



**AGENDA**  
**Regular Meeting**  
**Reno City Council**

**Wednesday, February 12, 2020 • 10:00 AM**

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

**Hillary Schieve, Mayor**

**Council Members:**

**Ward 1 – Jenny Brekhus**

**Ward 4 – Bonnie Weber**

**Ward 2 – Naomi Duerr**

**Ward 5 – Neoma Jardon**

**Ward 3 – Oscar Delgado**

**At-Large – Devon Reese**

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**Public Notice:** This agenda has been physically posted in compliance with NRS 241.020(3)(notice of meetings) at Reno City Hall – One East First Street, Washoe County Downtown Reno Library – 301 South Center Street, Evelyn Mount Northeast Community Center – 1301 Valley Road, McKinley Arts and Culture Center – 925 Riverside Drive, Reno Municipal Court – One South Sierra Street, Washoe County Administration Building – 1001 East Ninth Street and Reno-Sparks Convention and Visitors Authority – 4001 South Virginia Street, Suite G. In addition, this agenda has been electronically posted in compliance with NRS 241.020(3) at <http://www.reno.gov>, and NRS 232.2175 at <https://notice.nv.gov/>. To obtain further documentation regarding posting, please contact Ashley D. Turney, City Clerk, 1 East First Street, Reno, NV 89501, (775) 334-2030; [turneya@reno.gov](mailto:turneya@reno.gov).

**Accommodations:** Reasonable efforts will be made to assist and accommodate physically disabled persons attending the meeting. Please contact the City Clerk's Office at (775) 334-2030 in advance so that arrangements can be made.

**Supporting Material:** Staff reports and supporting material for the meeting are available at the City Clerk's Office, and on the City's website at <http://www.reno.gov/meetings>. Pursuant to NRS 241.020(6), supporting material is made available to the general public at the same time it is provided to the City Council.

**Order of Business:** The presiding officer shall determine the order of the agenda and all questions of parliamentary procedure at the meeting pursuant to the Rules of the Reno City Council (City Council Resolution No. 8478, adopted December 13, 2017). Items on the agenda may be taken out of order. The Reno City Council may combine two or more agenda items for consideration; remove an item from the agenda; or delay discussion relating to an item on the agenda at any time. See, NRS 241.020(2)(c)(6). Items scheduled to be heard at a specific time will be heard no earlier than the stated time, but may be heard later.

**Council Recess:** The Reno City Council may recess at any time during the meeting at the discretion of the Mayor and/or to confer with counsel per NRS 241.015(3)(b)(2) and/or its management representatives per NRS 288.220(4), as necessary. Additional short breaks may be taken throughout the meeting as needed.

**Public Comment:** A person wishing to address the Reno City Council shall submit a "Request to Speak" form to the City Clerk. Public comment, whether on action items or general public comment, is limited to three (3) minutes per person. Unused time may not be reserved by the speaker, nor allocated to another speaker. No action may be taken on a matter raised under general public comment until the matter is included on an agenda as an item on which action may be taken.

On specific agenda items, the presiding officer may prohibit comment if the content of the comments is a topic that is not relevant to, or within the authority of, the City Council, or if the content is willfully disruptive of the meeting by being irrelevant, repetitious, slanderous, offensive, inflammatory, irrational or amounting to personal attacks or interfering with the rights of other speakers. Any person making willfully disruptive remarks while addressing the Reno City Council or while attending the Reno City Council meeting may be removed from the room by the presiding officer, and the person may be barred from further audience before the Reno City Council during that session of the Reno City Council. See, Nevada Attorney General Opinion No. 00-047 (April 27, 2001); Nevada Open Meeting Law Manual, § 8.05.

In addition, any person willfully disrupting the meeting may be removed from the room by the presiding officer. See, NRS 241.030(4)(a); RMC §§ 8.12.024, 8.12.027. Examples of disruptive conduct include, without limitation, yelling, stamping of feet, whistles, applause, heckling, name calling, use of profanity, personal attacks, physical intimidation, threatening use of physical force, assault, battery, or any other acts intended to impede the meeting or infringe on the rights of the Reno City Council, city staff, or meeting participants.

**Watch Meetings:** Certain Reno City Council meetings are streamed online when Reno City Council is in session in Council Chamber at [www.reno.gov/meetings](http://www.reno.gov/meetings) and broadcast on Charter Channel 194.

