm the appointment of Michael Mazzafferi as Golf Operations Manager.

It was moved by Councilperson Pearce, seconded by Councilperson Camp to approve Consent Agenda Items 9A through 9F.

Motion carried with Mayor Griffin absent.

COMMUNITY DEVELOPMENT

Staff Report: Case no. 158-96 (Rewana Self-Storage) -- Request for: (1) A special use permit to construct ±89,345 square foot self-storage facility with a ±1,755 square foot office/residential quarters; (2) variances to: (a) reduce the front yard setback from 20 feet down to 10 feet and zero and (b) delete the required 6 foot high solid wall/fence adjacent to residential zoning. The ±3.3 acre site is located between Rewana Way and Cathy Avenue, ±300 feet south of Model Way in an IC (Industrial Commercial) zone. [Ward3]

THIS ITEM WAS WITHDRAWN FROM THE AGENDA.

Staff Report: Case No. 66-92/File 30 (South Meadows/Gilman) Certification of Final Plan Amendment for South Meadows Phases I and II. [Ward 3]

Recommended: Council uphold the recommendation of the Planning Commission and approve the Final Plan Amendment.

It was moved by Councilperson Camp, seconded by Councilperson Pilzner to approve Certification of Final Plan Amendment for South Meadows Phases I and II, Case No. 66-92/File 30 (South Meadows/Gilman).

Motion carried with Mayor Griffin absent.

Bill No. 5186 - Ordinance to amend zoning from LLR-2.5 (Large Lot Residential 2.5 acres) to PUD (Planned Unit Development).

It was moved by Councilperson Herndon, seconded by Councilperson Camp, to refer Ordinance 5186 to the Committee as a whole.

Motion carried with Mayor Griffin absent.

CITY MANAGER

Report for the Public Information officer on Upcoming SNCAT Events.

Sharon Spangler, Public Information Officer, commented that her guest on News and Reviews would be Diane Loper, Victim Advocate, City of Reno. She explained that the program would provide and update on domestic violence.

No action was taken on this item.

MAYOR AND COUNCIL

Liaison Report and appropriate direction to staff.

Councilperson Pearce summarized the impacts of lower room rates on the RSCVA. She commented that she would request copies of a report prepared by the RSCVA Financial Analyst be provided to the Council.

Councilperson Pruett questioned whether a survey could be taken of individuals arriving at the Reno-Tahoe International Airport to determine final destinations.

Discussion ensued covering the requested survey with a consensus to request a survey of incoming arrivals at the airport.

No action was taken on this item.

Mayor's Liaison Report

No action was taken on this item.

Request waiver of Park Use Fees for a Veteran Affairs event.

No action was taken on this item.

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A recess was called at 1:50 p.m. and upon reconvening at 2:00 p.m., roll was taken with the following Council members present: Hascheff, Herndon, Pearce, Camp, Pruett, and Pilzner. Absent: Griffin.

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CITIZEN'S INITIATIVES

Request to establish a committee appointed by City Council to examine the Rewana Farms Land Acquisition.

Sam Dehne requested that the Council establish a committee to examine the Rewana Farms Land Acquisition. He expressed concern over the amount of money being spent to acquire land to establish a military base within the City. He noted that Senator's Reid and Bryant had withdrawn their support to move the Air National Guard facility. He commented that the documents provided by the Airport Authority did not support the land acquisition. He stated his belief that the noise study was obsolete.

Scott Nicora, 4755 Persimmon Road, noted that his property had been condemned under eminent domain proceedings by the Airport Authority. He expressed his belief that the Rewana Farms Land acquisition should be referred back to the District Council.

Phil Miller, 2473 Granite Springs Road, a trustee for Washoe County Airport Authority, stated that the Legislature created the Airport Authority in 1977 to remove the management of the airport out of the political arena. He drew attention to previous relocation studies conduct. He noted that the airport was currently six years ahead of their Master Plan. He commented that in July, 1996, 602,000 passengers passed through the Reno-Tahoe International Airport. He summarized the current construction activities.

Councilperson Pruett requested that the City Attorney provide documentation, at the upcoming workshop, of the City Council's role with regards to the appointed Airport Trustee's.

Jackie Decker, 4000 Rewana Way, questioned who the appointed Airport Trustee's were responsible to. She expressed her concern that the voices of the Rewana Farms residents were unheeded. She commented that documentation provided to the FAA, regarding the noise studies had not been made available. She explained her support of the Sparks City Council decision to request a Grand Jury investigation.

There was significant discussion concerning a workshop to resolve issues surrounding the Rewana Farms acquisition. A consensus was reached that the workshop should be professional with factual documentation.

Additional discussion concerned the nature, function and criteria for calling a Grand Jury investigation. City Attorney Lynch reminded the Council, that discussion concerning Grand Jury functions was inappropriate, as it was not a noticed agenda item.

It was moved by Councilperson Pearce, seconded by Councilperson Pilzner, to direct staff to schedule a workshop on or before September 17, 1996, to address issues with all parties, City appointees, Directors, including the RTC, Airport Authority and City Council. Staff was further directed to establish groundrules for discussion, including the relationship and role of the City Council with the Washoe County Airport Authority in writing by the City Attorney, a review of the current status of a lawsuit by homeowners, criteria and steps for calling a Grand Jury investigation including the Grand Jury's purpose. That the meeting will be professional in nature with complete documentation and factual information.

Motion carried with Mayor Griffin absent.

PUBLIC COMMENTS

There were no public comments.

PUBLIC HEARING

2:00 P.M.

Staff Report: Submission of an Application for a \$5 Million Dollar Loan for Renovation of Paradise Park and construction of a portion of the Neil Road Family Services Center to the U.S. Department of Housing and Urban Development.

THIS ITEM WAS WITHDRAWN FROM THE AUGUST 27, 1996, AGENDA.

PUBLIC HEARING

2:00 P.M.

Staff Report: Adoption of Reno Legislative Program for 1997.

Recommended: Adoption of the 1997 Legislative Program

Assistant Mayor Hascheff asked if proper notice had been given. City Clerk Cook indicated that proper notice was given and no correspondence was received.

The Assistant Mayor declared the public hearing open and asked if anyone cared to speak on this matter.

Frank Partlow, 15 Scattergun Circle, Reno, expressed his appreciation of and for the process utilized in development of the Legislative Program. He explained his belief that a regional approach, the Truckee Meadows, would benefit from the legislative program. He suggested that requests for increased revenue funding be accompanied with methods to reduce expenditures.

The Assistant Mayor asked if anyone else cared to speak. Hearing no one he closed the public hearing.

It was moved by Councilperson Herndon, seconded by Councilperson Pearce, to approve the 1997 Legislative Program.

Motion carried with Mayor Griffin absent.

PUBLIC HEARING

2:00 P.M.

Staff Report: Case No. 133-96 (Meadowview Terrace No. 7) -- Request for abandonment of Sideslope Drive located south of Scottsdale Road, between Lots 11 and 31 of Meadowview Terrace Subdivision Unit No. 7 in an SFR-6 (Single Family Residential) zone. [Ward 4]

Recommended: Approval of Case No. 133-96 (Meadowview Terrace No. 7), subject to conditions.

Assistant Mayor Hascheff asked if proper notice had been given. City Clerk Cook noted that proper notice was given and no correspondence was received.

The Assistant Mayor declared the public hearing open and asked if anyone cared to speak on this matter. Hearing no one he closed the public hearing.

It was moved by Councilperson Pruet to uphold the recommendation of the Planning Commission and approve the abandonment request.

Motion carried with Mayor Griffin absent.

PUBLIC HEARING

2:00 P.M.

Staff Report: Case No. 7-97 (Gastanga) -- Request for a zoning map amendment from I (Industrial) to CB (Central Business) on a $\pm 5,600$ square foot site located on the north side of Sixth Street, ± 50 feet west of its intersection with Record Street. [Ward4]

City Clerk Cook commented that no correspondence had been received.

The Assistant Mayor declared the Public Hearing open and asked if anyone cared to speak. Hearing no one he closed the public hearing.

It was moved by Councilperson Pruett, seconded by Councilperson Pilzner, to uphold the Planning Commission recommendation and approve the zoning map amendment from I (Industrial) to CB (Central Business), by Ordinance, in Case No. 7-97 (Gastanaga).

Motion carried with Mayor Griffin absent.

Bill No. 5187 - Ordinance to amend zoning from I (Industrial) to CB (Central Business).

It was moved by Councilperson Pruett, seconded by Councilperson Pilzner, to refer Bill No. 5187 to the Committee of the Whole.

Motion carried with Mayor Griffin absent.

PUBLIC HEARING

2:00 P.M.

Staff Report: AT-1-95 (Downtown Boundary) Request to amend the zoning ordinance to add a total of six blocks located First to West Street and west to Ralston Street and east of Washington Street to the Downtown Area (RMC 18.06 Exhibit B). [Ward1]

Recommended: Approval of the proposed text amendment to expand the downtown boundary.

It was moved by Councilperson Herndon, seconded by Councilperson Pilzner, to continue AT-1-95 (Downtown Boundary) for two regular meetings, one month, directing the City Attorney to review the matter for possible problems with current litigation.

Motion carried with Mayor Griffin absent.

Bill No. _____ Ordinance to amend Title 18, Chapter 18.06 of the Reno Municipal Code entitled "Zoning" to expand the boundaries of the Downtown Area.

NO ACTION WAS TAKEN ON THIS ITEM.

PUBLIC HEARING2:00 P.M.

Staff Report: Case No. 8-97/File 1 & 2 (University Housing) A request for: 1) a special use permit to construct a 22 unit apartment complex; 2) variances to: a) allow tandem parking; b) modify the landscape material required within the 30 foot landscape strip located adjacent to Sierra Street; c) permit balcony projections onto the front yard setback adjacent to Seminary Street, College Court and North Sierra Street from 2 to 5 feet; and d) reduce the driveway location requirement from in intersection from 50 feet to ± 30 feet on College Court a local street, and from 150 feet to ± 50 feet on North Sierra Street, a minor arterial; 3) abandonment of: a) a ± 120 foot by ± 5.5 foot section of Seminary Street containing ± 660 square feet; and b) a ± 186.5 foot by ± 11.5 foot section of College Court containing $\pm 2,145$ square feet. The $\pm 22,542$ square foot site is located on the north side of College Court between Seminary Street and Sierra Street in an MF-43 (Multi-Family) zone. [Ward4]

Recommended: Approval of the abandonment's, special use permit, and variances, subject to the conditions in the staff reports as modified.

The Assistant Mayor asked if proper notice had been given. City Clerk Cook stated that proper notice had been given and no correspondence was received.

The Assistant Mayor opened the public hearing and asked if anyone cared to speak. Hearing no one he closed the public hearing.

It was moved by Councilperson Pearce to uphold the Planning Commission's recommendations and approve the requested abandonment's, special use permit and variances, subject to conditions in the staff report as modified.

Motion carried with Mayor Griffin absent.

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A recess was called at 3:53 p.m. and upon reconvening at 6:00 p.m., roll was taken with the following Council Members present: Hascheff, Pearce, Pruett, Camp, Piltner. Absent: Herndon and Mayor Griffin.

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PUBLIC HEARING6:00 P.M.

Staff Report: Case No. 11-97 (KRXI Channel 11) Request for a variance to permit the installation of two additional wall signs (7' x 12' and 7' x 20') on a building on a ± 1.4 acre site located on the south side of the western end of Brookside Court (4920 Brookside Court) in an IC (Industrial Commercial) zone. [Ward3]

Recommended: Council uphold the recommendation of the Board of Adjustment and deny the request for a variance.

The Assistant Mayor asked if proper notice had been given. City Clerk Cook stated that proper notice had been given and no correspondence was received.

The Assistant Mayor opened the public hearing.

Laura Tuttle, Principal Planner, explained the applicant's desire to increase signage by 224 square feet on the subject building. She commented that the Board of Adjustment had denied the variance request. She noted that the additional signage requested by the applicant was to provide greater visibility from Rock Boulevard according to the applicant. She recalled an earlier decision to allow the current signage with the understanding that the total square footage could be divided between the two businesses.

COUNCILPERSON HERNDON PRESENT 6:25 p.m.

Mr. Ron Shepherd, representing Luther Mack, owner of KRXI, noted that Mr. Mack, Steve Cummings, Steve Honeywell were in attendance and that Mr. Cummings would make the presentation.

Steve Cummings, KRXI Channel 11, commented that the project represented approximately ten years of effort and millions of dollars to enhance the quality of life in Reno. He recalled previous meetings with the Ward 3, District Council, and their subsequent unanimous approval of the requested signage. He noted that the building sits approximate 100 yards from Rock Boulevard and is difficult to see. He explained the difficulties for clients and visitors in identifying KRXI's location, due to traffic patterns on Rock Boulevard. He provided a video to demonstrate the need for the additional signage.

The Assistant Mayor asked if anyone else cared to speak. Hearing no one he closed the public hearing.

Councilpersons Pilzner and Pearce commented that they had met with Mr. Mack.

Responding to Councilperson Pruett, Ms. Tuttle explained that signs standard had been developed for IC zoning within the last two or three years. She commented that KRNv was located in a commercial district. She noted that KRXI could not erect a monument sign without purchasing the parcel fronting Rock Boulevard.

There was significant discussion of sign standards and comparative sizes of other businesses, including KRNv.

It was moved by Councilperson Camp, seconded by Councilperson Pilzner, to overturn the recommendation of the Board of Adjustment and approve the requested variance.

Motion carried with Councilpersons Hascheff and Pruett voting Nay and Mayor Griffin absent.

PUBLIC HEARING

6:00 P.M.

Staff Report: Case No. 5-97 (Reno Little Theater) A request for a variance to allow the parking requirement of ±83 parking spaces for a proposed ±250 seat theater to be met within existing parking lots on adjacent properties, via a reciprocal parking agreement. The Reno Little Theater is located at 290 South Wells Avenue, within a CC (Community Commercial) zone. [Ward2]

Recommended: Approval of the variance subject to conditions.

The Assistant Mayor asked if proper notice had been given. City Clerk Cook indicated that proper notice had been given. He stated that three letters had been received in support of the variance.

Laura Tuttle, Principal Planner, explained the variance to allow leasing of additional parking. She explained Ms. Sheltra's concern that Reno Little Theater patron would use her lot instead of the leased parking requested by RLT. She explained the meeting with Ms. Sheltra and subsequent conditions that addressed her concerns. She noted Ms. Sheltra's request that the parking agreement be by easement rather than a lease agreement.

Bob Maddox, representing Reno Little Theater, commented that the RLT was entering their 63rd consecutive year of community involvement. He noted the draft grant of reciprocal easement prepared by Attorney Murphy for the RLT. He requested a wording change in Condition 9. He suggested that "Reno Little Theater, as described in the staff report" read "theatrical performances and related activities". He noted other theater groups that utilize RLT's facilities for fund-raising activities. He commented that Condition 10 was vague "applicant shall be required to make adjustments as directed". He provided a copy of signage utilized at the previous location to address the parking issues. He commented that Condition 4 allowed sufficient flexibility and drew attention to the draft reciprocal parking easement. He suggested clarifying Condition 4 by changing "signed by affected property owners" to "signed by all easement granting property owners or their authorized representative".

Carl F. Bogart, 765 Broadway Boulevard, commented than under the disabilities act, that accommodations must be made for persons with disabilities. He noted his impaired hearing, expressing his belief that his impairment had not be addressed. He commented that Bill No. 4825, Ordinance No. 4328, dated October 14, 1993, pertaining to accessibility for existing buildings, would like assurance that the certificate of occupancy would address accessibility issues. He cited the high volume of traffic on Wells Avenue. He expressed his desire to see the CC&R parking requirements become a part of the conditions.

Rick Fife, 347 Wheeler, expressed his concerns about traffic patterns on Wells Avenue. He explained his survey of the parking areas addressed in the conditions. He commented that ancillary persons attending the RLT as well as patrons might require more spaces than indicated. He noted his safety concerns in walking from the parking areas to the theater.

Deborah Sheltra, 275 South Wells, Reno, explained her support of the performing arts. She noted her letter to the RLT concerning unauthorized use of her parking lot. She noted that approximately fifty percent of her business occurred during evening hours, when the RLT would be performing. She requested that removal of snow and ice be mandatory to assure usable and safe parking. She drew attention to the city owned and private alley ways that are not maintained. She noted that the required 47 parking spaces for her business were now shared with other businesses in the complex. She commented that her livelihood depended on clear and usable parking to accommodate customers and deliveries.

No one else wished to speak in favor of or opposition to the variance request so the public hearing was closed.

There was discussion concerning parking arrangements during daytime rehearsals. Additional discussion covered the reciprocal easement agreement. There was significant discussion concerning the monitoring of the parking. It was noted during the discussion that in the previous years of operation that it was unusual for RLT patrons to encounter parking problems. Additional discussion indicated that parking locations were announced prior to performances.

It was suggested that the RLT hire a person, for several performances, to monitor parking. Representatives of RLT indicated that a decision to hire a person for monitoring could not be made prior to the next RLT Board meeting.

Responding to Assistant Mayor Hascheff, Ms. Tuttle indicated that elimination of Condition 10 might complicate any future reviews of the parking variance. She explained that the current wording in Condition 9 provided additional protection to adjoining property owners, clarifying that day use was not anticipated with the granting of the variance. Ms. Tuttle commented that until Condition 4 was satisfied, the building permit and business license would not be issued.

In response to Assistant Mayor Hascheff, Ms. Tuttle commented that the proposed language change to Condition 10, "the use for which this variance is approved, is for theatrical performances and related activities and shall not apply to any other day use activity and shall not transfer to any subsequent or different business operation" was acceptable.

Councilperson Pearce expressed her concern about approving the variance and the subsequent changes to the neighborhood. She commented that the 250 seat theater might have negative effects on the surrounding neighborhood.

It was moved by Councilperson Pearce, seconded by Councilperson Camp, to overturn the Board of Adjustments recommendation, and deny the requested parking variance.

Motion carried, with Councilpersons Hascheff and Pruett voting Nay and Mayor Griffin absent.

PUBLIC COMMENT

Jessica Sferrazza-Hogan, 4165 San Marcos Lane, Reno, requested that that a Citizen's Initiative appear on the next agenda to address issues concerning the ownership of downtown City streets and the skywalk policy. She suggested that a Quiet Title action be instituted to acquire clear title to the street in question. She questioned why taxpayers paid for maintenance of the downtown street, if in fact, the street were owned by the casinos. She commented that the tax money collected on the assessed value of the downtown streets, including subterranean and airspace would exceed the amount of the lease payments under the City's formula.

Assistant Mayor Hascheff explained to Ms. Sferrazza-Hogan that she would need to place the Citizens Initiative on the agenda.

Jackie Decker, expressed her support for the Sparks City Council's decision to initiate a Grand Jury investigation. She cited concession lease problems at the airport and other lease agreement problems as grounds for investigation. She commented that several lawsuits were pending with regards to personnel problems at the airport. She stated her belief that the Airport Trustee's needed to be accountable for their actions.

Sam Dehne, acknowledged his agreement with Ms. Decker's remarks. He questioned the liability responsibilities for the Airport Authority. He commented that the Airport Authority had a responsibility to the public good, including resolution of noise issues. He expressed his concern about the manner in which the Airport Authority worded agendas. He requested that the City Council support the City of Sparks and the investigation by the Grand Jury.

Councilperson Herndon clarified that he does care about what the Airport Authority does. He commented that he had requested documentation of the Council's authority with regards to the Airport Authority.

Staff Report re: Authorization to settle Free World Products v. City of Reno, Case No. CV96-02657.

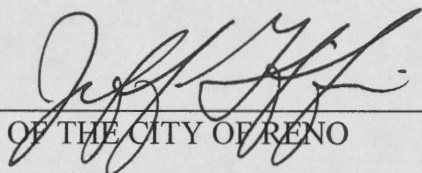
This item was withdrawn from the agenda.

The meeting was adjourned at 8:10 p.m.

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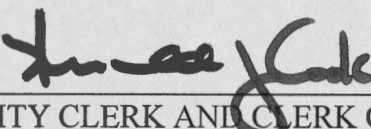
Approved this 10th day of September, 1996.

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MAYOR OF THE CITY OF RENO

ATTEST:



CITY CLERK AND CLERK OF THE CITY
COUNCIL OF THE CITY OF RENO



RECORDED
18004
MAY 19 1996
WASHOE COUNTY, NEVADA

Council Chambers, Reno, Nevada
September 10, 1996

The Regular Session of the Reno City Council was called to order at 12:10 p.m. on September 10, 1996 in the Council Chambers at City Hall.

PRESENT: Council Members Herndon, Hascheff, Pearce, Camp, Pruett, Pilzner and Mayor Griffin.

ABSENT: None.

ALSO PRESENT: City Manager McNeely, City Attorney Lynch and City Clerk Cook.

Approval of Minutes - August 27, 1996

It was moved by Councilperson Pearce, seconded by Councilperson Camp to approve the minutes of the August 27, 1996, meeting as approved.

Motion carried, with Councilperson Herndon absent.

Approval of Agenda - September 10, 1996

Mayor Griffin pointed out that Items 9D, 9E, 16C had been pulled from the agenda.

It was moved by Councilperson Hascheff, seconded by Councilperson Pearce to approve the agenda as amended.

Motion carried with Councilperson Herndon absent.

Cash Disbursements August 12, 1996 through September 1, 1996.

It was moved by Councilperson Hascheff, seconded by Councilperson Pearce to approve the cash disbursements August 12, 1996 through September 1, 1996.

Motion carried with Councilperson Herndon absent.

COUNCILPERSON HERNDON PRESENT 12:15 P.M.

IDENTIFICATION OF ITEMS FROM THE CONSENT AGENDA PULLED FOR DISCUSSION.

No items were pulled for separate discussion.

CONSENT AGENDA

Staff Report re: Business License Applications as follows:

Gilbrook Investments LLC dba; The Flowing Tide Pub; John Paul Gilbert; 10580 N. McCarran Boulevard; Bar.

Nolet Spirits USA; William L. Eldien; 500 Double Eagle Ct.; Wholesale Liquor.

East 4th & Evan Neighborhood Bar; Karen Jo Snyder; 3021 E. 4th Street; Previous Owner: John Woczic; Previous DBA: Last Dollar Bar; Cabaret Category A.

John's Tap N Tavern; John S. Collier Jr.; 2061 E. 4th Street; Previous Owner: Joanne Allee; Previous DBA: Joanne's Tap N Tavern; Bar.

Recommended: Council approve the business license applications as submitted.

Staff Report: Robert Shirley, et ux vs. City of Reno, et al. Second Judicial District Court Case CV96-04522.

Recommended: Council refer this matter to the City Attorney for handling.

Staff Report: Final Map of Double Diamond Ranch Village 11A (South Meadows)

Recommended: Council approve the Final Map.

Staff Report: Extension and modification of agreement to share Air Extradition Unit with Washoe County Sheriff's Office.

Recommended: Council approve the modification of the agreement.

Staff Report: Lease of Premises for the Stead Police Substation.

Recommended: Council approve the lease agreement and authorize the Mayor to sign.

Staff Report: Capital Contribution Front Ending Agreement (CCFEA) for the construction of South Meadows Parkway and Diamond Parkway.

Recommended: Council approve the Capital Contribution Front Ending Agreement.

Staff Report: Case No. 29-96 (Castle Ridge Subdivision) A request for a one year time extension on the tentative map for the Castle Ridge subdivision located south and east of Village Green Parkway and west of McCarran Blvd.

Recommended: Council approve the extension request, subject to the current conditions.

Staff Report: Authorization for Mayor to sign a consultant contract with Summit Engineering Corp (Unit No. 1, Contract No. 860); SEA, Inc. (Unit No. 2, Contract No. 861); Lumos and Associates (Unit No. 3, Contract 862) and Harding Lawson Associates (Unit No. 4, Contract No. 863) for geotechnical and design services for the 1997 Street Rehabilitation Program.

Recommended: Council authorize the Mayor to sign the contracts as outlined in the staff report.

Staff Report: Addendum to the contracts with Harding Lawson Associates and SEA, Inc. for soils investigation and design engineering services for the "1996 Neighborhood Street Rehabilitation Program" - Contracts No. 827 and 828.

Recommended: Council approve the revised costs in an additional amount of \$32,020.28 for Contract No. 827 and \$55,325 for Contract No. 828.

Staff Report: Approval of agreement with Nevada Department of Transportation for adjustments on Fourth Street Overlay Project.

Recommended: Council approve the agreement.

Staff Report: Excess Workers Compensation Insurance Coverage.

Recommended: Council approve Reliance National Insurance Company for the provision of excess workers' compensation coverage.

Staff Report: Contract Extension between CDS and City for Workers' Compensation Claims Administration.

Recommended: Council approve the extension for CDS of Nevada for the provision of workers' compensation claims administration services.

It was moved by Councilperson Pearce, seconded by Councilperson Pizner to approve Consent Agenda items 9A through 9L with the exception of Consent Agenda Items 9D and 9E.

Motion carried.

FIRST READING ORDINANCES

Bill No. **5188** An Ordinance amending Chapter 4.04 of the Reno Municipal Code to include a provision for a business license denial, creating a new Chapter 4.05 Regulating Adult Interactive Cabarets.

Mayor Griffin commented that the issues of hearing public testimony was at the discretion of the City Council. He noted that this agenda item had been heard at the August 27, 1996, City Council meeting resulting in a tie vote, and that the public hearing was closed.

It was moved by Councilperson Herndon, seconded by Councilperson Camp to refer Bill No. 5188 to the Committee as whole, with the amendment to make the minimum age 18 years old, subject to the rules of liquor service, and direct staff to look at "vice-squad" for next year's budget.

The motion carried with Councilpersons Hascheff and Pizner voting Nay.

Bill No. **5189** - An Ordinance creating a new Chapter 8.21 of the Reno Municipal Code providing for adult interactive cabarets and providing other matters properly relating thereto.

It was moved by Councilperson Herndon, seconded by Councilperson Pruett to refer Bill No. 5189 to the Committee as a whole.

The motion carried with Commissioners Hascheff and Pizner voting Nay.

Bill No. **5190** - An Ordinance amending Chapter 4.38, Section 4.38.090 of the Reno Municipal Code entitled "Pawnbrokers" by clarifying the retention period consistent with State Law, and providing other matters properly related thereto.

This item was heard at the August 27, 1996, meeting of the City Council and resulted in a tie vote.

Karen Fraley, Deputy City Attorney, explained that the language contained in the amendment did not precisely track the language of the state statute. She requested that "premises" be amended to read "place of business".

It was moved by Councilperson Hascheff, seconded by Councilperson Herndon to refer Bill No. 5190 to the Committee of the whole with the amendment to change "premises" to "place of business".

Motion carried.

Bill No. **5191** - Case No. 46-95/ File 3 (The Greens) Ordinance to supersede Ordinance No. 4569 amending the standards contained in the S.D. (Specific Plan District) Development standards relating to ± 13.53 acres located on the northwest corner of Plumbs Street and West Moana Lane.

It was moved by Councilperson Pearce, seconded by Councilperson Herndon to refer Bill No. 5191 to the Committee of the whole.

Motion carried.

SECOND READING ORDINANCES

BILL NO. 5186

ORDINANCE NO. 4673

An Ordinance to amend zoning from LL-2.5 (Large Lot Residential - 2.5 acres) to PUD (Planned Unit Development). Case No. 66/92/File 30 (South Meadows/Gilman).

It was moved by Councilperson Pearce, seconded by Councilperson Herndon to pass and adopt Bill No. 5186, Ordinance No. 4673.

Motion carried.

BILL NO. 5187

ORDINANCE NO. 4674

Case No. 7-97 (Gastanaga) - Ordinance to amend zoning from I (Industrial) to CB (Central Business) on a $\pm 5,600$ square foot site located on the north side of Sixth Street, ± 50 feet west of its intersection with Record Street.

It was moved by Councilperson Pruett, seconded by Councilperson Pearce to approve

and adopt Bill No. 5187, Ordinance No. 4674.

Motion carried.

RESOLUTIONS

Resolution No. 5274 Resolution accepting streets - Silver Shores Unit No. 11.

It was moved by Councilperson Pruett, seconded by Councilperson Camp to pass and adopt Resolution No. 5274.

Motion carried.

RESOLUTION NO. 5274

Resolution accepting streets - Silver Shores Unit No. 11.

Resolution No. 5275 Resolution accepting streets - Silver Shores Unit No. 10.

It was moved by Councilperson Pruett, seconded by Councilperson Camp to adopt Resolution No. 5275.

Motion carried.

RESOLUTION NO. 5275

Resolution accepting streets - Silver Shores Unit No. 10.

Resolution No. 5276 Resolution directing the City Engineer and various consulting engineering firms to prepare and submit plans and cost estimates for the 1997 Special Assessment District No. 1.

It was moved by Councilperson Camp, seconded by Councilperson Herndon to adopt Resolution No. 5276.

Councilperson Pilzner disclosed that he had sold a Fax machine to Summit Engineering. He explained that the sale would not influence his consideration and vote as it was a one time sale.

Motion carried.

RESOLUTION NO. 5276

Resolution directing the City Engineer and various consulting engineering firms to prepare and submit plans and cost estimates for the 1997 Special Assessment District No. 1.

09/10/96

Staff Report: Case No. 158-96 (Rewana Self-Storage) - Request for: (1) A special use permit to construct ±89,345 square foot self-storage facility with ±1,755 square foot office/residential quarters; (2) variances to: (a) reduce the front yard setback from 20 feet down to 10 feet and zero and (b) delete the required 6 foot high solid wall/fence adjacent to residential zoning. The ±3.3 acre site is located between Rewana Way and Cathy Ave., ±300 feet south of Model Way in an IC (Industrial Commercial) zone.

Recommended: Council uphold the recommendation of the Planning Commission and approve Case No. 158-96, subject to conditions.

Mayor Griffin commented that the public hearing had been opened and closed at the August 27, 1996, City Council meeting which resulted in a tie vote.

In response to Councilperson Pilzner, Scott Nicora, property owner, Rewana Self-Storage, commented that his attorney would responded to Councilperson Pilzner's question.

Nicholas Fry, representing the property owner, explained that an eminent domain action had been commenced and was not expected to be resolved in the near future. He commented that Mr. Nicora, in his opinion, was entitled to the use of his property. He noted that the RTC had commenced the action to freeze the land cost. He explained that if action was not taken within two years the property owner had the right to use the property.

There was discussion concerning whether a wall or a fence would be constructed on the west property line. It was noted during the discussion that the Reno City Planning Commission recommended approval with conditions. Additional discussion pointed out that condition ten was at the request of the City Attorney's Office, condition eleven to address the fencing issue, with condition twelve to address screening issues associated with the variance request. Condition thirteen allowed a ten to twelve foot wide landscape buffer along Cathy Avenue. Additional discussion pointed out that the existing fence met code requirements with the masonry wall being an option.

Significant discussion concerned the security provided. It was noted that the facility would be a fortress type of construction with on-site management.

Responding to Councilperson Hascheff, Ricky Ramos, Junior Planner, commented that the Planning Commission has approved the project with larger trees to meet the landscaping issues.

Discussion ensued with respect to the pending condemnation lawsuit and its effect of the value of the property. It was noted that the value of the property was "fixed" when the lawsuit was filed. It was noted during the discussion that code required either a security fence or a masonry wall.

Councilperson Pruett commented that she would vote on the project on the advice of the City Attorney. She explained that she had voted for the condemnation proceedings to acquire the property owned by Scott Nicora. She noted that the RTC intended to build on the site within the next five years.

It was moved by Councilperson Camp, seconded by Councilperson Herndon to

uphold the recommendation of the Reno City Planning Commission in Case No. 158-96, subject to the conditions, for the variance to reduce the frontyard set-back from twenty feet down to ten feet and zero feet.

Bill Thomas, Community Development Director, explained that the Council needed to approve the variance for the landscaping -- front yard set-back, deny the variance for the six foot high wall or fence adjacent to the residential zoning and approve the special use permit with condition eleven "that the applicant shall replace the existing solid fence along the northwest and west boundary of the site, with a six foot fence". He explained that condition twelve would mandate larger than required landscaping, three or four inch caliper, eight to ten foot tall deciduous trees instead of one to inch caliper, six to eight foot deciduous trees. Condition thirteen allows a varied setback.

Motion carried.

It was moved by Councilperson Camp, seconded by Councilperson Herndon, to uphold the recommendation of the Reno City Planning Commission in Case No. 158-96, to deny the variance to delete the required six foot high solid wall/fence adjacent to residential zoning.

Motion carried.

It was moved by Councilperson Camp, seconded by Councilperson Herndon to uphold the Reno City Planning Commission to approve the special use permit in Case No. 158-96, to construct $\pm 89,345$ square foot self-storage facility with $\pm 1,755$ square foot office/residential quarter.

Mayor Griffin commented that in reviewing the tapes and on testimony heard, that he agrees with Councilperson Pilzner that a person has a right to use their property.

Motion carried.

Discussion of the City of Reno Skywalk policy and ownership of streets downtown.

Councilperson Pruett commented that the rules read "that any person may appear before the City Council at any regular meeting and present a written petition, provided however that such appearance must first be scheduled on the published agenda. This petition shall be acted upon by the Council in the regular course of business within forty-five days". She noted that the rules continued by stating "that all remarks should be addressed to the Council as a whole and not to any member thereof". "No person other than the individual speaking shall enter into discussion without the permission of the presiding officer".

Councilperson Pilzner questioned whether the Council acted on the petition at the table and inquired as to the proper procedure.

City Attorney, Patricia Lynch, explained that the City Council acted within forty-five days. She noted that traditionally the Council had referred petitions to staff or occasionally determined that no action would be taken. She commented that it was the Council's decision as to which course of action should be taken. She commented that traditionally only the petitioner spoke.

Mayor Griffin commented that it was for the Council to determine whether questions or discussion would occur.

Jessica Sferrazza-Hogan, explained that she was addressing the Council in the interest of simple justice. She commented that the City of Reno should not have two classes of streets, one for neighborhoods with a different class for the downtown area. She commented that for nearly past forty years the City had collected lease payments for downtown air and subterranean rights. She noted that traditionally City Attorneys had determined the payments to be legal. She commented that in 1994 that the City Attorney had advised the City's staff to stop collecting the lease payments from the downtown casinos and City Council had not voted to authorize that action. She commented that the City staff had stopped collecting lease payments when the expansions of skyways occurred in the downtown area. She noted that new leases were required for the Eldorado, the Silver Legacy and the Cal-Neva. She drew attention to the doubling of skyway square footage resulting in a loss to the City of Reno taxpayers of approximately \$400,000 annually. She acknowledged her understanding of the City Attorney's mandate that the leases not be discussed publicly. She noted the City Attorney's concern that the casinos might file suit for past leases payments if the leases were discussed in a public forum. She requested that an independent attorney be hired to answer the following questions: 1) If the City owns the streets why did the City stop collecting the lease payments; 2) If the City Attorney is correct, and the casinos own the air-rights above the streets and the ground beneath the streets, the City only has an easement or a right to use the property for street purposes. She added that If this is correct why is the County Assessor not assessing the air space above the downtown streets and the subterranean space below the streets? She noted that the City did not maintain private street in neighborhoods and that the City would not accept the dedication of a street unless the street was constructed to City standards.

Ms. Sferrazza-Hogan questioned why, if the City did not own the streets, taxpayers were spending millions of dollars to maintain the downtown streets for the casinos. She wondered why the City has spent millions of dollars in building and maintenance of new streets and sidewalks for the downtown. She questioned why the City cleaned the downtown streets five times weekly, while the neighborhood street were cleaned only once each week. She explained that to her knowledge that a Resolution of Acceptance of the Downtown Streets had never been adopted. She commented that NRS 278.390 did not contain a time limit for adoption of a resolution. She questioned why the City Council had not adopted a Resolution of Acceptance for the Downtown Streets pursuant to NRS 278.390 to acquire fee title. She noted that the Reno City Charter, Section 3.060, authorizes the City Attorney to perform duties designated by ordinance. She commented that Section 2.140 of the Reno City Charter provides that the City Council had the sole power to dispose of real property. She questioned which ordinance authorized the City Attorney to stop collection of lease payments by staff. She questioned why, if the City did not own the streets, did the City Attorney mandate that staff not enforce a condition of approval of the Silver Legacy, requiring the Silver Legacy to dedicate the street. She questioned why, if the City did not own the subterranean rights under the streets, the utilities companies were required to obtain easements from the City to install utilities under the streets and pay the City franchise fees required for the use of the easement. She question why, if the City did not own the streets, casino security forces told they could not make arrests on the streets or sidewalks because they were off casino property. She questioned why, if the City did not own the air rights above the street, did the City Attorney allow the City to build the Reno Arch and arches in alleyways without a lease from the property owners. She requested that the City Council obtain answers to the

questions by September 24, 1996, and release all of the answers to the public. She explained that the public had a right to know. She stated that if the City did not start collecting property taxes or lease payments by that date, that a lawsuit would be filed to order the City to enforce the law.

Mayor Griffin commented that attorney client privilege had been invoked. He expressed his belief that it had been breached. He commented that it was the Council's decision to waive the attorney client privilege.

Responding to Councilperson Pruett, Mayor Griffin explained that the breach occurred when the article was published in the newspaper, not by Council Members.

There was discussion concerning the newspaper article and whether or not the Council should waive the attorney client privilege.

It was moved by Councilperson Pruett to waive confidentiality of the attorney client privilege regarding the confidential memo issued within the last year and a half, as it has been submitted to all of the major newspapers in the City.

Councilperson Herndon expressed his concern that the motion only cover the one confidential memo.

Councilperson Pilzner suggested that the matter be reviewed to determine which issues could be discussed without breaching confidentiality. He explained that the issues raised should be given to staff and request a response within one week, with legal staff advising which issues were covered under the confidentiality.

Councilperson Pruett withdrew her motion.

Councilperson Pearce expressed her concern that the public had an interest and that the questions deserved a response. She commented that the persons making the decisions needed to review the decisions and advise whether or not they were correct. She stated that the Council should direct staff and the city manager to have an outside attorney with the City Manager overseeing it to come back with a full report on whether or not violations had occurred. She stated her belief that it would be inappropriate at this time to state that the findings would be made totally public, depending on what they were. She commented that the Council understood their responsibilities to the citizens of Reno, and look into the questions and put them to rest.

Mayor Griffin stated that in his opinion the City Manager did have the authority to suspend the payments. He commented that the issue should come in open meeting process for the Council to consider. He requested that the Council concur in directing the City Manager to bring back an issue to allow the City Council the opportunity to vote on the continued suspension of the rents. He expressed his confidence in the City Attorney's opinion. He noted his concurrence with Councilperson Pearce's belief that the issues needed to be addressed. He explained that a six sevenths vote of the Council was required to appoint an outside attorney to review the findings of the City Attorney.

Councilperson Hascheff acknowledge his support of Councilperson Pilzner's comment that

the Council needed to know which questions could be answered without violating the attorney client privilege. He explained that he was unable to support Councilperson Pruett's previous motion. He commented that waiving the confidentiality of a single memo, that the argument would be that if you waived it for one memo that you waived it for all purposes allowing the casinos to review the City Attorney's files, which is unacceptable. He explained that it was counterproductive to say that it was benefitting the casinos to the detriment of the citizens, but by waiving the attorney client privilege did exactly that, you allow the casinos access to the City Attorney's files. He acknowledged that after the City Attorney and outside counsel provide which items can be addressed without placing the City at risk.

Councilperson Pruett commented that the issues that the Mayor had addressed, did not involve waiving attorney client privilege. She explained that those were issues that would benefit the Council, the public and the City Attorney.

Councilperson Hascheff explained that there are answers to questions that can be provided without waiving the attorney client privilege. He commented that the issues were related to potential litigation against the City. He commented that it was not simply an issue of not collecting rent but also one of back rent, which could place the City at risk. He commented that the issues needed to be reviewed carefully as the end result could be potentially injurious to the City.

Councilperson Pilzner explained that his reference to staff was meant to be independent counsel. He noted that it was not the intention to do anything wrong to anyone. He commented that it was an issue of concern to the public.

It was moved by Councilperson Pilzner, seconded by Councilperson Pruett to hire an independent counsel, under the guidance of the City Manager to review the questions and report back to the City Council; and to differentiate the attorney client issues separately from all other issues, to allow the Council to start from that basis.

Mayor Griffin clarified that "employment of special counsel made by six sevenths of the City Council to perform any civil duty of the City Attorney, such attorneys are responsible only to the City Council and the City Attorney shall have no responsibility or authority concerning the subject matter with such employment."

Councilperson Herndon expressed his concern that the Council should first direct staff to provide answers prior to spending additional funds to hire outside legal counsel. He explained that there could be hundred of hours of research into the issue, due to the age of the City. He commented that in the event that information provided by staff proved to be insufficient then he would support an independent counsel as the issue had to be resolved.

Councilperson Pilzner acknowledged Councilperson Herndon's concerns. He drew attention to the Airport Authority and explained that an arm's length analysis needed to be completed. He explained that independent observation was needed to bring the matter to closure.

Councilperson Herndon commented that a closed session by the City Council was only permitted in instances pertaining to personnel issues or labor issues.

Councilperson Pearce acknowledged her concurrence with Councilperson Pilzner. She explained that the decision was to seek a second opinion. She commented that the Council should direct the City Manager to identify the specific questions that have been placed before the Council and the issues of confidentiality.

Mayor Griffin pointed out that the City Manager had the authority to spend up to \$10,000 for the outside counsel. He stated that should the amount exceed the \$10,000, that the City Manager be directed to come back to the City Council for further direction.

Councilperson Hascheff commented that he would support the motion due to the allegation of impropriety. He stated that an independent counsel would clear-up much of the misunderstanding. He noted that the City Attorney had completed the research and that it should not require the expenditure of that much money.

Councilperson Pruett suggested that Whitman and Goldfarb be considered, due to their excellent handling of the eminent domain issue.

Motion carried.

City Attorney Lynch commented that she was comfortable with the decision of the Council to obtain outside counsel. She provided a memo regarding the maintenance of easements. She explained that the memo did not violate the attorney client privilege. She noted that easement maintenance was the responsibility of the easement owner or the property owner. She commented that whether the City owned the streets or the easement for the streets, the City had a responsibility for maintenance.

FINANCE DEPARTMENT

Staff Report: Initiation of Revocation of Business Licenses of Businesses with delinquent sewer fees in accordance with Section 4.04.070, Reno Municipal Code.

Recommended: Council refer these business licenses to the City Attorney's Office to begin formal notification of revocation.

It was moved by Councilperson Pearce, seconded by Commissioner Pilzner to refer the business licenses to the City Attorney's office to begin formal notification of business license revocation proceedings.

Motion carried.

MAINTENANCE AND ENGINEERING

Staff Report: Authorization to enter into an agreement for Professional Services for Paradise Park Phase I Improvements.

Recommended: Council approve the agreement and authorize the Mayor to sign.

It was moved by Councilperson Pruett, seconded by Councilperson Pilzner to approve the authorization to enter into an agreement for Professional Service for Paradise Park Phase I Improvements.

Motion carried.

CITY MANAGER

Report from the Public Information Officer on Upcoming SNCAT Events.

Sharon Spanger, Public Information Officer, explained that the upcoming SNCAT program "In Ahead" she would interview Dori Owen from the Redevelopment Department. She noted that the interview would cover the past summer's events and scheduled upcoming events for the month of September. She noted that the Festival of Trees would also be discussed.

In response to Councilperson Pruett, Mr. McNeely commented that he would advise the agenda date for consideration of a skating rink for the upcoming Festival of Trees.

CITY CLERK

Boards and Commission - Reno City Planning Commission.

Mr. Bill Thomas, Community Development Director, indicated that the Council has until September 29, 1996 to make this appointment.

There was discussion concerning the appointment process. Commissioner Pruett suggested that the City Council revised the process to eliminate applications that have been through the process several times. She suggested that in addition to readvertising the position that the City Council notify the District Councils of the opening. She suggested that City Clerk Cook investigate the process and report back to the City Council and recommendations.

City Clerk Cook commented that the City Council's policy had been to retain applications for one year.

In response to Mayor Griffin, Mr. Cook explained that the advertisement appeared on the City page of the newspaper and as a separate ad. He noted that his office would work with Ms. Spangler concerning advertising the position during the SNCAT broadcasts of RCPC meetings.

It was moved by Councilperson Pearce, seconded by Councilperson Pilzner to readvertise the vacant Reno City Planning Commission position, submit notification to the District Council's of the vacancy and to broadcast notification of the vacancy in conjunction with the Reno City Planning Commission meetings on SNCAT.

Motion carried.

Boards and Commissions - Downtown District Council

It was moved by Councilperson Herndon, seconded by Councilperson Pearce to

appoint Stuart Stringham to the Downtown District Council.

Motion carried with Councilperson Pruett voting Nay.

Boards and Commissions - Animal Control Advisory Board

It was moved by Councilperson Pearce, seconded by Councilperson Pilzner to appoint Susan Asher to the Animal Control Advisory Council.

Motion carried.

Boards and Commissions - Reno Bicycle Council

It was moved by Councilperson Pearce, seconded by Councilperson Pruett to appoint Roger Wright to the Reno Bicycle Council.

Motion carried.

Boards and Commissions - Traffic Advisory Committee

It was moved by Councilperson Camp, seconded by Councilperson Pilzner to appoint Paul Phipps to the Traffic Advisory Committee.

Motion carried.

Canvass of votes - September 3, 1996 City of Reno Primary Election.

Recommended: Council certify the results of the September 3, 1996, City of Reno Primary Election.

It was moved by Councilperson Camp, seconded by Councilperson Pilzner to certify the votes of the September 3, 1996, City of Reno Primary Election.

Motion carried.

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A recess was called at 1:55 p.m. and upon reconvening at 2:10 p.m., roll was taken with the following Council members present: Hascheff, Herndon, Pearce, Camp, Pruett, Pilzner and Griffin. Absent: None.

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PUBLIC HEARING

2:00 P.M.

Staff Report: Submission of applications to the U.S. Department of Housing and Urban

Development for the creation of a home ownership zone: 1) \$5 Million Grant for Economic Development Initiative; and 2) \$5 Million Loan for Renovation of Paradise Park and construction of a portion of the Neil Road Family Services Center.

Recommended: Council approve the submission of applications to the U.S. Department of Housing and Urban Development for the creation of a Home ownership Zone: (1) \$5 million grant for an Economic Development Initiative and (2) a matching \$5 million loan for renovation of Paradise Park and construction of a portion of Neil Road Family Services Center.

Mr. Bill Thomas, Community Development Director, summarized the two applications to HUD for grant and loan requests totaling \$10 million. He commented that the application was time critical as the application must be submitted by the end of September. He commented that the agency's understanding was that the requested HUD grant and loan monies would not affect the City's General Fund.

Responding to Mayor Griffin, Mr. Thomas commented that the grant money did not have to be repaid. He noted that the funds could be reused to provide home ownership opportunities.

In response to Councilperson Pilzner, Mr. Thomas that the City had the option of using General Funds for repayment of the CDBG loan. He explained that the funds were secured by the properties not the City's General Fund.

Councilperson Pruett commented that the repayment of the loan was tied to the CDBG loan. She noted that the repayment of the loans to developers for affordable housing would repay the loan.

Mr. Tom Williams, Williams and Chubak, explained that proceeds from a revolving loan should provide sufficient proceeds for repayment. He noted that loan demand would probably exceed available funds.

Responding to Councilperson Herndon, Mr. Williams commented that he would research the difference between mobile, modular and manufactured housing with regards to fund availability.

Mark Walling, of HUD, explained that the collateral would be the result of contract negotiations with headquarters staff. He explained the process utilized by the federal government in obtaining funding for the grant and loan programs. He noted that the City's first time application would not be a factor in the application's consideration.

Mayor Griffin asked if proper notice had been given. City Clerk Cook stated that proper notice had been given and that no correspondence had been received.

The Mayor declared the public hearing open.

Scott Nicora, 4755 Persimmon Road, explained that the Neil Road Community fully supported the project. He noted that the funds designed for the Neil Road Community Center constituted only a portion of the funds needed. He commented that additional public and private funds had been obtained.

Ms. Linda Mascarenas Coleman, 4606 Neil Road #188, Reno, explained that the Neil Road Community Center would be a great asset to the community. She requested that the City Council support the project.

Ms. Suzanne Ramos, Executive Director, Nevada Hispanic Services, 190 East Liberty Street, Reno, expressed her support of the EDI and Section 108 loan. She recalled the six years of effort to obtain funding and commitment to build the Neil Road Community Center. She noted community service centers in other areas of the City and the crucial need in the Neil Road area.

Mr. Richard Green, Director, CSA Head Start, 1100 East 8th Street, Reno, expressed his support of the program. He explained that the Head Start Program assisted 100 families in the Neil Road area. He noted that a facility in the area would be a great asset. He drew attention to the number of families that had to commute to the Sutro and Eighth Street facility. He noted that an excess of 30 families were on the waiting list for the Head Start Program in the area.

The Mayor asked if anyone else cared to speak on this matter. Hearing no one he closed the public hearing.

It was moved by Councilperson Pearce, seconded by Councilperson Camp to approve the application to the U.S. Department of Housing and Urban Development for a \$5 million Grant for Economic Development Initiative and \$5 million Loan for Renovation of Paradise Park and construction of a portion of the Neil Road Family Services Center.

There was discussion about the obligation of the City to obtain funds for development. It was noted during the discussion that the Renovation of Paradise Park was a multi-generational project. Additional discussion pointed out the funds did not impact the City's General Fund and provided a method to assist first time home buyers.

Councilperson Pruett noted the Neil Road area was in the DB area of the airport.

Motion carried

PUBLIC HEARING

2:00 p.m.

Staff Report: Case No. 39-96/File 2 (Reno/Tahoe Airport Improvements) - A request to abandon a 60 foot wide sanitary sewer easement approximately 1,400 feet in length located on a ±45.5 acre site adjacent to the East Plumb Lane/Terminal Way intersection of the Reno/Tahoe International Airport in an AO (Airport Operations) zone.

Recommended: Council uphold the recommendation of the Planning Commission and approve Case No. 39-96/File 2.

City Clerk Cook stated that proper notice had been given and that no correspondence had been received.

The Mayor asked if anyone cared to speak on this matter. Hearing no one he closed the

public hearing.

It was moved by Councilperson Camp, seconded by Councilperson Pilzner to uphold the recommendation of the Reno City Planning Commission to approve Case No. 39-96/File 2 (Reno/Tahoe Airport Improvements) a request to abandon a sixty foot wide sanitary sewer easement.

Motion carried.

PUBLIC HEARING

2:00 p.m.

Staff Report: Case No. 161-96 (Landucci/Taylor) - A request for: (1) a zoning map amendment from SFR-6 (Single Family Residential) and MF-14 (Multi-Family) to P-F (Public Facility); (2) a special use permit to allow open lot parking for the Veterans Hospital; (3) variances to: a) delete required landscaping; b) delete handicap spaces; c) allow off-site parking; d) reduce driveway spacing on a collector street from 50 feet down to a minimum of zero. The \pm .46 acre site is located on the east side of Wilkinson Avenue, between Taylor Street and Belli Drive.

Recommended: Council uphold the recommendation of the Planning Commission and approve Case No. 161-96, subject to conditions.

City Clerk Cook stated that proper notice had been given and that no correspondence had been received.

The Mayor asked if anyone cared to speak on this issue. Hearing no one he closed the public hearing.

It was moved by Councilperson Pearce, seconded by Councilperson Pilzner to uphold the recommendation of the Reno City Planning Commission and approve Case No. 161-91.

Motion carried.

Bill No. 5192 Ordinance to amend zoning from SFR-6 (Single Family Residential) and MF-14 (Multi-Family) to P-F (Public Facility).

It was moved by Councilperson Pearce, seconded by Councilperson Pilzner to refer Bill No. 5192 to the Committee of the Whole.

Motion carried.

PUBLIC HEARING

2:00 p.m.

Staff Report: Case No. 3-97 (Greater Light Christian Center) - A request for: (1) a zoning

map amendment from NC (Neighborhood Commercial) and MF-43 (Multi-Family) to MF-14 (Multi-Family); and (2) a special use permit to construct a $\pm 17,380$ square foot church. The ± 3.25 acre site is located at the northeast corner of the intersection of Sutro Street and Wedekind.

Recommended: Council uphold the recommendation of the Planning Commission and approve Case No. 3-97, subject to conditions.

Mayor Griffin asked if proper notice had been given. City Clerk Cook indicated that proper notice was given and no correspondence was received.

The Mayor declared the public hearing open and asked if anyone cared to speak on this matter..

Reverend Glenn E. Taylor, Great Light Christian Center, 910 Autumn Hills Drive, Reno, encourage the Council Members to approve the Greater Light Christian Center. He noted that the Greater Light Christian Center was the first attempt to improve the property located at Sutro and Wedekind Road.

The Mayor asked if anyone else cared to speak. Hearing no one he closed the public hearing.

It was moved by Councilperson Pruett, seconded by Councilperson Pilzner to uphold the recommendation of the Planning Commission and approve Case No. 3-97.

Motion carried.

Bill No. **5193** Ordinance to amend zoning from NC (Neighborhood Commercial) and MR-43 (Multi-Family) to MF-14 (Multi-Family).

It was moved by Councilperson Pruett, seconded by Councilperson Pilzner to refer Bill No. 5193 to the Committee of the Whole.

Motion carried.

PUBLIC HEARING

2:00 P.M.

Staff Report: Case No. 16-97 (Foster) - A request for uphold the recommendation of the Planning Commission and approve Case No. 16-97 (Foster). The ± 1.61 acre site is located at the southeast corner of Clearacre Lane and Epley Road (lower Scottsdale Road), ± 300 feet north of U.S. Highway 395.

Recommended: Council uphold the recommendation of the Planning Commission and approve Case No. 16-97.

Mayor Griffin asked if proper notice had been given. City Clerk Cook indicated that proper notice was given and no correspondence was received.

The Mayor declared the public hearing open and asked if anyone cared to speak on this matter. Hearing no one he closed the public hearing.

It was moved by Councilperson Herndon, seconded by Councilperson Pruett to uphold the recommendation of the Planning Commission and approve Case No. 16-97.

Motion carried.

Bill No. 5194 Ordinance to amend zoning from SFR-15 (Single Family Residential) to MF-21 (Multi-Family).

It was moved by Councilperson Herndon, seconded by Councilperson Pruett to refer Bill No. 5194 to the Committee of the Whole.

Motion carried.

PUBLIC HEARING

2:00 P.M.

Staff Report: Case No. 93-93/File 6 (Sky Vista) - A request to abandon those portions of Mitchell Way, Boeing Drive, Cessna Way, Stinson Way, Wright Way and Douglas Drive contained in Lemon Valley Subdivision No. 1 recorded as Tract Map 631 on January 11, 1960. The streets are located $\pm 1,100$ feet east of Stead Boulevard, $\pm 2,000$ feet west of Trading Post Road and bisected in an east/west direction by Silver Lake Boulevard in a PUD (Planned Unit Development) zone.

Recommended: Council uphold the recommendation of the Planning Commission and approve Case No. 93-93/File 6.

City Clerk Cook stated that proper notice had been given and no correspondence received.

The Mayor declared the public hearing open.

Councilpersons Camp and Pilzner explained that they would abstain from discussion and action in Case No. 93-93/File 6 and 7 (Sky Vista) due to conflicts.

Mr. Milton E. Sharp. 1005 Terminal Way, Reno, spoke in opposition to the abandonment. He explained that North Valley Properties owned property directly south of the Sky Vista project. He noted that his clients had utilized Boeing Drive for access to their property. He commented that the applicant had agreed to a condition at the Reno City Planning Commission to provide access to Boeing Drive. He explained that his client's desire was to assure accessibility via Boeing Drive in the future based on the representation by the RCPC and the applicant.

Mr. George Butorac, 1005 Silver Dollar Lane, Reno, explained his previous opposition to the project. He commented that Boeing Drive came into being after NDOT closed access to U.S. Highway 395 in the early 1980's. He noted that assures had been negotiated with

Washoe County, the City of Reno and Mr. Farr subsequent to the closure to provide access via Silver Dollar and Silver Lake Boulevard. He commented that in 1983 a secondary access was required. He noted that the county upgraded Boeing Drive to serve as secondary access. He noted his traffic concerns and called attention to Mitchell Road. He noted that it was essential to maintain access through Boeing Drive. He commented that if the applicant was willing to maintain access via Boeing Drive that he would withdraw his opposition.

Mr. Ken Krater, Jeff Codega Planning and Design, Reno, explained that the applicant had agreed to abide by the conditions recommended by the RCPC. He stated that the conditions provided for the easements as requested by Mr. Butorac for Boeing Drive and Mitchell Road. He noted that the applicant had agreed to maintain Boeing Drive all the way south to the property line, which extends beyond the easements, to ensure proper access is maintained to the property.

The Mayor asked if anyone else cared to speak on this matter. Hearing no one he closed the public hearing.

Responding to Mayor Griffin, Mr. Ramos explained that the applicant had agreed to maintain the access and maintenance. He commented that the maintenance could not be tied to the easement. He noted that condition four requires maintaining access. He noted that public records include statements from the applicant or his agent to maintain the road in its current condition.

It was moved by Councilperson Pruett, seconded by Councilperson Pearce to uphold the recommendation of the Planning Commission and approve the abandonment request in Case No.93-93/File 6 (Sky Vista), subject to conditions, with the understanding that the applicant will provide access to Mitchell Road and Boeing Drive.

Motion carried with Councilperson Camp and Pizner abstaining. .

Staff Report: Reversion to acreage for Lemon Valley Subdivision No.1.

Recommended: Council approve the reversion map and authorize the Mayor to sign.

It was moved by Councilperson Hascheff, seconded by Councilperson Pruett to approve Case No. 93-93/File 7 reversion to acreage for Lemon Valley Subdivision No.1.

Motion carried with Councilpersons Camp and Pizner abstaining.

Staff Report: Appeal the recommendation for Denial of Liquor License for the Paradox Bar.

Mr. Jim Weston, Police Chief, explained that his department was recommending denial of the Liquor License. He noted the application reflected a change of ownership of the business and liquor license. He commented that a Police call on August 18, 1996 resulted in the exchange of over 100 rounds of gunfire including automatic weapons. He called attention

to a letter dated July 30, 1996, placing the business owners on notice that disturbance calls, fights, etc. that the police department would perform additional drive-bys and patrolling in the area. He cited the costs incurred by the Reno Police Department in responding to complaints at the business, amounting to approximately \$30,000.

Chief Weston commented that the City Attorney Baker, Reno Police Department and the business owners had met to discuss the incidents and issues. He commented that the twenty-one conditions could not guarantee that the previous history of the business would not be repeated. He explained his unwillingness to place the safety of the neighborhood at risk by recommending approval. He noted that the new owners were operating under an Interim Responsibility Certificate until such time as the new owners received approval of their license.

There was discussion concerning the application process and its associated time frame. Also, discussion took place with respect to the license revocation of Casa Margarita.

Mr. Jim Johnson, Deputy Chief of Patrol, explained the history of the Casa Margarita revocation proceedings. He noted that an incident involving the business resulted from an Emcee inciting the crowd to riot. He commented that the resulting melee impacted the financial resources of the RPD significantly. He noted that the management of Casa Margarita's agreed to eliminate live bands, provide additional identification verification. He commented that two separate businesses were being monitored and within the last six months the businesses have taken steps to minimize police intervention.

Councilperson Herndon commented that a liquor license was a special license. He explained that he did not favor jeopardizing any business with license revocation, but believed that each instance needed careful review. He noted that persons entering into a business with a liquor license needed to fully understand their responsibilities.

Mayor Griffin explained that while this was not a public hearing, that the Council did wish to hear from persons either in favor of or in opposition to the denial of a liquor license for the Paradox Club.

J. R. Bryant, 505 Keystone, a partner in the Paradox, Reno, explained that the owners had a large investment in the club. He noted that it was not the intention of the owners to create problems. He expressed his desire to work with the Council and the RPD to resolve any areas of concern and continue to operate the business. He noted that the situation was gang related. He stated that it was the owner's intention to not book events similar to the August 18th concert.

Mr. Matthew Peltó, 1555 Ridgeview Drive, Reno, explained that the club had only held two concerts similar to the August 18th concert. He noted that additional security had been hired and the belief that potential problems had been addressed. He explained that the club had provided a wide variety of music since opening, including blues, rock and country-western. He commented that gang activities occurred during rap concerts. He reiterated the club's intention to not schedule future rap concerts. He explained that the club now maintains a security force of five.

Mr. Myles Garber, 236 California Avenue, Reno, owner of Cafe Royale, expressed his belief that the August 18th group initiated the gang type fight. He commented that approximately

320 area patrons left prior to the disturbance. He expressed his belief that the owners should not be singled out and closed down. He explained that the club's management difficulties resulted from a lack of experience. He suggested that a six month probation period be granted with the proposed 21 conditions. He explained that a violation of the proposed conditions should then be grounds for closing the club.

Mr. Philip Diaz, 627C Roberts Street, Reno, manager at the Paradox Club, explained that the club's security did not rely solely on the RPD. He commented that the club's security personnel had taken care of the security within the club. He stated that club managers and owners are open to any and all suggestions with regards to security measures. He stated his belief that preventing the club's reopening would not benefit any of the parties involved or the community.

Mr. Don Wellington, 1022 Haskell Street #6, Reno, general manager Paradox, acknowledged the concerns of other merchants in the Keystone complex. He explained that he would work to institute additional security measure and increase business for other merchants in the complex and neighborhood. He suggested that all such events be reviewed monthly to coordinate security procedures. He explained that businessmen would be willing to pay extra for additional security. He requested that the Council reopen the club and reminded the Council that the problem would not be solved unless all parties worked together.

Mr. John C. Hope, Jr., 888 West 2nd Street, Reno, explained that a poor choice of music coupled with inexperienced club owners contributed to the August 18th incident. He commented that owners have gained a significant amount of experience in the past few weeks. He noted that the proposed 21 conditions, created with the assistance of the City Attorney's office and the Reno Police Department, provided assistance to the owners in correcting problems that led to the August 18th incident. He noted that Burns Security had been contacted with regards to increasing security in the complex parking lot. He commented that the owners of the Paradox was willing to provide additional parking lot security.

Mr. Larry L. Jones, 501 Keystone Avenue, owner of the Animal Shack, Reno, explained that his store had not been physically damaged, however his customers have been damaged. He noted that similar problems had occurred under Easy Street management. He commented that customers afraid to shop due to perceived problems in the complex are detrimental to all shop owners. He explained that he was not in favor of reopening the business, even though no one was seriously injured or killed.

Mr. Robert Covington, 417 Keystone Avenue, owner of Port-of-Subs and Baskin Robbins, Reno, commented that Easy Street's opening in 1989, created significant problems for other business owners in the complex. He explained the problems created by intoxicated patrons of the neighboring club. He commented that the nightclub should not be in a shopping center. He expressed his concern for his patrons safety and the detrimental impact resulting from the proximity of a nightclub. He commented that his employee's would be instructed to contact the RPD with violation of handicap parking, public intoxication, etc., should the club be allowed to reopen.

Mr. Carl Hull, Manager of Albertson's, 560 Mark Way, Reno, explained that over the

previous six years that a significant number of problems resulted from the proximity of the neighboring club. He noted the unsafe reputation of the Keystone Center. He drew attention to the investment being made by the Albertson's chain in remodeling the Keystone location. He noted that the parking situation became extremely difficult on Friday and Saturday evenings causing Albertson's shoppers to park in fringe areas. He noted the problems presented by intoxicated persons in the store.

Mr. Jim Bachman, representing Albertson's, Boise Idaho, 6670 David James Boulevard, Sparks, drew attention to the letter sent by the Vice-President of Albertson's dated August 22, 1996. He noted the company's concern about the continued operation of the Paradox. He explained that the lives of the 100 Albertson's employees were endangered, as were the employee's of the Paradox Club. He noted that the history of the club was detrimental to the family type of shopping complex that merchants were trying to establish. He expressed his belief that nightclubs did not belong in shopping centers. He encouraged the Council to deny the operation of the club. He commented that the proposed changes would not stop the violence. He drew attention to the increased security measure instituted that did not stop the shooting. He expressed his concern for public safety.

Mr. Mark Sullivan, 6855 Summitview Drive, Sparks, expressed his commitment to the Truckee Meadows. He explained that public services were somewhat similar to the insurance business. He noted that the bulk of services would be directed to certain types of businesses. He explained his belief that closing down particular businesses was not the solution to problems. He suggested that working with business owners to address problems was the best method to achieve solutions. He commented that moving the entrance to the club to the rear of the building might offer a solution to the problems encounter by the neighboring businesses.

There was discussion concerning the Council's responsibility to the community and area businesses. It was noted during the discussion that the Paradox might not be a compatible business for the neighborhood or the shopping complex. Additional discussion concerned the incidents that RPD responded to. It was noted that only one of the incidents might not be attributable to patrons of the Paradox.

Significant discussion covered the recovery of costs incurred by the City in responding to the August 18th incident. It was noted during the discussion that the significant number of incidents occurring within the first thirty days was a compelling reason for denial. Additional discussion pointed out that at least one of the proposed 21 conditions was a requirement. It was noted that the gang(s) participating in the August 18th incident were out of town. Additional discussion pointed out that at least three of the incidents occurred on teen nights. It was noted during the discussion that the previous owner had a history of problems.

Significant discussion developed concerning comparison of incident reports of other clubs in the City. Additional discussion pointed out that the owners were cooperating with the RPD in correcting problems and determining solutions that will minimize potential problems. It was noted during the discussion that with the current zoning allowed the current use and would preclude the Council's denial of any similar future use. It was suggested that the Council consider a probation period of thirty to sixty days to allow the owners sufficient time to address the issues presented.

Additional discussion covered the general type of clientele at the Paradox. It was noted during the discussion that the neighborhood concerns needed to be addressed. It was suggested that the Council review current zoning ordinances. Additional discussion covered concerns about neighboring merchants and the apparent incompatibility. It was noted during the discussion that other shopping center throughout the city have similar uses. A consensus was reached that based on the testimony or surrounding businesses and the RPD report that compelling reason existed to deny the liquor license

It was moved by Councilperson Pilzner, seconded by Councilperson Hascheff to deny the liquor license for the Paradox Bar.

In response to Councilperson Pruett, it was noted that the owners could reapply for a liquor license with the process beginning again. It was also noted that the City Council's action would be one of the considerations during the approval process.

There was significant discussion concerning the process. It was noted during the discussion that the RPD only makes recommendations and that the action of the Council was not sufficient reason for an automatic denial. It was pointed out during the discussion that the business license was not at issue only the liquor license. Additional discussion indicated that the business could continue to operate without serving liquor. It was pointed out that the previous owner had let all accounts with the State of Nevada lapse and would have to reapply.

Additional discussion pointed out that Business License Enforcement had rendered the order to Cease and Desist operations at the Paradox Bar. It was noted that the owners could not operate any type of business in the current location. It was pointed out that the Council was only reviewing the liquor license.

Motion carried.

Mayor Griffin commented that he voted on the liquor license with the understanding that the business would continue.

Councilperson Pilzner explained that his vote was concerning the liquor license only. He noted that the business license was not on the agenda for consideration.

Councilperson Pruett expressed her concern that the Council was not notified about the business license issue.

It was noted that the owners could reapply for a license in the location on September 10, 1996. It was pointed out that the application for a business license could processed within a two to three week process. Additional discussion pointed out that the agenda was an appeal of a liquor license denial. It was noted that the Cease and Desist order came from the Business License Department and that the RPD denial recommendation was only for the liquor license.

Mr. Hope stated that the original appeal, described in a letter dated August 23, 1996, was the Cease and Desist order concerning the Business License. He noted that the applicant was unaware of a liquor license denial until today

There was discussion concerning the liquor license vote and a consensus reached to instruct the City Manager to place the appeal of the business license Cease and Desist order on the next agenda. The Council reached consensus that the previous vote on the liquor license denial should be reconsidered.

It was moved by Councilperson Hascheff, seconded by Councilperson Herndon to reconsider the vote of the denial of a liquor license for the Paradox Club.

Motion carried.

It was moved by Councilperson Herndon, seconded by Councilperson Pizner to continue consideration of the Paradox Case for one week.

Motion carried.

The Council instructed staff and the City Attorney to instruct the applicant concerning the proper procedures.

It was noted that a Cease and Desist order was not appealable under code. It was noted that one week would be sufficient to notice the appropriate persons.

Mr. Hope explained that the applicant's understanding that an appeal could be filed. He noted that the business had been closed immediately. He noted that copies of the City's code were unavailable and that the procedure was not understood.

Mayor Griffin explained that the Council was attempting to find an avenue that would allow the applicant to operate a business without a liquor license. He commented that the opportunity should allow sufficient time to reach an agreement that would address concerns of the RPD.

Mr. Hope noted that the liquor license had been granted just a week ago. He explained that the license had been pulled at the last minute. He expressed his confusion.

Councilperson Pearce commented that the neighbors would continue to have problems with the business.

There was significant discussion of the process and the suggestion to allow the business an opportunity to address issues identified by the RPD. It was noted during the discussion that the continuance was procedural in nature and would be addressed next week.

The Deputy City Attorney indicated that the negotiations involving the City Attorney, Reno Police Department and the applicants attorney resulted in the applicant's notification that the negotiations did not resolve the issues. She stated that the applicant's attorney was notified that the recommendation of the RPD would be for denial. She commented that the applicant's attorney was advised of the procedure to appeal to the City Council for resolution. She stated that the department had not accepted the proposed conditions.

Mr. Hope requested clarification of the continuance for one week; to determine whether or not the liquor license or the business license should be denied.

Councilperson Hascheff explained that it was acceptable for the applicant to meet with the RPD and attempt to negotiate an agreement that addresses the concerns of the department. He commented that the meeting would be procedural in nature.

Responding to Mr. Hope, Councilpersons Pilzner and Herndon commented that the item, as it appeared on the agenda, was to consider an appeal of the liquor license denial only.

MAYOR AND COUNCIL

Liaison Report and appropriate direction to staff

No action was taken on this agenda item.

Mayor's Liaison Report - J. Griffin.

No action was taken on this item

Request for financial consideration regarding provision of fire services to the Reno Air Races. - J. Griffin.

THIS ITEM WAS WITHDRAWN FROM THE AGENDA.

Public Comments.

Mr. Sam Dehne expressed his disappointment that he was not allowed to speak at the workshop meeting with the Airport Authority Trustees. He explained that the larger issue was that the Airport Authority wanted to expand into the Air Guard facility and move the Air Guard to the Rewana Farms area. He explained that he had provided an informational packet to each Councilperson. He explained that the Airport was unwilling to investigate the source of the noise. He commented that the Airport simply wanted to acquire the Rewana Farms area with FAA money to move the Air Guard. He explained his concern that the meeting held the previous evening was a contempt of the City Council.

Councilperson Pilzner explained that the Airport Authority was chartered by state law and needed to be resolved at the state level. He noted that the City Council did not have the authority to make changes.

Mayor Griffin commented that the City Council had provided a substantial forum for citizens to state their concerns. He noted that the City did not have direct control over the agency. He commented that he was not inclined to direct staff to pursue the matter any further.

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A recess was called at 4:40 p.m. and upon reconvening at 6:40 p.m., roll was taken with the following Council members present: Hascheff, Herndon, Pearce, Camp, Pilzner and Griffin. Absent: Pruett..

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PUBLIC HEARING

6:00 P.M.

Staff Report: Case No. 28-92/File 3 (Dermody Business Park) - A request for a zoning map amendment on ±61 acres from IB (Industrial Business Park) to IC (Industrial Commercial) for property generally located west of East McCarran Boulevard, north of Rock Boulevard on both sides of Capital Boulevard.

Recommended: Council uphold the recommendation of the Planning Commission and deny the requested zoning map amendment.

Mayor Griffin asked if proper notice had been given.

City Clerk Cook stated that proper notice was given and one letter was received from the Willow Springs Treatment Center which stated that they have no specific objections, only requested to be involved in the development process.

Ms. Laura Tuttle, Principal Planner, explained the denial by the Planning Commission. She called attention to the letter received from the Willow Springs Treatment Center and the applicant's agreement to erect a six foot masonry wall. She noted that development in the vicinity of the Bristlecone Apartment complex would require a special use permit and would allow additional review of traffic problems at that time.

Mr. Alex Fittinghoff, representing Dermody Properties, commented that Mr. Christensen was present to answer any questions. He provided a background history of the area surrounding the site. He noted the existence of the business park over the past fifteen years. He commented that the zoning change was being requested to accommodate clients of Dermody Properties. He noted previously approved zoning change requests and the subsequent request being appealed to the Council. He noted that the current zoning allowed manufacturing and commented that warehousing generated approximately one half the traffic of manufacturing facilities. He explained that the concerns expressed by area residents would be addressed either through the special use permit process or existing roadways. He summarized meetings with The Children's Cabinet and subsequent agreement that potential issues would be addressed through the special use permit process. He noted that the original notice to the Willow Springs Treatment Center went to their home office in Texas. He outlined subsequent meetings and the applicant's agreement to construct a masonry wall on a landscape berm and the involvement of the Center in the development process. He noted that the project was consistent with the Master Plan. He drew attention to the Findings cited in the minutes of the RCPC.

Councilperson Pilzner explained that he had sold a fax machine to Dermody Properties approximately six months ago.

Ms. Stacy L. DeMartin, 30 Date Palm, Sparks, representing Operating Engineers Federal Credit Union, commented that the applicant had addressed her concerns about a possible warehouse being constructed across from the credit union office. She explained that since the zoning change did not affect the vacant property adjacent to the credit union that her

concerns had been addressed.

Ms. Priscilla Dorazio, 2070 Longley Lane, Reno, explained her concern about the street width of Longley Lane. She noted the current traffic problems and the absence of a turn lane for the Bristlecone Apartments. She noted the proximity of The Children's Cabinet to the street. She commented that she and her husband were not opposed to the rezoning only the potential of additional truck traffic.

The Mayor asked if anyone else cared to speak on this matter. Hearing no one he closed the public hearing.

Responding to Councilperson Pilzner, Ms. Tuttle commented that the particular section of Longley Lane was a dead-end.

Mr. Keith Lockard, Senior Civil Engineer, commented that there were no plans to extend Longley Lane to intersect with McCarran Boulevard.

Responding to Councilperson Pilzner, Ms. Tuttle commented that the special use permit process allowed an opportunity to restrict traffic on Longley Lane due to the adjoining residential zoning.

Mr. Fittinghoff commented that Dermody Properties would direct truck traffic on to Capital. He explained that future development might be an office complex rather than a warehouse.

There was discussion concerning impact fees and the ability to condition future projects during the special use permit process. It was noted during the discussion that Longley Lane could be widened to forty foot widths if necessary. Additional discussion developed concerning the establishment of a turn lane. It was noted that a turn lane could be established with the elimination of on-street parking. A consensus was reached to direct staff to investigate the establishment of a turn lane to fulfill a condition dating back to 1988.

Ms. Tuttle explained the difference in hours of operation associated with IB and IC zoning. She noted that under the IC designation a special use permit for 24-hour use would be required for industrial or manufacturing use. She noted that Dermody Properties had agreed to a berm and six foot masonry wall. She noted that the Council would need to adopt a zone change by resolution of intent for the westerly parcel with the condition to install a minimum six foot masonry wall, with a minimum ten foot landscape strip on the west property line with a two year time frame for construction.

Alex Fittinghoff accepted the resolution of intent with conditions as stated by Ms. Tuttle. He suggested that a three foot berm be installed with the six foot masonry wall being constructed to effectively construct a nine foot sound barrier. He noted that the permission to berm on the adjoining Willow Springs site would need to be obtained. He explained that the IB zoning allowed a numbers of items including outdoor storage with a special use permit. He explained that some of the less desirable uses were prohibited under the properties CC&R's.

Responding to Mayor Griffin, Ms. Tuttle commented that the information received by the District Councils was different than information received by the Planning Commission. She

noted that many cases were presented at the District level prior to submission to the Community Development.

It was moved by Councilperson Camp, seconded by Councilperson Pearce to approve the zoning map amendment in Case No. 28-92/File 3 (Dermody Business Park) by resolution of intent for the western parcel, (APN12-355-11), with a three foot berm with a six foot masonry wall on the west property line and approve the zoning map amendment to IC on the eastern parcel (APN12-355-02) by ordinance.

Councilperson Pilzner requested that future projects address the turn lane condition that has not been fulfilled.

Councilperson Hascheff suggested that staff be given direction to address the issue.

Mr. Thomas commented that staff would be instructed and made aware of the issue as the condition only applied to this project.

Motion carried with Councilperson Pruett absent.

PUBLIC HEARING

6:00 P.M.

Staff Report: Case No. 1-97 (Zunino) - A request for a special use permit for open lot parking, for a three-year period, on a $\pm 14,000$ square foot parcel located on the south side of East Second Street, ± 40 feet west of Lake Street within the CB (Central Business) zone. The parking lot currently contains ± 148 striped spaces and will not be altered with this request.

Recommended: Council uphold the recommendation of the Planning Commission and approve Case No. 1-97.

City Clerk Cook stated that proper notice had been given. He noted that one letter had been received from Jeffrey Siri, Club Cal-Neva, supporting the condition requiring the frontage street lighting.

Ms. Tuttle explained that the parking lot currently existed within the CB zone. She noted that the zoning that retroactively required existing parking lots obtain a special use permit and comply with current standards. She noted the RCPC's approval of the special use permit with conditions. She noted that the appeal was based on the conditions and that the existing lighting was powered by a generator and that the property had no on-site utilities. She noted that water was available from either Lake or Second Street. She noted that it would not be necessary to cut through new paving on Lake Street as water was readily available on Second Street.

Mr. Gary Benedetti, 920 Putnam Drive, Reno, representing the Zunino and Oppio partnership, commented that the applicant was aware of the landscaping requirement. He noted that he was unaware of the street lighting requirement until just prior to the meeting. He explained that the estimated cost of installing two light standards was approximately \$7,000 to \$8,000. He explained that since the opening of the Cal-Neva parking garage that

the rent had been reduced from \$5,000 monthly to \$2,500. He noted that the lot had been in existence for the past twenty years. He commented that the property had been for sale for approximately one year. He noted that only the street light condition was being appealed.

Ms. Tuttle commented that the street light condition was the result of numerous surveys indicating that well lighted street were considered safer. She noted that the condition had not been waived previously.

Mr. Benedetti explained that due to the decreased revenues that the street requirement presented an undue hardship. He noted that condition three could be met with planters with trees and not necessitate the installation of water.

Responding to Councilperson Pearce, Bruce Ambo, Redevelopment Planner, commented that during an on-site inspection he had indicated that the applicant could water the landscaping themselves through an agreement with an adjoining property owner. She explained that the policy requiring street lighting and landscaping was appropriate.

Mr. Vince Smith, Manager of Allright Sierra Parking, commented explained that the responsibility would be his. He noted that a property managed by the City did not have automatic irrigation.

There was discussion concerning adequate street lighting. It was noted during the discussion that water was available from Second Street, which is not a no-cut street. Additional discussion pointed out that Sierra Pacific Power Company had not responded to an inquiry concerning the availability of electricity. It was noted that the highest and best use of the property was commercial development.

There was discussion concerning whether the City's parking lot had street lights. It was noted that the City parking lot had electricity. Additional discussion identified Councilperson Herndon's concern that the restriction might not be appropriate to an existing use.