**Social Media:** Follow @cityofreno for real-time updates on Twitter. Connect with the City of Reno on Facebook at [www.facebook.com/cityofreno](http://www.facebook.com/cityofreno).

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## **A Introductory Items**

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

### **A.2 Roll Call**

### **A.3 Public Comment (This item is for either public comment on any action item or for any general public comment.)**

### **A.4 Approval of the Agenda (For Possible Action) - February 12, 2020.**

### **A.5 Approval of Minutes**

A.5.1 Reno City Council - Regular - Dec 11, 2019 10:00 AM (For Possible Action)

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

### **B.1 Approval of Privileged Business Licenses**

#### **B.1.a New - Alcohol**

1. Nom Eats, Carly Gurinskas, 148 West Street, Suite A-8 - Dining Wine and Beer (For Possible Action) [**Ward 5**]

#### **B.1.b New - Cabaret**

1. Los Potrillos Taqueria, Jose Fuentes, 3080 Mill Street - Cabaret (For Possible Action) [**Ward 3**]

#### **B.1.c New - Gaming**

1. Sartini Gaming, LLC., db at Pinocchios Bar and Grill, Sean T. Higgins, 5995 South Virginia Street - 5 Slots (For Possible Action) [**Ward 2**]

#### **B.1.d New - Privileged**

1. Neophyte Vntge, Joann Eaton, 20 Hillcrest Drive, Suite A - Second Hand Merchandise Sales (For Possible Action) [**Ward 1**]

- ### **B.2 Staff Report (For Possible Action): Acceptance of the Downtown Reno Partnership's (DRP) FY2020/2021 Downtown Reno Business Improvement District (BID) Operating Plan and Budget, submitted by Alex Stettinski, Executive Director of the Downtown Reno Business Improvement District doing business as the DRP.**

- B.3 Staff Report (For Possible Action): Approval for the City to utilize available maintenance, repair and operational (MRO) supplies contracts in accordance with the joinder provision in NRS 332.195. (Various Funds)
- B.4 Staff Report (For Possible Action): Accept Dedication of Certain Real Property, APN #234-031-02 and 234-031-03, from Toll North Reno LLC for Somerset West Park, located at 2110 Hawk Meadow Trail. (No City Funds) **[Ward 5]**
- B.5 Staff Report (For Possible Action): Approval of nonrevocable property restrictions for Brodhead, Crissie Caughlin and Schiappacasse, Cyan, Double Diamond, Fisherman's I, Miguel Ribera, Somerset West and Terrace Sports Complex Parks in accordance with requirements for use of Federal Land and Water Conservation Funds. (No City Funds)
- B.6 Staff Report (For Possible Action): Approval of Agreement of unallocated special events sponsorship funding, which was originally committed to Reno 5000 by Council on June 5, 2019, to Reno Races for in-kind city services for the Reno Connector running event occurring April 5, 2020 in the amount of \$6,000. (Room Tax Fund)
- B.7 Staff Report (For Possible Action): Approval of Agreement of unallocated special events sponsorship funding to Keep Truckee Meadows Beautiful for the in-kind City Services for Truckee Meadows Earth Day 2020 event on April 26, 2020 in the amount of \$6,000. (Room Tax Fund)
- B.8 Staff Report (For Possible Action): Acceptance of Grant Award from the E.L. Cord Foundation to the Reno Police Department to support the Senior Auxiliary Volunteer Effort (SAVE) Program in the amount of \$15,000.
- B.9 Staff Report (For Possible Action): Acceptance of Grant from the Nevada State Emergency Response Commission for the 2019 State Emergency Response Commission (SERC) grant via Washoe County Local Emergency Planning Committee to the City of Reno Police Department for the purchase of equipment to respond to hazardous material incidents in the amount of \$3,277.
- B.10 Staff Report (For Possible Action): Approval of Amendment No. 14 to the Professional Services Agreement with American Environmental and Engineering Consultants (AEEC) for the Stead Solvent Site Remediation Project in the amount of \$192,467 with the City of Reno's share being \$23,096.04. (Capital Project Funds - Insurance Settlements)