It was moved by Councilperson Herndon to approve the special use permit in Case 1-97 (Zunino) with the inclusion of the condition for landscaping and modification of the street lighting condition that if after three years adjacent property has install street lights that the applicant must install street lights also.

Councilperson Pearce commented that she could not support the motion. She explained that the water and power availability were not issues.

There was no second to the motion.

It was moved by Councilperson Pilsner, seconded by Councilperson Pearce to uphold the recommendation of the Reno City Planning Commission and approve the special use permit, Case No. 1-97 (Zunino) for an open parking lot for a three year period, subject to conditions and that the conditions for street lighting and landscaping remained in effect.

The motion carried, with Councilperson Pruett absent.

PUBLIC HEARING

6:00 P.M.

Staff Report: Case No. 73-93/File 2 (Suzie's Video) - Request for: (1) a special use permit to allow 24-hour operation; and (2) a variance to allow partially obstructed motion picture arcade booths on a ± 1.3 acre site located on the northwest corner of Kietzke Lane and Second Street in an I (Industrial) zone.

Recommended: Council uphold the recommendation of the Planning Commission and approve the special use permit, subject to conditions and deny the variance for Case No. 73-93/File 2.

City Clerk Cook stated that proper notice had been given and that no correspondence had been received.

Ms. Tuttle provided an overview of the staff report. She explained code requirements as related to the variance request. She outlined the history of Suzie's Video and the elimination of the video booths indicated in the buildings plans. She drew attention to letters sent to the property owner by Mr. Thomas, Director, Community Development Department. She provided a copy of the judgement and subsequent notification to the applicant's attorney that the original plans prohibited the video booths.

Roger Diamond, 2115 Main Street, Santa Monica, California, commented that a disagreement existed with staff concerning the video booths. He explained that the settlement agreement, page one, indicates that the video booths were already installed at the time the lawsuit was filed. He noted that the arcade was in operation prior to adoption of the ordinance. He explained that Section two paragraph E allowed inspection by the City. He commented that an agreement was not reached to dismantle the video booths. He noted that the applicant had one year to comply with the terms of the ordinance or to apply for a variance. He commented that the facility was too narrow to comply, technically, with the intent of the ordinance. He commented that the business had operated without complaint for approximately three years. He explained the layout of the building and the orientation of the booths. He summarized the difficulties in bringing the building into compliance. He explained that the applicant was attempting to follow the variance procedure and a request for additional time to comply.

Mayor Griffin pointed out that the agenda only pertained to the special use permit and the variance request, not the request for addition time to comply. He stated that the Council could only address the items addressed on the agenda.

Mr. Diamond explained that the facility, as constructed, negated the possibility of conformance. He explained the hardship of the applicant in complying with ordinance. He noted that the booths were constructed in a manner that prohibited contact between patrons. He commented that some Constitutional issues were also in question with regards to the denial of the variance request.

Mayor Griffin explained that the Council could only address the variance and special use permit requests.

It was noted during discussion that the applicant had already had two years to comply with the ordinance.

Mr. Steve Carvallo, General Manager, Suzie's Adult Videos, explained that removal of the booths as constructed would result in the conduct the ordinance was designed to prohibit.

Michelle Williams, Manager, Suzie's Adult Videos, explained that there had been no security issues with the current booth configuration. She noted that security guards also patrolled the area. She commented that bringing the booths into compliance with code would necessitate significant alteration of the building. She explained the privacy issues surrounding code required booth configuration.

The Mayor asked if anyone else cared to speak. Hearing no one he closed the public hearing.

There was discussion covering the provisions for construction. Mr. Diamond reiterated his belief that the applicant had a year to bring the facility into compliance. He expressed his belief that the section referred only to building ordinances not the configuration of the video booths. He noted that non-conforming uses were allowed to continue, as long as they did not expand. He commented that uses not in conformance had a period of one year to comply with Section 18.06.300, unless by application to City Council a further time period is allowed by Council based on undue hardship.

There was discussion concerning the application for variance. It was noted that should the City Council deny the variance request that the applicant had to bring the video booths into conformance with code. Mr. Diamond explained that the goal was to keep operating in the current manner indefinitely. He commented that if the court agreement was unclear or ambiguous that the court system could make the final determination.

Ms. Tuttle explained that "legally established non-conforming use" had not been mentioned during the presentation. She commented that adult entertainment ordinances referred to legally established non-conforming uses. She noted that the booths were not a legally established non-conforming use. She commented that the applicant did not have a building permit for the booths. She explained that the building plans had specifically prohibited the booths. She commented that by inference that the extension for hardship also applied to legal established non-conforming uses.

There was discussion about the differences between property and building uses. It was noted during the discussion that the booths were built contrary to letters received by the applicant.

Mr. Diamond questioned whether the ordinance was valid under the Constitution.

Councilperson Pearce acknowledged her agreement with the RCPC. She commented that the applicant created the hardship by building the booths without a permit.

There was significant discussion concerning legal non-conforming uses. It was noted that in 1993 that the applicant agreed to come in conformance within one year. Mr. Diamond explained that he did not recall such an agreement. He commented that allowing the Virginia Street Bookstore to operate under a different set of rules presented an unfair competitive

business advantage.

Councilperson reiterated his belief that the applicant had agreed to come into conformance within the one year time frame. He expressed his concern that the applicant had not complied with the terms of the agreement.

Mr. Diamond explained that over time circumstances can change. He drew attention to the Virginia Street Bookstore and requested that the Council apply to same rules to the applicant's business.

It was moved by Councilperson Herndon, seconded by Councilperson Pearce to uphold the recommendation of the Reno City Planning Commission and deny the variance in Case No. 73-93/File 2 (Suzie's Video).

Councilperson Hascheff acknowledged his agreement with Councilperson Pearce in that the applicant created the undue hardship. He commented that he agreed with Mr. Diamond that there was an interpretation issue that should be determined by the Court.

Mayor Griffin commented that he would not support the motion for the same reason he did not support the Virginia Street Bookstore.

Motion carried, with Councilperson Hascheff and Mayor Griffin voting Nay and Councilperson Pruett absent.

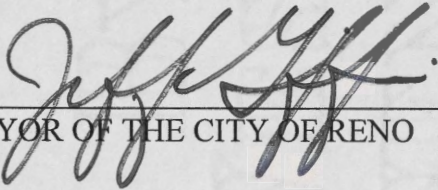
Mayor Griffin commented that Mr. Diamond should consult with the City Attorney with regards to filing for a hardship extension under Section I.

Public Comment

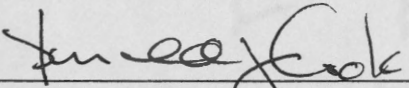
No Action was taken on this item.

The Meeting was adjourned at 8:35 p.m.

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MAYOR OF THE CITY OF RENO

ATTEST:


CITY CLERK AND CLERK OF THE CITY
COUNCIL OF THE CITY OF RENO



BYRON
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MINY RECORD
1994

Council Chambers, Reno, Nevada
September 24, 1996

The Regular Session of the Reno City Council was called to order at 12:15 p.m. on September 24, 1996 in the Council Chambers at City Hall.

PRESENT: Council Members Herndon, Hascheff, Pearce, Camp, Pruett, Pilzner and Mayor Griffin.

ABSENT: None..

ALSO PRESENT: City Manager McNeely, City Attorney Lynch and City Clerk Cook.

INVOCATION - Pastor Joe Taylor, So. Reno Baptist Church

PROCLAMATIONS/PRESENTATIONS:

Proclamation: Kids Voting Day
Clean Water Week

Presentation: Alicia Reban, Western Nevada Clean Communities Executive Director will present a certificate of appreciation

Approval of Minutes - September 10, 1996

It was moved by Councilperson Hascheff, seconded by Councilperson Herndon to approve the minutes of the September 10, 1996, Reno City Council meeting as submitted.

Motion carried.

Approval of Agenda - September 24, 1996

Mayor Griffin commented that Item 9A4 had been pulled from the agenda.

It was moved by Councilperson Hascheff, seconded by Councilperson Herndon to approve the Agenda for the September 24, 1996, Reno City Council meeting.

Motion carried.

Cash Disbursements August 26, through September 8, 1996.

Recommended: Council approve the Cash Disbursements as submitted.

It was moved by Councilperson Hascheff, seconded by Councilperson Pruett to approve cash disbursements August 26 through September 8, 1996.

Motion carried with Councilperson Pilzner abstaining on all disbursements involving Morrey Distributing.

Staff Report: Consideration of contract for Police Chief Jim Weston and/or confirmation of Jim Weston as Police Chief.

Mayor Griffin explained that the City did wish to offer Reno Police Chief Weston a contract. He noted that the failure to reach a contract agreement stemmed from specific elements of the negotiations.

Councilperson Pruett commented that apparently there had been misinterpretation of the proceedings. She commented that the City Council unanimously agreed on the negotiations. She noted that it was unfair to place blame with the City Manager. She explained complaints should be voiced to the City Council rather than Chief Weston or City Manager McNeely.

Councilperson Pilzner explained his disappointment at the City's failure to reach a contract agreement with Chief Weston.

Councilperson Herndon commented that the failed negotiations were not a reflection on the Chief. He stated that Chief Weston had been an excellent Chief and had served the City well. He commented that he wished to keep Chief Weston with the City as long as he cared to stay.

Councilperson Camp acknowledged her agreement with all of the comments heard. She pointed out that Chief Weston had not had a day off in five years. She commented that in her opinion Chief Weston made a wise decision with regards to family versus career. She noted her admiration of his choice.

Ms. Mary Wilson, member NAACP, explained her disappointment that Chief Weston had not reached a contract agreement with the City. She commented that Chief Weston had done more for the African-American community than any previous Chief of Police. She noted that he maintained an open door policy for the NAACP and had gained the respect of the community.

Mr. Ron Dreher, Reno Police Protective Association, recalled private and public discussions concerning Chief Weston. He explained that the association had made it clear that Chief Weston was their choice for Police Chief. He noted the request of the association for public support which became overwhelming apparent last week. He explained the association's appreciation of the City Council's concerns in retaining Chief Weston.

Mr. Dreher continued noting the disappointment of the public and the association that Chief Weston did not wish to remain as Chief.

Ms. Toni Angelini, explained that Chief Weston was wonderful to work with and had done much with regards to victim's rights. She stated that it would be difficult to replace him as Chief. She explained her concern with Ms. Pruett's reference to officers as thugs. She noted that the reference was inappropriate and needed to be taken care of. She requested that she be considered to serve on the committee searching for the new police chief.

Mayor Griffin explained that the Council wished to allow an opportunity for citizens to express the concerns and opinions.

Councilperson Herndon explained that Chief Weston was not leaving or deceased, only stepping down as Chief. He noted that the City Council intended to include the RPPA, Assistant Chiefs and other as participants in the selection process.

Mr. Onie Cooper explained his appreciation of Chief Weston and his hope that his replacement would be as good or almost as good.

Mr. Sam Dehne explained that the City had the American Flag, motherhood, apple pie, the Reno Police Department and now Jim Weston. He commented that he had not heard anyone say anything against Chief Weston. He noted the public speculation and the precarious position of the City Council.

Councilperson Pruett explained that while it was not appropriate to mention the incident except during Public Comments that perhaps immediately after this agenda item that Public Comments could be heard.

Mr. Anthony Phelps, explained that Chief Weston had treated homeless people better than Sheriff Kirkland or anyone else.

Councilperson Pilzner explained the difficulties in protecting persons private decisions. He expressed his hope that a lesson had been learned that will minimize this type of controversy. He commented that the Council had done their very best and his respect for everyone involved in the process.

PUBLIC COMMENTS

Mr. Sam Dehne explained that he respected the Reno Police Department. He drew attention to the controversy surrounding a word taken out of context.

Identification of items from the consent agenda pulled for discussion.

Consent Agenda Items 9D, 9E, 9H, 9J and 9K were pulled for further discussion.

Business License Applications 1- 4.

Gable Roof Cafe; Carol J. Moss-Barton; 55 W. Arroyo Street; Dining Room Wine/Beer; Alcohol Catering.

The Hub; Dolly Benetti; 3098 Kietzke Lane; Previous Licensee: Earl Throckmorton; Bar.

Quikie Mart; Abeheydeep S. Virk; 2550 Longley Lane; 7 slots, Owner/Operator Basis.

Naughty by Nature; Lisa Lynn Wood; 108 Roff Way, Ste. 100; Escort Bureau. (This agenda item withdrawn)

Recommended: Council approve the Business License Applications as submitted.

Staff Report: Houston Insurance vs. United States of America, et al United States District Court, Eastern District of Columbia, Case No. CIV-2-96-1340 GEB PAN.

Recommended: Council refer this matter to the City Attorney for handling.

Staff Report: Approve Re-appropriation of Funds for Fiscal Year 1996-97.

Recommended: Council approve reappropriating funds for the attached projects in FY 1996/97.

Staff Report: Wade Renslow vs. City of Reno, et al - Second Judicial District Court - Case No. CV96-05562.

Recommended: Council refer this matter to the City Attorney for handling.

Staff Report: Authorize retention of separate attorneys for City Defendants in Paiva v. City of Reno, et al.

Recommended: Council authorize the hiring of each of the attorneys listed in the staff report to represent the respective defendants in the case.

Staff Report: Reversion to acreage for Remo Canessa (Case No.8-97/F3).

Recommended: Council approve the reversion to acreage map.

Staff Report: Reversion to acreage of a parcel B of P.M. #2753 and Parcel 3-2 of P.M. #1970 for Security Capital Pacific, Inc. (Case No. 53-97/F3).

Recommended: Council approve the reversion to acreage map.

Staff Report: 1995 Sewer Rehabilitation Program - Change Order #1 for contract #822, Project #22082 with HydroTech, Inc.

Recommended: Council approve the change order to Contract No. 822 in the amount of \$27,015.71 and augment the fund with HydroTech, Inc. and Gelco Instiuform in the amount of \$13,911.43 and authorize the Mayor to sign.

Staff Report: Request for a one year time extension on the tentative map for the Silverado Estates #5 subdivision, located west of the current terminus of Kings Row \pm 1,000 feet north of Las Brisas Boulevard.

Recommended: Council approve the extension, subject to the conditions of approval.

It was moved by Councilperson Pearce, seconded by Councilperson Pilzner to approve Consent Agenda Items 9A, 9B, 9C, 9F, 9G, and 9I.

Motion carried.

FIRST READING ORDINANCES

Bill No. **5195** - Ordinance amending Ordinance No. 4373 to expand the authorized use of Room Tax Revenue imposed by Ordinance No. 4184; and providing for other matters properly relating thereto.

Del R. Rice, 660 North Virginia Street, Reno, expressed concern that it was unknown where the \$1.9 million, collected in room tax by the City, was spent. He explained that the persons collecting the tax should have some input as to how the revenues were utilized. He noted his concern that item 6 in the second part perhaps eliminated the Ordinance and removed the controls over the expenditure of the \$1.9 million. He requested that the City Council provide a list of expenditures over the past few years. He noted the revenues totaled 11% of the total collected in the County and requested disclosure of the expenditures.

In response to Mayor Griffin, City Attorney Lynch explained the Ordinance required that the funds be expended on parks and other tourist related purposes, including paving of streets. She commented that the City had leeway to add to the list. She noted that Washoe County deposited their share of the revenue into their general fund and doubted whether there was any accounting for the room tax revenue.

Councilperson Hascheff commented that explained that the overriding standard would be to find a primary purpose substantially related to the City as a final destination for visitors and tourism. He noted that the proposed language did not change that provision of the Ordinance.

Bill Osgood, representing the Downtown Improvement Association, explained that the proposal created a focal point for further discussion for the establishment of budgeting and planning for the community as a whole and tourism can obtain the best return on the revenues. He encouraged the Council to pursue the process and work together to develop a consensus.

Councilperson Piltner commented that tourists generated the room tax not the hotels or motels. He explained that it was incumbent on the Council to utilize the revenue wisely.

In response to Councilperson Pearce, Ms. Lynch explained that the proper procedure is to refer the Ordinance. She noted that the Council had thirty days before the second reading. She commented that the list was not exclusive and that the Council could add other items as deemed appropriate.

Ms. Lisa Sadow, Finance Director, explained that during budget considerations that the proposed language was suggested to allow greater flexibility. She noted that monthly financial statements were provided with a specific accounting of the Room Tax fund.

Councilperson Piltner suggested that the Ordinance be reviewed in its entirety to ascertain whether it addressed current City needs.

Councilperson Hascheff suggested that a public workshop to obtain public input at the October 8th meeting. He noted that maintaining the revenue in a Special Revenue Fund to rehabilitate City Parks was admirable.

There was discussion of placing the revenues in the general fund. It was noted that with the revenues being placed in the general fund that projects such as the California Building would be neglected.

It was moved by Councilperson Pearce, seconded by Councilperson Piltner to direct staff to schedule additional discussion of this bill at a Council Workshop.

Motion carried.

Bill No. 5195 - Case No. 21-91 (Rosewood Lakes/Herons Landing) Amend Ordinance No. 4597 by making minor revisions to the SPD Design Guidelines.

It was moved by Councilperson Hascheff, seconded by Councilperson Piltner to refer Bill No. 5196 to the Committee as a Whole.

Motion carried.

Bill No. - AT-1-95 (Downtown Boundary) Request to amend the zoning ordinance to add a total of six blocks located First to West Fourth Streets and west of Ralston Street and east of Washington Street to the Downtown Area (RMC 18.06 Exhibit B).

There was discussion concerning the downtown boundary. Bill Thomas, Community Development Director, explained that the Council could initiate zone changes to bring uses into conformance. Additional discussion pointed out that RV parking could be allowed with a special use permit.

Councilperson Pilzner noted the pending litigation. He expressed concern about making changes prior to the outcome of the litigation.

There was general discussion concerning land uses. It was noted that the property in question could be left out of the downtown boundary change however it was not a recommended compromise. Additional discussion pointed out that the forward planning was to determine what should or should not be in the downtown area.

Councilperson Herndon explained that the expansion allowed additional uses of the property.

There was discussion about whether property owners in the area had been notified. It was noted that property owners had be notified and no property owners had objected.

In response to Mayor Griffin, it was noted that the litigation involved the breach of a contract. The downtown boundary change would not affect the zoning classification.

There was discussion concerning high density multi-family zoning would require a zone change as part of an application. It was noted that the proposal provided a logical edge of the downtown area. Additional discussion pointed out that applicants could request a MF-43 zone. It was noted that applicant's could request a change of the downtown boundary at the time of application.

There was discussion of the current downtown boundary with a suggestion to review current ordinances and perhaps require more parking and additional landscaping. It was noted that the downtown area covered a significant area. Additional discussion drew attention to uses that in retrospect should not have been allowed.

It was moved by Councilperson Hascheff, seconded by Councilperson Herndon to deny the downtown boundary change with the City Council to review all projects that come forward and review boundary changes at that time.

Motion carried.

SECOND READING ORDINANCES.

Bill No. 5197 - An Ordinance amending Chapter 4.04 of the Reno Municipal Code to include a provision for a business license denial and providing for other matters properly relating thereto.

It was moved by Councilperson Herndon, seconded by Councilperson Camp to refer Bill No. 5197 to the Committee of the Whole.

Motion carried with Councilpersons Hascheff and Pilzner voting Nay.

COUNCILPERSON PEARCE ABSENT 1:25 P.M.

Bill No. 5198 - An ordinance to create a new Chapter 4.05 of the Reno Municipal Code regulating Adult Interactive Cabarets, and to provide for other matters properly relating thereto.

It was moved by Councilperson Herndon, seconded by Councilperson Camp to refer Bill No. 5198 to the Committee of the Whole.

Motion carried with Councilpersons Hascheff and Piltzner voting Nay and Councilperson Pearce absent.

COUNCILPERSON PEARCE PRESENT 1:30 P.M.

RESOLUTIONS

Resolution No. 5277 Resolution accepting streets - Silver Shores Unit No. 12.

It was moved by Councilperson Pruett, seconded by Councilperson Piltzner to pass and adopt Resolution No. 5277.

Motion carried.

RESOLUTION NO. 5277

Resolution accepting streets - Silver Shores Unit No. 12.

Resolution No. 5278 Resolution directing the Regional Transportation Commission of Washoe County and Harding Lawson Alpha Consulting Engineers to prepare and submit plans and cost estimates for the 1997 Special Assessment District No. 2.

Councilperson Piltzner disclosed that he occasionally performed non-contractual repair work for Harding and Lawson.

Councilperson Camp commented that she would not support the Resolution due to her concerns with the selection process.

There was discussion of the bid award process, it was suggested that Council action be delayed for two weeks.

Mr. Steve Rhodes, Maintenance Engineers, explained that the Resolution dealt with a Special Assessment District. He noted that Harding Lawson had been on contract with the RTC for quite some time preparing the plans for the SAD. He explained the process utilized when selecting consultants and engineers as mandated by State law. He noted that the top five firms were rotated among the projects. He commented that firms lacking experience were not generally selected. It was suggested that the process be brought back for a workshop.

There was discussion about the process, it was noted that delaying the process at this point would delay the project slated for next spring. Additional discussion pointed out that this was the first time the City had been able to coordinate sidewalk repairs with curb and gutter repairs by the RTC.

It was moved by Councilperson Hascheff, seconded by Councilperson Herndon to pass and adopt Resolution No. 5278, with direction to staff that the Council would like to review the process and modify wording to require neighborhood meetings as needed, rather than one neighborhood meeting.

The motion carried with Councilpersons Camp and Pearce voting Nay.

RESOLUTION NO. 5278

Resolution directing the Regional Transportation Commission of Washoe County and Harding Lawson Alpha Consulting Engineers to prepare and submit plans and cost estimates for the 1997 Special Assessment District No. 2.

Resolution No. 5279 Resolution to amend the assessment roll for the City of Reno, Nevada 1985 Special Assessment District No. 1 (Apportionment Request No. 43 - Northgate Subdivision Unit No. 3M).

It was moved by Councilperson Camp, seconded by Councilperson Pilzner to pass and adopt Resolution No. 5279.

Motion carried.

RESOLUTION NO. 5279

Resolution to amend the assessment roll for the City of Reno, Nevada 1985 Special Assessment District No. 1 (Apportionment Request No. 43 - Northgate Subdivision Unit No. 3M).

Resolution No. 5280 Resolution accepting streets - Silver Shores Unit No 14.

It was moved by Councilperson Hascheff, seconded by Councilperson Pearce to pass and adopt Resolution No. 5280.

Motion carried.

RESOLUTION NO. 5280

Resolution accepting streets - Silver Shores Unit No 14.

Staff Report: Houston Insurance vs. United States of America, et al United States District Court, Eastern District of Columbia, Case No. CIV-2-96-1340 GEB PAN, continued:

Carolyn Cramer, Deputy City Attorney, explained that the City had no interest in the matter, as related to the Crystal Peak Fire, the City had already been paid.

It was moved by Councilperson Pruett, seconded by Councilperson Herndon to refer Houston Insurance vs. United States of America, et al United States District Court, Eastern District of Columbia, Case No. CIV-2-96-1340 GEB PAN to the City Attorney's office for handling.

Motion carried.

Staff Report: Wade Renslow vs. City of Reno, et al - Second Judicial District Court - Case No. CV96-05562, continued:

Councilperson Pruett suggested that the City Manager and the City Attorney discussion the possibility of adding an item to the agenda that would provide a public forum for addressing issues referred to the City Attorneys office.

Diane Foley, Deputy City Attorney, explained that the City had no choice but to hire outside legal counsel.

Councilperson Pearce explained that, in her opinion, public discussion needed to take place concerning legal matters. She expressed her concern about approving legal matters under the Consent Agenda without an opportunity to discuss the issues and hear public comment.

There was discussion that the Council had the opportunity to pull things from the Consent Agenda for additional discussion. It was noted that the discussion was turning to methods and procedures that were not on the agenda. Additional discussion ensued covering the litigations the City is involved in.

It was moved by Councilperson Pearce, seconded by Councilperson Hascheff to refer Wade Renslow vs. City of Reno, et al -- Second Judicial District Court, Case No. CV96-05562, with the City Attorney reporting back to the City Council.

Councilperson Hascheff requested that the item appear as a separate agenda item to discuss what the City Attorney would bring back to the Council for discussion. He noted his concerns that waiving the attorney client privilege for the City Council might waive the privilege for all other parties involved in the litigation.

Motion carried.

Staff Report: Authorize retention of separate attorneys for City Defendants in Paiva v. City of Reno, et al, continued:

Councilperson Pilzner disclosed that Jim Ferguson's firm had worked for him approximately five years previously.

It was noted that under the Professional Rules of Ethics the City Attorney's office could no longer represent the clients. There was significant discussion of attorney fees and the need for City Council members to review the expenses. It was noted during the discussion that the Council could review the estimated budget without placing the City at risk. Additional discussion pointed out the City's responsibility to defend employee's without hindering their defense. It was noted that the intent was not to hinder the defense rather to be fiscally accountable for the expenditure of public funds.

It was moved by Councilperson Pilzner, seconded by Councilperson , to authorize the retention of separate attorney for City Defendants in Pavia vs. City of Reno, et al, with the understanding that the City Attorney's office will report back to the City Council with the proposed budget.

Motion carried.

In response to Mayor Griffin, Ms. Lynch commented that it would be appropriate to refer to the previous cases and give direction to City staff concerning the issues and concern expressed.

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A recess was called at 1:55 p.m. and upon reconvening at 2:00 p.m., roll was taken with the following Council members present: Hascheff, Herndon, Pearce, Camp, Pruett, Pilzner and Griffin. Absent: None.

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PUBLIC HEARING

2:00 P.M.

Staff Report: Case No. 66-92/File 37 (South Meadows/Phases I, II & III) - Request for approval of: (1) Annexation of 5 parcels containing ± 12.46 acres; (2) Master Plan amendments on 6 parcels containing ± 10.56 acres as follows: a) Office/Community Commercial to Office on ± 5.15 acres; b) Specific Plan Area (County) to Community Commercial on ± 1.25 acre; c) General Commercial (County) to Manufacturing/Distribution and Warehousing on ± 3.26 acres; d) Manufacturing to Manufacturing/Distribution and Warehousing on $\pm .9$ acres; (3) zoning map amendments from LLR-1 (Large Lot Residential - 1 acre), LLR-2.5 (Large Lot Residential - 2.5 acres) and AC (Arterial Commercial) to PUD (Planned Unit Development) on ± 10.56 acres; (4) An amendment to the tentative plan for South Meadows Phases I and II to add ± 10.56 acres; and (5) Amendments to the Design Guidelines for South Meadows PUD Phases I, II and III. The properties are located along the north and south sides of South Meadows Parkway and bounded on the west by South Virginia Street.

Recommended: Council uphold the recommendation of the Planning Commission and approve the annexation, Master Plan Amendments, zoning map amendments, amendments to the PUD Plan and modifications to the Design Guidelines as recommended in the staff report.

City Clerk Cook commented that proper notice have been given and that no correspondence had been received. Mayor Griffin suggested that the matter be heard on an expedited basis, there were no objections.

Mayor Griffin opened the public hearing and asked if anyone cared to speak on this item. Hearing no one he closed the public hearing.

It was moved by Councilperson Camp, seconded by Councilperson Hascheff to approve Case No. 66/92 File 37 (South Meadows/Phases I, II, and III).

Motion carried.

Bill No. **5199** Ordinance to annex ± 12.46 acres. Case No. 66-92/File 37 (South Meadows/Phases I, II & III)

It was moved by Councilperson Camp, seconded by Councilperson Pilzner to refer Bill No. 5199 to the Committee of the Whole.

Motion carried.

Resolution No. 5281 Resolution to amend the land use element of the Reno Master Plan from Office/Community Commercial to Office; from Specific Plan Area (County) to Community Commercial; from General Commercial (County) to Manufacturing/Distribution and Warehousing; and from Manufacturing to Manufacturing/Distribution and Warehousing. Case No. 66-92/File 37 (South Meadows/Phases I, II, & III).

It was moved by Councilperson Camp, seconded by Councilperson Hascheff to pass and adopt Resolution No. 5281.

Motion carried.

RESOLUTION NO. 5281

Resolution to amend the land use element of the Reno Master Plan from Office/Community Commercial to Office; from Specific Plan Area (County) to Community Commercial; from General Commercial (County) to Manufacturing/Distribution and Warehousing; and from Manufacturing to Manufacturing/Distribution and Warehousing. Case No. 66-92/File 37 (South Meadows/Phases I, II, & III).

Staff Report: Lease of Premises for the Stead Police Substation.

Recommended: Council approve the lease agreement and authorize the Mayor to sign.

It was moved by Councilperson Pruett, seconded by Councilperson Herndon to approve the lease for the Stead Police Station.

Motion carried.

Staff Report: Extension and modification of agreement to share Air Extradition Unit with Washoe County Sheriff's Office.

Recommended: Council approve the extension and modification agreement as written.

Councilperson Pruett requested clarification of the number of times the Air Extradition Unit was utilized by the City of Reno. She expressed her concerns over the financial implications. Chief Weston explained that the City transported approximately 182 individuals or 66% of all extraditions performed by the Washoe County Sheriff's office. He noted the majority of flights were limited to California and Nevada while out-of-state extraditions are accomplished utilizing commercial airlines. He noted that the Sheriff's office provided all necessary staff to the City's extraditions. He explained that the Sheriff's office provided extradition services to local areas. He commented that with the Sheriff's office providing the necessary staff that the City was not using three officers and a clerk to staff extraditions. He drew attention to the approximately \$200,000 saved by the RPD annually. He explained that the City still retained title to the aircraft and hangars.

There was additional discussion of the aircraft and associated maintenance. It was noted that the aircraft should provide several years of service. Additional discussion pointed out that the agreement was beneficial to both Washoe County and the City of Reno.

Councilperson Pearce expressed concern that the contract might not be reviewed by future Councils as it was self-renewing. She questioned whether any future decision to replace the existing aircraft would be approved by the Reno City Council and the County board of Commissioners.

It was noted that the Washoe County Sheriff's Department and the Reno Police Department, with approval of their governing bodies, would be the two parties making any future decisions concerning replacement.

Councilperson Pearce suggested that the contract be renewed every two years.

It was suggested that the Council give direction to staff to negotiate a modification to the contract with the County.

It was moved by Councilperson Pearce, seconded by Councilperson Pilzner to extend and modify the agreement to share the Air Extradition Unit with the Washoe County Sheriff's office, with direction to staff for a bi-annual review and reaffirmation by the City Council.

It was noted that the terms of the original agreement required that all expenses to operate the aircraft came from funds received from extraditions. It was pointed out that expenditures exceeding income would be figured and divided among the agencies utilizing the aircraft.

Motion carried.

PUBLIC HEARING

2:00 P.M.

Staff Report: Case No. 85-93/File 23 (Wade Development/Silverado Ranch Estates #7) - Request for: (1) a Master Plan amendment from Office to Residential (≤ 4.5 dwelling units per acre); (2) a zoning map amendment from P-O (Professional Office) and LLR-1 (Large Lot Residential - 1 acre) to SFR-6 (Single Family Residential); (3) special use permits for: a) hillside development; b) fills over 10 feet; and (4) a tentative map containing 8 single family lots. The ± 3.52 acre site is located at the southeast corner of the West 7th Street/Escalera Way intersection.

Recommended: Council approve the special use permit and tentative map in Case No. 85-93/File 23, subject to the conditions in the staff report.

City Clerk Cook commented that proper public notice had been given and that no correspondence had been received.

Mayor Griffin opened the public hearing and asked if anyone cared to speak. Hearing no one he closed the public hearing.

Councilperson Pilzner disclosed that he had previously sold a fax machine the applicant.

It was moved by Councilperson Pilzner, seconded by Councilperson Camp to approve the Master Plan amendment, zoning map amendment and special use permit request, subject to conditions.

Motion carried.

Resolution No. 5282 Resolution to amend the McQueen Area Plan, an element of the Reno Master Plan from Office to Residential. Case No. 85-93/File 23 (Wade Development/Silverado Ranch Estates #7)

It was moved by Councilperson Pilzner, seconded by Councilperson Pearce to pass and adopt Resolution No. 5182.

Motion carried.

RESOLUTION NO. 5282

Resolution to amend the McQueen Area Plan, an element of the Reno Master Plan from Office to Residential. Case No. 85-93/File 23 (Wade Development/Silverado Ranch Estates #7)

Bill No. 5200 Ordinance to amend zoning from P-O (Professional Office) and LLR-1 (Large Lot Residential - 1 acre) to SFR-6 (Single Family Residential). Case No. 85-93/File 23 (Wade Development/Silverado Ranch Estates #7)

It was moved by Councilperson Pilzner, seconded by Councilperson Herndon to refer Bill No. 5200 to the committee of the whole.

Motion carried.

PUBLIC HEARING

2:00 P.M.

Staff Report: Case No. 133-96/File 2 (Meadowview Terrace No. 4) - Request for abandonment of an approximately 20 foot by 75 foot parcel dedicated to the City of Reno for sewerage and drainage. The parcel is located south of Lot 1 Meadowview Terrace Unit 4 in an SFR-6 (Single Family Residential) zone.

Recommended: Council uphold the recommendation of the Planning Commission and approve the abandonment, subject to conditions.

City Clerk Cook commented that proper notice had been given and that no correspondence had been received.

Mayor Griffin opened the public hearing and asked if anyone cared to speak. Hearing no one he closed the public hearing.

It was moved by Councilperson Pruett, seconded by Councilperson Pilzner to uphold the recommendations of the Reno City Planning Commission in Case No. 133-96/File 2 (Meadowview Terrace No. 4), subject to conditions.

Motion carried.

Staff Report: 1995 Sewer Rehabilitation Program - Change Order #1 for contract #822, Project #22082 with HydroTech, Inc., continued:

There was discussion about contract bids and whether the City was responsible for underbids. It was noted that the contract in question was a per unit bid.

It was moved by Councilperson Pearce , seconded by Councilperson Pilzner to approve the change order to Contract No. 822 in the amount of \$27,015.71 to augment the HydroTech, Inc. Fund and to approve \$13,911.43 to augment the Gelco Instiuform fund and authorize the Mayor to sign.

Motion carried.

COMMUNITY DEVELOPMENT

Staff Report: Acceptance of the first Washoe County Human Service Consortium Annual Report.

Recommended: Council accept the report.

Ms. Pam Barrett, Community Resources Manager, explained the history of the Consortium. She noted that the City of Sparks and Washoe County would also receive the same report. She commented that the Consortium was looking for additional input and direction from the Council.

There was general discussion of the report. It was noted during the discussion that the Council would like to see additional areas that can be quantified and the identification and elimination of duplicate services. It was noted that recently received funds would appear in the next fiscal report. It was noted that allocation of funds was not released until contracts were executed and returned. It was noted that the Haven of Hope contract had not been received with the appropriate documentation. There was significant discussion of regulations and how quickly funding is received by organizations. It was pointed out that improperly utilized federal funds would be the responsibility of the City to safeguard. It was noted that the compliance process was mandatory.

There was significant discussion of the over-sight necessary for funding. It was noted that the Consortium had to abide by the compliance process.

Councilperson Pruett requested that Ms. Barrett assist the Haven of Hope in obtaining the funds allocated by the Council.

Ms. Barrett explained that she would assist the Haven of Hope as needed. She commented that eligible costs were generally reimbursed within a two week time frame.

Councilperson Hascheff explained that he would expect charities to comply with the necessary regulatory process and expressed his desire to have staff advise when the charity fails to follow the criteria.

Councilperson Hascheff explained the previous history prior to the creation of the Consortium. He noted that the Council at the time found themselves overwhelmed by the appeals.

It was moved by Councilperson Pearce, seconded by Councilperson Camp to accept the Washoe County Human Service Consortium Annual Report.

Motion carried.

Staff Report: Renewal of the Washoe County Service Consortium Intergovernmental Agreement.

Recommended: Council authorize the Mayor to execute the amended Intergovernmental Agreement for the Washoe County Human Service Consortium for a period of four years.

Ms. Barrett explained the modifications to the agreement and noted that proposed changes would be presented to the Council for final approval.

There was discussion of the length of appointment to Advisory Boards. Additional discussion indicated that staff members may have to abstain from discussions and votes. It was noted that the Boards of various agencies generally tended to be the same people on a regular basis. Additional discussion pointed out that the Consortium had made the system more efficient.

Council discussed the funding cycle and the six months notification of withdrawal. Additional discussion focused on the funding cycle and the need to notify participating members. It was noted the funding process began in November. A consensus was reached that clarification was needed with regards to the funding cycles and six months notification of withdrawal. It was noted that the Consortium was created in order to avoid disruption and control of the process. It was noted that the City of Sparks had approved the agreement as submitted.

It was moved by Councilperson Hascheff, seconded by Councilperson Herndon to approval the renewal of the Washoe County Service Consortium Interlocal Agreement, with direction to staff to define "funding cycles" for purposes of contract terms.

Motion carried.

Staff Report: Request to initiate rezoning from MF-43 to SFR-15 - Lakeridge Shores and Rock Hill areas.

Recommended: Council initiate the zoning map amendment.

It was moved by Councilperson Pearce, seconded by Councilperson Herndon to initiate rezoning from MF-43 to SFR-15, Lakeridge Shores and Rock Hills areas, with direction to staff to begin the public hearing process.

Motion carried.

MAINTENANCE AND ENGINEERING

Oral Update on the 1996 Street Rehabilitation Construction.

Recommended: Council accept the report.

Mr. Steve Varela, City Engineer, Maintenance Director, provided the monthly update on the 1996 street rehabilitation construction. He noted that the process began in July and was scheduled to end in November. He noted that the underground work was taking longer than planned and that the repaving may be deferred until the spring of 1997. He noted that hand-out had been provided to area residents apologizing for the inconvenience. He noted that Haskell Street was being done in phases and that paving was scheduled to begin in October. He noted that all of the main sewer lines had been inspected to minimize impacts. He noted that utilities needing to tear-up streets to replace items such as fiber optics were required to repair the street damage. He drew attention to the RTC completion date of November for Sutro Street renovation. He commented that RTC had encountered problems with the California Contractor performing the Mill Street renovation. He noted the weekly meetings with the president of the contracting company. He commented that significant problems had developed including a section of paving that did not meet specifications.

There was no action on this item.

Staff Report: Clarification and Adoption of Design and Assessment Policies for Special Assessment Districts for Street Rehabilitation Projects.

Recommended: Council adopt the low income policy and establish the reduction in assessment at a percentage rate to be determined, and also approve the policies listed in the staff report regarding processing special assessment districts for the Neighborhood Street Rehabilitation Program.

Mr. Steve Varela, City Engineer, Maintenance Director, noted the nine distinct rules proposed and identified at previous meetings. He commented that the Council needed to determine what criteria would apply to low-income families. He noted that approximately 3% of Reno's population qualified for the criteria established for sewer rates. He explained that with approximately \$500,000 in sidewalk repairs that some \$15,000 to \$20,000 would apply to the concrete work.

There was discussion of the satisfaction with the presentation and the efforts expended by staff. It was suggested that the rebates be covered with a pool of funds with a maximum pay-out.

It was moved by Councilperson Herndon, seconded by Councilperson Pearce to approve the Design and Assessment Policies for Special Assessment Districts for street rehabilitation projects with low income policy as recommended by staff utilizing the same parameters as the sewer rebate.

Motion carried.

Staff Report: Interlocal Cooperative Agreement - Vine Street Railroad Surface Improvement Project.

Recommended: Council approve the Interlocal Cooperative Agreement with the State of Nevada for the Vine Street Railroad Surface Improvement Project, with a City share in the amount of \$12,056.00 and authorize the Mayor to sign.

Mr. Steve Varela, City Engineer, Maintenance Director, explained that the program is a safety improvement to railroad crossings. He noted that the program is 95% federally funded with 5% City funding.

It was moved by Councilperson Herndon, seconded by Councilperson Camp to approve the funding.

Motion carried.

CITY MANAGER

Report from the Public Information Officer on Upcoming SNCAT Events

Ms. Sharon Spangler, Public Information Officer noted that Steve Varela would be interviewed in the upcoming "Week Ahead". She noted that the Thursday evening call-in show that the City's three ballot questions would be reviewed.

CITY CLERK

Boards and Commissions - Access Advisory Board

It was moved by Councilperson Hascheff, seconded by Councilperson Pilzner to reappoint Yvonne Brueggert to the Access Advisory Board.

Motion carried.

Boards and Commissions - Senior Citizen Advisory Board

It was moved by Councilperson Pilzner, seconded by Councilperson Pearce to reappoint the Senior Citizen Advisory Board members.

Motion carried.

Boards and Commission - Downtown District Council

It was moved by Councilperson Herndon, seconded by Councilperson Hascheff to appoint Robert Mulvana to the Downtown District Council.

Motion carried.

Boards and Commissions - Gang Task Force

It was moved by Councilperson Pilzner, seconded by Councilperson Pearce to appoint Elenia Wells, Paul Anderson and Charles Schembri to the Gang Task Force.

Motion carried.

Boards and Commissions - Reno City Planning Commission

It was the determination of the Council to interview the following individuals for possible appointment to the Planning Commission on October 1, 1996 at 3:00 p.m.

Scott Nicora
George Scott Fairchild
Rodney Sloan
Keith Deutcher
Karen Barsell

Dean Goss
Dwight Dortch
Sherrie Doyle
Fred Fosbinder

MAYOR AND CITY COUNCIL

Liaison Report and appropriate direction to staff

Councilperson Pearce commented that the City Council was represented on the Committee to select the new CEO for the RSCVA and on the Committee to oversee the operation and special events of the RSCVA. She noted that the audit would be completed the first week of October.

Councilperson Pilzner requested a copy of the minutes from the meeting when the Board was told the Bowling Stadium \$25,000 and only a shell. He noted that he had received all of the other changes. He commented that he would like to see the vote.

Councilperson Camp commented that the Airport Authority had invited all the Council members to the Bottoming Out B-B-Q, Friday, September 27, 1996, hosted by Sullivan and Clark Contractors. She noted that the demolition of Rewana Farms properties, had begun as the property was zoned industrial rather than residential. She explained the request for demolition originated with the RPD, due to possible gang related problems with empty structures.

Councilperson Pilzner questioned what was to be done with the property. He requested a definitive answer on what the Airport planned to do with the property.

There was general discussion of the purchase of the Rewana Farms property. It was noted that as the property was purchased with FAA funds that the property could no longer be used as residential.

Mayor's Liaison Reports.

The Mayor noted that he would be going to Viet Nam in November for Sister Cities International.

Discussion of creating an ordinance making it an offense to knowingly and willfully make false statements to the City Council. -T. Herndon.

Councilperson Herndon explained that perhaps the City of Reno should investigate the possible adoption of such an Ordinance, if one did not presently exist. He commented that individuals could come in and say anything they wanted without recourse by the Council or the City. He noted that decision based on false information might place the City in a libelous position. He explained that the City Council should be able to rely on the information provided.

Councilperson Pilzner explained that he felt it was an insult to require voters to take an oath of telling the truth. He stated that the Council worked for the voters, not the other way. He commented that he believed the residents and did not want to intimate that citizens might not be telling the truth. He explained that the entire concept offended him and he had no desire to pursue the issue.

Councilperson Pruett commented that she believed the concept was directed more at business people and lobbyists rather than individuals.

Councilperson Hascheff explained his agreement with Councilperson Pruett. He commented that the ordinance might prevent professionals from shading the truth when making presentations.

Councilperson Pearce commented that she felt there were better ways to deal with such issues. She expressed her concern that enforcement might be selectively. She noted that opinions expressed may be believed to be true and that the ordinance might keep the public from providing input. She commented that business people representing others can provide positive responses that could be refuted at a later date.

Mayor Griffin expressed his concern that the telling falsehoods was not the exclusive domain of the business sector.

There was discussion about business and public perceptions of truth. It was noted that the discussion was to direct staff to investigate the possibility of creating such an ordinance.

Councilperson Pilzner expressed his concern that the public would be further intimidated with such an ordinance. He commented that the special interest groups would take greater control.

There was significant discussion of creating an additional set of rules. It was suggested that the sign-up sheets indicate that the City Council bases their opinions and subsequent decisions were influenced by testimony heard.

It was moved by Councilperson Herndon, seconded by Councilperson Hascheff to refer the request to staff with the comment that the Council is not judging whether or not the issue is worth pursuing, only a idea to obtain additional information.

The motion carried, with Councilpersons Pearce and Pilzner and Mayor Griffin voting Nay.

Discussion and possible purchase of the Kings Inn. - J. Pilzner.

COUNCILPERSON PRUETT ABSENT 4:25 P.M.

Councilperson Pilzner explained that with the adoption of the eminent domain policy that the Kings Inn qualified as a property to purchase.

It was moved by Councilperson Pilzner, seconded by Councilperson Hascheff to direct staff to investigate the possibility of purchasing the Kings Inn.

Councilperson Herndon expressed his concern that the efforts were originally directed toward revitalization of the river.

Councilperson Pearce explained her support of staff's investigation of the Kings Inn property. She commented that the focus should remain on the river front.

Councilperson Hascheff commented that his understanding that staff was investigating the possibility of purchasing the Kings Inn under the CIP.

It was noted that the motion was intended to place the Kings Inn higher on the priority list. Additional discussion pointed out the need to remain focused and set priorities. A consensus was reached to have staff provide an update on how the Kings Inn would fit with the priority of renovating the riverfront.

Motion carried.

Discussion of changing the definition of Family for the city's zoning codes. -S. Camp

Councilperson Camp explained that the request was to allow the change to five persons living together as a single house-keeping unit as opposed to the current restriction of four. She noted that the change would bring the code into compliance with state and federal regulations.

It was moved by Councilperson Camp, seconded by Councilperson Pilzner, to refer the change in definition of family to the Reno City Planning Commission.

Mr. Louis Test, 429 West Plumb Lane, Reno, explained that the City currently had two definitions of family. He explained that the request was an attempt to gain consistency. He noted the existing waiting list and the desire of the property owner to fill the vacant rooms.

The motion carried with Councilperson Pruett absent.

Discussion and possible action clarifying the Citizen's Initiative section in the City Council's Rules and Regulations - T. Herndon

Councilperson Herndon explained that while Citizen's Initiatives were generally good things. He noted that issues addressed in Citizen's Initiatives should not by-pass established procedures. He commented that clarification was necessary as at time the Citizen's Initiative had been used as a political vehicle. He suggested that the City Attorney investigate and report back to the Council.

Councilperson Pearce acknowledged her agreement with Councilperson Herndon. She commented that the intent of the Citizen's Initiative was to allow direct access to the Council. She noted that steps may need to be added to assure that proper procedures have been followed.

Councilperson Pilzner commented that in his opinion the Citizen's Initiative was not broken. He expressed his desire to keep the line of communication open for public participation. He explained that technical methods to streamline the process might be appropriate.

Councilperson Camp explained that the purpose of the investigation was to clarify what the City Council and public can or can not do under the Citizen's Initiative.

It was moved by Councilperson Herndon, seconded by Councilperson Camp to refer clarification of the Citizen's Initiative section of the City Council's Rules and Regulations to staff.

The motion carried with Councilperson Pruett absent.

Public Comment - Limited to No More Than Five (5) Minutes And Limited to Items That Do Not Appear on The Agenda. Comments to Be Addressed to The Council as a Whole.

NO ACTION WAS TAKEN ON THIS ITEM.

PUBLIC HEARING

6:00 P.M.

Staff Report: Case No. 13-97 (Terraceview) - Request for a special use permit for grading which results in fills over 10 feet on a ± 10.9 acre site located on the north side of Scottsdale Road, north of Meadowview Terrace No. 7 in an SFR-6 (Single Family Residential) zone.

[Ward 4]

Recommended: Council uphold the recommendation of the Planning Commission and approve the Special Use Permit in Case No. 13-97, subject to conditions.

City Clerk Cook commented that proper notice had been given. He stated that correspondence in opposition had been received from Janice and Paul Naldarelli, 334 Ridgecrest, Donald Batrack, 3439 Ridgecrest, Carl and Monica Lundback, 3265 Scottsdale Road and Diana Martin, P. O. Box 33082, Reno, Nevada 89533.

Ms. Laura Tuttle, Principal Planner, summarized the special use permit request. She noted that grading was currently underway for a previously granted request for fills and cuts of up to ten feet. She explained the RCPC recommendation for approval with the condition that landscaping and trees soften the view of the grading from McCarran due to its visibility. She drew attention to the applicant's representation of a development of seven to eight lots. She commented that a project was not proposed at this time. She noted that the appeal was based on views and impacts to property values. She commented that the applicant had provided line-of-sight drawings that indicate the highest pad grade elevation of any future homes would be twenty feet below existing structures. She noted that letter received in opposition had been sent to the project engineer requesting information concerning line-of-sight. She noted that Mr. Hibdon had indicated that the information is available. She commented that he was not in the audience at this time.

Mr. Alex Flangas, 180 West Liberty, 10th Floor, Reno, representing the property owner -- Montgomery Family Trust, explained that the property owner did not object to being bound to the conceptual project as presented to the Reno City Planning Commission. He commented that the applicant expected to develop only seven houses on the property. He detailed the proposed grading and the opportunity to take the dirt from the Home Depot project and transfer it to the site. He drew attention to the original slope and the subsequent grade with the additional fill as requested in the special use permit request. He explained that sight and view lines were not sold. He commented that the only method to insure a view was to purchase the property below. He explained that the opportunity to minimize costs by utilizing the excavated soil from the Home Depot site.

Chris Oberg, 3000 Scottsdale Road, Reno, explained his purchase of the property from Mr. Stuart. He noted Mr. Stuart's intent to sell the property to a California developer that would develop the property to the highest allowed density. He noted that Mr. Montgomery agreed to purchase the property and develop it with the proposed conceptual design. He noted that the excavation and fill would eliminate the view of Home Depot and McCarran Boulevard. He commented that the project with the grading, landscaping and tree-lines would improve property values in the area. He commented that the existing homes were approximately fifty feet above the subject property.

Mr. Steven H. Rarick, 3433 Ridgecrest Drive, Reno, drew attention to informational packets sent to the City Clerk's office. He commented that of the ± 475 feet, fill was being added to ± 440 feet. He noted that an unnatural shelf terrace was being created at the top of the hill which changed the terrain of the mountain. He explained his safety concerns with using clay fill and potential impacts to existing structures should the fill pull away from the hillside. He noted his concern that only a conceptual project was being proposed. He requested that a decision not be made until such time as a specific project was proposed. He commented that he based his appeal on the significant changes to the terrain.

Mr. Roy Hibdon, Civil Engineer, Hibdon Engineering, representing Montgomery Family Trust, explained there was no discrepancy between the representations. He commented that the houses as represented did not impede any view from the properties above the conceptual project. He noted that the special use permit was for grading and fills. He noted the fills were being created to match the contours of the hillside. He explained that the material was being placed in a proper manner. He noted that the material was being benched and keyed. He commented that the fill was intended to create a lot pad and that two story homes were not being considered.

Mr. Ray Pezonelli, explained that "key" was the most important step when filling a site. He noted that the "overburdened" material had been removed, down to the rock material, with the new material being compacted in a keyway. He commented that all fills were "benched" with all fills being on a horizontal plane. He explained that fills were very stable with proper keyways and sub-drains.

Ms. Diana Martin, 2450 Melody Lane, Reno, explained that she was in opposition due to visual impacts. She explained that the changes did not look normal. She noted her concerns with the screening provided by trees along the street. She explained her safety concerns associated with expansive soils.

Mr. Ed Lord, 3437 Ridgecrest Drive, Reno, explained that he had paid a \$14,000 view premium. He requested that conditions be placed on the special use permit to mitigate impacts to his view. He drew attention to existing CC&R's for his neighborhood. He provided a copy of the CC&R's to the Council. He noted that the CC&R's were specific to the Scenic Terrace Homeowners' Association.

Ms. Gail Ferrell, Virgil Quijano, Julian Mart, Minda D. Rarick, submitted statement cards in opposition to Case No. 13-97 (Terraceview).

There was discussion of the current grading and the proposed addition cuts and fills. It was noted during the discussion the Design Handbook discouraged cuts and fill to accommodate mass housing. Additional discussion pointed out that the policy was to keep a pristine feature in its original feature.

Discussion turned to the City's liability with regards to cuts and fills. It was noted that the City had little to no liability with regards to the current application.

Additional discussion pointed out that under the SFR-6 zoning, making allowances for streets and hillside constraints, approximately forty dwelling units would be allowed.

There was discussion of viewsheds and presentations to the Community Development Department. It was noted that a special use permit would be required for hillside development. Additional discussion noted that the applicant could come forward with parcel maps that do not require a public hearing.

Discussion turned to methods to tie the conceptual plan to the cuts and fills special use permit. It was noted that the Council could require adherence to site lines and grading as represented and submitted.

Mr. Flangas noted that portions of the fill would be removed during the construction process. He explained that the applicant would accept a condition that not more than seven houses could be constructed.

Mr. Hibdon explained that the viewshed to Reno would not be affected. He noted that the elevations of the existing homes was twenty to forty feet above the conceptual project.

Mr. Rarick explained his support of Mr. O'Berg's development. He commented that a development of seven single story homes was acceptable. He noted his concern with fill coming to within ten feet of his property line.

Mr. Oberg explained that the value of the northeast district would be enhanced by the development. He noted that only seven homes would be constructed on the site. He explained that a significant number of measure had been implemented to stabilize soils in the area.

Mr. Flangas reiterated that to retain a view you must purchase the property below you.

Mr. Rarick commented that the elevation was substantial with ten feet. He commented that the current fill was sufficient for development.

Mr. Lord noted that the CC&R's related to landscaping, fencing and the like. He commented that with a seven home development would be acceptable, as represented.

Ms. Tuttle commented that a forty home development, allowed under the current zoning, with the current grading would probably impact adjoining properties on a greater scale than the conceptual representation made.

It was moved by Councilperson Pruett, seconded by Councilperson Pilzner to approve the special use permit in Case No. 13-97 (Terraceview), subject to conditions, with the additional condition that the project be in conformance with site and grading representations presented to the City Council and not more than seven homes be constructed.

There was discussion concerning the seven homes. It was noted that the developed should work with neighbors to further minimize visual impacts. Additional discussion pointed out that staff could move lots to further reduce visual impacts.

Motion carried.

Staff Report: Case No. 24-97 (Golden Meadows) - Request for (1) a zoning map amendment from SFR-15 (Single Family Residential) to NC (Neighborhood Commercial) on ± 1.66 acres; and (2) a tentative map containing 66 single family lots on ± 33.8 acres in an SFR-15 zone. The ± 35.44 acre site is located on the east and west sides of Golden Valley Road, north of its intersection with North Hills Blvd.

Recommended: Council uphold the recommendation of the Planning Commission and approve the tentative map in Case No. 24-97, subject to conditions.

City Clerk Cook commented that proper public notice had been given and that one letter in opposition had been received from Wilbur Gates, 7145 Marlin Drive, Reno.

Ms. Laura Tuttle, Principal Planner, commented that the subject property had been reviewed previously for zone change, subdivision map for 126 lots. She noted that the City Council had rejected the request in January 1996 and instructed the applicant to work with neighbors. She drew attention to the letter contained in the Planning Commission's staff report. She explained that commercial development would require a special use permit. She noted that condition eleven addressed roadway concerns, with the retention pond would be clay lined and fenced according to the applicant.

Mr. Roger M. Edwards, 3405 War Paint Circle, Golden Valley Homeowners' Association, Reno, explained that the primary concern that sixty percent of the development be completed prior to development of the commercially zoned property.

Ms. Sonja Dresback, 9250 Spearhead Way, Homeowners' of Golden Valley, Reno, explained that the applicant had met with Golden Valley Homeowners' Association. She noted that a variety of concerns exist concerning the proposed zoning amendment change. She commented that the area is separated from the industrial zoning by a four lane roadway, with a large berm which provides a natural buffer. She commented that the land was not conducive to neighborhood commercial zoning with thirty acres of neighborhood commercial zoning across the street. She commented that all commercial buildings were purposely designed to be concentrated adjacent to the freeway with the land between the industrial commercial areas and the established one plus acres homesites should act as a buffer with a designation of SFR-15. She explained that, in her opinion, it did not seem right to allow changes to Master Plans before a project was completed.

Mr. Randy Walter, Planning Director, SEA Engineers, explained that the project's history included meetings with the homeowners' associations. He commented that the project had been reduced from 129 lots, previously denied by the Council, to 100 lots and subsequent return to the SFR-15 zoning. He noted that plan being considered consisted of 66 lots. He noted location of the commercial site, consisting of 1.66 acres, at the corner of North Hills and Golden Valley Drive. He commented that North Hills Boulevard is the road that serve the industrial park with a 100,000 square foot warehouse building within 150 feet of the commercial parcel. He explained that from a zoning standpoint the commercial location at the corner was not a viable residential property. He commented that the current adopted Master Plan indicated that the zoning request was appropriate for the parcel. He commented that condition one requiring 60% (development completion prior to development of the commercial property) did not present a problem. He explained that any commercial development would require a special use permit.

He noted that there were no plans for the commercial property at this time. He added that there was no intention to do anything other than start the residential because there is not anyone out there to develop the commercial (property) at this point, that the street improvements, were covered by existing conditions. He also noted that the detention ponds, included some landscaping which was something the homeowners' association requested. He detailed the location of the detention pond on the map. He commented that fencing could be accommodated as well. He noted that the detention pond could be sealed with clay lining to avoid infiltration.

There was discussion of the minor arterial designation for Golden Valley Drive. It was noted that the original condition required a sound attenuation wall which had been replaced by a fifty foot wide landscape easement with berms and landscaping instead of the wall to provide noise attenuation.

The Mayor closed the public hearing open.

Councilperson Hascheff disclosed that his partner had performed work for Mr. Pavich. He noted that Mr. Pavich is no longer a client of the firm. He commented that on the advice of the City Attorney's office he would be able to vote on the issue.

Ms. Tuttle commented that a commercial node had been shown in the location since the 1984 Land Use Transportation Guide. She explained that the issues contained in the homeowners' letter were discussed by the Planning Commission with representations made by the developer. She noted that the agreements did not come out as a condition in the motion for approval by the Planning Commission. She commented that inclusion of the items as conditions of approval would provide a means to address the issues.

Ms. Dresbach explained that with the Corridor Plan was being formulated in conjunction with a Neighborhood Plan. She noted that the commercial node indicated was not intended to be commercial. She explained that the circle did not include the intersection. She commented that the circle was actually where the Raley's and neighborhood commercial is located. She noted the uncertainties surrounding the incomplete Corridor Plan. She commented that she did not know when the Corridor Plan would be completed.

Responding to Mayor Griffin, Ms. Tuttle explained that she did not have a firm deadline for completion of the Corridor Plan. She commented that with the contemplated changes in the Community Development Department that the time-line for similar projects might slip further.

Councilperson Pilzner suggested that the zoning map amendment be left until such time as a project was presented.

Mr. Walter commented that the property could not be left undefined and commented that, in his opinion, the zoning change request was appropriate.

Councilperson Pilzner questioned whether the property owner agreed to the additional condition that commercial development would not occur until 60% of the residential development was completed.

It was moved by Councilperson Pruett, seconded by Councilperson Pearce to approve the zoning map amendment by Resolution of Intent, subject to the condition that 60% of the residential development to be completed, as outlined in the homeowner's association letter dated August 16, 1996, before the commercial development can be built.

Motion carried with Councilperson Pilzner voting Nay.

It was moved by Councilperson Pruett, seconded by Councilperson Pearce to approve the tentative map, subject to the conditions with an added condition that the detention pond must be landscaped or fenced and a modification to Condition No. 17, that the detention pond will be lined with clay lining and those noted in the homeowner's association letter dated August 16, 1996.

Motion carried.

Bill No. 5201 Ordinance to amend zoning from SFR-15 (Single Family Residential) to NC (Neighborhood Commercial). Case No. 24-97 (Golden Meadows)

NO ACTION WAS TAKEN ON THIS ITEM.

Public Comment

Sam Dehne, Reno Citizen, stated his objection to the Airport Authority bull-dozing down Rewana Farms properties. He drew attention to the Orange County information circular, distributed at the August 13, 1996 meeting. He commented that his understanding was that the Council would have a workshop or other type of meeting concerning the issues addressed.

Mayor Griffin commented that the study session with the airport had addressed the issue, specifically compared the issue to Orange County.

No action was taken on this item.

BILL NO. 5189

ORDINANCE NO.4675

An ordinance creating a new Chapter 8.21 of the Reno Municipal Code providing for adult interactive cabarets and providing other matters properly relating thereto.

It was moved by Councilperson Herndon, seconded by Councilperson Camp to pass and adopt Bill No. 5189, Ordinance No. 4675.

Motion carried with Councilpersons Hascheff and Pilzner voting Nay.

BILL NO. 5190

ORDINANCE NO. 4676

An ordinance amending Chapter 4.38, Section 4.38.090 of the Reno Municipal Code entitled "Pawnbrokers" by clarifying the retention period consistent with State Law, and providing other matters properly relating thereto.

It was moved by Councilperson Pilzner, seconded by Councilperson Pearce to pass and adopt Bill No. 5190, Ordinance No. 4676.

Motion carried.

BILL NO. 5191

ORDINANCE NO.4677

Case No. 46-95/File 3 (The Greens) - Ordinance to supersede Ordinance No. 4569 amending the standards contained in the SPD (Specific Plan District) Development standards relating to +/-13.53 acres located on the northwest corner of Plumas Street and West Moana Lane.

It was moved by Councilperson Pearce, seconded by Councilperson Camp to pass and adopt Bill No. 5191, Ordinance No. 4677.

Motion carried.

The Meeting was adjourned at 8:15 p.m.

Council Chambers, Reno, Nevada
October 8, 1996

The Regular Session of the Reno City Council was called to order at 12:10 p.m. on October 8, 1996 in the Council Chambers at City Hall.

PRESENT: Council Members Herndon, Hascheff, Pearce, Camp, Pruett, Pilzner and Mayor Griffin.

ABSENT: None..

ALSO PRESENT: Chief of Staff McElroy, City Attorney Lynch and City Clerk Cook.

PROCLAMATIONS/PRESENTATIONS:

**Proclamation: Turn off the Violence
Fire Prevention Week
Reno Police Department Medal Awards**

Approval of Minutes - September 24, 1996

Recommended: Council approve the September 24, 1996 Council Meeting Minutes as submitted.

It was moved by Councilperson Hascheff, seconded by Councilperson Herndon to approve the September 24, 1996 Regular Council Meeting Minutes as submitted.

Motion carried.

Approval of Agenda - October 8, 1996

Recommended: Council approve the October 8, 1996 Agenda as submitted.

Mayor Griffin pointed out that Item 10C has been withdrawn from the agenda.

It was moved by Councilperson Hascheff, seconded by Councilperson Herndon to approve the October 8, 1996 Regular Meeting Agenda as amended.

Motion carried.

Cash Disbursements September 9, 1996 through September 22, 1996.

Recommended: Council approve the Cash Disbursements as submitted.

It was moved by Councilperson Pearce, seconded by Councilperson Hascheff to approve the Cash Disbursements as submitted.

Motion carried.

Identification of items from the Consent Agenda pulled for discussion.

Consent Agenda Items 9E, 9F and 9G were pulled for separate discussion.

CONSENT AGENDA

Staff Report: Bid #1164 - Approval of bidders to supply annual requirements for microfilm and microfiche supplies.

Recommended: Council award Bid #1164 to Nevada Micrographics - Sections A, C and D, Rexam Graphics - Section B, and Keystone Jackets - Section E.

Staff Report: Case No. 48-89 (Evans Creek Estates) Request for a one year time extension of the tentative map for the Evans Creek Estates Subdivision, located south off Ridgeview and Meadow Ridge Drive, west of Windy Hill.

Recommended: Council approve a one year time extension on the tentative map for Evans Creek Estates subdivision, subject to the existing conditions.

Staff Report: Final Map of Sky Country Estates Unit No. 5 Subdivision.

Recommended: Council approve the Final Map of Sky Country Estates Unit No. 5 Subdivision.

Staff Report: Final Map of Rolling Hills Highlands Unit No.7 Subdivision.

Recommended: Council approve the Final Map of Rolling Hills Highlands Unit No. 7 Subdivision.

Staff Report: Joseph Dupree v. City of Reno, et. al. U.S. District Court Case CV-N-96-00549-D.H.

Recommended: Council refer this matter to the City Attorney's Office for handling.

Staff Report: Don D. King v. State of Nevada, City of Reno, et. al. U.S. District Court Case CV-N-96-00522-HIM.

Recommended: Council refer this matter to the City Attorney's Office for handling.

Staff Report: Juniper Trails Development Co. v. J. George Drews, et. al. Second Judicial District Court Case CV96-03618.

Recommended: Council refer this matter to the City Attorney's Office for handling.

It was moved by Councilperson Hascheff, seconded by Councilperson Herndon to approve the Consent Agenda with the exception of 9E, 9F and 9G which were pulled for separate discussion.

Motion carried.

SECOND READING ORDINANCES

BILL NO. 5195

Bill No. **5195** - Ordinance amending Ordinance No. 4373 to expand the authorized use of Room Tax Revenue imposed by Ordinance No. 4184; and providing for other matters properly relating thereto.

It was moved by Councilperson Herndon, seconded by Councilperson Hascheff to reject Bill No. 5195.

Motion carried.

BILL NO. 5196

ORDINANCE NO. 4678

Case No. 21-91 (Rosewood Lakes/Herons Landing) Amend Ordinance No. 4597 by making minor revisions to the SPD Design Guidelines.

It was moved by Councilperson Camp, seconded by Councilperson Pearce to pass and adopt Bill No. 5196, Ordinance No. 4678.

Motion carried.

BILL NO. 5198

ORDINANCE NO. 4679

An Ordinance creating a new Chapter 4.05 of the Reno Municipal Code to regulate Adult Interactive Cabarets, and providing other matters properly relating thereto.

It was moved by Councilperson Pearce, seconded by Councilperson Pruett to pass and adopt Bill No. 5198, Ordinance No. 4679.

Motion carried with Councilpersons Hascheff and Pilsner voting Nay.

BILL NO. 5197

ORDINANCE NO. 4680

An ordinance amending Chapter 4.04 of the Reno Municipal Code to include a provision for business license denial and providing for other matters properly relating thereto.

It was moved by Councilperson Herndon, seconded by Councilperson Camp to pass and adopt Bill No. 5197, Ordinance No. 4680.

Motion carried with Councilpersons Hascheff and Pilsner voting Nay.

BILL NO. 5199

ORDINANCE NO. 4681

An Ordinance to annex +12.46 acres located along the north and south sides of South Meadows Parkway and bounded on the west by South Virginia Street. Case No. 66-92/File 37 (South Meadows/Phases I, II & III).

It was moved by Councilperson Camp, seconded by Councilperson Herndon to pass and adopt Bill No. 5199, Ordinance No. 4681.

Motion carried.

BILL NO. 5200

ORDINANCE NO. 4682

Case No. 85-93/File 23 (Wade Development Silverado Ranch Estates #7) Ordinance to amend zoning from P-O (Professional Office) and LLR-1 (Large Lot Residential - 1 acre) to SFR-6 (Single Family Residential) on a ±3.52 acre site, located at the southeast corner of West 7th Street/Escalera Way.

It was moved by Councilperson Pilzner, seconded by Councilperson Camp to pass and adopt Bill No. 5200, Ordinance No. 4682.

Motion carried.

RESOLUTIONS

Resolution No. **5287** - Resolution to amend assessment roll for the City of Reno, Nevada 1985 Special Assessment District No. 1 (Apportionment Request No. 44A-Wade/Northgate LP----Parcel Reconfigurations).

It was moved by Councilperson Pilzner, seconded by Councilperson Pruett to pass and adopt Resolution No. 5287.

Motion carried.

RESOLUTION NO. 5287

Resolution to amend assessment roll for the City of Reno, Nevada 1985 Special Assessment District No. 1 (Apportionment Request No. 44A - Wade/Northgate LP ---- Parcel Reconfigurations).

Resolution No. **5288** Resolution to amend assessment roll for the City of Reno, Nevada 1985 Special Assessment District No. 1 (Apportionment Request No. 44B - Morningstar at Northgate Subdivision Unit No. 1).

It was moved by Councilperson Pilzner, seconded by Councilperson Pearce to pass and adopt Resolution No. 5288.

Motion carried.

RESOLUTION NO. 5288

Resolution to amend assessment roll for the City of Reno, Nevada 1985 Special Assessment District No. 1 (Apportionment Request No. 44B - Morningstar at Northgate Subdivision Unit No. 1).

Staff Report: Juniper Trails Development Co. v. J. George Drews, et. al. Second Judicial District Court Case CV96-03618, continued:

Councilperson Pearce requested that the recommendation for these items should include that the City Attorney report back to the City Council with respect to the outcome of the cases.

It was moved by Councilperson Pearce, seconded by Councilperson Pilzner to approve Consent Agenda Items 9E, 9F and 9G with the understanding that the City Attorney's Office will report back to the Council on each of these items.

Motion carried.

MAYOR AND COUNCIL

Renaming of the Neil Road Park - S. Camp.

Councilperson Camp indicated that residents of the Neil Road area have requested that Neil Road Activity Center be renamed Miguel Ribera Park in honor of Mr. Ribera who has through the years, provided assistance to many people in the community. She noted that the Parks and Recreation Commission denied the request because there is a new policy to name parks after areas rather than people.

Councilperson Pearce suggested naming the park "Miguel Ribera Park at Neil Road."

Mr. Scott Nicora, Chairman of the Neil Road Community Committee, spoke in support of renaming of the park.

Mr. Miguel Sepulveda, 287 Smithridge Park, also supported the name change. He noted some of the accomplishments of Mr. Ribera.

Ms. Suzanne Ramos, Executive Director of Nevada Hispanic Services, urged the Council to rename the park after Mr. Ribera.

Ms. Yolanda Gonzales, echoed the remarks of the previous speakers in support of renaming the park.

Ms. Brigid Buckley, Member of the Parks and Recreation Commission, stated that she is not in opposition to the naming the park after Mr. Ribera, however, she does believe the policy should be adhered to and suggested that something else be named after Mr. Ribera so the renaming will not set a precedent.

Renaming of the Neil Road Park - S. Camp, continued:

Mr. John Van Zorniran, suggested that a building within the park be named after Mr. Ribera and the name of the park remain as Neil Road Activity Center.

Ms. Donna Kollman, Member of the Parks and Recreation Commission, spoke in opposition to changing the name. She believes that parks should be named after the geographic location.

Mr. Dave Pressler, Parks and Recreation Director, stated that name changes are very confusing to the community. In response to Councilperson Pearce, he noted that there are really very few monuments in parks named after individuals to provide information to the public.

It was moved by Councilperson Camp, seconded by Councilperson Herndon to change the name of Neil Road Park to Miguel Ribera Park at Neil Road.

Motion carried.

COMMUNITY DEVELOPMENT

Staff Report: Maintenance and Operation Agreement for Lumberjack Channel, Thomas Creek and Delta Channel with South Meadows Association.

Recommended: Council approve the Maintenance and Operation Agreement for Lumberjack Channel, Thomas Creek and Delta Channel and authorize the Mayor to sign.

Mr. Robert Gottsacker, Engineering Division, stated that several minor language changes have been made to the agreement.

It was moved by Councilperson Camp, seconded by Councilperson Herndon to approve the Maintenance and Operation Agreement for Lumberjack Channel, Thomas Creek and Delta Channel and authorize the Mayor to sign, subject to the changes noted by staff.

Motion carried.

Staff Report: Maintenance and Operation Agreement for Whites Creek Channel "A", Whites Creek Channel "B", Whites Creek Channel "C", Whites Creek Channel with Double Diamond Ranch.

Recommended: Council approve the Maintenance and Operation Agreement for Whites Creek Channel "A", Whites Creek Channel "B", Whites Creek Channel "C", Whites Creek Central Channel with Double Diamond Ranch (HOA) and authorize the Mayor to sign.

Staff Report: Maintenance and Operation Agreement for Whites Creek Channel "A", Whites Creek Channel "B", Whites Creek Channel "C", Whites Creek Channel with Double Diamond Ranch, continued:

It was moved by Councilperson Camp, seconded by Councilperson Herndon to approve the Maintenance and Operation Agreement for Whites Creek Channel "A", Whites Creek Channel "B", Whites Creek Channel "C", Whites Creek Central Channel with Double Diamond Ranch (HOA) and authorize the Mayor to sign, subject to the changes noted by staff. .

Motion carried.

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A recess was called at 1:45 p.m. and upon reconvening at 2:00 p.m., roll was taken with the following Council members present: Hascheff, Herndon, Pearce, Camp, Pruett, Piltzner and Griffin. Absent: None.

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FINANCE

Staff Report: Direction regarding allocation of Room Tax Appropriations.

Recommended: Council direct staff to return with a specific plan for spending the available balance and fund special event costs not reimbursed to the General Fund by using Option B as outlined in the staff report.

Ms. Lisa Sadow, Finance Director, indicated that there are two issues before the Council. She indicated that the first issue is regarding Special Events Funding and choosing the method to reimburse the General Fund for non-sponsored special events. Ms. Sadow outlined the options in the staff report.

It was moved by Councilperson Herndon, seconded by Councilperson Pilzner to fund fund special event costs not reimbursed to the General Fund by using Option B as outlined in the staff report.

Motion carried.

Ms. Sadow highlighted the second issue for the Council. She stated that during the budget process the Council asked for the amount available from Room Tax for appropriation in 1996-97, in order to develop a method for appropriating those funds.

The Council discussed the various options that could be used to allocate the monies.

Staff Report: Direction regarding allocation of Room Tax Appropriations, continued:

Councilperson Pearce indicated that she would like the funds to be used for quality of life issues for the community rather than necessities.

Mr. Bill Osgood, representing the Downtown Improvement Association, indicated that he would like to see the Council select a one priority for each year, team up with private enterprise, and with the use of room tax funds make that priority a reality.

It was moved by Councilperson Pilzner, seconded by Councilperson Pearce to direct staff to come back with a specific plan for spending the available balance, schedule a workshop and solicit public input as well as those affected agencies, with direction to have funding work in conjunction with council goal setting sessions.

Motion carried.

COUNCILPERSONS HASCHEFF AND HERNDON ABSENT 2:45 P.M.

CITY MANAGER

Report from the Public Information Officer on Upcoming SNCAT Events.

Ms. Sharon Spangler, Public Information Officer, indicated that this week's program with focus on Recreation Programs throughout the community.

NO ACTION WAS TAKEN ON THIS ITEM.

Staff Report: Agreement between the City of Reno and the Redevelopment Agency of the City of Reno to provide Special Events and Maintenance Services.

Recommended: Council approve the agreement between the City of Reno and the Redevelopment Agency.

It was moved by Councilperson Pearce, seconded by Councilperson Pizner to approve the Agreement between the City of Reno and the Redevelopment Agency of the City of Reno to provide Special Events and Maintenance Services.

Motion carried with Councilpersons Hascheff and Herndon absent.

COUNCILPERSON HERNDON PRESENT 2:50 P.M.

Staff Report: Direction to staff regarding the City's position on urban development occurring outside of the City.

Ms. Leann McElroy, Chief of Staff, explained the process for amending the City's sphere of influence and the Regional Plan and provided a brief overview of the staff report.

Mr. Paul Curtis, of Lewis Homes, requested that the Council select Alternative No. 3 as outlined in the staff report.

It was moved by Councilperson Pizner, seconded by Councilperson Herndon to approve alternative #2, instructing staff to provide testimony to the Regional Planning Commission that the project is urban and should be placed within the City's sphere of influence, with an amendment to the Regional Plan to be drafted in parallel with the project, noting that it is not the City's desire to delay the project.

Motion carried with Councilperson Hascheff absent..

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A recess was called at 3:15 p.m. and upon reconvening at 6:05 p.m., roll was taken with the following Council members present: Herndon, Pearce, Camp, Pruett, Pizner and Griffin. Absent: Hascheff.

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PUBLIC HEARING

6:00 P.M.

Staff Report: Case No. 72-96/File 3 (Penrose Ridge/Rosewood Ridge) - Request for approval of the following: (1) a zoning map amendment from SFR-15 to SFR-9 (Single Family Residential) on ±0.37 acres; and (2) a special use permit: a) to allow a hillside development; b) to permit land fills of ten feet or more; and c) to allow grading within a major drainage way; and (3) a tentative map to allow for development of a 43 lot single family residential subdivision in three (3) construction phases on a site

with ±36.2 acres located on the east side of Cashill Blvd. between Solar Drive and San Simeon Court in SFR-9 and SFR-15 (Single Family Residential) zones.

Recommended: Council uphold the recommendation of the Planning Commission and approve the zoning map amendment and deny the requested tentative map and special use permit for Case No. 72-96/File 3.

Mayor Griffin asked if proper notice had been given. City Clerk Cook stated that proper notice was given and letters in opposition were received from Beverly Williams, Lousie J. Smith, 3372 Skyline View Drive; K.C. Parker, 3364 Skyline View Drive; Ely Haimowitz, 2601 Solari Drive; Robert & Evelyn Thomas, 2190 Olympic Circle; Odette Rey, 3290 Sunnyvale; Mr. and Mrs. Earl Casazza, 1965 Solari Drive; Dennis & Claire Tupper, 2240 Solari Drive and and Christopher Henry, 1450 Joanie Court.

The Mayor declared the public hearing open.

Ms. Laura Tuttle, Principal Planner, provided an overview of the request. She noted that at the Planning Commission hearing, several adjacent property owners expressed concern of the adverse impact the project would have on wildlife in the major drainage channel.

Mr. Robert Gottsacker, Engineering Division, explained the existing sewage and drainage system in this area and responded to questions from the Council.

Mr. Joe Murin, representing the applicant, noted that this project came before the Council in April and at that time the direction was given to redesign the tentative map. He stated that the project has been scaled down to 43 lots and several retaining walls have been eliminated. He provided renderings and elevation maps Mr. Murin added that the only impact on the neighboring residences will be visual and the owner of the land has a right to develop his property.

Mr. Jack Koch, President of the Highlands Homeowners Association, spoke in opposition to the proposed project due to the lack of protection for the vegetation and wildlife area. He stated that many of the requirements regarding development of the drainageway have not been addressed by the applicant.

Mr. Gilbert Cochran, 2525 Solari Drive, urged the Council to uphold the recommendation of the Planning Commission and deny the tentative map request.

Mr. Roy Ferris, 2825 Solari Drive, indicated that he believes this project is in direct conflict with the visual preference survey that was recently completed by the City of Reno. He noted that this development would not allow for visual buffers between homesites. He also expressed concern over disturbance to the drainageway.

Mr. Robert Broili, 2375 Solari Drive, also expressed concern over the drainageway issue.

Ms. Sally Sue Broili, 2375 Solari Drive, noted that there are many species of plants and animals that will be destroyed if this development is allowed to go forward.

Mr. George Burke, 3245 San Mateo Avenue, indicated that he is concerned over increased traffic in the

area if this project is approved.

Mr. Phillip Logan, 3275 Lapwing Lane, stated that the slopes are so steep in this area that the retaining structures are going to be a safety hazard and also very difficult to maintain.

Mr. Louis Test, representing the Highlands Homeowners Association, stated that the retaining walls would be built on Highlands Subdivision property and the Association would request a hold harmless agreement from the City. He asked that at least Phase 3 of the project be placed on hold until its impacts can be mitigated.