- B.11 Staff Report (For Possible Action): Approval of Temporary License to Carson Truckee Water Conservancy District (CTWCD) to enter upon various parcels owned by the City of Reno for Truckee River Channel Maintenance through December 31, 2024.
- B.12 Staff Report (For Possible Action): Approval of Award of Contract to Nelson Electric Co. Inc. for the Truckee Meadows Water Reclamation Facility (TMWRF) Raw Sewage Pump Station Switchgear and LVDC-1A Switchboard Rehabilitation Project in an amount not to exceed \$1,010,950 with the City of Reno's share being \$693,814.99. (Sewer Fund)
- B.13 Staff Report (For Possible Action): Approval of Agreement for Construction Management Services with AECOM Technical Services, Inc. for the Truckee Meadows Water Reclamation Facility (TMWRF) Raw Sewage Pump Station Switchgear and LVDC-1A Switchboard Rehabilitation Project in the amount of \$298,200 with Reno's share being \$204,654.66. (Sewer Fund)
- B.14 Staff Report (For Possible Action): Approval of Bid Award #2020-08 to Rohmac, Inc. to provide one 2020 Microtraxx MT 3234 radio remote controlled track loader to more efficiently and safely clean culverts in an amount not to exceed \$115,000. (Sewer Fund)
- B.15 Staff Report (For Possible Action): Approval of an extension of the Fleet Buy Program for FY 20 to include the purchase of police vehicles and motorcycles pursuant to Chapter 332 of the Nevada Revised Statutes joinder, competitive bidding provisions, and the City Purchasing Policy in an amount not to exceed \$1,000,000. (Fleet Management Fund)
- B.16 Staff Report (For Possible Action): Approval of the Subgrant Agreement with the Nevada Division of Environmental Protection to the City of Reno to reimburse 25 percent of the replacement costs of four snow plow dump trucks and a bucket truck in an amount not to exceed \$271,419. (Reimbursement to Fleet Management Fund)
- B.17 Staff Report (For Possible Action): Resolution Accepting Streets - Mountain View Estates Unit 1B Phase 3, including Remington Park Drive and a portion of Shailyn Drive. **[Ward 4]**
- B.18 Staff Report (For Possible Action): Resolution Accepting Street - portion of Old Virginia Road dedicated by Tract Map 4817. **[Ward 2]**

- B.19 Staff Report (For Possible Action): Resolution donating Council Donation Funds to Veterans Guest House to offset the costs associated with their mission to house veterans and their families receiving medical care in the region in the amount of \$500. (General Fund) **[Delgado]**
- B.20 Staff Report (For Possible Action): Resolution donating Council Donation Funds to Tu Casa Latina to offset costs in providing services, resources, and guidance for families to achieve a better quality of life in the amount of \$500. (General Fund) **[Delgado]**
- B.21 Staff Report (For Possible Action): Resolution donating Council Donation Funds to Our Center to support its mission to establish and maintain a safe, empowering, and supportive center in Northern Nevada that addresses advocacy, education and services of the Lesbian, Gay, Bisexual and Transgender (LGBT) community in Northern Nevada in the amount of \$500. (General Fund) **[Delgado]**
- B.22 Staff Report (For Possible Action): Approval of the reallocation of Council Donation Funds to the Neighborhood Services Department to support the inaugural Winter Light Festival in Downtown Reno during the 2019 holiday season in the amount of \$700. (General Fund) **[Jardon]**
- B.23 Staff Report (For Possible Action): Resolution donating Council Donation Funds to the Girl Scouts of the Sierra Nevada, Troop 131, to support their goal to build girls with courage, confidence, and character in the total amount of \$1,000 (Councilmember Jardon - \$500, Councilmember Reese - \$500). (General Fund) **[Reese, Jardon]**

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

- C.1 Staff Report (For Possible Action): **Ordinance Introduction - Bill No. \_\_\_\_\_ Case No. LDC20-00022 (Majestic Liberty Zone Change)** Ordinance to amend Title 18, Chapter 18.08 of the Reno Municipal Code, entitled "Zoning," rezoning a ±34.98 acre site consisting of three parcels located south of North Virginia Street, ±1100 feet northwest of the Lemmon Drive/North Virginia Street intersection from Mixed Use/North Virginia Street Transit Corridor Overlay District (MU/NVTC) to Industrial Commercial (IC); together with other matters properly relating thereto. **[Ward 4]**

C.2 Staff Report (For Possible Action): **Ordinance Introduction - Bill No. \_\_\_\_\_ Case No. LDC20-00026 (North Virginia Zoning Map Amendment)** Ordinance to amend Title 18, Chapter 18.08 of the Reno Municipal Code, entitled "Zoning," rezoning a ±30.2 acre site generally located north of North Virginia Street, south of Interstate 395, east of Stead Boulevard, and west of Webb Circle from Mixed Use/North Virginia Street Transit Corridor Overlay District (MU/NVTC) to Industrial Commercial (IC); together with matters which pertain to or are necessarily connected therewith. **[Ward 4]**

**C.3 LIV+ Master Plan Amendment and Zone Change**

C.3.1 Staff Report (For Possible Action): **Case No. LDC20-00025 (LIV+ Master Plan and Zoning Map Amendments)** Request for: 1) a Master Plan amendment from ±1.76 acres of Single-Family Neighborhood (SF) and ±3.16 acres of Parks, Greenways, and Open Space (PGOS) to ±4.67 acres of Multi-Family Neighborhood (MF) and ±0.25 acres of Parks, Greenways, and Open Space (PGOS); and 2) a zoning map amendment from ±3.43 acres of Mixed Use/University of Nevada Regional Center Planning Overlay Zoning District/Open Space (MU/UNRC/OS) and ±3.36 acres of Mixed Use/University of Nevada Regional Center Planning Overlay Zoning District /Residential Area (MU/UNRC/RA) to ±6.79 acres of Multi-Family – 30 units per acre (MF30) and ±0.25 acres of Open Space (OS). The ±7.04 acre site is located north of the intersection of Wells Avenue and Winston Drive. **[Ward 4]**

C.3.2 Staff Report (For Possible Action): **Case No. LDC20-00025 (LIV+ Master Plan and Zoning Map Amendments)** Resolution to adopt an amendment to the Land Use Plan of the City of Reno Master Plan (Resolution 8475) in Case No. LDC20-00025 by changing the land use designation on property generally located north of the intersection of Wells Avenue and Winston Drive from ±1.76 acres of Single-Family Neighborhood (SF) and ±3.16 acres of Parks, Greenways, and Open Space (PGOS) to ±4.67 acres of Multi-Family Neighborhood (MF) and ±0.25 acres of Parks, Greenways, and Open Space (PGOS). **[Ward 4]**

C.3.3 Staff Report (For Possible Action): **Ordinance Introduction - Bill No. \_\_\_\_\_ Case No. LDC20-00025 (LIV+ Master Plan and Zoning Map Amendments)** Ordinance to amend Title 18, Chapter 18.08 of the Reno Municipal Code, entitled "Zoning," rezoning a ±7.04 acre site located north of the intersection of Wells Avenue and Winston Drive from ±3.43 acres of Mixed Use/University of Nevada Regional Center Planning Overlay Zoning District/Open Space (MU/UNRC/OS) and ±3.36 acres of Mixed Use/University of Nevada Regional Center Planning Overlay Zoning District/Residential Area (MU/UNRC/RA) to ±6.79 acres of Multi-Family – 30 units per acre (MF30) and ±0.25 acres of Open Space (OS); together with matters which pertain to or are necessarily connected thereto. **[Ward 4]**

#### **C.4 2020 Special Assessment District (SAD) Creation**

C.4.1 Staff Report (For Possible Action): Public Hearing regarding the filing of the preliminary assessment roll and opportunity to file written objections concerning the creation of that area to be assessed and for acquiring and improving four street projects consisting of 16 street segments for the City of Reno, Nevada 2020 Special Assessment District No. 1.

**[Ward 1, Ward 4, Ward 5]**

C.4.2 Staff Report (For Possible Action): Resolution dispensing with certain protests and objections made at the public hearing on the Provisional Order for the City of Reno, Nevada 2020 Special Assessment District No. 1; directing that the City Engineer prepare an accurate revised estimate of costs, revised full and detailed plans and specifications, revised map and assessment plat; ratifying action previously taken in connection with said district; together with general subject matter properly relating thereto.