Ms. Loretta Terlizza, 3425 San Mateo, expressed concern of the increased traffic that would result from the project

Mr. Warran Meacham, 3258 San Simeon Court, asked the Council to address the agreement regarding the height elevation of structures on the site.

Mr. Murin commented that this project will not impede the flow in the drainageway.

Mr. Bob Fraiz, 3256 San Simeon, stated that the developer has agreed to include the elevations in the CC&R's of the Penrose Ridge and Rosewood Ridge Subdivisions.

The Mayor asked if anyone else cared to speak on this matter. Hearing no one he closed the public hearing.

In response to Councilperson Pilzner, Mr. Dean Detton, Associate Planner, stated that only 2% of the drainageway will be affected with the two crossings proposed with this project.

Councilperson Pearce stated that she is concerned over not allowing the property owner to develop his property.

Councilperson Pilzner indicated that at the time the property was purchased, there was not a guarantee that the zoning would be changed or that all City codes would be met to allow development.

Mr. Keith Lockard, Traffic Engineering, stated that he does not believe traffic from this development would create a significant impact.

In response to Councilperson Camp, Mr. Detton indicated that the applicant is required to submit wildlife study under the Major Drainageway Plan and that study must be submitted prior to the approval of the final map.

Discussion took place with respect to the retaining walls proposed for this development with Mr. Detton indicated that a special use permit for those walls would come back before Council as part of the final map.

Mr. Gottsacker noted that during a runoff period it is possible that raw sewage could be on Skyline Drive, however, this issue is being addressed and should be corrected by January, 1997.

It was moved by Councilperson Herndon, seconded by Councilperson Pearce to approve the

zoning map amendment for Case No. 72-96.

Motion carried with Councilperson Pilsner voting Nay and Councilperson Hascheff absent.

Councilperson Herndon stated that he does not believe the project as proposed does not meet Finding No. 5, as it has the potential for adding to the pollution problem.

It was moved by Councilperson Herndon, seconded by Councilperson Pilsner to deny the special use permit to allow the hillside development and the land fills of 10 feet or more and the grading.

Motion failed with Councilpersons Pearce, Camp, Pruett and Mayor Griffin voting Nay and Councilperson Hascheff absent.

Mr. Murin indicated that the applicant has offered to hire an environmental consultant acceptable to City staff to address these issues at the final map stage.

It was moved by Councilperson Pearce, seconded by Councilperson Pruett to approve the special use permit to allow hillside development, the land fills of 10 feet or more and grading, subject to the conditions in the staff report including Condition No. 29.

Motion carried with Councilpersons Herndon and Pilsner voting Nay and Councilperson Hascheff absent.

It was moved by Councilperson Herndon, seconded by Councilperson Pilsner to deny the tentative map.

The Motion resulted in a tie with Councilpersons Pearce, Pruett and Mayor Griffin voting Nay and Councilperson Hascheff absent.

It was moved by Councilperson Pruett, seconded by Councilperson Herndon to reconsider the previous motion that resulted in a tie vote. .

Motion carried with Councilpersons Camp and Pilsner voting Nay and Councilperson Hascheff absent.

It was moved by Councilperson Herndon, seconded by Councilperson Pearce to continue any action on the tentative map pending the applicant providing the environmental study, with the understanding that at the time of final approval, a public hearing will be held of which all residents within 600 feet will be notified. Also, direct staff to provide a complete analysis of the sewer engineering and funding questions at that time.

Motion carried with Councilperson Pilsner voting Nay and Councilperson Hascheff absent.

Bill No. **5203** - Ordinance to amend zoning from SFR-15 (single family residential) to SFR-9 (Single Family Residential).

It was moved by Councilperson Herndon, seconded by Councilperson Pearce to refer Bill No.

5203 to the Committee of the Whole.

Motion carried with Councilperson Pilzner voting Nay and Councilperson Hascheff absent.

Public Comment - Limited to No More Than Five (5) Minutes And Limited to Items That Do Not Appear on The Agenda. Comments to Be Addressed to The Council as a Whole.

No action was taken on this item.

The Meeting was adjourned at 8:12 p.m.

Council Chambers, Reno, Nevada
October 22, 1996

The Regular Session of the Reno City Council was called to order at 12:05 p.m. on October 22, 1996 in the Council Chambers at City Hall.

PRESENT: Council Members Herndon, Hascheff, Pearce, Camp, Pruett, and Mayor Griffin

ABSENT: Councilperson Pilzner.

ALSO PRESENT: City Manager McNeely, City Attorney Lynch and City Clerk Cook.

INVOCATION: Dr. Jim Simon, First Baptist Church, Reno

PROCLAMATIONS/PRESENTATIONS:

National Dental Health Hygiene Month

Recognition of Community Development Staff for the 1996 Outstanding Planning Accomplishment in Citizen Outreach/Public Service Award for the Visual Preference Survey.

Approval of Minutes - October 8, 1996

Recommended: Council approve the October 8, 1996 Regular Council Meeting Minutes as submitted.

It was moved by Councilperson Hascheff, seconded by Councilperson Camp to approve the October 8, 1996 Regular Council Meeting Minutes as submitted.

Motion carried with Councilperson Pilzner absent.

Approval of Agenda - October 22, 1996

Recommended: Council approve the October 22, 1996 Regular Meeting Agenda as submitted.

It was moved by Councilperson Pearce, seconded by Councilperson Hascheff to approve the October 22, 1996 Agenda as submitted.

Motion carried with Councilperson Pilzner absent.

Cash Disbursements September 23, 1996 through October 6, 1996.

Recommended: Council approve the Cash Disbursements as submitted.

It was moved by Councilperson Pearce, seconded by Councilperson Hascheff to approve the Cash Disbursements as submitted.

Motion carried with Councilperson Pilzner absent.

Identification of items from the Consent Agenda pulled for discussion.

No items were pulled from the Consent Agenda for separate discussion.

CONSENT AGENDA

Staff Report: Business Licenses Applications 1 - 7

Betos Mexican Food; Jose Alberto De La Torre Vaca; 575 W. 5th Street; Dining Room Wine/Beer.

Marcolino's Italian Cuisine; Steven G. McCall; 3671 Kings Row; Previous Owner: Rita Del Pozzo; Previous DBA: Davo's Restaurant; Bar.

Quikie Mart; Amolak Singh; 2550 Longley Lane; 7 Slots; Owner/Operator Basis.

United Coin Co. db at A-K Food and Liquor; Sukhjinder P. Kumari; 1445 E. 4th Street; 2 Slots, Space/Lease Basis.

United Coin Co, db at Sparks Food & Liquor; Kulwant Singh Dhadda; 1100 E. 4th Street; 2 Slots; Space Lease Basis.

Winner's Gaming db at Copper Summit Brewing Co. Ltd.; Stephen H. Depaoli; 7671 S. Virginia Street; 7 Slots; Space Lease Basis.

Zee's Sports Cards; William Marvin Zoback; 1994 S. Virginia Street; 2nd Hand Merchandise.

Recommended: Council approve the Business License applications as submitted.

Staff Report: Final Map of Caughlin Cottages Unit No. 3 Subdivision.

Recommended: Council approve the Final Map.

Staff Report: Bid #1165 - Police Uniforms.

Recommended: Council award Bid #1165 to Silver State Uniforms as the prices listed on the tabulation through June 30, 1996.

Staff Report: \$33,160.00 Traffic Services Grant (HALT) - Two Year Grant 1997/1998.

Recommended: Council accept the grant funding.

Staff Report: Confirm appointment of Linda Williams and Russell Morgan to Principal Accountant Positions.

Recommended: Council confirm the appointments.

Staff Report: Improvement Agreement for New Owner of Sierra Highlands Unit No. 12B Subdivision.

Recommended: Council approve the Improvement Agreement.

Staff Report: Proposed Modification of the Buyout Agreement with Reno Professional Baseball, Inc.

Recommended: Council ratify the City Manager's request to modify the RPBI Buyout portion of the agreement with payments of \$8,000.00 for first year due by January 31, 1997, \$10,000.00 the second year due by January 31, 1998, and \$13,586.48 for the third and final payment due by January 31, 1999.

Staff Report: Final Payment to Gelco - 1995 Sewer Rehabilitation Program Contract No. 922, Project Number 4000-1200-1215-7630-0000-22082-9999.

Recommended: Council approve the release of the final payment.

Staff Report: Final Payment to HydroTech - 1995 Sewer Rehabilitation Program Contract No. 822, Project Number 4000-1200-1215-7630-0000-22082-9999.

Recommended: Council approve the release of the final payment.

Staff Report: Moana Lane Safety Improvement Project - Interlocal Agreement with Nevada Department of Transportation.

Recommended: Council approve the Interlocal Cooperative Agreement with the Nevada Department of Transportation for the Moana Lane Safety Project.

Staff Report: Low Income Sewer Rebate Program.

Recommended: Council accept the report and reallocate unused funds to one-time sewer projects.

Staff Report: Changing the name of the Parks and Recreation Department to the Parks, Recreation and Community Services Department.

Recommended: Council approve the renaming of the Parks and Recreation Department to Parks, Recreation and Community Services Department in lieu of the previously approved change to the Community and Leisure Services Department.

It was moved by Councilperson Pruett, seconded by Councilperson Herndon to approve Consent Agenda Items 9A through 9L as submitted.

Motion carried with Councilperson Pilzner absent.

FIRST READING ORDINANCES

Bill No. 5204 - Ordinance authorizing sale of Negotiable Special Obligation Interim Warrants for the 1995 Special Assessment District No. 1.

It was moved by Councilperson Pearce, Hascheff to refer Bill No. 5204 to the Committee of the Whole.

Motion carried with Councilperson Pilzner absent.

Bill No. 5205 - Ordinance to amend Reno Municipal Code Section 2.06.030 "Designation of Appointive Offices" and Section 2.06.050 "Qualifications of Appointive Offices" in order to implement approved organization changes.

It was moved by Councilperson Hascheff, seconded by Councilperson Pearce to refer Bill No. 5205 to the Committee of the Whole.

Motion carried with Councilperson Pilzner absent.

Bill No. 5206 - Ordinance to annex .2 acres to accommodate the extension of Melody Lane for the required vehicle access into Century Estates Subdivision. The site is located on the east terminus of Melody Lane.

It was moved by Councilperson Pruett, seconded by Councilperson Hascheff to refer Bill No. 5206 to the Committee of the Whole.

Motion carried with Councilperson Pilzner absent.

SECOND READING ORDINANCES

BILL NO. 5203

ORDINANCE NO. 4683

An Ordinance to amend zoning between Solari Drive and San Simeon Court from SFR-15 to SFR-9 (Single Family Residential) zones.

It was moved by Councilperson Herndon, seconded by Councilperson Pearce to pass and adopt Bill No. 5203, Ordinance No. 4683.

Motion carried with Councilperson Pilzner absent.

BILL NO. 5201

ORDINANCE NO. 4684

Bill No. 5201 Ordinance to repeal Articles II, III and IV of Chapter 2.14 Entitled "Employee Benefits" of the Reno Municipal Code.

It was moved by Councilperson Hascheff, seconded by Councilperson Herndon to pass and adopt Bill No. 5201, Ordinance No. 4684.

Motion carried with Councilperson Pilzner absent.

BILL NO. 5202

ORDINANCE NO. 4685

Bill No. 5202 - Ordinance to amend Article I of Chapter 2.14 entitled "Employee Benefits" of the Reno Municipal Code to provide for administrative oversight of the pay structure and employee evaluation system by the City Manager.

It was moved by Councilperson Hascheff, seconded by Councilperson Camp to pass and adopt

Bill No. 5202, Ordinance No. 4685

Motion carried with Councilperson Piltzner absent.

RESOLUTIONS

Resolution No. 5290 - Resolution adopting a pay structure for confidential, midmanagement and management employees necessary to implement a pay for performance system.

It was moved by Councilperson Hascheff, seconded by Councilperson Herndon to pass and adopt Resolution No. 5290.

Motion carried with Councilperson Piltzner absent.

RESOLUTION NO. 5290

Resolution adopting a pay structure for confidential, midmanagement and management employees necessary to implement a pay for performance system.

Resolution No. 5291 - Resolution adopting employee benefits provided to confidential employees.

It was moved by Councilperson Hascheff, seconded by Councilperson Herndon to pass and adopt Resolution No. 5291.

Motion carried with Councilperson Piltzner absent.

RESOLUTION NO. 5291

Resolution adopting employee benefits provided to confidential employees.

Resolution No. 5292 - Resolution accepting Streets - Sagehen Hill Unit No. 2, Phase 2.

It was moved by Councilperson Pruett, seconded by Councilperson Pearce to pass and adopt Resolution No. 5292.

Motion carried with Councilperson Piltzner absent.

RESOLUTION NO. 5292

Resolution accepting Streets - Sagehen Hill Unit No. 2, Phase 2.

Resolution No. 5293 - Resolution accepting streets - Northern Lights Unit No. 2.

It was moved by Councilperson Pruett, seconded by Councilperson Pearce to pass and adopt Resolution No. 5293.

Motion carried with Councilperson Piltzner absent.

RESOLUTION NO. 5293

Resolution No. 5294 - Resolution to amend the Assessment Roll for the City of Reno, Nevada 1985 Special Assessment District No. 1 (Apportionment Request No. 40A -- Bailey & McGah Parcel Reconfiguration).

It was moved by Councilperson Hascheff, seconded by Councilperson Herndon to pass and adopt Resolution No. 5294.

Motion carried with Councilperson Pilzner absent.

RESOLUTION NO. 5294

Resolution to amend the Assessment Roll for the City of Reno, Nevada 1985 Special Assessment District No. 1 (Apportionment Request No. 40A -- Bailey & McGah Parcel Reconfiguration).

Resolution No. 5295 - Resolution to amend the Assessment Roll for the City of Reno, Nevada 1985 Special Assessment District No. 1 (Apportionment Request No. 40B -- Northgate Subdivision No. 8C).

It was moved by Councilperson Hascheff, seconded by Councilperson Herndon to pass and adopt Resolution No. 5295.

Motion carried with Councilperson Pilzner absent.

RESOLUTION NO. 5295

Resolution to amend the Assessment Roll for the City of Reno, Nevada 1985 Special Assessment District No. 1 (Apportionment Request No. 40B -- Northgate Subdivision No. 8C).

COUNCILPERSON PILZNER PRESENT 12:25 P.M.

Resolution No. 5296 - Resolution concerning Medium-Term Obligations.

It was moved by Councilperson Hascheff, seconded by Councilperson Herndon to pass and adopt Resolution No. 5296.

Motion carried.

RESOLUTION NO. 5296

Resolution concerning Medium-Term Obligations.

Resolution No. 5297 - Resolution making a provisional order regarding the acquisition and Improvement of a sanitary sewer project within the proposed "City of Reno, Nevada 1996 Special Assessment District No. 1".

It was moved by Councilperson Hascheff, seconded by Councilperson Pearce to pass and adopt Resolution No. 5297.

Motion carried.

RESOLUTION NO. 5297

Resolution making a provisional order regarding the acquisition and Improvement of a sanitary sewer project within the proposed "City of Reno, Nevada 1996 Special Assessment District No. 1".

Resolution No. 5298 - Resolution for Budget Augmentations and approval of Budget Revisions, July 1 - September 30, 1996.

It was moved by Councilperson Piltzner, seconded by Councilperson Pearce to pass and adopt Resolution No. 5298.

Motion carried.

RESOLUTION NO. 5298

Resolution for Budget Augmentations and approval of Budget Revisions, July 1 - September 30, 1996.

Resolution No. 5299 - Case No. 24-97 (Golden Meadows) Resolution of intent to amend zoning from SFR-15 (Single Family Residential) to NC (Neighborhood Commercial) on ± 1.66 acres located on the northeast corner of the intersection of Golden Valley Road and North Hills Boulevard.

It was moved by Councilperson Pruett, seconded by Councilperson Hascheff to pass and adopt Resolution No. 5299.

Motion carried.

RESOLUTION NO. 5299

Case No. 24-97 (Golden Meadows) Resolution of intent to amend zoning from SFR-15 (Single Family Residential) to NC (Neighborhood Commercial) on ± 1.66 acres located on the northeast corner of the intersection of Golden Valley Road and North Hills Boulevard.

MAINTENANCE AND ENGINEERING

Staff Report: Street Rehabilitation Program Update and Related Issues (utilities and design life).

Recommended: Council may wish to direct staff to form a special assessment district to replace 30-year or older sewer laterals with the street rehabilitation program. Also, may wish to direct staff as a policy design streets for a 30-year life cycle.

Mr. Steve Varela, Director of Public Works, City Engineer, provided a status report of the construction currently being done on neighborhood streets.

Councilperson Pearce requested that an ad be placed in the newspaper and shown on SNCAT announcing the completion schedule of those street currently under construction.

Councilperson Pilzner also suggested that signs could be posted on the actual streets noting when the street will be completed.

No action was taken on this item.

Staff Report: City Hall - Garage Roof Structural Evaluation.

Recommended: Council direct staff to proceed with consultant contract for design and construction administration of the repairs and final engineer's estimate of the repairs.

Mr. Varela indicated that another structural analysis the City Hall building was completed and the damage is not nearly as extensive as originally thought.

The Council expressed concern over the conflicting reports and directed the City Manager to examine the procedure that was followed for each of the analyses and determine why there was such discrepancy between the two.

It was moved by Councilperson Pilzner, seconded by Councilperson Herndon to direct staff to proceed with consultant contract for design and construction administration of the repairs and final engineer's estimate of the repairs with direction to the City Manager to return to the City Council with a comprehensive report that analyzes the entire City Hall building and provides recommendations.

Motion carried.

PARKS, RECREATION AND COMMUNITY SERVICES

Staff Report: Memorandum of Understanding regarding the closure of the Brookside Golf Course.

Recommended: Council direct staff to continue to work with the Airport Authority so that the Brookside Golf Course can stay open as long as possible; and authorize the City Manager to retain outside assistance to determine the financial feasibility of building another golf course using existing funding within the Parks and Recreation Department budget.

Mr. Ralph Jaeck, Assistant City Manager, indicated that the Airport Authority is in the process of expanding and will force the City to vacate the property where the Brookside Golf Course exists.

Councilperson Pearce requested that the City Manager provide the Council with a report which includes the fiscal implications of building another golf course and also the priorities of the City and if a course fits into those priorities.

It was moved by Councilperson Pilzner, seconded by Councilperson Hascheff direct staff to continue to work with the Airport Authority so that the Brookside Golf Course can stay open as long as possible; and authorize the City Manager to retain outside assistance to determine the financial feasibility of building another golf course using existing funding within the Parks and Recreation Department budget and also bring back the report requested by Councilperson Pearce.

Motion carried.

CITY MANAGER

Report from the Public Information Officer on Upcoming SNCAT Events.

NO ACTION WAS TAKEN ON THIS ITEM.

Staff Report: Authorization to hire Val Garner as contract lobbyist for the 1997 Legislative Session.

In response to Councilperson Pearce, Mr. Garner indicated that he worked as the lobbyist for Reno at the last legislative session. He also noted that he will not be representing anyone else at the session that would interfere with his work for Reno.

It was moved by Councilperson Herndon, seconded by Councilperson Camp to authorize the hiring of Val Garner as contract lobbyist for the 1997 Legislative Session.

Motion carried.

MAYOR AND CITY COUNCIL

Liaison Report and appropriate direction to staff.

Councilperson Pilzner indicated that his request for the minutes from the RSCVA regarding the Bowling Stadium costs still has not been fulfilled.

No action was taken on this item.

Mayor's Liaison Report - J. Griffin

NO ACTION WAS TAKEN ON THIS ITEM.

Discussion and possible action regarding sidewalk inspections in Special Assessment Districts. T. Herndon

Councilperson Herndon indicated that he spoke with the City Engineer and he will be developing a revised inspection procedure for sidewalk reconstruction.

NO ACTION WAS TAKEN ON THIS ITEM.

Selection of two appointees to serve on the Airport Authority Committee to examine the Rewana Farms Land Program.

It was moved by Councilperson Hascheff, seconded by Councilperson Pilzner to appoint Ward 1 Councilperson Tom Herndon and Ward 3 Councilperson Sue Camp to serve on the Airport Authority Committee to examine the Rewana Farms Land Program.

Motion carried.

Public Comment - Limited to No More Than Five (5) Minutes And Limited to Items That Do Not Appear on The Agenda. Comments to Be Addressed to The Council as a Whole.

Mr. Onie Cooper, 2695 Carville #118, expressed concern over the lack of an outside body to hear complaints about the Reno Police Department.

Mr. Frank Partlow, 15 Scattergun Circle, noted that he represents the Citizens Fighting Crime Committee. He encouraged the Council and all Reno citizens to vote yes on Ballot Question WC1. He also asked if the Council could pass a resolution in support of this ballot measure.

Mr. Sam Dehne, Reno Citizen, expressed his concern over the waste, blight and atrocity that is taking place in the Rewana Farms Area.

NO ACTION WAS TAKEN ON THIS ITEM.

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A recess was called at 2:10 p.m. and upon reconvening at 2:25 p.m., roll was taken with the following Council members present: Hascheff, Herndon, Pearce, Camp, Pruet, Pizner and Griffin. Absent: None.

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PUBLIC HEARING

2:00 P.M.

Staff Report: Case No. 43-97 (Laurel Park) Request for the following: (1) A zoning map amendment from MF-14 (Multi-Family/Mobile Home Overlay) to MF-14 (Multi-Family) on ±9.93 acres; (2) a tentative map to develop in 2 phases an 89 lot single family residential subdivision with a density of just under 9 dwelling units per acre (8.96); and (3) variances to: a) reduce the minimum lot width required within the MF-14 zone from 50 feet to 42 feet; and b) reduce the lot street frontage required on a cul-de-sac from 30 feet to 20 feet on 4 lots. The site is located on the east side of Boynton Lane ±300 feet south of its intersection with Mira Loma Drive.

Recommended: Council uphold the recommendation of the Planning Commission and approve the zoning map amendment by ordinance, approve the tentative map and lot width reduction variance, subject to conditions as modified in the staff report and deny the variance to reduce the required street frontage on four cul-de-sac lots.

The Mayor asked if proper notice had been given. City Clerk Cook stated that proper notice was given and no correspondence was received. The Mayor declared the public hearing open and asked if anyone cared to speak. Hearing no one he closed the public hearing.

It was moved by Councilperson Camp, seconded by Councilperson Pizner, to uphold the recommendation of the Planning Commission and approve the zoning map amendment by ordinance, approve the tentative map and lot width reduction variance, subject to conditions as modified in the staff report and deny the variance to reduce the required street frontage on four cul-de-sac lots.

Motion carried.

Bill No. 5207 - Ordinance to amend zoning from MF-14/MH to MF-14. Case No. 43-97 (Laural Park).

It was moved by Councilperson Camp, Pilzner to refer Bill No. 5207 to the Committee of the Whole.

Motion carried.

PUBLIC HEARING

2:00 P.M.

Staff Report: Case No. 66-92/File 36 (South Meadows/The Meadows)- Request for approval of the following: (1) A zoning map amendment from LLR-2.5 (Large Lot Residential - 2.5 acres) under resolution of intent to MF-21 (Multi-Family) to MF-14 (Multi-Family) on ± 27.82 acres; (2) A tentative map to develop in 4 phases a 200 lot single family residential subdivision on ± 27.82 acres with a density of 7.2 dwelling units/acre; (3) A special use permit for a zero lot line subdivision which would: a) reduce the minimum 50 foot lot width to 38 feet; b) modify the building setbacks; and (4) Variances to: a) Reduce the spacing required between street intersections (Rockchuck and Tule) from 200 feet to ± 85 feet; and b) reduce the minimum driveway length for all lots fronting directly on the interior streets from 20 feet to 19 feet in length. The ± 27.82 acre site is located along the south side of South Meadows parkway $\pm 1,500$ feet east of its intersection with Double R Blvd.

Recommended: Council uphold the recommendation of the Planning Commission and approve the zoning map amendment by ordinance, and approve the tentative map, special use permit and variances, subject to the conditions as modified in the staff report.

The Mayor asked if proper notice had been given. City Clerk Cook stated that proper notice was given and no correspondence was received. The Mayor declared the public hearing open and asked if anyone cared to speak. Hearing no one he closed the public hearing.

It was moved by Councilperson Camp, seconded by Councilperson Herndon to uphold the recommendation of the Planning Commission and approve the zoning map amendment by ordinance, and approve the tentative map, special use permit and variances, subject to the conditions as modified in the staff report.

Motion carried.

Bill No. 5208 - Ordinance to amend zoning from LLR-2.5 to MF-14, Case No. 66-92/File No. 36 (South Meadows/The Meadows)

It was moved by Councilperson Camp, seconded by Councilperson Herndon to refer Bill No. 5208 to the Committee of the Whole.

Motion carried.

PUBLIC HEARING

2:00 P.M.

Staff Report: Case No. 66-92/File 34 (South Meadows/Double Diamond Residential Community) Request for approval of the following: (1) A zoning map amendment from LLR-2.5 (Large Lot Residential - 2.5 acres) under resolution of intent to SFR-6 (Single Family Residential) to PUD (Planned Unit Development) on ± 29.26 acres; which will be added to the Double Diamond Residential Community; (2) Modifications to the PUD Design Guidelines; (3) An amendment to the approved 45 lot tentative map which would: a) add ± 29.26 acres to the existing ± 769 acre tentative map for a total of ± 798.3 acres; b) enlarge lot 28; c) create a new lot (46) for a total of 46 lots; and d) realign South Meadows Parkway to the northeast such that the added ± 29.26 acres will be located south of this street and contiguous to the existing Double Diamond Residential PUD. A portion of this new acreage will be added to lot 28, with the balance used to create lot 46. The ± 798.3 acre site is located along the south side of South Meadows Parkway $\pm 3,500$ feet east of Double R Blvd. in southeast Reno.

Recommended: Council uphold the recommendation of the Planning Commission and approve Case No. 66-92/File 34, subject to the conditions in the staff report.

The Mayor asked if proper notice had been given. City Clerk Cook stated that proper notice was given and no correspondence was received. The Mayor declared the public hearing open and asked if anyone cared to speak. Hearing no one he closed the public hearing.

It was moved by Councilperson Camp, seconded by Councilperson Herndon to uphold the recommendation of the Planning Commission and approve Case No. 66-92/File 34, subject to the conditions in the staff report.

Motion carried.

PUBLIC HEARING2:00 P.M.

Staff Report: Case No. 22-97/File 2 (Summit Ridge Plaza/Commercial Property) - Request for a zoning map amendment from LL-1 (Large Lot Residential - 1 acre) to CC (Community Commercial) on a ± 4.58 acre site located on the southwest corner of West McCarran Blvd. and I-80 Freeway.

Recommended: Council uphold the recommendation of the Planning Commission and approve the zoning map amendment to AC (Arterial Commercial) by Resolution of Intent.

The Mayor asked if proper notice had been given. City Clerk Cook stated that proper notice was given and no correspondence was received. The Mayor declared the public hearing open and asked if anyone cared to speak. Hearing no one he closed the public hearing.

It was moved by Councilperson Pilzner, seconded by Councilperson Pearce to uphold the recommendation of the Planning Commission and approve the zoning map amendment to AC (Arterial Commercial) by Resolution of Intent.

Motion carried.

Resolution No. 5300 - Resolution of intent to amend zoning from LL-1 (Large Lot Residential - 1

acre) to CC (Community Commercial). Case No. 22-97/File 2 (Summit Ridge Plaza/Commercial Property)

It was moved by Councilperson Pilzner, seconded by Councilperson Camp to pass and adopt Resolution No. 5300.

Motion carried.

RESOLUTION NO. 5300

Resolution of intent to amend zoning from LL-1 (Large Lot Residential - 1 acre) to CC (Community Commercial). Case No. 22-97/File 2 (Summit Ridge Plaza/Commercial Property)

PUBLIC HEARING

2:00 P.M.

Staff Report: Case No. 22-97/File 3 (Summit Ridge Plaza/Woodmark) Request for: (1) A Master Plan amendment from Single Family Residential and Community Commercial to Multi-Residential; (2) a zoning map amendment from NC (Neighborhood Commercial) and LLR-1 (Large Lot Residential - 1 acre) to MF-43 (Multi-Family); and (3) special use permits to allow: a) a 120 unit assisted living care facility; and b) land fills exceeding 10 feet on a ± 3.36 acre site located between I-80 and Summit Ridge Drive ± 700 feet west of West McCarran Blvd.

Recommended: Council uphold the recommendation of the Planning Commission and approve Case No. 22-97/File 3.

The Mayor asked if proper notice had been given. City Clerk Cook stated that proper notice was given and no correspondence was received. The Mayor declared the public hearing open and asked if anyone cared to speak. Hearing no one he closed the public hearing.

It was moved by Councilperson Pilzner, seconded by Councilperson Herndon to uphold the recommendation of the Planning Commission and approve Case No. 22-97/File 3.

Motion carried.

Resolution No. 5301 - Resolution to amend the Land/Use Transportation Guide element of the Reno Master Plan from SFR and CC to Multi-Residential. Case No. 22-97/File 3 (Summit Ridge Plaza/Woodmark)

It was moved by Councilperson Pilzner, seconded by Councilperson Pearce to pass and adopt Resolution No. 5301.

Motion carried.

RESOLUTION NO. 5301

Resolution to amend the Land/Use Transportation Guide element of the Reno Master Plan from SFR and CC to Multi-Residential. Case No. 22-97/File 3 (Summit Ridge Plaza/Woodmark)

Resolution No. 5302 - Resolution of intent to amend the zoning map from NC and LLR-1 to MF-43.

It was moved by Councilperson Pilzner, seconded by Councilperson Pearce to pass and adopt Resolution No. 5302.

Motion carried.

RESOLUTION NO. 5302

Resolution of intent to amend the zoning map from NC and LLR-1 to MF-43.

PUBLIC HEARING

2:00 P.M.

Staff Report: Case No. 22-97/File 4 (Summit Ridge Plaza Restaurant) - Request for a zoning map amendment from NC (Neighborhood Commercial) and LLR-1 (Large Lot Residential - 1 acre) to CC (Community Commercial) to construct a 5,400 square foot restaurant on a ±1.64 acre site located between I-80 and Summit Ridge Drive ±400 feet west of West McCarran Blvd.

Recommended: Council uphold the recommendation of the Planning Commission and approve Case No. 22-97/File 4 (Summit Ridge Plaza/Restaurant).

The Mayor asked if proper notice had been given. City Clerk Cook stated that proper notice was given and no correspondence was received. The Mayor declared the public hearing open and asked if anyone cared to speak. Hearing no one he closed the public hearing.

It was moved by Councilperson Pilzner, seconded by Councilperson Hascheff to uphold the recommendation of the Planning Commission and approve Case No. 22-97/File 4 (Summit Ridge Plaza/Restaurant).

Motion carried.

Resolution No. 5303 - Resolution of intent to amend the zoning map from NC and LLR-1 to NC. Case No. 22-97/File 4 (Summit Ridge Plaza Restaurant)

It was moved by Councilperson Pilzner, seconded by Councilperson Camp to pass and adopt Resolution No. 5303.

Motion carried.

RESOLUTION NO. 5303

Resolution of intent to amend the zoning map from NC and LLR-1 to NC. Case No. 22-97/File 4 (Summit Ridge Plaza Restaurant)

PUBLIC HEARING

2:00 P.M.

Staff Report: Case No. 22-97/File 6 (Summit Ridge Plaza/7-11) - Request for: (1) a zoning map amendment from LLR-1 (Large Lot Residential - 1 acre) to CC (Community Commercial); (2) a special use permit to construct a \pm 2,900 square foot convenience store operating 24 hours per day with gasoline fuel dispensing on a \pm 1.51 acre site located on the northwest corner of Summit Ridge Drive and West McCarran Blvd.

Recommended: Council uphold the recommendation of the Planning Commission and approve Case No. 22-97/File 6.

The Mayor asked if proper notice had been given. City Clerk Cook stated that proper notice was given and no correspondence was received. The Mayor declared the public hearing open and asked if anyone cared to speak. Hearing no one he closed the public hearing.

It was moved by Councilperson Pilzner, seconded by Councilperson Pearce to uphold the recommendation of the Planning Commission and approve Case No. 22-97/File 6.

Motion carried.

Bill No. 5209 - Ordinance to amend zoning from LLR-1 to AC (Arterial Commercial). Case No. 22-97/File 6 (Summit Ridge Plaza/7-11)

It was moved by Councilperson Pilzner, seconded by Councilperson Pearce to refer Bill No. 5209 to the Committee of the Whole.

Motion carried.

PUBLIC HEARING

2:00 P.M.

Staff Report: Case No. 73-97 (105 Sunshine Lane) - Show Cause Hearing - The E. W. E. Salvage Pool located at 105 Sunshine Lane is to show cause why legal action should not be brought against it for violating the Reno Municipal Code,, regarding visual screening of outdoor storage within the I (Industrial) zone.

Recommended: Council direct the City Attorney to initiate legal action against the property owner and lease holder of 105 Sunshine Lane.

The Mayor asked if proper notice had been given. City Clerk Cook stated that proper notice was given and no correspondence was received. The Mayor declared the public hearing open and asked if anyone cared to speak. Hearing no one he closed the public hearing.

Ms. Laura Tuttle, Principle Planner, indicated that both complainants have withdrawn their complaints in writing, therefore, she would recommend that no further action be taken on this property.

Councilperson Pearce stated that she would like this item continued in order to allow her the opportunity to determine why so much has changed with respect to the visual screening at this site.

Mr. Don Zinser, EWE Salvage Pool, stated that his screening plan was approved by Mr. Jim Martin,

Zoning Enforcement Officer, who is no longer employed by the City of Reno. He stated that he would not have gone forward with the plan if he did not believe that the screening would be appropriate.

It was moved by Councilperson Pearce, seconded by Councilperson Herndon to continue this public hearing to the November 12, 1996 Regular Council Meeting.

Motion carried.

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A recess was called at 3:05 p.m. and upon reconvening at 6:15 p.m., roll was taken with the following Council members present: Hascheff, Herndon, Pearce, Camp, Pruett, Piltzner and Griffin. Absent: None.

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PUBLIC HEARING

6:00 P.M.

Staff Report: Case No. 52-96/File 2 (University Ridge) - Request for approval of a Master Plan Amendment to change the designation from Collector to Local Street for a \pm 150 linear foot section of Socrates Drive.

Recommended: Council uphold the recommendation of the Planning Commission and approve the master plan amendment, as requested by the applicant.

The Mayor asked if proper notice had been given. City Clerk Cook indicated that proper notice was given and letters were received from James Nicholson, 3350 Socrates Drive, George and Betty Walenspiel, 3350 Comstock Drive and Ruth Osterman, 3345 Socrates Drive.

Mayor Griffin clarified that the real issue is whether or not to open Socrates Drive as a local street or allow it to remain as a collector street.

The Mayor declared the public hearing open.

Mr. Ken Krater, representing the University Ridge Homeowners, indicated that there have been many changes in this area since the 1984 adoption of the Master Plan. Mr. Krater stated that because Socrates Drive was built to minor arterial specifications, there would be a very great possibility for speeding and vehicle accidents if this street were extended to Parr Boulevard. He urged the Council to delete the extension of Socrates Drive from this Master Plan Amendment.

Mr. Dwight Dortch, 3435 Socrates Drive, expressed concern over the potential for increased crime and decreased traffic safety if this street is extended to Parr Boulevard.

Mr. Barry Fisher, 3285 Socrates Drive, concurred with Mr. Dortch and added that he believes that if the street is left as it is, this will continue to be a very nice neighborhood.

The Mayor asked if anyone else cared to speak on this item. Hearing no one he closed the public hearing.

The Council discussed the obvious changes in the area since the original master plan was adopted.

It was indicated that the Reno Fire Department did not feel it was necessary to place an emergency access gate at the end of Socrates.

It was moved by Councilperson Pruett, Herndon to overrule the recommendation of the Planning Commission and approve Case No. 52-96/File 2.

Motion carried.

PUBLIC HEARING

6:00 P.M.

Staff Report: Case No. 137-96 (Parr South) Request for the following: (1) Annexation of ± 271.2 acres; (2) Master Plan Amendments to revise the boundaries of Distribution and Warehousing designation from ± 35 acres to ± 154 acres, revise the boundaries of Open Space designation from ± 113.5 acres to ± 57 acres, revise the boundaries of Multi Residential from ± 18 acres to ± 60 acres, and remove the designation on ± 104.5 acres; and (3) Zoning Map Amendments from I (Industrial) on ± 29.1 acres, LL-2.5 (Large Lot Residential) on ± 67.7 acres, and LL-1 (Large Lot Residential) on ± 174.2 acres upon annexation; to IC (Industrial Commercial) on ± 118 acres, IB (Industrial Business) on ± 36 acres, MF-14 (Multi-Family) on ± 60 acres, and LLR-2.5 (Large Lot Residential) on ± 57 acres. The site is located adjacent to the north of the University Ridge Planned Unit Development and the Sierra Pacific Power Company North Valley Substation, to the south of Parr Blvd. and the Western Pacific railroad tracks, to the west of the Desert Research Institute/Dandini Research Park, and to the east of North Virginia Street.

Recommended: Council uphold the recommendation of the Planning Commission and approve the Annexation by ordinance, and deny the Master Plan Amendments and Zoning Map Amendments.

The Mayor asked if proper notice had been given. City Clerk Cook stated that proper notice was given and no correspondence was received.

Ms. Laura Tuttle, Principle Planner, provided an brief overview of the request and indicated that the Planning Commission has denied the Master Plan Amendments and Zoning Map Amendments twice.

The Mayor declared the public hearing open and asked if anyone cared to speak.

Mr. Bob Ferrari, applicant, explained the history of this property and noted that the density of the development has been reduced to 700 units from the original 950 units proposed.

Ms. Katie Osgood, of Osgood Engineers, stated that many changes have taken place in this area and highlighted all of the advantages to approving the Master Plan and Zoning Map Amendments. She noted that the proposed zoning designations will help provide more multi-family housing in the community and will also eliminate the trailer park designations which currently exist at this site.

Mr. Dwight Dortch, 3435 Socrates Drive, indicated that the homeowners have met with the developer and the only concern is that the project be conditioned that there be no connection, emergency or otherwise, to southern boundary of this property.

Mr. August Lemarie, 745 Hunter Lake Drive, stated that due to the action on the previous item, he no longer has concerns with the Parr South project.

Mr. Frank Gross, 966 University Place, indicated that he believes that staff should not be in the position of making policy.

The Mayor asked if anyone else cared to speak on this issue. Hearing no one he closed the public hearing.

It was moved by Councilperson Pruett, seconded by Councilperson Herndon to uphold the recommendation of the Planning Commission and approve the Annexation in Case No. 137-96.

Motion carried.

It was moved by Councilperson Pruett, seconded by Councilperson Herndon to overrule the recommendation of the Planning Commission and approve the zoning map amendment; subject to conditions, with the added condition that there shall be no access on the southern boundary at this time.

Motion carried.

It was moved by Councilperson Pruett, seconded by Councilperson Hascheff to overrule the recommendation of the Planning Commission and approve the Master Plan Amendment.

Motion carried.

Bill No. 5210 - Ordinance to annex \pm 271.2 acres. Case No. 137-96 (Parr South)

It was moved by Councilperson Pruett, seconded by Councilperson Pruett, Hascheff to refer Bill No. 5210 to the Committee of the Whole..

Motion carried.

Public Comment - Limited to No More Than Five (5) Minutes And Limited to Items That Do Not Appear on The Agenda. Comments to Be Addressed to The Council as a Whole.

NO ACTION WAS TAKEN ON THIS ITEM.

Staff Report: Lease of City property located on the southeast corner of Court Street and Arlington Avenue to David Silverman and Trent Schmidt for use as a restaurant/retail/professional office center.

THIS ITEM WAS WITHDRAWN FROM THE AGENDA.