**[Ward 1, Ward 4, Ward 5]**

C.4.3 Staff Report (For Possible Action): **Ordinance Introduction - Bill No. \_\_\_\_\_** Ordinance creating the City of Reno, Nevada 2020 Special Assessment District No. 1; ordering the acquisition and improvement of four street projects consisting of 16 street segments within the City of Reno, Nevada; providing for the levy and collection of special assessments therefore; ratifying, approving and confirming all action previously taken by the City Council of the City of Reno and the officers of said city directed toward the acquisition and improvements of said projects in the district; prescribing details in connection therewith; together with matters which pertains to or are necessarily connected thereto. **[Ward 1, Ward 4, Ward 5]**

**D Department Items****Community Development****D.1 Massage Establishments**

D.1.1 Staff Report (For Possible Action): Acceptance of the Business Impact Statement for amendments to Reno Municipal Code Title 5, entitled "Privileged Licenses, Permits and Franchises", amending Chapter 5.05, entitled "Licenses Generally", Section 5.05.008, entitled "General Requirements", by adding Massage Establishments to the list of business licenses required to obtain a Federal Bureau of Investigation (FBI) Nationwide Background check; and by adding a new Chapter 5.23, entitled "Massage Establishments," to create a Massage Establishment Privilege License, new definitions, license application and issuance process, and minimum operational regulations for massage establishments; and finding that the adoption of the proposed ordinance amendments do not impose a direct and significant economic burden upon a business, or directly restrict the formation, operation, or expansion of a business.

D.1.2 Staff Report (For Possible Action): Request to amend Reno Municipal Code 1) Title 5, entitled "Privileged Licenses, Permits and Franchises", amending Chapter 5.05, entitled "Licenses Generally", Section 5.05.008 entitled "General Requirements", to add Massage Establishments to the list of business licenses required to obtain a Federal Bureau of Investigation (FBI) nationwide background check; and, 2) Title 5, entitled "Privileged Licenses, Permits and Franchises", by adding a new Chapter 5.23 entitled "Massage Establishments", in its entirety, to create a Massage Establishment Privilege License, new definitions, license application and issuance process, and minimum operational regulations for massage establishments; together with matters which pertain to or are necessarily connected thereto.



D.1.3 Staff Report (For Possible Action): **Ordinance Introduction - Bill No. \_\_\_\_\_** Ordinance to amend Title 5 of the Reno Municipal Code entitled “Privileged Licenses, Permits and Franchises,” by amending Chapter 5.05, entitled "Licenses Generally", Section 5.05.008 entitled “General Requirements”, to add Massage Establishments to the list of business licenses required to obtain a Federal Bureau of Investigation (FBI) nationwide background check; together with matters which pertain to or are necessarily connected thereto.

D.1.4 Staff Report (For Possible Action): **Ordinance Introduction - Bill No. \_\_\_\_\_** Ordinance to amend Title 5 of the Reno Municipal Code entitled “Privileged Licenses, Permits and Franchises,” by adding a new Chapter 5.23 entitled “Massage Establishments”, in its entirety, to create a Massage Establishment Privilege License, new definitions, license application and issuance process, and minimum operational regulations for massage establishments; together with matters which pertain to or are necessarily connected thereto.

### **Parks and Recreation**

D.2 Staff Report (For Possible Action): Discussion and potential approval of proposed Parks and Open Space Agreement for purchase of land in the Caramella Ranch Estates Planned Unit Development in the maximum amount of \$935,000. (Residential Construction Tax District 4 Fund)

[Ward 2]

### **Public Works**

D.3 Presentation and discussion on traffic related service requests to the Traffic Engineering Division of the Public Works Department.

D.4 Presentation by the Regional Transportation Commission on the process for development of the 2050 Regional Transportation Plan with discussion and possible requests to be included in the plan. (For Possible Action)

D.5 Staff Report (For Possible Action) Presentation and discussion regarding the voting structure of the Truckee River Flood Management Authority, financing, and history of selection of a Joint Powers Authority versus other statutory options.

**City Manager's Office**

- D.6 Staff Report (For Possible Action): Discussion and potential direction to staff regarding an amendment to Reno Municipal Code, Title 2, Article II - Appointed Offices to create a Utility Services Director position, including setting the salary for the proposed position.
- D.7 Staff Report (For Possible Action): Presentation, discussion and potential direction on implementing a Dockless Electric Scooter Pilot Program.
- D.8 Staff Report (For Possible Action): Resolution approving Pioneer Center for the Performing Arts sponsorship for the Fiscal Year (FY) 19/20 Performing Arts Season and approval of the agreement up to the amount of \$50,900. (Room Tax Fund)
- D.9 Staff Report (For Possible Action): Resolution approving Artown sponsorship for the July 2020 Festival and approval of the agreement up to the amount of \$125,000. (Room Tax Fund)