Liaison Report and appropriate direction to staff

NO ACTION WAS TAKEN ON THIS ITEM.

Mayor's Liaison Report - J. Griffin.

NO ACTION WAS TAKEN ON THIS ITEM.

The Meeting was adjourned at 8:30 p.m.

PRIMA BIRRODINA
MATERIA BIRRODINA
DEBET

BALBODIN

Council Chambers, Reno, Nevada
November 19, 1996

The Regular Session of the Reno City Council was called to order at 12:05 p.m. on November 19, 1996 in the Council Chambers at City Hall.

PRESENT: Council Members Herndon, Hascheff, Pearce, Newberg, and Aiazzi

ABSENT: Councilperson Pruett and Mayor Griffin.

ALSO PRESENT: City Manager McNeely, Deputy City Attorney Halley and City Clerk Cook.

ASSISTANT MAYOR HASCHEFF PRESIDING.

Approval of Minutes - November 12, 1996

Recommended: Council approve the Council Minutes as submitted.

It was moved by Councilperson Herndon, seconded by Councilperson Pearce to approve the minutes as submitted.

Motion carried with Councilperson Pruett and Mayor Griffin absent.

Approval of Agenda - November 19, 1996

Recommended: Mayor and Council approve the November 19, 1996 Agenda as submitted.

It was moved by Councilperson Newberg, seconded by Councilperson Herndon to approve the November 19, 1996 Regular Council Meeting Agenda as submitted.

Motion carried with Councilperson Pruett and Mayor Griffin absent.

COUNCILPERSON HERNDON ABSENT 12:08 P.M.

FIRST READING ORDINANCE

Bill No. **5215** - Ordinance providing for the issuance by the City of Reno of its Registered Negotiable General Obligation (Limited Tax) Medium-Term Bonds, Series December 1996.

It was moved by Councilperson Aiazzi, seconded by Councilperson Newberg to refer Bill No. 5215 to the Committee of the Whole.

Motion carried with Councilpersons Herndon, Pruett and Mayor Griffin absent.

RESOLUTIONS

Resolution No. **5311** - Resolution in support of retaining Fall as the Season for High School Soccer.

It was moved by Councilperson Newberg, seconded by Councilperson Aiazzi to pass and adopt Resolution No. 5311.

Motion carried with Councilpersons Herndon, Pruett and Mayor Griffin absent.

RESOLUTION NO. 5311

Resolution in support of retaining Fall as the Season for High School Soccer.

COMMUNITY DEVELOPMENT

Staff Report: Presentation on the Master Plan Draft following the inclusion of the Visual Preference Survey results and Review of the District Council Comments.

Recommended: Council instruct staff to advertise the proposed master plan for adoption in December

COUNCILPERSONS HERNDON AND PRUETT PRESENT 12:22 P.M.

Mr. Stuart Peters, Principal Planner, provided an overview of the Master Plan Draft that was distributed with the packet.

Mr. Roy Hibdon, representing Dorothy Town and Steamboat Properties, spoke in favor of the proposed Master Plan and the designations for the property.

Ms. Dorothy McAlinden, representing the Stead District Council, noted that there is a need for apartments in the Stead area to allow persons working in Stead to live there also.

Mr. George Butorac, 10005 Silver Dollar, expressed concern over the zoning designation of property he owns in Stead. He stated that there is conflicting opinions of how the property is currently zoned and how it should be zoned.

Mr. Mark Demuth, 280 Island Avenue, stated that he is concerned over several statements in the Master Plan regarding historic buildings. Mr. Demuth stated that he does not feel the term "historic building" is not clearly defined. He also added that if city owned historic buildings should be de-listed before being demolished.

Mr. Wayne Hawkins, General Partner of SkyVista Associates, stated that he believes the property in the area of Sky Vista should remain residential.

Mr. Nick Moschetti, representing three property owners in the Stead area, stated that he believes that zoning in the Stead Area should remain as it is..

Ms. Priscilla Dorazio, 2070 Longley Lane, requested that the area surrounding her home be designated for offices rather than apartments.

Mr. Peters indicated that the mixed use designation of these properties should remedy the concerns of

the previous speakers because there are policies already in place to protect the property owners from the apprehensions that they expressed.

Ms. Troy Anderson, 1950 Meadowview Lane, spoke in support of the results of the Visual Preference Survey and urged to Council to ensure that throughout the community what is proposed to be developed is actually developed as it has been proposed and approved. She also suggested that the school district should become involved in the planning process and the impact on schools and education should be included at every development review process.

It was moved by Councilperson Pearce, seconded by Councilperson Newberg to instruct staff to advertise the proposed master plan for adoption in December.

Motion carried with Mayor Griffin absent.

CITY MANAGER

Confirmation of Fire Chief.

Recommended: Council confirm the appointment of Charles Lowden as Reno Fire Chief.

Mr. Charles McNeely, City Manager, introduced Mr. Lowden and provided a brief overview of his career.

Mr. Jon Johnson, representing the Reno Fire Department, spoke in favor of the appointment of Mr. Lowden.

Mr. Giorgio Nicolato, Member of the Financial Advisory Board, indicated that he was on the panel that interviewed the candidates and he urged the Council to confirm the appointment.

It was moved by Councilperson Newberg, seconded by Councilperson Pearce to confirm the appointment of Mr. Charles Lowden as Fire Chief.

Motion carried with Mayor Griffin absent.

Mr. Charles Lowden, Fire Chief, addressed the Council and thanked them for the opportunity to serve the City of Reno.

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A recess was called at 1:25 p.m. and upon reconvening at 1:45 p.m., roll was taken with the following Council members present: Hascheff, Herndon, Pearce, Newberg, Pruett, and Aiazzi. Absent: Mayor Griffin.

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Staff Report: Presentation regarding the Fiscal Impact Model.

Recommended: Council direct the Consultant to complete the project and report back to the Council on the final results.

Mr. Paul Tischler, of Tischler and Associates, provided an interim report on the Fiscal Impact Analysis

of the Master Plan. He discussed the preliminary results of the analysis and the various growth scenarios that are being examined.

Mr. Tischler also responded to questions from Council members with respect to the content of the Final Report to be provided.

No action was taken on this item.

Staff Report: Authorization to Advance Funds to Cure Default of First Deed of Trust and Commence Foreclosure Proceedings on Second Deed of Trust Regarding Real Property Located at 2675 Tybo Avenue, Reno, Nevada.

Recommended: Council advance the funds to cure the First Deed of Trust and the fees to commence foreclosure proceedings on the Second Deed of Trust on property located at 2675 Tybo Avenue, Reno, Nevada, together with any funds to assure the First Deed of Trust is current.

Mr. Mike Halley, Deputy City Attorney, indicated that since the staff report was written, the owner of the home has made a payment to make the deed current. He noted that if the payments sufficient the advance of funds will not be necessary, however, he would still like Council approval in the event something does go wrong.

In response to Councilperson Pearce, Ms. Fran Valentine, of the Community Resources Division, stated that normally all deeds include a clause which requires that the homes be owner occupied. She added that in this case that clause was not included.

Councilperson Pearce requested that staff research the files to ensure that the owner/occupied clause is included in all deeds.

It was moved by Councilperson Herndon, seconded by Councilperson Pearce to advance the funds to cure the First Deed of Trust and the fees to commence foreclosure proceedings on the Second Deed of Trust on property located at 2675 Tybo Avenue, Reno, Nevada, together with any funds to assure the First Deed of Trust is current.

Motion carried with Mayor Griffin absent.

CITY MANAGER

Report from the Public Information Officer on Upcoming SNCAT Events.

Ms. Sharon Spangler, Public Information Officer, stated that a live call-in show will take place this week on the City's Nuisance Ordinance and also Dori Owen and Bruce Ambo will be interviewed regarding the skating rink and The Festival of Trees.

No action was taken on this item.

CITY CLERK

Boards and Commissions - Reno Bicycle Council.

It was moved by Councilperson Pearce, seconded by Councilperson Newberg to reappoint Mr. Loyal Hibbs to the Reno Bicycle Council.

Motion carried with Mayor Griffin absent.

Boards and Animal Control Advisory Board

It was moved by Councilperson Pearce, seconded by Councilperson Newberg to reappoint Charles Jarvi to the Animal Control Advisory Board.

Motion carried with Mayor Griffin absent.

Boards and Commissions - Financial Advisory Board.

No action was taken on this item.

Boards and Commissions - Historical Resources Commission

It was moved by Councilperson Pearce, seconded by Councilperson Newberg to reappoint Nancy Hardy, Max Hersenow, Keith Humble and Ken Krater to the Historical Resources Commission.

Motion carried with Mayor Griffin absent.

Boards and Commissions - Reno Commission on the Status of Women.

It was moved by Councilperson Pearce, seconded by Councilperson Newberg to reappoint Gail Hadsell, Janyce Rossal, Diane Steel and Betty Wallace to the Reno Commission on the Status of Women.

Motion carried with Mayor Griffin absent.

Boards and Commissions - Ward Two District Council

It was moved by Councilperson Pearce, seconded by Councilperson Newberg to reappoint C.O. Watson and Fred Boyd to the Ward Two District Council.

Motion carried with Mayor Griffin absent.

Council Assignments to Boards and Commissions.

It was the determination of the Council to make the following assignments to Boards and Commissions:

MAYOR JEFF GRIFFIN

Charter Review Committee - Liaison
 Recreation and Parks Commission - Liaison
 Regional Planning Governing Board - Member
 RSCVA - Member

WARD 1 TOM HERNDON

Citizen's Advisory Committee Redevelopment - Liaison
Regional Planning Governing Board - Member
Regional Transportation Commission - Member
Truckee River Advisory Board - Alternate Liaison
Washoe County Airport Authority - Alternate Liaison
Senior Center Advisory Board - Liaison

WARD 2 CANDICE PEARCE

Animal Control Advisory Board - Liaison
City of Reno Housing Authority - Member
C.I.T.Y. 2000 Arts Commission - Liaison
Historical Resources Commission - Liaison
Human Services Consortium - Member
RCSVA - Member
Sierra Arts Foundation - Member
Environmental Board - Liaison

WARD 3 BILL NEWBERG

Traffic Advisory Committee - Liaison
Washoe County Airport Authority - Liaison
EDAWN - Alternate Liaison
Regional Planning Governing Board - Member

WARD 4 JUDY PRUETT

District Board of Health - Member
Human Service Consortium - Alternate Member
Internal Audit Committee - Member
Regional Transportation Commission - Member

WARD 5 DAVID AIAZZI

Civil Service Commission - Liaison
EDAWN - Alternate Liaison
Debt Management Commission - Member
Internal Audit Committee - Member
Reno Commission on the Status of Women - Liaison
Truckee River Advisory Board - Liaison
National Auto Museum Foundation - Liaison

AT LARGE PIERRE HASCHEFF

Access Advisory Board - Liaison
Affirmative Action Committee - Liaison
Board of Adjustment - Liaison
EDAWN - Liaison

Financial Advisory Board - Liaison
 Internal Audit Committee - Member
 Regional Planning Governing Board - Member
 Reno City Planning Commission - Liaison

Staff Report: Street Name Changes - Last Chance Place East and Last Chance Place West to East Last Chance Place and West Last Chance Place, Whites Creek Drive to Rio Grande Drive, Lake Meadows Court to Blue Meadows Court, Deer Meadows Court North and Deer Meadows Court South to North Deer Meadows Court and South Deer Meadows Court.

Recommended: Council approve the street name changes as recommended.

It was moved by Councilperson Pruett, seconded by Councilperson Pearce to approve the street name changes as outlined in the staff report.

Motion carried with Mayor Griffin absent.

MAYOR AND COUNCIL

Liaison Report and appropriate direction to staff.

Councilperson Herndon provided a brief update on traffic and street planning that is being discussed by the Regional Transportation Commission.

No action was taken on this item.

Mayor's Liaison Report - J. Griffin

No action was taken on this item.

Public Comments.

Mr. Ernest Gresham, Reno citizen, addressed the Council with respect to low income housing. He indicated that he believes that it is much better for the community to build single family homes rather than apartments. He added that he believes the quality of life for the entire community would be better if fewer apartment complexes were built and more single family homes were available for young families.

Mr. Mario Pucci, 2945 Kietzke Lane, Space #6, discussed the financial implications of adopting legislation that would encourage developers to build single family homes rather than apartments.

The Council directed the Acting Community Development Director to meet with Mr. Gresham and Mr. Pucci to discuss their proposal.

It was moved by Councilperson Pearce, seconded by Councilperson Herndon to adjourn to Labor Relations Session.

Motion carried with Mayor Griffin absent.

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A recess was called at 3:20 p.m. and upon reconvening at 6:10 p.m., roll was taken with the following Council members present: Hascheff, Herndon, Pearce, Newberg, Pruett, and Aiazzi. Absent: Mayor Griffin.

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ASSISTANT MAYOR HASCHEFF PRESIDING.

PUBLIC HEARING

6:00 P.M.

Staff Report: Public Hearing on the proposed City of Reno, Nevada 1996 Special Assessment District No. 1 dispensing with protests and creating the City of Reno, Nevada 1996 Special Assessment District No. 1 (Sanitary Sewer Project).

Recommended: Council hold and conclude the public hearing, and then determine if the City should proceed with the formation of the special assessment district.

The Assistant Mayor asked if proper notice had been given. City Clerk Cook stated that proper notice was given and no correspondence was received.

Mr. Barney Lujan, Projects Administrator, provided a brief overview of the staff report.

Assistant Mayor Hascheff asked if anyone cared to speak on this item. Hearing no one he closed the public hearing.

It was moved by Councilperson Newberg, seconded by Councilperson Pearce to proceed with the formation of the Special Assessment District.

Motion carried with Mayor Griffin absent.

Resolution No. **5312** - Resolution dispensing with certain protests made at the hearing on the Provisional Order for the City of Reno, Nevada, 1996 Special Assessment District No. 1; directing that the City Engineer prepare an accurate estimate of costs, full and detailed plans and specifications, map and assessment plat; ratifying action previously taken in connection with said district; and providing for related matters thereto.

It was moved by Councilperson Newberg, seconded by Councilperson Herndon to pass and adopt Resolution No. 5312.

Motion carried with Mayor Griffin absent.

RESOLUTION NO. 5312

Resolution dispensing with certain protests made at the hearing on the Provisional Order for the City of Reno, Nevada, 1996 Special Assessment District No. 1; directing that the City Engineer prepare an accurate estimate of costs, full and detailed plans and specifications, map and assessment plat; ratifying action previously taken in connection with said district; and providing for related matters thereto.

Bill No. **5216** - An ordinance creating City of Reno, Nevada 1996 Special Assessment District No. 1; ordering the acquisition and improvement of a sanitary sewer project within the City of Reno, Nevada; providing for the levy and collection of special assessments therefor; ratifying, approving and confirming all actions previously taken by the City Council of the City of Reno and the officers of said city directed toward the acquisition and improvement of said project in said district; prescribing details in connection therewith and other matters properly relating thereto.

It was moved by Councilperson Newberg, seconded by Councilperson Herndon to refer Bill No. 5216 to the Committee of the Whole.

Motion carried with Mayor Griffin absent.

PUBLIC HEARING

6:00 P.M.

Staff Report: Case No. 27-94/File2 (Disposal Services) - Request for an amendment to an approved special use permit for a project of regional significance to increase the overall building square footage approved by City Council from 212,999 to 237,059 square feet (24,760 square foot increase). Modifications to the existing conditions of approval and associated improvements required to be constructed with each phase are also requested. The site contains ± 16 acres and is located on the north side of Commercial Row beginning ± 400 feet west of Sutro Street extending ± 180 feet east of Sage Street adjacent to the north side of the Truckee River.

Recommended: Council deny the 31,000 square foot transfer station addition and approve the remainder of the special use permit amendments and condition changes.

Assistant Mayor Hascheff stated that a letter was received from the applicant requesting that this item be postponed.

The Assistant Mayor asked if proper notice had been given. City Clerk Cook stated that proper notice was given and one letter in favor was received from Mr. Charles Fettig, 789 E. 2nd Street.

Assistant Mayor Hascheff declared the public hearing open and asked if anyone was present in opposition to a continuance.

It was moved by Councilperson Herndon, seconded by Councilperson Pearce to continue this item to a future Council Meeting.

Motion carried with Mayor Griffin absent.

PUBLIC HEARING

6:00 P.M.

Staff Report: Somerset Regional Plan Amendment - Request for an amendment to the Regional Plan to change the boundaries of the sphere of influence for the City of Reno, and to amend the regional land use designations from Rural and Rural Reserve to a combination of Urban, Suburban, Rural and Rural Reserve on approximately 1,728 acres, located west of the McQueen area and north of Mogul.

Recommended: Council accept the consultant's report and reaffirm the action of the Reno City Council to request that the Somerset site be included in the City's Sphere of Influence, and to request approval of the requested changes to the regional land use designations.

The Assistant Mayor Hascheff asked if proper notice had been given. City Clerk Cook indicated that letters in favor of the Regional Plan Amendment were received from Jay Bosco, 4358 Banchory Court; Mark McPhail, 4959 Talbot Lane #145; Dr. Harry Huneycutt, P. O. Box 336, Rita Huneycutt, P. O. Box 336; Sheila Barrett, 1525 McKinley Dr.; Dr. Jerome Mahoney 5055 Rio Pinar Dr.; Kathy Gomez, 4959 Talbot Lane #145; and Wendy LaBella, 6255 Chickasaw.

Assistant Mayor Hascheff declared the public hearing open.

Councilperson Newberg indicated that he acted on this project while serving on the Planning Commission, however, since new information is included, the City Attorney has advised him that he may take part in the discussion and the vote on this matter.

Mr. Stuart Peters, Principle Planner, outlined the process that was followed to review this project. He stated that several meetings have been held to examine the project. He highlighted both the staff report and the consultant's report that had been provided to the Council. Mr. Peters stated that staff has determined that this plan is in conformance with the goals and objectives of the Regional Plan and recommends that Council reaffirm their position and adopt the amendment.

Mr. Jeff Codega, of Jeff Codega Planning and Design, stated that he represents the applicant. Mr. Codega indicated that the Regional Plan takes into account the expansion of the city's sphere of influence over time and noted that he believes the Somerset project is a logical extension of the City of Reno. He added that this project would add approximately 1.2 million dollars a year annual surplus to the City of Reno at build out and about 2 million dollars a year annual surplus to Washoe County at build out. He noted that if the proposed homes are not built in this area, they will be built somewhere in the community and most likely further away which will mean longer commute times, more traffic and more air quality issues and he believes this project is a good alternative to sprawl.

Ms. Betty Olson, Reno native, spoke in favor of the project. She stated that the development will eliminate many of the hazards and nuisances which currently exist in this area such as underage parties, target shooting and fire risk.

Mr. Brad Scott, 13 Mountainridge Road, indicated that he supports this project. He stated that the current zoning would allow for much lower quality development to occur in this area and he urged the Council to approve the amendment.

The Assistant Mayor asked if anyone cared to speak in opposition to this project.

Mr. Richard Bullis, Chairperson of the Verdi Township Citizen's Advisory Board, stated that he believes this change in the Regional Plan is much too radical and much too significant. Mr. Bullis commented on the Verdi Regional Plan noting that it was intended to help guide growth while protecting natural resources. He added that developing 2,250 dwelling units on 1,700 acres is contrary to the Verdi Plan. Mr. Bullis stated that there are several issues that have been identified yet not completely addressed. He asked the Council to deny this change until such time as a thorough analysis has been provided and allow the project to be driven by the needs of the City rather than the developer.

Mr. Joe Mahr, 340 Riverbend, Verdi, NV, also spoke in opposition to the Somerset amendment. He stated that the impacts of this development on the infrastructure have not been addressed. He added that he does not believe that this project would be in the best interest of the community's long term regional development.

Mr. Ed Heran, Mogul resident, spoke in favor of this development. He noted that this project will allow residents of Mogul and Verdi to use this area for recreational purposes.

The Assistant Mayor asked if anyone else cared to speak on this project. Hearing no one he closed the public hearing.

In response to Councilperson Pruett, Mr. Peters indicated that the fire responsibility in this area would belong to the City of Reno.

Councilperson Newberg inquired about the financial implications on the City of Reno if this area were not annexed to the City.

Mr. Peters stated that there would be an impact on City streets, fire protection and other various services, without receiving revenues.

Mr. Bullis responded to questions from Councilperson Aiuzzi regarding his opposition to this amendment.

Councilperson Hascheff pointed out that an approval of the amendment to the Sphere of Influence by the City Council would not entitle the developer approval of this project. He also asked if the developers could be held accountable to the references made in the reports with respect to the donation of land for a fire station, the donation of land for a school.

Mr. Peters stated that there would be strong obligation, however, the land donation would be legally binding. He noted that the reports, Mr. Codega and the applicant Mr. Smith have indicated that they will be held accountable.

It was moved by Councilperson Aiuzzi, seconded by Councilperson Herndon to accept the consultant's report and reaffirm the action of the Reno City Council to request that the Somerset site be included in the City's Sphere of Influence, and to request approval of the requested changes to the regional land use designations.

Motion carried with Mayor Griffin absent.

Public Comments.

No action was taken on this item.

The meeting was adjourned at 7:20 p.m.

Council Chambers, Reno, Nevada
November 12, 1996

The Regular Session of the Reno City Council was called to order at 12:10 p.m. on November 12, 1996 in the Council Chambers at City Hall.

PRESENT: Council Members Herndon, Hascheff, Pearce, Camp, Pruett, Pilzner and Mayor Griffin.

ABSENT: None.

ALSO PRESENT: City Manager McNeely, City Attorney Lynch and City Clerk Cook.

INVOCATION Joseph Galata, Baha'i Faith

Approval of Minutes - October 22, 1996.

Recommended: Council approve the Council Minutes as submitted.

It was moved by Councilperson Herndon, seconded by Councilperson Pearce to approve the Council Minutes as submitted.

Motion carried.

Cash Disbursements October 7, 1996 through October 20, 1996.

It was moved by Councilperson Pearce, seconded by Councilperson Hascheff to approve the Cash Disbursements as submitted.

Motion carried.

SECOND READING ORDINANCES

BILL NO. 5204

ORDINANCE NO. 4686

Staff Report: Bill No. 5204 Ordinance authorizing sale of Negotiable Special Obligation Interim Warrants for the 1995 Special Assessment District No. 1.

It was moved by Councilperson Pilzner, seconded by Councilperson Pruett to pass and adopt Bill No. 5204, Ordinance No. 4686.

Motion carried.

BILL NO. 5205

ORDINANCE NO. 4687

Staff Report: Bill No. 5205 Ordinance to amend Reno Municipal Code Section

2.06.030 "Designation of Appointive Offices" and Section 2.06.050 "Qualifications of Appointive Offices" in order to implement approved organization changes.

It was moved by Councilperson Pearce, seconded by Councilperson Hascheff to pass and adopt Bill No. 5205, Ordinance No. 4687.

Motion carried.

BILL NO. 5206

ORDINANCE NO. 4688

Staff Report: Bill No. 5206 Ordinance to annex .2 acres to accommodate the extension of Melody Lane for the required vehicle access into Century Estates Subdivision. The site is located on the east terminus of Melody Lane.

It was moved by Councilperson Pruett, seconded by Councilperson Pearce to pass and adopt Bill No. 5206, Ordinance No. 4688.

Motion carried.

Staff Report: Authorization to settle Dermody Properties v. United States of America, et al. Case No. CV-N-94-494-ECR.

Recommended: Council authorize the settlement of this case.

It was moved by Councilperson Pilzner, seconded by Councilperson Hascheff to authorize the settlement of this case.

Motion carried.

Canvass of the votes for the November 5, 1996 General Election.

It was moved by Councilperson Hascheff, seconded by Councilperson Camp to certify the Canvass.

Motion carried.

Resolution No. 5304 - A resolution declaring the results of an election held within the City of Reno, in the State of Nevada, on the Fire Protection Question submitted at the election held on Tuesday, November 5, 1996, to the qualified electors of the City; providing other matters relating thereto; and providing the effective date hereof.

It was moved by Councilperson Pilzner, seconded by Councilperson Hascheff to pass and adopt Resolution No. 5304.

Motion carried.

RESOLUTION NO. 5304

A resolution declaring the results of an election held within the City of Reno, in the State of Nevada, on the Fire Protection Question submitted at the election held on Tuesday, November 5, 1996, to the qualified electors of the City; providing other matters relating thereto

SWEARING IN CEREMONY

Judge Jay Dilworth administered the Oath of Office to Councilmembers Aiazzi, Hascheff, Herndon, and Newberg and to Municipal Court Judges Hickman and Van Winkle.

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A recess was called at 12:20 p.m. and upon reconvening at 1:20 p.m., roll was taken with the following Council members present: Hascheff, Herndon, Pearce, Newberg, Pruett, Aiazzi and Griffin. Absent: None.

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Approval of Agenda - November 12, 1996

Mayor Griffin pointed out that Items 9G and 15A have been withdrawn from the agenda. He added that Item 8B will be heard at 2:00 p.m. with the public hearings.

IDENTIFICATION OF ITEMS FROM THE CONSENT AGENDA TO BE PULLED FOR DISCUSSION.

Councilperson Newberg requested that Item 9A10 be pulled for separate discussion.

CONSENT AGENDA

Staff Report: Business License Applications 1 - 20.

Gourmet Systems of NV Inc. dba Applebees Neighborhood Grill & Bar; Abe J. Gustin, Jr.; 4805 Kietzke Lane; Bar.

La Vecchia Varese; Alberto Gazzola; 130 West Street; Previous Owner: Gordine Havas; Dining Room Alcohol.

Pepe's Market; Tony R. Bhatia; 1390 Oliver Street; Previous Owner: George Mitchell; Package Liquor.

Veterans of Foreign Wars; Vicky L. Ritenour-Maltman; 255 Burris Lane; Previous Licensee: Dayton L. Russell; Fraternal Liquor.

Hilltop; Samuel B. Francovich, Jr.; 4792 Caughlin Parkway #201; Previous Partner; Roderick Mackay; Previous DBA: Hilltop Bar & Grill; Bar.

Twin Dragon Restaurant; Ji Lu Rao; 3652 S. Virginia Street; Previous Partner: Ida Lam Luu; Dining Room Wine/Beer.

The Baron Lounge; Gordon P. Wood; 1483 E. 4th Street; Cabaret Category A.

Chuckwagon Saloon & Eat'n Place; Walter V. Collins, Jr.; 3255 S. Virginia Street; Cabaret Category A.

Copper Summit Brewing Co.; Stephan J. Depaoli; 7671 S. Virginia Street; Cabaret, Category A.

Summit Saloon; Duane Moore; 3001 W. 4th Street; Cabaret, Category C.

The Hub; Dolly Benetti; 3098 Kietzke Lane; 5 Slots; Owner/Operator Basis.

In and Out Liquor Mart, Inc.; Tony R. Bhatia; 1100 E. Plumb Lane; 6 Slots, Owner/Operator Basis.

Jackpot Food Mart; Harry Joseph Good; 500 Kietzke Lane; 6 Slots; Owner/Operator Basis.

Keystone RV Park; Frank Monroe; 1455 W. 4th Street; 2 Slots; Owner/Operator Basis.

Leroy's Horse & Sports Place db at Pioneer Inn Hotel Casino; Michael Merillat; 221 S. Virginia Street; Sports Pool; Space/Lease Basis.

United Coin Co. db at Flowing Tide Pub; John Paul Gilbert; 10580 N. McCarran Boulevard; 10 Slots.

VLC of Nevada, Inc.; Michael L. Eide; 4750 Longley Lane, Ste. 104; Approval as Slot Route; Operator Only.

Four C's Distributing; Eilene L. Stark; 295 Gentry Way; Second Hand Merchandise.

Recommended: Council approve the Business License applications as submitted.

Staff Report: Final Map of Silver Shores Unit No. 23 Subdivision.

Recommended: Council approve the Final Map of Silver Shores Unit No. 23 Subdivision.

Staff Report: Final Map of S.J. Ranch Unit No. 2 Subdivision.

Recommended: Council approve the Final Map of S.J. Ranch Unit No. 2 Subdivision.

Staff Report: Final Map of Heron's Landing Unit No. 1.

Recommended: Council approve the Final Map of Heron's Landing Unit No. 1.

Staff Report: Final Map of Silver Shores Unit No. 22 Subdivision.

Recommended: Council approve the Final Map of Silver Shores Unit No. 22 Subdivision.

Staff Report: Case No. 93-93/File 8 (Sky Vista/Village 1A) Request for a tentative map to allow a single family residential subdivision containing 24 lots on a ± 40.25 acre site located on the southwest corner of Military Road and Lear Boulevard and east of Sky Vista Parkway in a PUD (Planned Unit Development) zone.

Recommended: Council uphold the recommendation of the Planning Commission and approve Case No. 93-93/File 8 (Sky Vista/Village 1A).

Staff Report: Award of Bid for replacement of street painting stencil truck.

THIS ITEM WAS WITHDRAWN FROM THE AGENDA.

It was moved by Councilperson Herndon, seconded by Councilperson Hascheff to approve the Consent Agenda Items 9A through 9F with the exception of Item 9A10 which was pulled for separate discussion.

Motion carried.

FIRST READING ORDINANCES

Staff Report: Bill No. 5211 - A request for annexation of one parcel containing ± 5 acres located on the north side of West Fourth Street, ± 1400 feet east of its intersection with West McCarran Boulevard. The property will be zoned AC (Arterial Commercial) upon annexation.

It was moved by Councilperson Aiazzi, seconded by Councilperson Herndon to refer Bill No. 5211 to the Committee of the Whole.

Motion carried.

Staff Report: Bill No. 5212 - Certification of the Final Plan and Guidelines for South Meadows Phase III; and ordinance to amend zoning from LLR-2.5 (Large Lot Residential - 25 acres) on ± 67 acres to PUD (Planned Unit Development). The property is located on the north and south sides of South Meadows Parkway, east of Double R Boulevard in southeast Reno.

It was moved by Councilperson Newberg, seconded by Councilperson Herndon to refer Bill No. 5212 to the Committee of the Whole.

Motion carried.

Staff Report: Bill No. 5213 - Ordinance amending 4.04.160 of the Reno Municipal Code pertaining to Denial of a Business License.

It was moved by Councilperson Hascheff, seconded by Councilperson Herndon to refer Bill No. 5213 to the Committee of the Whole.

Motion carried.

RESOLUTIONS

Staff Report: Resolution No. 5305 - Resolution to amend the assessment roll for the City of Reno, Nevada 1985 Special Assessment District No. 1 (Apportionment Request No. 47 - Northgate Subdivision, Unit No. 3N).

It was moved by Councilperson Aiazzi, seconded by Councilperson Herndon to pass and adopt Resolution No. 5305.

Motion carried.

RESOLUTION NO. 5305

Resolution to amend the assessment roll for the City of Reno, Nevada 1985 Special Assessment District No. 1 (Apportionment Request No. 47 - Northgate Subdivision, Unit No. 3N).

PUBLIC WORKS

Staff Report: Update on acquisition of right of way for the South Virginia Street (Plumb Lane to 600 feet south of Hubbard Way) widening project.

Recommended: No action is necessary. This is an update only.

Mr. Steve Varela, Director of Public Works, provided a background on the South Virginia Street Widening Project. He indicated that most of the necessary easements have been obtained and the bid will be awarded in February, 1997.

NO ACTION WAS TAKEN ON THIS ITEM.

COMMUNITY DEVELOPMENT

Staff Report: Request to approve a Community Development Block Grant (CDBG) Contract between the City of Reno and the Washoe County School District for the Glenn Duncan Joint Use Library.

Recommended: Council approve the contract between the City of Reno and the Washoe County School District and authorize the Mayor to sign.

Ms. Pam Barrett, Community Resources Manager, provided an overview of the staff report. She noted the CDBG Funds will be coupled with Washoe County School District Funds to build a library at Glenn Duncan School.

Mr. Dale Sanderson, of the Washoe County School District, responded to questions regarding the size of the library and type of construction to be used.

City Attorney Lynch indicated that although Mr. Newberg had served on CPPAC when

this allocation was originally made, however, she does not believe there is a conflict and has advised Mr. Newberg that he should vote on this contract.

It was moved by Councilperson Pruett, seconded by Councilperson Pearce to approve the contract between the City of Reno and the Washoe County School District and authorize the Mayor to sign.

Motion carried.

Staff Report: Authorization to allocate Community Development Block Grant (CDBG) and Emergency Shelter Grant Funds (ESG) through the Washoe County Human Service Consortium Process for Fiscal Year 1997-98.

Recommended: Council authorize 1) CDBG Funds in the amount of \$65,000 be allocated for the Youth Services Division Manager position and 2) the balance of CDBG and ESG funds, not to exceed the maximum allowed, be allocated through the Washoe County Human Service Consortium in fiscal year 1997-98.

Ms. Barrett explained the allocation process for the Council.

It was moved by Councilperson Pearce, seconded by Councilperson Herndon to authorize 1) CDBG Funds in the amount of \$65,000 be allocated for the Youth Services Division Manager position and 2) the balance of CDBG and ESG funds, not to exceed the maximum allowed, be allocated through the Washoe County Human Service Consortium in fiscal year 1997-98.

Motion carried.

CITY MANAGER

Report from the Public Information Officer on Upcoming SNCAT Events.

Ms. Sharon Spangler, Public Information Officer, indicated that the snow and ice removal program will be discussed on this week's show.

NO ACTION WAS TAKEN ON THIS ITEM.

CITY CLERK

Boards and Commissions - Access Advisory Board

NO ACTION WAS TAKEN ON THIS ITEM.

Boards and Commission - Environmental Board

NO ACTION WAS TAKEN ON THIS ITEM.

Boards and Commissions - Traffic Advisory Board

The Council directed City Attorney Lynch to research to determine if a City employee serving on a City Board or Commission would present a conflict.

NO ACTION WAS TAKEN ON THIS ITEM.

Boards and Commissions - West University District Council.

It was moved by Councilperson Pruett, seconded by Councilperson Hascheff to appoint Christopher Brown to the West University District Council.

Motion carried.

Boards and Commissions - Urban Forestry Commission.

It was moved by Councilperson Pearce, seconded by Councilperson Hascheff to appoint James Mount to the Urban Forestry Commission.

Motion carried.

Boards and Commissions - Regional Planning Governing Board.

This item was deferred to the November 19, 1996 Regular Council Meeting.

MAYOR AND CITY COUNCIL

Liaison Report and appropriate direction to staff.

NO ACTION WAS TAKEN ON THIS ITEM.

Mayor's Liaison Report. - J. Griffin.

NO ACTION WAS TAKEN ON THIS ITEM.

Consent Agenda, continued:

Business License application for Summit Saloon; Duane Moore; 3001 W. 4th Street; Cabaret, Category C, continued:

In response to Councilperson Newberg, Ms. Lisa Sadow, Finance Director, indicated that the fee charged for this license was inadvertently left off the staff report. She added that the business will be required to pay the proper license fee.

It was moved by Councilperson Newberg, seconded by Councilperson Pearce to approve the Business License application for Summit Saloon.

Motion carried.

PUBLIC HEARING

2:00 P.M.

Staff Report: Resolution No. 5306- Resolution authorizing medium-term obligations in an amount of up to \$3,600,000.00 directing the officers of the City to forward materials to the Department of Taxation of the State of Nevada; authorizing the City Finance Director to arrange for the sale of medium-term bonds or notes; providing certain details in connection therewith; and providing the effective date.

Mayor Griffin asked if proper notice had been given. City Clerk Cook indicated that proper notice was given and no correspondence was received.

The Mayor declared the public hearing open and asked if anyone cared to speak. Hearing no one he closed the public hearing.

It was moved by Councilperson Hascheff, seconded by Councilperson Pearce to pass and adopt Resolution No. 5306.

Motion carried.

PUBLIC HEARING**2:00 P.M.**

Staff Report: Case No. 73-97 (105 Sunshine Lane) - Show Cause Hearing - The E. W. E. Salvage Pool located at 105 Sunshine Lane is in violation of the Reno Municipal Code (RMC) 18.06.270 (b(11)), regarding visual screening of outdoor storage within the I (Industrial) zone.

THIS ITEM WAS WITHDRAWN FROM THE AGENDA.

PUBLIC HEARING**2:00 P.M.**

Staff Report: Case No. 45-97 (Fay/Belford Road) - Request for abandonment of 8' of a 25' wide drainage easement at the rear of two single family parcels, totaling ± 0.717 acres, located on the east side of Belford Road approximately 270 feet north of its intersection with Three Mile Drive (1812 and 1822 Belford Road) in an SFR-15 (Single Family Residential) zone.

Recommended: The Planning Commission recommends approval of the abandonment, subject to conditions.

Mayor Griffin asked if proper notice had been given. City Clerk Cook indicated that proper notice was given and no correspondence was received.

The Mayor declared the public hearing open and asked if anyone cared to speak. Hearing no one he closed the public hearing.

It was moved by Councilperson Hascheff, seconded by Councilperson Pearce to uphold the recommendation of the Planning Commission and approve the abandonment, subject to conditions.

Motion carried.

PUBLIC HEARING

2:00 P.M.

Staff Report: Case No. 120-91/File 2 (Tobey Apartments) - Request for a zone change from MF-14 (Multi-Family) to MF-21 (Multi-Family) for the development of an 8-unit apartment complex on a +21,693 square foot parcel located at the northeast corner of Isbell Road and Lymbery Street.

Recommended: The Planning Commission recommends approval of the zone change by resolution of intent.

Mayor Griffin asked if proper notice had been given. City Clerk Cook indicated that proper notice was given and no correspondence was received.

The Mayor declared the public hearing open and asked if anyone cared to speak. Hearing no one he closed the public hearing.

It was moved by Councilperson Perce, seconded by Councilperson Hascheff to uphold the recommendation of the P Planning Commission recommends approval of the zone change by resolution of intent.

Motion carried.

Resolution No. 5307 - Resolution of intent to change zoning from MF-14 to M-21 on a +21,693 square foot parcel. (Tobey Apartments).

It was moved by Councilperson Pearce, seconded by Councilperson Hascheff to pass and adopt Resolution No. 5307.

Motion carried.

RESOLUTION NO. 5307

Resolution of intent to change zoning from MF-14 to M-21 on a +21,693 square foot parcel. (Tobey Apartments).

PUBLIC HEARING

2:00 P.M.

Staff Report: Case No. 57-97 (Denco/55 Coggins) - Request for a zone change from IB (Industrial Business Park) to IC (Industrial Commercial) on a ± 5.6 acre site located on the west side of Coggins Drive, ± 225 feet south of its intersection with Ranger Road.

Recommended: The Planning Commission recommends approval of the zoning map amendment by resolution of intent.

Mayor Griffin asked if proper notice had been given. City Clerk Cook indicated that proper notice was given and no correspondence was received.

The Mayor declared the public hearing open and asked if anyone cared to speak. Hearing no one he closed the public hearing.

It was moved by Councilperson Pruett, seconded by Councilperson Pearce to uphold the recommendation of the Planning Commission and approve the zoning map amendment by resolution of intent.

Motion carried.

Resolution No. 5308 - Resolution of intent to change zoning from IB to IC on a ± 5.6 acre parcel. (Denco/55Coggins).

It was moved by Councilperson Pruett, seconded by Councilperson Pearce to pass and adopt Resolution No. 5308.

Motion carried.

RESOLUTION NO. 5308

Resolution of intent to change zoning from IB to IC on a ± 5.6 acre parcel. (Denco/55Coggins).

PUBLIC HEARING

2:00 P.M.

Staff Report: Case No. 87-96/File 3 (Castle Creek) - Request for: (1) annexation of two parcels containing ± 18 acres; (2) a Master Plan amendment from Single Family Residential to Office on ± 6 acres; (3) a zoning map amendment from LLR-2.5 (Large Lot Residential - 2.5 acres) on ± 16 acres and A-2 (County), which converts to LLR-2.5 upon annexation, on ± 18 acres to SPD (Specific Plan District); (4) a tentative map to develop a 153 lot single family residential subdivision on ± 29 acres; and (5) abandonment of a $\pm 15,663$ square foot section of Mirkwood Lane. The ± 35 acre site is located on the southwest corner of the Del Monte Lane/U.S. 395 intersection in southwest Reno.