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

- E.1 Staff Report (For Possible Action): **Ordinance Introduction - Bill No. \_\_\_\_\_** Ordinance authorizing the issuance by Reno, Nevada of its General Obligation (Limited Tax) Sewer Bonds (additionally secured by pledged revenues) Series 2020 in the maximum principal amount of \$55,000,000 for the purpose of financing sewerage projects for the City; providing the form, terms and conditions of the bond and other details in connection therewith; together with other matters relating thereto. (Sewer Fund)

**F Ordinances - Adoption**

- F.1 Staff Report (For Possible Action): **Ordinance Adoption - Bill No. 7117** Ordinance establishing a Building Permit and Sewer Connection Fee Deferral of five years for approved projects pursuant to Resolution No. 8729 (1,000 Homes in 120 Days Program) and the Executed Development Agreement for fee deferral; together with other matters properly relating thereto.
- F.2 Staff Report (For Possible Action): **Ordinance Adoption - Bill No. 7120** Ordinance to amend Title 2, Chapter 2.16, of the Reno Municipal Code entitled "Municipal Court," Jury Trial in Municipal Court; together with other matters properly relating thereto.

- F.3 Staff Report (For Possible Action): **Ordinance Adoption - Bill No. 7118**  
Ordinance adding Chapter 1.08 to the Reno Municipal Code, as enabled by Senate Bill 103 (NRS 278.235(1)(a) and (2)), to provide the City the ability to reduce or subsidize, in whole or part, impact fees, fees collected for the issuance of building permits and sewer connection fees for an affordable housing project; together with other matters properly relating thereto.
- F.4 Staff Report (For Possible Action): **Ordinance Adoption - Bill No. 7119**  
Ordinance amending Reno Municipal Code Title 12, "Public Works and Utilities," Chapter 12.16 "Sewer Service," Article II, Section 12.16.280, titled "Connection Fee Payment," to provide for a reduction or subsidization of connection fees for affordable housing as enabled by NRS 278.235; together with other matters properly relating thereto.

## **G City Clerk**

## **H Mayor and Council**

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

## **I Public Hearings - 6:00 PM (Items scheduled to be heard at a specific time will be heard no earlier than the stated time, but may be heard later.)**

- I.1 Staff Report (For Possible Action): **Case No. LDC20-00030 (Majestic Liberty)**  
Appeal of the Planning Commission's denial of special use permits for: a) construction of two warehouse/distribution buildings totaling ±516,650 square feet located adjacent to residentially zoned property; and b) grading that results in cuts 20 feet or greater in depth and/or fills 10 feet or greater in height. The ±34.98 acre site consists of three parcels located south of North Virginia Street, ±1100 feet northwest of its intersection with Lemmon Drive. The site is currently located in the Mixed Use/North Virginia Street Transit Corridor Overlay District (MU/NVTC) zone and has a Master Plan land use designation of Mixed-Employment (ME). The request is pending possible approval of a zoning map amendment to the Industrial Commercial (IC) zoning district. **[Ward 4]**

*The appeal was brought by Robert Freiheit. The City Council may affirm, modify, or reverse the decision of the Planning Commission. If the decision is reversed, the Council may directly approve the request or remand back to the Planning Commission.*

- I.2 Staff Report (For Possible Action): **Case No. LDC20-00002 (Verdi Boat and RV Storage)** Appeal of the Planning Commission's decision to deny a request for special use permits to allow: 1) recreational vehicle storage (mini-warehouse) to be constructed in Community Commercial zoning; 2) nonresidential development adjacent to residential zoned property; and 3) extended hours of operation between 11:00 pm and 6:00 am. The ±3.9 acre site is located ±25 feet northeast of the intersection of Interstate 80 - Exit 2 and Orange Post Road. The site is zoned Community Commercial (CC) and has a Master Plan land use designation of Suburban Mixed-Use (SMU). The project is located within the Cooperative Planning Area (CPA) overlay zoning district. **[Ward 5]**

*The appeal was brought by the applicant, Creation Funding LLC. The City Council may affirm, modify, or reverse the decision of the Planning Commission.*

- J Public Comment (This item is for either public comment on any action item or for any general public comment.)**
- K Adjournment (For Possible Action)**