Recommended: The Planning Commission recommends approval of the annexation and Master Plan amendment; approval of the zoning map amendment by resolution of

intent; approval of the tentative map, subject to conditions; and approval of the abandonment.

Mayor Griffin asked if proper notice had been given. City Clerk Cook indicated that proper notice was given and no correspondence was received.

The Mayor declared the public hearing open and asked if anyone cared to speak.

Ms. Elizabeth Anderson, 555 Yoakam Lane, spoke in favor of this project and requested that the Council approve the project.

The Mayor asked if anyone else cared to speak. Hearing no one he closed the public hearing.

It was moved by Councilperson Newberg, seconded by Councilperson Aiazzi to uphold the recommendation of the Planning Commission and approve the annexation and Master Plan amendment; approve the zoning map amendment by resolution of intent; approve the tentative map, subject to conditions; and approve the abandonment.

Motion carried.

Bill No. 5214 - Ordinance annexing \pm 18 acres of property located adjacent to the west side of U.S. 395 \pm 900 feet south of Del Monte Lane. (Castle Creek)

It was moved by Councilperson Newberg, seconded by Councilperson Aiazzi to refer Bill No. 5214 to the Committee of the Whole.

Motion carried.

Resolution No. 5309 - Resolution amending Resolution No. 4746 by adopting a change to the Master Plan as approved in Case No. 87-96/File 3. (Castle Creek)

It was moved by Councilperson Newberg, seconded by Councilperson Hascheff to pass and adopt Resolution No. 5309.

Motion carried.

RESOLUTION NO. 5309

Resolution amending Resolution No. 4746 by adopting a change to the Master Plan as approved in Case No. 87-96/File 3. (Castle Creek)

Resolution No. 5310 - Resolution to change zoning from LLR-2.5 to SPD on \pm 35 acres. (Castle Creek)

It was moved by Councilperson Newberg, seconded by Councilperson Pearce to pass and adopt Resolution No. 5310.

Motion carried.

RESOLUTION NO. 5310**Resolution to change zoning from LLR-2.5 to SPD on ±35 acres. (Castle Creek)**

Public Comment - Limited to No More Than Five (5) Minutes And Limited to Items That Do Not Appear on The Agenda. Comments to Be Addressed to The Council as a Whole.

Mr. Mario Pucci, 2945 Kietzke Lane, Space #6, addressed the Council with respect to low income housing. He indicated that he believes that it is much better for the community to build single family homes rather than apartments. He stated that public safety costs decrease, crime decreases, and the sense of community increases. Mr. Pucci indicated that he would be willing to work with the Council in an effort to provide low income housing in Reno.

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The Council recessed to a Labor Relations Session at 3:00 p.m.

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The Meeting was adjourned at 5:05 p.m.

Council Chambers, Reno, Nevada
December 3, 1996

The Regular Session of the Reno City Council was called to order at 12:05 p.m. on December 3, 1996 in the Council Chambers at City Hall.

PRESENT: Council Members Hascheff, Herndon, Pearce, Newberg, Pruett, Aiazzi and Mayor Griffin.

ABSENT: None.

ALSO PRESENT: City Manager McNeely, City Attorney Lynch and City Clerk Cook.

Approval of Minutes - November 19, 1996.

Recommended: Council approve the Minutes as submitted.

It was moved by Councilperson Hascheff, seconded by Councilperson Pearce to approve the November 19, 1996 Minutes as submitted.

Motion carried.

Approval of Agenda - December 3, 1996

Mayor Griffin pointed out that Items 17F and 18 have been withdrawn from the Agenda.

It was moved by Councilperson Herndon, seconded by Councilperson Newberg to approve the December 3, 1996 Council Meeting Agenda as amended.

Motion carried.

Cash Disbursements - October 21, 1996 through November 18, 1996.

Recommended: Council approve the Cash Disbursements as submitted.

It was moved by Councilperson Herndon, seconded by Councilperson Hascheff to approve the Cash Disbursements as submitted.

Motion carried.

Identification of items from the Consent Agenda for discussion.

No items were withdrawn from the Consent Agenda.

CONSENT AGENDA

Staff Report: Business License Applications 1- 4

Area 51; Todd Englert; 1483 E. 4th Street; Previous Owner: Gordon Wood; Previous Owner: Gordon Wood; Previous DBA: The Baron; Cabaret, Category A.

Arch Drug & Sporting Goods, Inc.; Gurjit S. Uppal; 245 N. Virginia Street; Previous Owner: John Metzger; Package Liquor.

Reno Wings Inc. dba The Sunset Grille; Burt A. Clements; 3655 S. Virginia Street; Previous DBA: Hooters; Previous License: Dining Room Wine/Beer; Bar.

Reno Wings Inc. dba The Sunset Grille; Burt A. Clements; 3655 S. Virginia Street; Previous Slot Vendor: United Coin Machine Co.; 13 Slots Owner/Operator Basis.

Recommended: Council approve the business license applications as submitted.

Staff Report: Robert M. Peebles v. City of Reno, et al Second Judicial District Court Case CV96-07029.

Recommended: Council refer this matter to the City Attorney's Office for handling.

Staff Report: Authorization to settle Jeffrey Church v. City of Reno U.S. District Court, Northern District of Nevada NO. CV-R-83-415-ECR.

Recommended: Council uphold the recommendation and authorize the City Attorney's Office to settle this case.

Staff Report: Final Map of Double Diamond Ranch Village 1-B Subdivision (South Meadows).

Recommended: Council approve the Final Map of Double Diamond Ranch Village 1-B Subdivision.

It was moved by Councilperson Hascheff, seconded by Councilperson Pearce to approve Consent Agenda Items 9A through 9D.

Motion carried.

FIRST READING ORDINANCES

Bill No. 5217 - Ordinance to amend zoning from MF-43 (Multi-Family) to P-O (Professional Office) on ± 1.07 acres located at the northeast corner of Cadillac Place and Lymbery Street. Case No. 113-92 (Virginia Lake Professional Office).

It was moved by Councilperson Pearce, seconded by Councilperson Hascheff to refer Bill No. 5217 to the Committee of the Whole.

Motion carried.

Bill No. 5218 - Ordinance to amend zoning from LLR-1 (Large Lot Residential - 1 acre) to AC (Arterial Commercial) on $\pm 42,760$ square feet located at the northwest corner of Kietzke Lane and South McCarran. Case No. 22-87/File 3 (Convention Properties/Albertson's)

It was moved by Councilperson Pearce, seconded by Councilperson Hascheff to refer Bill No. 5218 to the Committee of the Whole.

Motion carried.

SECOND READING ORDINANCES

BILL NO. 5215

ORDINANCE NO. 4689

An ordinance providing for the issuance by the City of Reno of its Registered Negotiable General Obligation (Limited Tax) Medium-Term Bonds, Series December 1996.

It was moved by Councilperson Hascheff, seconded by Councilperson Pearce to pass and adopt Bill No. 5215, Ordinance No. 4689.

Motion carried.

BILL NO. 5211

ORDINANCE NO. 4690

A request for annexation of one parcel containing ± 5 acres located on the north side of West Fourth Street, ± 1400 feet east of its intersection with West McCarran Boulevard. The property will be zoned AC (Arterial Commercial) upon annexation.

It was moved by Councilperson seconded Hascheff, by Councilperson Aiazzi to pass and adopt Bill No. 5211, Ordinance No. 4690.

Motion carried.

BILL NO. 5212

ORDINANCE NO. 4691

Certification of the Final Plan and Guidelines for South Meadows Phase III; and ordinance to amend zoning from LLR-2.5 (Large Lot Residential - 25 acres) on ± 67 acres to PUD (Planned Unit Development). The property is located on the north and south sides of South Meadows Parkway, east of Double R Boulevard in southeast Reno.

It was moved by Councilperson Newberg, seconded by Councilperson Herndon to pass and adopt Bill No. 5212, Ordinance No. 4691.

Motion carried.

BILL NO. 5213

ORDINANCE NO. 4692

An ordinance amending 4.04.160 of the Reno Municipal Code pertaining to denial of a business license.

It was moved by Councilperson Hascheff, seconded by Councilperson Herndon to pass and adopt Bill No. 5213, Ordinance No. 4692.

Motion carried.

BILL NO. 5214

ORDINANCE NO. 4693

An ordinance annexing ±18 acres of property located adjacent to the west side of U.S. 395 ±900 feet south of Del Monte Lane.

It was moved by Councilperson Newberg, seconded by Councilperson Herndon to pass and adopt Bill No. 5214, Ordinance No. 4693.

Motion carried.

RESOLUTIONS

Resolution No. **5313** - Creation of the Court Administrative Assessment Special Revenue Fund.

It was moved by Councilperson Hascheff, seconded by Councilperson Pearce to pass and adopt Resolution No. 5313.

Motion carried.

RESOLUTION NO. 5313

Creation of the Court Administrative Assessment Special Revenue Fund.

Adoption of the Administrative Assessment Special Revenue Fund Policy.

Recommended: Council adopt the Administrative Assessment Special Revenue Fund Policy.

It was moved by Councilperson Hascheff, seconded by Councilperson Pearce to adopt the Administrative Assessment Special Revenue Fund Policy.

Motion carried.

Resolution No. **5314** - Resolution Accepting Streets - Evans Park Unit 8.

It was moved by Councilperson Aiazzi, seconded by Councilperson Pearce to pass and adopt Resolution No. 5314.

Motion carried.

RESOLUTION NO. 5314

Resolution Accepting Streets - Evans Park Unit 8.**Resolution No. 5315 - Resolution Accepting Streets - Northgate Unit No. 3L.**

It was moved by Councilperson Aiazzi, seconded by Councilperson Pearce to pass and adopt Resolution No. 5315

Motion carried.

RESOLUTION NO. 5315**Resolution Accepting Streets - Northgate Unit No. 3L.**

Resolution No. 5316 - Resolution to amend the assessment roll for the City of Reno, Nevada 1985 Special Assessment District No. 1 (Apportionment Request No. 41--Northgate Subdivision Unit No. 14C).

It was moved by Councilperson Aiazzi, seconded by Councilperson Pearce to pass and adopt Resolution No. 5316.

Motion carried.

RESOLUTION NO. 5316

Resolution to amend the assessment roll for the City of Reno, Nevada 1985 Special Assessment District No. 1 (Apportionment Request No. 41--Northgate Subdivision Unit No. 14C).

Resolution No. 5317 - Resolution accepting Streets - Dedication Map of West Seventh Street.

It was moved by Councilperson Aiazzi, seconded by Councilperson Hascheff to pass and adopt Resolution No. 5317.

Motion carried.

RESOLUTION NO. 5317**Resolution accepting Streets - Dedication Map of West Seventh Street.****COMMUNITY DEVELOPMENT**

Staff Report: Planning Commission Annual Report for FY 1995-96.

Recommended: Council accept the Planning Commission/Regional Planning Annual Report for FY 1995-96.

Mr. Stuart Peters, Principle Planner, provided a brief overview of the staff report and responded to questions from the Council.

It was moved by Councilperson Hascheff, seconded by Councilperson Pearce to accept

the Planning Commission/Regional Planning Annual Report for FY 1995-96.

Motion carried.

Staff Report: Case No. 66-92/File 34 (South Meadows/Double Diamond Residential Community). Certification for Design Guidelines for property located along the south side off South Meadows Parkway \pm 1.3 miles east of its intersection with the Double R Boulevard Intersection.

Recommended: Council certify the amendments to the Design Guidelines for Case No. 66-92/File 34.

COUNCILPERSON HERNDON ABSENT 12:35 P.M.

Ms. Laura Tuttle, Principal Planner, provided an overview of the staff report.

It was moved by Councilperson Newberg, seconded by Councilperson Hascheff to certify the amendments to the Design Guidelines for Case No. 66-92/File 34.

Motion carried with Councilperson Herndon absent..

Bill No. 5219 - Ordinance to amend zoning from LLR-2.5 (Large Lot Residential - 2.5 acres) to PUD (Planned Unit Development) on \pm 29.26 acres.

It was moved by Councilperson Newberg, seconded by Councilperson Hascheff to refer Bill No. 5219 to the Committee of the Whole.

Motion carried with Councilperson Herndon absent..

Staff Report: Master Plan Quarterly Report - 4th Quarter 1996.

Recommended: Council accept the Master Plan Quarterly Report - 4th Quarter 1996.

COUNCILPERSON HERNDON PRESENT 12:40 P.M.

It was moved by Councilperson Pearce, seconded by Councilperson Herndon to accept the Master Plan Quarterly Report - 4th Quarter 1996.

Motion carried.

CITY ATTORNEY

Staff Report: Consideration and approval of apportionment method regarding the conversion of the police tax district and maintenance tax district to assessment districts.

Recommended: Council approve the apportionment method regarding the conversion of the police tax district and maintenance tax district to assessment districts.

Ms. Dorene Soto, Management Assistant, explained that this item is necessary due to recently adopted legislation. She indicated that the apportionment method would remain the same.

Councilperson Pearce requested that the City Manager meet with the County Assessor in an effort to examine all downtown properties and determine that all of the assessments are up to date.

It was moved by Councilperson Herndon, seconded by Councilperson Hascheff to approve the apportionment regarding the conversion of the police tax district and maintenance tax district to assessment districts.

Motion carried.

PUBLIC WORKS

Final Report - Status of Neighborhood Street Rehabilitation Program Construction.

Mr. Steve Varela, Director of Public Works/City Engineer, provided a status report of the Neighborhood Street Rehabilitation Program Construction.

NO ACTION WAS TAKEN ON THIS ITEM.

Staff Report: Speed Hump Program.

Recommended: Council direct staff to proceed with the construction of speed humps on Valley Wood Drive, Severn Drive, and Caughlin Parkway during the 1997 construction season.

Mr. Varela indicated that over the past year 23 speed hump petitions have been submitted by residents throughout the City for the installation of speed humps on their street. Staff ranked the top three priority streets as Valley Wood Drive, Severn Drive and Caughlin Parkway.

The Council discussed the various options provided by Mr. Varela and determined to schedule a workshop in February to discuss all of the alternatives and funding methods for traffic safety measures.

It was moved by Councilperson Aiazzi, seconded by Councilperson Pearce to direct staff to proceed with the construction of speed humps on Valley Wood Drive, Severn Drive, and Caughlin Parkway during the 1997 construction season.

Motion carried.

CITY MANAGER

Report from the Public Information Officer on Upcoming SNCAT Events.

Ms. Sharon Spangler, Public Information Officer, stated that she will be interviewing representatives from the Fire Department regarding safety tips for the holidays on the Friday show on SNCAT.

NO ACTION WAS TAKEN ON THIS ITEM.

CITY CLERK

Appointment of Alternate to the Regional Planning Governing Board

It was moved by Councilperson Pearce, seconded by Councilperson Newberg to appoint Councilperson Aiazzi as the alternate to the Regional Planning Governing Board.

Motion carried.

Staff Report: Appointment to the Airport Noise Advisory Panel

It was moved by Councilperson Newberg, seconded by Councilperson Pearce to direct the City Clerk to advertise to fill this position.

Motion carried.

Selection of the Assistant Mayor.

The Mayor indicated that there has been some desire to rotate the position of Assistant Mayor among the Councilmembers.

City Attorney Lynch stated that the position of Assistant Mayor is governed by the City Charter and it states that the Assistant Mayor will serve for one year.

Councilperson Hascheff indicated that he would like to resign as Assistant Mayor.

It was moved by Councilperson Hascheff, seconded by Councilperson Newberg to appoint Councilperson Pearce as Assistant Mayor.

Motion carried.

MAYOR AND COUNCIL

Liaison Report and appropriate direction to staff.

NO ACTION WAS TAKEN ON THIS ITEM.

Mayor's Liaison Report J. Griffin.

NO ACTION WAS TAKEN ON THIS ITEM.

Discussion and possible realignment of the (underage) Downtown Curfew Corridor. J. Pruett.

Councilperson Pruett stated that some of the businesses in the downtown area have been negatively affected by the curfew ordinance.

Mr. Merle Schnieder, owner of Dairy Queen at Sixth and Virginia Street, provided reasons why he believes that the curfew ordinance is unfair to his business. He noted that the Dairy Queen does not provide gaming, alcohol or adult entertainment. Mr. Schnieder added that the curfew ordinance has helped the traffic problem a great deal, however, has damaged his business and does not allow wholesome kids to enjoy a wholesome product at his store.

Ms. Lori Sperling, Property Manager for the North Center Street Apartment Complex, indicated

that the complex abuts the Dairy Queen. She stated that the curfew ordinance has helped decrease the noise pollution in the area and requested that the ordinance remain.

Council referred this item to the City Manager for review with direction to report back to Council with a report including the cruising ordinance.

CITIZEN INITIATIVE

Citizen's Petition for redress of grievances regarding business eviction without assurance of relocation or moving expenses. E. Waugh

Ms. Ellie Waugh, of the Riverside Wedding Chapel, noted that her business is located in the Riverside Garage, which the City owns. She stated that because the building is scheduled to be demolished, she will be left without a place to do business. Ms. Waugh indicated that she was given a "general assurance" from the City Council in 1994 that she would be relocated and also be provided moving assistance. She urged the Council to examine this matter closely and realize there is a moral and legal responsibility to provide some sort of compensation for her displacement.

Ms. Donna Johnson, Chairperson of the Reno Commission on the Status of Women, indicated that the Commission has passed a resolution asking the City Council to consider providing compensation to the Riverside Wedding Chapel.

Councilperson Pearce requested that staff examine what has taken place with other businesses on that block, research if any previous commitment was made to Ms. Waugh, and also determine how the City of Sparks has treated month to month tenants in its redevelopment efforts.

Councilperson Hascheff pointed out that because Redevelopment funds are public funds and that money cannot be spent unless there is a legal obligation to do so. He added that he would like to see if Ms. Waugh could be morally accommodated, perhaps through the use of staff time to help her relocate or assistance in finding space within the a new redevelopment project on that block.

Mayor Griffin requested that an item be placed on the December 17, 1996 Agenda to address the actual date the property must be vacated.

This item was referred to the City Manager, Redevelopment Agency and City Attorney for review with direction to report back to Council within 30 days.

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A recess was called at 2:25 p.m. and upon reconvening at 2:35 p.m., roll was taken with the following Council members present: Hascheff, Herndon, Pearce, Newberg, Pruett, Aiazzi and Griffin. Absent: None.

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PUBLIC HEARINGS

Staff Report: Case No. 26-97 (Sierra Lakeside) Request for approval of the following: (1) A zoning map amendment from MF-43 (Multi-Family) to MF-14 (Multi-Family); (2) A tentative map with 30 single family residential lots for a zero-lot line development; and (3) A special use permit to modify the established building setbacks in a MF-14 zone. The ± 3.5 acre site is located on the east side of Lakeside Drive, approximately ± 400 feet south of the Moana Lane intersection.

Recommended: Council uphold the recommendation of the Planning Commission and approve Case No. 26-97.

Mayor Griffin asked if proper notice had been given. City Clerk Cook indicated that proper notice was given and no correspondence was received.

The Mayor declared the public hearing open and asked if anyone cared to speak on this matter.

Mr. Ken Krater, Jeff Codega Planning and Design, indicated that revisions to the project have been made to ensure that the conditions of the Planning Commission can be met.

The Mayor asked if anyone else cared to speak. Hearing no one he closed the public hearing.

It was moved by Councilperson Pearce, seconded by Councilperson Pruett to uphold the recommendation of the Planning Commission and approve Case No. 26-97, subject to the conditions in the staff report.

Motion carried.

Bill No. 5220 - Ordinance to amend zoning from MF-43 to MF-14.

It was moved by Councilperson Pearce, seconded by Councilperson Newberg to refer Bill No. 5220 to the Committee of the Whole.

Motion carried.

PUBLIC HEARING

Staff Report: Case No. 83-97 (Moana/Lakeside) Request for a zoning map amendment from NC (Neighborhood Commercial) to P-O (Professional Office) for a $\pm 8,942$ square foot portion of one parcel, which contains a total of ± 1.86 acres, located at the north side of Moana Lane, ± 165 feet to the west of Lakeside Drive.

Recommended: Council uphold the recommendation of the Planning Commission and approve Case No. 83-97.

Mayor Griffin asked if proper notice had been given. City Clerk Cook indicated that proper notice was given and no correspondence was received.

The Mayor declared the public hearing open and asked if anyone cared to speak in favor of in opposition to this project. Hearing no one he closed the public hearing.

It was moved by Councilperson Pearce, seconded by Councilperson Aiazzi to uphold the recommendation of the Planning Commission and approve Case No. 83-97, by resolution of intent.

Motion carried.

Resolution No. 5318 - Resolution of intent to change zoning from NC to P-O. (Moana Lakeside).

It was moved by Councilperson Pearce, seconded by Councilperson Newberg to pass and adopt Resolution No. 5318.

Motion carried.

RESOLUTION NO. 5318

Resolution of intent to change zoning from NC to P-O. (Moana Lakeside).

PUBLIC HEARING

Staff Report: Case No. 76-97 (Greg Quail Park) - Request for a zoning map amendment from IB (Industrial Business Park) to IC (Industrial Commercial) on a ± 2.46 acre site located on the east side of Greg Street approximately ± 200 feet north of Mill Street.

Recommended: Council uphold the recommendation of the Planning Commission and approve Case No. 76-97.

Mayor Griffin asked if proper notice had been given. City Clerk Cook indicated that proper notice was given and no correspondence was received.

The Mayor declared the public hearing open and asked if anyone cared to speak in favor of in opposition to this project. Hearing no one he closed the public hearing.

It was moved by Councilperson Newberg, seconded by Councilperson Pearce to uphold the recommendation of the Planning Commission and approve Case No. 76-97.

Motion carried.

Bill No. 5221 - Ordinance to amend zoning from IB to IC on ± 2.46 acres. (Greg Quail Park)

It was moved by Councilperson Newberg, seconded by Councilperson Pearce to refer Bill No. 5221 to the Committee of the Whole.

Motion carried.

PUBLIC HEARING

Staff Report: Case No. 78-97 (Riverside Drive Professional Park) - Request for a zoning map amendment from MF-43 (Multi-Family) to P-O (Professional Office) on one parcel containing \pm .53 acres, located at the west terminus of Riverside Drive \pm 70 feet north of the Truckee River.

Recommended: Council uphold the recommendation of the Planning Commission and approve Case No. 78-97, subject to the conditions in the staff report. .

Mayor Griffin asked if proper notice had been given. City Clerk Cook indicated that proper notice was given and no correspondence was received.

The Mayor declared the public hearing open and asked if anyone cared to speak in favor of in opposition to this project. Hearing no one he closed the public hearing.

Councilperson Hascheff indicated that he is a property owner within 300 feet of this project, therefore, he would abstain on this matter.

Councilperson Pearce expressed concern over the lack of input from the Truckee River Advisory Board and the Southwest District Council.

Mr. Ken Krater, Jeff Codega Planning and Design, indicated that meetings were held with both groups and at the meeting with TRAB, Mr. Colligan committed to re-landscaping the two parcels along the Truckee River.

It was moved by Councilperson Herndon, seconded by Councilperson Newberg to approve Case No. 78-97, with direction to staff to make note of the commitment regarding no development along the Truckee River at the time the project returns for approval of the zoning map amendment.

Motion carried with Councilperson Hascheff abstaining.

Resolution No. 5319 - Resolution of intent to amend zoning from MF-43 to P-O on \pm .53 acres. (Riverside Drive Professional Park)

It was moved by Councilperson Herndon, seconded by Councilperson Newberg to pass and adopt Resolution No. 5319.

Motion carried with Councilperson Hascheff abstaining.

RESOLUTION NO. 5319

Resolution of intent to amend zoning from MF-43 to P-O on \pm .53 acres. (Riverside Drive Professional Park)

PUBLIC HEARING

Staff Report: Case No. 46-97 Villas at Summit Ridge) - Request for the following: (1) A zoning map amendment from MF-43 (Multi-Family) to MF-14 (Multi-Family); (2) A tentative map to develop a 12-lot zero lot line single family cluster subdivision; and (3) A special use permit to vary from the MF-14 standards. The \pm 2.27 acre site is located \pm 300 feet northwest of the

Summit Ridge Drive/West Fourth Street intersection.

Recommended: Council uphold the recommendation of the Planning Commission and approve Case No. 46-97, subject to conditions.

Mayor Griffin asked if proper notice had been given. City Clerk Cook indicated that proper notice was given and no correspondence was received.

The Mayor declared the public hearing open and asked if anyone cared to speak in favor of in opposition to this project. Hearing no one he closed the public hearing.

In response to Councilperson Hascheff, Mr. Ricky Ramos, Junior Planner, indicated that there is presently no policy with respect to small lot subdivisions.

It was moved by Councilperson Aiazzi, seconded by Councilperson Pearce to uphold the recommendation of the Planning Commission and approve Case No. 46-97.

Motion carried.

PUBLIC HEARING

Staff Report: - Authorization to abate violations of RMC Chapter 8.22 on property known as the Kings Inn, 303 W. Third St.

THIS ITEM WAS WITHDRAWN FROM THE AGENDA.

Public Comment - Limited to No More Than Five (5) Minutes And Limited to Items That Do Not Appear on The Agenda. Comments to Be Addressed to The Council as a Whole.

Mr. Ernest Gresham, 2791 Del Rey, outlined the positive benefits of home ownership.

Mr. Mario Pucci, 2945 Kietzke Lane, Space #6, spoke about the closing of Ruby's Diner in the National Bowling Stadium.

Mr. Tom Gregory, of Sierra County, CA, indicated that he is on the Board of Director on the SierraValley Ground Water Management District. He stated that he would like to request an amendment to the recent decision from the Regional Water Planning Board because the existing appeal process is unclear.

Council requested that staff work with the Regional Water Board to provide a report regarding the technical issues mentioned by Mr. Gregory.

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A recess was called at 3:35 p.m. and upon reconvening at 6:07 p.m., roll was taken with the following Council members present: Herndon, Hascheff, Pearce, Newberg, Aiazzi, and Griffin. Absent: Pruett.

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PUBLIC HEARING

Staff Report: Adoption of City of Reno Master Plan outlining the City's goals, objectives, policies and uses of land.

Recommended: Council adopt the Master Plan contingent upon referral of the Plan to the City Planning Commission pursuant to NRS 278.220 and conformance review by the Regional Planning Commission.

Mayor Griffin asked if proper notice had been given. City Clerk Cook stated that proper notice was given and no correspondence was received.

COUNCILPERSON PRUETT 6:12 P.M.

The Mayor declared the public hearing open.

Mr. Stuart Peters, Principle Planner, distributed a letter from the Stead District Council regarding property in the area of U.S. 395 and Boeing Drive, in which they recommend the property be zoned General Commercial. Mr. Peters also indicated that all of the revisions requested by the Council have been made to the plan.

Mr. George Butorac, 10005 Silver Dollar Lane, indicated that he believes there should be some residential zoning in this area of Stead because there is a need for multi-family housing.

Ms. Troy Anderson, 1950 Meadowview Lane, stated that she has found that the Master Plan process very hard to follow and the drafts have not shown the actual land use designations.

Ms. Dorothy McAlinden, Chairperson of the Stead District Council, inquired as to how future zone changes will be handled once the Master Plan is adopted.

The Mayor outlined the process for Ms. McAlinden stating that the zone change would first go before the District Council, then before the Planning Commission and finally before the City Council.

Mayor Griffin asked if anyone else cared to speak in favor or in opposition to the Master Plan. Hearing no one he closed the public hearing.

Mr. Peters responded to questions from the Council regarding the plan and the process that will be followed with respect to future annexations, the relationship with the Washoe County School District and the Reno Sparks Indian Colony.

Councilperson Pearce indicated that she would like to see the Urban Forestry more involved in landscaping issues, especially in making decisions regarding the removal of trees. She also asked that the language regarding the NC-4 zone (massage parlors, tattoo parlors) be reworded to discourage concentration in any area of the community.

It was moved by Councilperson Herndon, seconded by Councilperson Newberg to adopt the Reno City Master Plan contingent upon referral of the Plan to the City Planning Commission pursuant to NRS 278.220 and conformance review by the Regional Planning Commission.

Motion carried.

PUBLIC HEARING

Staff Report: Case No. 59-97 (Lynch/3365 Big Sky) - Request for a variance to reduce the required five (5) foot side yard setback to one (\pm 1) foot in order to construct an open two-story wood deck on an 8,600 square foot lot located on the north side of Big Sky Drive, approximately 500 feet south of Sky Country Drive in a SFR-6 (Single Family Residential) zone.

Recommended: Council uphold the recommendation of the Board of Adjustment and deny the Variance in Case No. 59-97.

Mayor Griffin asked if proper notice had been given. City Clerk Cook stated that proper notice was given and letters in opposition were received from Evelyn Bacon, 3555 Balboa Drive, Deborah J. Perkins, 3495 Balboa Drive, and Iqbal Sarwar, 3380 Big Sky Drive.

Ms. Laura Tuttle, Principle Planner, indicated that the request is for a variance to reduce the 5 foot setback in order to build a second story deck. She stated that the Board of Adjustment could not find that there were any hardships that would warrant the variance.

Ms. Vicki Lynch, 3365 Big Sky, stated that she is requesting the variance in order to construct the deck to be large enough to allow safe access around deck furniture and also a secondary fire exit for the upstairs. She added that she would like the deck on the east of the home in order to block the wind.

Ms. Lynch responded to questions from the Council regarding the location of the deck and the materials to be used.

Mayor Griffin asked if anyone else cared to speak on this matter. Hearing no one he closed the public hearing.

Councilperson Aiazzi indicated that he cannot make Finding No. 1 or No. 2 because there is no exceptional situation with the property itself and it is possible to build the deck on another side of the home.

It was moved by Councilperson Aiazzi, seconded by Councilperson Herndon to uphold the recommendation of the Board of Adjustment and deny the Variance in Case No. 59-97.

Motion carried.

Public Comments - Limited to no more than Five (5) Minutes and limited to items that do not appear on the agenda. Comments to be addressed to the Council as a Whole.

NO ACTION WAS TAKEN ON THIS ITEM.

The meeting was adjourned at 7:45 p.m.

Council Chambers, Reno, Nevada
December 17, 1996

The Regular Session of the Reno City Council was called to order at 12:10 p.m. on December 17, 1996 in the Council Chambers at City Hall.

PRESENT: Councilmembers Hascheff, Pearce, Pruett, Aiazzi, and Mayor Griffin

ABSENT: Agency Members Herndon and Newberg

ALSO PRESENT: City Manager McNeely, City Attorney Lynch and City Clerk Cook

INVOCATION - Pastor Joe Taylor, South Reno Baptist Church

Approval of Minutes - December 3, 1996

Recommended: Council approve the December 3, 1996 minutes as submitted.

It was moved by Councilperson Hascheff, seconded by Councilperson Pearce to approve the minutes of the December 3, 1996, City Council meeting.

The motion carried with Councilpersons Herndon and Newberg absent.

Approval of Agenda - December 17, 1996.

Recommended: Council approve the December 17, 1996 Agenda as submitted.

It was moved by Councilperson Hascheff, seconded by Councilperson Pearce to approve the December 17, 1996 agenda as submitted.

The motion carried with Councilpersons Herndon and Newberg absent.

Cash Disbursements - November 25, 1996 through December 8, 1996.

Recommended: Council approve the Cash Disbursements as submitted.

It was moved by Councilperson Pruett, seconded by Councilperson Hascheff, to approve the cash disbursements as submitted.

The motion carried with Councilpersons Herndon and Newberg absent.

Identification of items from the Consent Agenda for discussion.

It was the determination of the Council to pull items 9B, 9D, 9E and 9H for separate discussion.

FIRST READING ORDINANCE

Bill No. 5222 -- Ordinance regarding Chapter 4.18 of the Reno Municipal Code entitled "Fingerprinting and Registration of Certain Employees" amending 4.18.070, "Change of Employer, Name; Application Responsibilities" and providing other matters properly relating thereto.

It was moved by Councilperson Pearce, seconded by Councilperson Aiazzi to refer Bill No. 5222 to the Committee of the Whole.

The motion carried with Councilpersons Herndon and Newberg absent.

SECOND READING ORDINANCES**BILL NO. 5216****ORDINANCE NO. 4694**

An ordinance creating City of Reno, Nevada 1996 Special Assessment District No. 1; ordering the acquisition and improvement of a sanitary sewer project within the City of Reno, Nevada; providing for the levy and collection of special assessments therefor; ratifying, approving and confirming all actions previously taken by the City Council of the City of Reno and the officers of said city directed toward the acquisition and improvement of said project in said district; prescribing details in connection therewith and other matters properly relating thereto.

It was moved by Councilperson Hascheff, seconded by Councilperson Aiazzi to pass and adopt Bill No. 5216, Ordinance No. 4694.

The motion carried with Councilpersons Herndon and Newberg absent.

BILL NO. 5217**ORDINANCE NO. 4695**

An ordinance to amend zoning from MF-4 (Multi-Family) to P-O (Professional Office) on ±1.07 acres located at the northeast corner of Cadillac Place and Lymbery Street. Case No. 113-92 (Virginia Lake Professional Office)

It was moved by Councilperson Pearce, seconded by Councilperson Aiazzi to pass and adopt Bill No. 5217, Ordinance No. 4695.

The motion carried with Councilpersons Herndon and Newberg absent.

BILL NO. 5218**ORDINANCE NO. 4696**

An ordinance to amend zoning from LLR-1 (Large Lot Residential - 1 acre) to AC (Arterial Commercial) on \pm 42,760 square feet located at the northwest corner of Kietzke Lane and South McCarran. Case No. 22-87/File 3 (Convention Properties/Albertson's).

It was moved by Councilperson Pearce, seconded by Councilperson Hascheff, to pass and adopt Bill No. 5218, Ordinance No. 4696.

The motion carried with Councilpersons Herndon and Newberg absent.

BILL NO. 5219**ORDINANCE NO. 4697**

An ordinance to amend zoning from LLR-2.5 (Large Lot Residential - 2.5 acres) to PUD (Planned Unit Development) on \pm 29.26 acres. (South Meadows/Double Diamond).

It was moved by Councilperson Pruett, seconded by Councilperson Pearce, to pass and adopt Bill No. 5219, Ordinance No. 4697.

The motion carried with Councilpersons Herndon and Newberg absent.

BILL NO. 5220**ORDINANCE NO. 4698**

An ordinance to amend zoning from MF-43 to MF-14. Case No. 26-97 (Sierra Lakeside).

It was moved by Councilperson Pearce, seconded by Councilperson Aiazzi to pass and adopt Bill No. 5220, Ordinance No. 4698.

The motion carried with Councilpersons Herndon and Newberg absent.

BILL NO. 5221**ORDINANCE NO. 4699**

An ordinance to amend zoning from IB to IC on \pm 2.46 acres. Case No. 76-97 (Greg Quail Park).

It was moved by Councilperson Hascheff, seconded by Councilperson Aiazzi to pass and adopt Bill No. 5221, Ordinance No. 4699.

The motion carried with Councilpersons Herndon and Newberg absent.

RESOLUTIONS

Resolution No. 5320 -- Resolution to amend the assessment roll for the City of Reno, Nevada 1985 Special Assessment District No. 1 (Apportionment Request No. 45A - Bailey and McGah Parcel Number Change).

It was moved by Councilperson Aiazzi, seconded by Councilperson Pearce, to pass and adopt Resolution 5320.

The motion carried with Councilpersons Herndon and Newberg absent.

RESOLUTION NO. 5320

Resolution to amend the assessment roll for the City of Reno, Nevada 1985 Special Assessment District No. 1 (Apportionment Request No. 45A - Bailey and McGah Parcel Number Change).

Resolution No. 5321 -- Resolution to amend the assessment roll for the City of Reno, Nevada 1985 Special Assessment District No. 1 (Apportionment Request No. 45B-Northgate Subdivision Unit No. 15A)

It was moved by Councilperson Aiazzi, seconded by Councilperson Hascheff, to pass and adopt Resolution 5321.

The motion carried with Councilpersons Herndon and Newberg absent.

RESOLUTION NO. 5321

Resolution to amend the assessment roll for the City of Reno, Nevada 1985 Special Assessment District No. 1 (Apportionment Request No. 45B-Northgate Subdivision Unit No. 15A)

CONSENT AGENDA

Staff Report: 1997 Annual Washoe County School District Bus Lease Agreement. Contract or Agreement.

Recommended: Council approve the 1996 Washoe County School District Bus Lease Agreement and authorize the Mayor to sign.

Staff Report: Allocation of Sewer Enterprise Funds for Water Quality Settlement Agreement.

Recommended: Council approve the allocation of \$200 of the current residential sewer connection fee and \$10.00 per fixture unit of the current Commercial/Industrial sewer connection fee for the purposes outlined in the Interlocal Agreement and the Water Quality Settlement Agreement.

Staff Report: Approval of Paradise Park Parcel Map and Sale of Parcel 2 to Washoe County School District

Recommended: Council approve the parcel map and land sale as recommended.

Staff Report: Interlocal Agreement for Police Services between the Housing Authority of the City of Reno and the City of Reno Police Department.

Recommended: Council approve the agreement as written and authorize the Mayor to sign.

Staff Report: Lease of Premises for Neil Road Police Substation.

Recommended: Council approve the Lease agreement and authorize the Mayor to sign.

Staff Report: Acknowledgment of receipt of Letter from Department of Taxation approving the Issuance of General Obligation Medium-Term Bonds.

Recommended: Council acknowledge receipt of the Letter.

Staff Report: Business License Application

Palace Jewelry; Joan R. Mack; 5000 Meadowood Mall Circle #1; 2nd Hand Merchandise.

Recommended: Council approve the license as submitted.

Staff Report: Amendment to Fourth Interim Agreement between the United States Army Corps of Engineers, The Lear Family Trust, Airport Authority of Washoe County, Silver Lake Water Distribution Company and the City of Reno.

Recommended: Council approve the amendment.

It was moved by Councilperson Hascheff, seconded by Councilperson Pearce to approve the Consent Agenda, except for 9B, 9D, 9E and 9H.

The motion carried with Councilpersons Herndon and Newberg absent.

Staff Report: Allocation of Sewer Enterprise Funds for Water Quality Settlement Agreement, continued:

It was moved by Councilperson Pruett, seconded by Councilperson Hascheff, to approve the allocation of \$200 of the current residential sewer connection fee and \$10.00 per fixture unit of the current Commercial/Industrial sewer connection fee as outlined in the Interlocal Agreement and the Water Quality Settlement Agreement.

The motion carried with Councilpersons Herndon and Newberg absent.

Staff Report: Interlocal Agreement for Police Services between the Housing Authority of the City of Reno and the City of Reno Police Department, continued:

In response to Councilperson Pruett, Acting Chief Weston explained that the Reno Police Officer will be in addition to the Police Department staffing. Overtime is not allocated for the Reno Police Department position, however the duties of the Housing Authority's officer include youth programs and property management issues including evictions, as appropriate. The cost of supplies and supervision to the City of Reno is unclear.

Councilperson Pearce commented that the Housing Authority is pleased with the arrangement.

Acting Chief Weston stated that the officer assigned to the Housing Authority appears on the Community Action Team budget. While the additional costs are believed to be minimal, they will be researched and reported to the City Council. The vehicles utilized by the RPD are leased on a three year basis.

There was discussion about the overhead involved and whether the City can be reimbursed for any additional costs associated with the Housing Authority's officer.

It was moved by Councilperson Pruett, seconded by Councilperson Hascheff to approve the Interlocal Agreement, as written, to provide police services to the Housing Authority, with direction to staff to review billing for indirect costs associated with the services.

The motion carried with Councilpersons Herndon and Newberg absent.

Staff Report: Lease of Premises for Neil Road Police Substation, continued:

Responding to Councilperson Pruett, Acting Chief Weston explained that St. Mary's is expanding their facility into the area currently utilized by the RPD. Since the RPD has not installed any permanent fixtures, there will be no additional remodeling costs involved in the move. The new Police Department substation will be able to accommodate more youth and neighborhood programs in the larger facility.

It was moved by Councilperson Pruett, seconded by Councilperson Hascheff to approve the Lease agreement for the Neil Road Police Substation and authorize the Mayor to sign.

The motion carried with Councilpersons Herndon and Newberg absent.

Staff Report: Amendment to Fourth Interim Agreement between the United States Army Corps of Engineers, The Lear Family Trust, Airport Authority of Washoe County, Silver Lake Water Distribution Company and the City of Reno, continued:

In response to Councilperson Pruett, Don Christensen, Deputy City Attorney, explained that the identified funds were contingency funds allocated under the Interim Agreement. The purpose is to reallocate task work funds in response to a request from the State Division of the Environmental Protection Agency for additional information. There is no additional financial impact to the City.

It was moved by Councilperson Pruett, seconded by Councilperson Pearce, to approve the Amendment to the Fourth Interim Agreement between the United States Army Corps of Engineers, The Lear Family Trust, Airport Authority of Washoe County, Silver Lake Water Distribution Company and the City of Reno.

The motion carried with Councilpersons Herndon and Newberg absent.

COMMUNITY DEVELOPMENT

Staff Report: Case No. 71-94 (S.J. Ranch) Certification of the final plan for S.J. Ranch. The ±56.6 acres is located at the southeast and northeast corners of Longley Lane and South Virginia Street.

Recommended: Council approve the final plan for S.J. Ranch Planned Unit Development.

Laura Tuttle Principal Planner, summarized the staff report and the Planning Commission's recommendation.

Responding to Councilperson Hascheff, City Clerk Cook stated that he would investigate and report back on his January 22 vote on the S. J. Ranch application.

Mayor Griffin commented that the City Council would take action on the item after the City Clerk has researched Councilperson Hascheff's question.

Staff Report: Case No. 66-92/File 37 (South Meadows/Phases I and II) Certification for South Meadows Phases I and II for ± 10.56 acres located on the north and south sides of South Meadows Parkway, east of South Virginia Street in Southeast Reno.

Recommended: Council certify the plan for the South Meadows Planned Unit Development Phases I and II.

Laura Tuttle, Principal Planner, outlined the application and the Planning Commission's recommendations.

It was moved by Councilperson Hascheff, seconded by Councilperson Pearce to approve certification for South Meadows Phases I, and II, Case No. 66-92/File 37 (South Meadows/Phases I and II).

The motion carried with Councilpersons Herndon and Newberg absent.

Bill No. 5223 -- Ordinance to amend zoning from LLR-2.5 (Large Lot Residential - 2.5 acres), LLR-1 (Large Lot Residential (1 acre) and AC (Arterial Commercial) to PUD (Planned Unit Development) on ± 10.56 acres.

It was moved by Councilperson Hascheff, seconded by Councilperson Pearce to refer Bill No. 5223 to the Committee of the Whole.

The motion carried with Councilpersons Herndon and Newberg absent.

CITY MANAGER

Report from the Public Information Officer on Upcoming SNCAT Events.

Sharon Spangler will interview Barbara McKenzie regarding the legislative program.

Staff Report: Boards and Commissions Review.

Recommended: Council select from the three options outlined in the staff report.

Carol Peterson, Manager's Assistant, explained that the City Council was being requested to establish a committee to review the Boards and Commissions in the City as well as the criteria for the review.

Charles McNeely, City Manager, commented that the committee was being requested as part of the reorganization of the City's government in an effort to streamline and consolidate some of the Boards and Commissions.

Councilperson Pearce commented that utilization of the District Council Chairpersons would further involve them in the activities of the City as well as indicate to the City Council whether they could absorb some of activities performed by other Boards and Commissions.

Mayor Griffin stated that, in his opinion, the committee should not be limited to just the District Council Chairpersons and that members of other Boards and Commissions could bring additional technical expertise to the committee.

Councilperson Pruett stated that a Task Force should be established, as they would not have a vested interest in any of the Boards or Commissions. After the Task Force has reviewed the Board and Commission then a meeting of the District Council Chairpersons and the Task Force should review the findings and report to the City Council.

Councilperson Aiazzi commented that a Task Force would be appropriate and that members should not have any current involvement with a Board or Commission.

Mayor Griffin agreed with Councilperson Aiazzi.

Councilperson Hascheff commented that involvement of the District Councils were needed, as a portion of the various Boards and Commissions responsibilities would be placed on the District Councils in addition to their current responsibilities.

Mayor Griffin commented that some of the Commissions and Boards are required by law.

There was significant discussion concerning the functions and responsibilities of the Boards and Commissions. It was noted that some of the groups may need to be reassigned to other departments. It was suggested that a larger committee be established which can subdivide into smaller task forces to review whether other Boards or Commissions are duplicating efforts.

Responding to Councilperson Hascheff, City Manager McNeely stated that direction from the City Council was requested with regard to the size and composition of the Task Force. A report will be made to the City Council concerning the proposed process and criteria.

There was additional discussion concerning the size of the Law Enforcement Task Force. It was noted the LETF divided into subgroups to review the issues. It was pointed out that the same individuals tend to be named to various committees. It was suggested that individuals that are not currently involved with city affairs be appointed. A consensus was reached to name the District Council Chairpersons and selected nominees to the Task Force.

It was moved by Councilperson Hascheff, seconded by Councilperson Pearce to appoint a Task Force of fifteen members. The membership will consist of a representative from each of the seven District Councils (Downtown District Council was excluded), one representative from the Charter

Review Committee, and seven appointees by the City Council which are not appointees to other Boards or Commissions.

There was discussion concerning the criteria for the Task Force. It was pointed out that in the review process the Task Force should make recommendations and provide analysis of any potential cost benefit.

The motion carried with Councilpersons Herndon and Newberg absent.

Staff Report: Case No. 71-94 (S.J. Ranch) Certification of the final plan for S.J. Ranch. The ±56.6 acres is located at the southeast and northeast corners of Longley Lane and South Virginia Street.

Recommended: Council approve the final plan for S.J. Ranch Planned Unit Development.

City Clerk Cook commented that Councilperson Hascheff's memory was correct; he did not vote against the proposal at the January 22 meeting, as was incorrectly noted in the staff report.

It was moved by Councilperson Hascheff, seconded by Councilperson Pearce to approve the certification of the final plan in Case No. 71-94 (S.J. Ranch).

The motion carried with Councilpersons Herndon and Newberg absent.

Bill No. 5224 -- Ordinance to amend zoning at the northeast and southeast corners of the intersection of Longley Lane with South Virginia Street from P-O (Professional Office), NC (Neighborhood Commercial) and IB (Industrial Business Park) to PUD (Planned Unit Development).

It was moved by Councilperson Hascheff, seconded by Councilperson Pearce to refer Bill No. 5224 to the Committee of the Whole.

The motion carried with Councilpersons Herndon and Newberg absent.

Mayor Griffin recessed the meeting at 12:55 p.m. The meeting was reconvened at 1:05 p.m., with the following Councilmembers present: Hascheff, Pearce, Pruett, Aiazzi and Mayor Griffin. Absent: Councilmembers Herndon and Newberg.

PUBLIC WORKS

Staff Report: Maintenance Management System/Continuous Improvement Process Implementation Program Update.

Recommended: Council acknowledge receipt of the report.

Steve Varela, Director of Public Works/City Engineer, updated the City Council on the improvement system being implemented. Over the past eighteen months efficiency has been improved by 9 to 12% or \$625,000 to \$724,000 in savings. The activity based system has resulted in a minimal workload increase for the Finance Department. Employee input and teamwork contribute to the overall improvement and may result in increased employee morale. The process provides for continuous improvement, improved supervisory and management tools, as well as a means to link work performed directly to the budget.

Harry Lorick, Lorick Associates Consulting, provided an overview of the City of Reno, Maintenance Management System Implementation Report. The City of Sparks and Washoe County are implementing similar systems to systematically review all phases of maintenance. Efficiency is improved when the workers and management have access to information in a systematic manner for the entire organization. A preliminary review indicated that insufficient resources were made available to perform the necessary maintenance projects. The new system allows tracking of complaints, resolutions and scheduling, as well as budgeting, with workers and managers meeting bi-weekly to review and prioritize work schedules. Every maintenance facet was reviewed and documented, including buildings, paint, carpet, sewers, roadways, etc. While the report is basically finalized, Lorick Associates Consulting reserves the right to add commentary as it becomes available. The automated documentation will allow material and work hour scheduling in a systematic manner which results in the proper amount of material and personnel being available for maintenance projects. Annual planning is based on the annual budget with work schedule reviews scheduled on a bi-weekly basis. Analysis begins at the employee level and filters upward resulting in Mr. Varela having information which pinpoints where money is spent. While the city has saved approximately, \$600,000 growth indicates that a similar amount cannot be deducted from the annual budget. The anticipated savings can be utilized to offset the effects of growth. Continued training and employee comments and suggestions are crucial to continued improvements in efficiency. The total cost of the analysis was \$234,000 over an eighteen month period and includes software and staff training.

Responding to Councilperson Hascheff, Mr. Lorick explained that savings identified by continued maintenance is based on the utilization of the optimum number of personnel being assigned to various projects and reallocating employee resources to other areas.

There was discussion about roadway maintenance. A report will be made to the Council as the action plan is formulated and implemented. It was suggested by Councilperson Hascheff that a future report be made on SNCAT.

In response to Councilperson Aiazzi, Mr. Varela explained that the process is continuous in nature, with division managers and personnel participating in the review process.

Councilperson Pearce commented that it is important to remember that employees made significant contributions to the success of the efficiency.

Mayor Griffin acknowledged his agreement with Councilperson Hascheff's comments about broadcasting a similar review on SNCAT. The study represents a outstanding solution to challenges faced by Reno and other cities.

NO ACTION WAS TAKEN ON THIS ITEM.

CITY CLERK

Boards and Commissions - Board of Massage Examiners.

Recommended: Council make the necessary appointment.

City Clerk Cook indicated that one vacancy existed on the Board of Massage Examiners and that the City Council had one application to review.

It was moved by Councilperson Hascheff, seconded by Councilperson Aiazzi to appoint Linda Sokol to the Board of Massage Examiners.

The motion carried with Councilperson Pruett voting Nay and Councilpersons Herndon and Newberg absent.

Boards and Commissions - Traffic Advisory Committee.

Recommended: Council determine whether or not to reinstate Ms. De Los Santos.

City Clerk Cook explained Ms. De Los Santos appealed a provision which provides for an automatic resignation when an appointee misses three consecutive meetings.

Councilperson Hascheff commented that Ms. De Los Santos stated it would not happen again.

It was moved by Councilperson Hascheff, seconded by Councilperson Aiazzi, to reinstate Ms. Carol De Los Santos to the Traffic Advisory Committee.

Councilperson Pruett questioned whether it was taken into consideration when an appointed person to the Traffic Advisory Committee had a justifiable reason for absence and how the Traffic Advisory Committee would feel about the reinstatement.

Mayor Griffin commented that it may have been due to a lack of understanding of the provision.

Councilperson Hascheff pointed out that reasonable excuses for absence should not be the basis for an automatic resignation.

Mr. Varela commented that Ms. De Los Santos had not appeared and that there were no excused absences.

Mayor Griffin commented that the City Council should standardize Commission and Board attendance policies.

A consensus was reached that staff should instruct the Chairpersons of the Boards and Commissions to note in the minutes of the meeting whether or not an absence was excused.

The motion carried with Councilperson Pruett voting Nay and Councilpersons Herndon and Newberg absent.

Boards and Commissions - Reno Bicycle Council.

Recommended: Council make the necessary appointments.

City Clerk Cook explained that there were two applications for the two vacancies on the Reno Bicycle Council.

It was moved by Councilperson Hascheff, seconded by Councilperson Pearce to appoint Desana Young and Edward Manly to the Reno Bicycle Council.

The motion carried with Councilpersons Herndon and Newberg absent.

Boards and Commissions - West University District Council.

Recommended: Council make the necessary reappointments.

Councilperson Pruett expressed concern that the City Council should not automatically reappoint an individual.

City Clerk Cook commented that vacant positions are not typically advertised, as per past Council direction.

There was significant discussion about advertising vacant positions. A consensus was reached to table a decision until after the West University District Council meeting to obtain their input.

Boards and Commissions - Financial Advisory Board

Recommended: Council make the necessary reappointment.

There was discussion about reappointing Mr. Zidek to the Committee and whether action should be tabled until staff is able to make a recommendation to the Council concerning reappointments. A consensus was reached to reappoint Mr. Zidek to the FAB.

It was moved by Councilperson Aiazzi, seconded by Councilperson Pruett to reappoint Mr. Zidek to the Financial Advisory Board.

The motion carried with Councilpersons Herndon and Newberg absent.

There was significant discussion about whether Sam Dehne could make comments concerning the Boards and Commissions. A consensus was reached that Mr. Dehne could make a brief presentation.

Sam Dehne, Reno citizen, expressed concern that a member of the Airport Authority had missed two consecutive scheduled meetings.

PUBLIC HEARING

Staff Report: Case No. 87-97 (University Hills) Request for: (1) a zoning map amendment from AC (Arterial Commercial) to MF-21 (Multi-Family) on ± 4.83 acres; and (2) special use permits: a) to develop an 88 unit apartment complex with a density of ± 18.2 dwelling units per acre on ± 4.83 acres; b) to permit fills of 10 feet or more; and c) for hillside development. The site is located on the northwest corner of the McCarran Blvd./Sutro Street intersection.

Recommended: Council uphold the recommendation of the Planning Commission and approve the zoning map amendment by ordinance and the special use permit subject to the conditions as modified in the staff report.

City Clerk Cook indicated that proper notice was given and no correspondence was received.

Mayor Griffin opened the public hearing and asked if anyone wished to speak.

No one wished to speak in favor of or in opposition to Case 87-97 (University Hills), and the public hearing was closed.

It was moved by Councilperson Pruett, seconded by Councilperson Hascheff to uphold the recommendation of the Reno City Planning Commission and approve the zoning map amendment and the special use permit in Case No. 87-97 (University Hills), subject to the conditions contained in the staff report.

The motion carried with Councilpersons Herndon and Newberg absent.

Bill No. 5225 -- An Ordinance to amend zoning from AC (Arterial Commercial) to MF-21 (Multi-Family) on ± 4.83 acres.

It was moved by Councilperson Pruett, seconded by Councilperson Pearce, to refer Bill No. 5225 to the Committee of the Whole.

The motion carried with Councilpersons Herndon and Newberg absent.

PUBLIC HEARING

Staff Report: AT-4-96 An ordinance to amend Title 18, Chapter 18.08 of the Reno Municipal Code entitled "Zoning" by amending 18.08.030 and 18.08.050 to give the Planning Commission final decision making authority on tentative maps in certain circumstances; and other matters properly relating thereto.

Recommended: Council uphold the recommendation of the Planning Commission and approve AT-4-96 by ordinance.

Responding to Councilperson Pruett, Laura Tuttle, Principal Planner, explained that planning staff supported the amendment to streamline the permitting process. It was noted that controversial zoning map amendments would be heard by the City Council.

Mayor Griffin commented that the fee may be waived when a Council Member brings the matter to the City Council on appeal.

City Clerk Cook indicated that proper notice was given and that no correspondence was received.

Mayor Griffin opened the public hearing and asked if anyone wished to speak.

No one wished to speak in favor or in opposition to the amendment to Title 18, Chapter 18.08 of the Reno Municipal Code, and the public hearing was closed.

It was moved by Councilperson Hascheff, seconded by Councilperson Aiazzi to approve the amendment to Title 18, Chapter 18.08 "Zoning" of the Reno Municipal Code.

The motion carried with Councilpersons Herndon and Newberg absent.

Bill No. 5226 -- An Ordinance to amend Title 18, Chapter 18.08 of the Reno Municipal Code entitled "Zoning" by amending 18.08.030 and 18.08.050 to give the Planning Commission final decision making authority on tentative maps in certain circumstances; and other matters properly relating thereto.

It was moved by Councilperson Hascheff, seconded by Councilperson Pearce to refer Bill No. 5226 to the Committee of the Whole.

The motion carried with Councilmembers Herndon and Newberg absent.

PUBLIC HEARING

Staff Report: AT-5-96 - An ordinance amending Title 18, Chapter 18.06 of the Reno Municipal Code entitled "Zoning" by adding thereto certain wording to 18.06.380 non-conformance to allow single family dwellings to be reconstructed after suffering damage of 50% or more of its assessed value subject to conditions and deleting therefrom a provision that 18.06.380 applies to buildings which are nonconforming because of the setback map, and other matters properly relating thereto.

Recommended: Council uphold the recommendation of the Planning Commission and approve Case No. AT-5-96.

City Clerk Cook indicated that proper notice was given and that no correspondence was received.

Mayor Griffin opened the public hearing.

Pam Dulgar, 1030 Caughlin Crossing, spoke in favor of the amendment, noting that an 87 year old resident had been unable to obtain a residential reverse mortgage due to the current zoning of Community Commercial. Adoption of the amendment to the Ordinance will allow the individual to obtain the necessary release for a residential reverse mortgage.

Debbie Wood, 4425 Primavera, Reno, representing Crossland Mortgage/Mike Green, questioned how the text amendment would affect her non-conforming duplex, under the FHA203K program. She said that since the City of Reno classifies the structure as a single family dwelling, it presents a serious problem to reconstruction, as the property has been used, legally, since the early 1950's as a duplex and is insured, taxed and has been sold as a duplex. Currently the property is owned by HUD and several sale proposals have been denied due to the City's classification of the property. She requested that the City Council provide guidance and advice.

Mayor Griffin stated that the City Council would obtain and answer to Ms. Wood's question.

Mike Mendiola, 2565 Everett Drive, Reno, noted that the 87 year old individual identified by Ms. Dulgar is his grandmother. The property in question is located at 130 East Aurora Street. The family is attempting to obtain a residential reverse mortgage as all other assets have been liquidated to provide for her care. His grandmother will be able to live in her home with the adoption of the text amendment. The only other alternative is the sale of the property which may result in his grandmother being placed in a nursing home.

Mike Green, 512 Victorian, Sparks, respectfully requested that the City Council consider the addition of duplexes to the text amendment. He stated that he is currently attempting to obtain an FHA 203K loan and due to the current zoning he is unable to do so.

Roy Bowers and Mervin Hoagland submitted statement cards in favor of the text amendment but did not wish to speak.

Donna Kristaponis, Acting Community Development Director, explained that staff had not considered duplexes when the text amendment was brought forward and it is not clear that a conflict exists between the City's Ordinance and FHA 203k guidelines. She said that Neighborhood Plans become ordinance based on current City policy, and it was unknown how many properties may be affected, so it was suggested that a study be made of non-conforming duplexes, including structural integrity and housing standards. She said that the entire ordinance may have to be amended.

Councilperson Pearce explained a similar situation she encountered and noted that there appears to be a major problem. It was noted that the County Assessor's office lists the non-conforming properties as duplexes. It was suggested that staff be directed to review the situation and make a recommendation to the City Council. Individuals who have owned their residences for many years should have the option of being cared for in their homes.

Councilperson Hascheff acknowledged his agreement with the staff report.

It was moved by Councilperson Pearce, seconded by Councilperson Hascheff to approve AT-5-96 by Ordinance.

Councilperson Pruett stated that staff will report back on the duplex question.

The motion carried with Councilpersons Herndon and Newberg absent.

Bill No. 5227 -- An Ordinance to amend Title 18, Chapter 18.06, pursuant to AT-5-96.

It was moved by Councilperson Pearce, seconded by Councilperson Hascheff, to refer Bill No. 5227 to the Committee of the Whole.

The motion carried with Councilpersons Herndon and Newberg absent.

PUBLIC HEARING

Staff Report: 1997 Regional Plan Amendment Requests - (1) Canyon Crest Community Church Campus; (2) Pembroke Drive Project; and (3) Lemmon Valley Land Company.

Recommended: Council submit the Regional Plan Amendment Requests to the Regional Planning Commission.

Canyon Crest Community Center:

City Clerk Cook indicated that proper notice was given and one letter was received from the Hidden Valley Homeowners' Association in opposition to the Pembroke Drive Project.

Stuart Peters, Principal Planner, explained that state law sets forth specific guidelines for annexation and Sphere of Influence (SOI) changes. A city is prohibited from planning in areas that are outside of their SOI. He reminded the Council that either the city or the county may initiate Regional Plan amendments, not

individuals. Planning staff tries to avoid SOI changes which encompass unincorporated and public land areas, as they may require city services. Mr. Peters provided background on the Canyon Crest Community Church Campus, noting that the property was brought into the SOI approximately two years ago.

Tom Gribben, Pyramid Engineers, commented that Pastor Robert Owen was in the audience and would like to address the City Council.

Pastor Robert Owen, representing the Canyon Crest Community Church Campus, commented that the church purchased the property in 1986, and it was hoped that the property will be developed as a community recreation area in addition to the church campus. He requested that the Council provide a list of priorities that can be used in the development process. It is believed that by the year 2000 there will be approximately 100 acres dedicated to community recreation including a "Latch-Key" program.

Donald Klebenow, 1275 Washington Street, Reno, expressed his opposition to the Canyon Crest Community Church Regional Plan amendment. He felt that additional congestion will occur with urban type development of the property and supports continued discussions concerning Keystone Canyon.

Peggy Lear Bowen, 527 Thoma, Reno, President -- Friends of Rancho San Rafael, recalled the previous actions taken by the City Council and the Planning Commission concerning the Regional Plan amendment proposal. She felt that open space surrounding the city may result in a lesser demand on city services. Rural and Rural Reserve designations identified in the Regional Plan were designed to limit Urban and Suburban development. The City Council is being asked to maintain the rural setting around Rancho San Rafael. Other land may be available to swap for the Keystone Canyon through continued discussions with the property owner, city and county agencies.

Elmer R. Russo, 3665 Pomo Drive, Reno, expressed his opposition to the Regional Plan amendment and said the Keystone Canyon parcel should be acquired as open space without losing any property in Rancho San Rafael. He said that additional urban development should not occur in the vicinity of the Rancho San Rafael Park.

Sam Dehne, a Reno citizen, questioned what the residents would say if the Air National Guard was being relocated to the vicinity of the Rancho San Rafael Park such as is proposed for the Rewana Farms area.

No one else wished to speak in favor of or in opposition to the Canyon Crest Community Church Campus proposal and the public hearing was closed.

There was discussion concerning the urban designation. It was noted that future development would be reviewed as it was developed.

Responding to Councilperson Hascheff, Mr. Peters explained that the Regional Plan amendment could be completed while keeping portions of the parcel as Rural and Rural Reserve.

In response to Mayor Griffin, Mr. Peters commented that the Rural and Rural Reserve designations may be kept for the Keystone Canyon property.

Pastor Owen expressed concern that leaving the Rural or Rural Reserve designation would devalue the property.

Councilperson Pearce commented that Rancho San Rafael was surrounded by homes and that property owners have a right to develop their property. There was concern that any changes to the proposal might devalue the balance of the property.

It was noted that the Keystone Canyon is not developable and may present a liability to the owner. It is believed that the Keystone Canyon should be maintained as open space by the County.

It was moved by Councilperson Hascheff, seconded by Councilperson Pearce, to sponsor the Canyon Crest Community Church Campus Regional Plan amendment with the understanding that the Keystone Canyon area is to remain Rural Reserve, with boundaries to be agreed upon by staff and owner.

In response to Councilperson Pruett, Pastor Owen explained that the applicant is interested in swapping the land for an alternate parcel to augment the recreational area. A different zoning on the property may affect the valuation of the adjoining property.

Responding to Councilperson Hascheff, Mr. Peters stated that city standards would have to be applied to the Keystone Canyon in order to clarify the Council's direction.

In response to Mayor Griffin, Mr. Peters indicated that he would review whether the Regional Planning Commission would allow sufficient time for further consideration of the amendment.

A consensus was reached that staff and the applicant will identify the area to be retained as Rural Reserve prior to submission to the Regional Planning Commission.

Responding to Councilperson Pruett, Mr. Peters explained that the property is consistent with the approved Master Plan.

The motion carried with Councilpersons Aiazzi and Pruett voting Nay and Councilpersons Herndon and Newberg absent.

COUNCILPERSON PRUETT ABSENT 3:50 P.M.

Pembroke Drive Project:

City Clerk Cook stated that proper notice was given and that one letter in opposition to the Regional Plan amendment request was received from the Hidden Valley Homeowners' Association.

Stuart Peters, Principal Planner, identified that location of the property. Traffic, drainage and impact issues will be addressed when a project is submitted. The location is appropriate for inclusion in the Sphere-of-Influence and annexation plan. It was noted that the applicant did not make a presentation to the Planning Commission. Inclusion in the SOI will allow greater planning control by the city.

Ken Krater, Jeff Codega Planning and Design, explained that the property is bordered by urban and suburban land uses. The requested suburban use designation will allow three dwelling units per acre compliments the surrounding land uses. Approval of the request does not guarantee annexation or project approval when development is proposed.

Councilperson Hascheff questioned whether a conflict existed due to his having a client with an interest in

the Hidden Meadows area.

City Attorney Lynch indicated that, in her opinion, a conflict did not exist.

Victoria Draper, 2120 Alphabet Drive, Reno, stated that her opposition is based on the developer coming to the city as sewer hook-ups may allow development as a higher density. Adjacent property owners are opposed to becoming part of the city.

There was discussion about which portions of the surrounding area is county. It was noted that the amendment was only the first step and that property owners had to ask for annexation. Ms. Draper explained that the residents enjoyed the current lifestyle and that there was no reason to pursue annexation.

Karen L. Wodke, 4775 Pembroke Drive, Reno, explained that adjoining neighbors were not notified of the November 20th Planning Commission meeting. She requested that the City Council reject the request and suggested that similar meetings be held at a time when other residents could attend.

Sam Dehne, a Reno citizen, explained that his commentary would be connected to the well being of citizens and airport blight. He noted his concern that the Rewana Farms/Air National Guard issue did not receive the same consideration.

Mayor Griffin pointed out that the public hearing was for a sphere amendment for the Pembroke Drive area not the airport.

No one else wished to speak in favor of or in opposition to the Pembroke Drive Project, and the public hearing was closed.

Responding to Councilperson Hascheff, Mr. Peters explained that the property could be developed under the Washoe County designations and that there were no entitlement associated with the request or approval. The change of the SOI will allow the city to control the planning in the area.

In response to Councilperson Pearce, Mr. Peters explained that the Reno Police Department could be included in the SOI/annexation discussions with regard to impact on the department. Mr. Krater interjected that page seven of the staff report indicated that the RPD currently provided some service in the area.

Mr. Peters explained that a change in the SOI would not result in additional patrols until the property was annexed.

Acting Chief Weston explained that adjustments to the city boundaries would require future adjustments by the RPD for serving the area.

There was discussion concerning SOI and annexation process. It was noted that during the annexation process it would be appropriate to request input from the RPD with regard to service.

Mr. Peters outlined the procedures the City Council would follow with regard to a Regional Plan amendment.

Responding to Councilperson Hascheff, Mr. Peters commented that the City Council may have an additional thirty days for review. However, in his opinion, most of the objections raised were related to projects rather

than the SOI amendment.

It was moved by Councilperson Hascheff, seconded by Councilperson Pearce to approve the Regional Plan amendment as submitted, noting that the approval did not infer any entitlement.

The motion carried with Councilpersons Herndon, Pruett and Newberg absent.

Lemmon Valley Land Company:

Stuart Peters, Principal Planner, summarized the staff report, indicating that the 395 Corridor Plan process will begin in January 1997 and the existing zoning under the county designation, adjacent to the city, appears to be inappropriate.

City Clerk Cook indicated that proper notice was given and that no correspondence had been received.

Mayor Griffin opened the public hearing and asked if anyone cared to speak.

Tom Gribben, Pyramid Engineers, explained that he was available to answer any questions.

No one else wished to speak and the Mayor closed the public hearing.

It was moved by Councilperson Hascheff, seconded by Councilperson Aiazzi to approve the Lemmon Valley Land Company Regional Plan amendment.

The motion carried with Councilpersons Herndon, Pruett and Newberg absent.

Responding to Mayor Griffin, Councilperson Aiazzi explained that he objected to the Canyon Crest Regional Plan amendment as the application was not sufficiently completed for consideration.

Mayor Griffin noted his concern that the staff report indicated that some of the Board of County Commissioners voted against requested amendments as information concerning the city's ability to provide services was insufficient. Some of the economic data requested appeared to be beyond the scope of the proposal being considered. It is unclear what fiscal impacts may occur over the next twenty or thirty years. It was noted that the City of Reno residents contributed approximately 50% of the Washoe County budget. While fiscal equity is an ongoing concern in the City of Reno and Washoe County, it should be considered separately from land use issues.

FINANCE

Staff Report: Presentation of Comprehensive Annual Finance Report FY 1995-1996 with Auditor's Opinion.

Recommended: Council receive, accept and authorize publication of the Comprehensive Annual Financial Report for fiscal year 1995-96.

Lisa Sadow, Finance Director, explained that the City Council's action was to receive and authorize publication of the Fiscal Year 1995-1996 Financial Report.

Felicia O'Carroll, Kafoury, Armstrong and Company, noted that while ultimate responsibility for the report rests with the City Council, Kafoury Armstrong's responsibility is to issue an opinion as to the fair publication of the financial information contained in the statement. The financial statement fairly represents the financial position, results of operations and the cash flows of the City. She said that federal funding in the amount of \$3.4 million is detailed in the compliance section of the report.

Responding to Councilperson Hascheff, Ms. O'Carroll commented that the last minute items and other budget adjustments were reflected on page 120 of the report as required by Nevada Statute. She indicated that the accounting firm provides a report rather than an opinion and federal funding requires an additional six reports than indicate that requirements for the grants received had been met.

Mayor Griffin commented that the record of excellence in the Financial Department was testimony to Ms. Sadow and her staff.

It was moved by Councilperson Pearce, seconded by Councilperson Aiazzi, to accept and authorize publication of the Comprehensive Annual Financial Report for fiscal year 1995-1996.

The motion carried with Councilpersons Herndon, Newberg and Pruett absent.

Mayor Griffin recessed the City Council meeting to convene the Redevelopment Agency Meeting at 4:10 p.m.

Roll call was taken at 4:25 p.m., with the following Councilpersons present: Hascheff, Pearce, Aiazzi and Mayor Griffin. Absent: Councilpersons Herndon, Newberg and Pruett.

CITY MANAGER

Oral Report: Status of Council Priorities.

Charles McNeely, City Manager, explained that a final report would be presented in June.

Steve Varela, Public Works Department, noted that the action plan contains three steps and that the first step has been completed. He said that staff has met with citizens and District Councils about their concerns. The long range strategic plan will be tied to the budget with another presentation in February.

Councilperson Hascheff explained that the public wants to see potholes filled and street reconstruction and suggested that the next presentation include information concerning the cost savings of maintenance compared to reconstruction.

Responding to Mayor Griffin, Mr. Varela explained that the strategic plan time frame of 25 to 30 years will address rehabilitation issues. The difficulties in projecting revenues over such a time frame were outlined, but growth projections will be based on the last six years data. He said the plan will identify potential shortfalls and anticipated ability to sustain projected growth.

Lisa Sadow, Finance Director, discussed the specific action and work plan. It was noted that several of the goals identified in the action plan have been met, including pay for performance, implementation of the alarm ordinance and a consultant contract for information services. Other projects are in progress and should be completed by the June 30, 1997, target date, she said.

Responding to Councilperson Hascheff, Ms. Sadow commented that the performance measures are constantly reviewed. One of the activities includes a development of a program budget which will provide information on actual costs associated with the various programs. It is anticipated that a year end report will be generated with regard to goals.

In response to Mayor Griffin, Ms. Sadow discussed an upcoming meeting with a focus group concerning business licensing. She said that it is anticipated that discussion will include the possible licensing entities that rent commercial real estate similar to licensing practices for other businesses. Franchise telecommunications will be reviewed. It was noted that ongoing federal legislation is impacting the review process. Fiber optic cable franchise fees are being reviewed by the City Attorney's office.

Ralph Jaeck, Assistant City Manager, outlined the priorities established by the City Council. He said the recommended entertainment center in the river corridor has been adopted, and negotiations are continuing with the Riverside Hotel and is expected to be presented to the Council in the near future. Discussions have been instituted with the Post Office with regard to acquisition of the property. Demolition of the Riverside garage is scheduled to begin in March with an RFP being sent out for demolition of the Granada Theaters. The temporary ice rink is generating approximately 450 users daily and exceeds the projected 300. Letters of interest are being reviewed with regard to the redevelopment of the Mapes Hotel.

Charles McNeely, City Manager, noted that the City Council's direction to move quickly to identify a quality development for the Mapes Hotel is being followed and will not change without Council approval.

Councilperson Pearce noted the excellent progress on the action plan identified at the Council retreat in April. She commended the staff on their progress.

Councilperson Hascheff noted that the dates identified in the action plan were outside dates and noted his hope that the timetable would be moved forward, if possible.

Mayor Griffin also commended staff for their efforts.

Leann McElroy, Chief of Staff, commented that a different process for the legislative program resulted from five specific focus groups. She said a contract lobbyist has been retained by the City to work with the legislature and the legislative lobby team and position papers have not been received from the Legislative Counsel Bureau and will be presented as soon as they are received. The City Council will be updated on a weekly basis once the legislative session begins for input concerning pending legislation.

Councilperson Pearce noted that the Las Vegas City Council indicated they would not lobby against Reno. She felt that the Las Vegas group should be included in future meetings to coordinate the legislative package.

Dave Pressler, Director of Parks, Recreations and Community Services, noted the three-fold increase of recreation programs for gang resistance. He discussed the partnership with the Reno Police Department in development of The Sundown Zone and the Fourth Street Youth Center and said a summer discovery program was expanded from four hour to eight and serves youth from 6 to 14 years of age. Other program collaborations include the YMCA, the Boy Scouts, Boys and Girls Clubs and the Northern Nevada Black Cultural Awareness Society. Youth programs are being evaluated, expanded and restructured to meet anticipated needs and will serve to make a healthier community, he said.

Jim Weston, Acting Chief of Police, noted that over the past year statistics indicate significant decreases in shots fired calls, drive-by shootings and instances of graffiti while arrests of gang members is up by 75%. The department received a \$25,000 grant from Truckee Meadows Tomorrow for the Boot Camp program. The twenty-four individuals that participated in the program met their goal of achieving the Honor Roll school. A similar program for girls is anticipated for 1997. The RPD has formed a Boy Scout Troop in the Neil Road area. He said he did not believe that additional gang enforcement officers are needed due to the implementation of the youth program. The 9:00 p.m. curfew in the downtown area resulted in fewer juvenile disturbances and significantly less gridlock. He said the mobile police station is dispatched five days weekly and tends to minimize unwanted activity.

Mayor Griffin commented that the Air National Guard and the Marine Corps have indicated an interest in participating in the DARE program.

Stuart Peters, Principal Planner, indicated that the revised City of Reno Master Plan will be reviewed by the Regional Planning Commission within sixty days after the waiting period and reviewed by the Reno City Planning Commission. Staff is currently working on the implementation program to provide a work program for the regulatory changes.

Charles McNeely, City Manager, noted that each of the programs utilizes various departments and has worked very effectively.

Mayor Griffin noted that while the City Council provided the direction, staff has worked diligently to achieve the results indicated in the reports.

MAYOR AND CITY COUNCIL

Liaison Report and appropriate direction to staff.

NO ACTION WAS TAKEN ON THIS ITEM.

Mayor's Liaison Report -J. Griffin.

Mayor Griffin discussed the 1998 Conference of Mayor's.

Councilperson Pearce commented that Boards and Commissions were well represented with creative entries at the Festival of Trees.

Public Comments

Sam Dehne, a Reno citizen, commented on the outstanding reports presented with regard to the City Council's vision and goals for the City. He noted that the Airport Authority may approach the City concerning increased signage at the parking garage. It was noted that the airport is looking to future growth with each additional flight creating additional noise. He noted that the Airport Authority has not identified the maximum number of flights for future growth. A study of the Air Guard move, costing approximately \$350,000, indicated that several public meetings and a public hearing would be held. A December 11 meeting was not noticed and may be in violation of the Open Meeting law. It was noted that the committee has been established and that private citizens were not represented. He noted his concern that citizens should

have a voice in the growth of the airport. He stated his belief that the City Council should be proactive in the affairs of the airport. The job description for the ombudsman may be incorrect and should indicate that the position serves as liaison between citizens and city government.

Mayor Griffin recessed the meeting at 5:25 p.m.

Mayor Griffin reconvened the City Council meeting at 6:40 p.m. and the following Councilpersons were present: Hascheff, Pearce, Aiazzi and Mayor Griffin. Absent: Councilpersons Herndon, Newberg and Pruett.

JOINT MEETING WITH RENO CITY COUNCIL, RENO CITY PLANNING COMMISSION AND DISTRICT COUNCIL MEMBERS WORKSHOP TO DISCUSS DISTRICT COUNCIL PROGRAM.

Charles McNeely stated that Donna Kristaponis, Acting Community Development Director would facilitate the joint session.

Donna Kristaponis, Acting Director, Community Development Department, explained that the facilitated meeting was to allow small groups to work and identify ideas and questions that will be presented to the group as a whole. The facilitators Karen Craig, Glenn Taylor, Ron Glensor and Krista Johns were introduced.

Ms. Johns explained that the group assembled represented one of the most important assets the City has -- volunteers. Part of the process will allow individuals to translate ideas into words. The primary function for District Councils is to be a conduit of information from the district to city government. The exercises were identified as; 1. Identify the vision or purpose of the District Council; 2. Identify one or two ways that serving on the District Council has benefitted participants individually.

The three subgroups separated and followed the facilitated work assignments.

JOINT MEETING WITH RENO CITY COUNCIL, RENO CITY PLANNING COMMISSION AND DISTRICT COUNCIL MEMBERS WORKSHOP TO DISCUSS DISTRICT COUNCIL PROGRAM.

After reassembling as a whole group, Ms. Johns commented that the three groups represent approximately 623 years of experience as either an elected or volunteer position.

Input from citizens to the District Councils are forwarded to the Planning Commission and the City Council regarding local concerns. The District Council organizes activities and provides necessary feedback. District Councils can be strengthened as a citizen voice to city government, additional media coverage to attract more citizen input, quarterly meetings of the City Council, Planning Commission and District Councils as well as additional media coverage of local events, including Internet web page coverage.

Access and credibility with the City Council was identified as an asset to District Councils, as well as familiarity with their neighborhoods. District Councils also serve as educators to the community about how

to communicate concerns to city government. As community activity organizers the District Councils serve to identify community needs and attract additional community participation. District Councils need greater visibility and more notification of the public for participation. It was suggested that additional joint meetings be planned and that the Reno page provide greater recognition.

District Councils can be strengthened by increased noticing of District Council activities and better communication links between the Planning Commission, City Council and the District Councils, as well as an increased role in the capital improvement expenditure process.

Ms. Johns explained that the participants will receive a written report of the proceedings.

Ms. Kristaponis indicated that the meeting may represent the first of many new avenues of communication and there may be opportunities for future joint meetings.

LABOR RELATIONS SESSION

There was no labor relations discussion or action.

Public Comment -- Limited to No More Than Five (5) Minutes And Limited to Items That Do Not Appear on The Agenda. Comments to Be Addressed to The Council as a Whole.

There were no public comments.

Mayor Griffin adjourned the meeting at 8:20 p.m.