



# MINUTES

## Regular Meeting

### Reno City Planning Commission

Thursday, November 16, 2017 • 6:00 PM

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

Commissioners			
Peter Gower, Chair 326-8860			
Mark Johnson, Vice Chair	326-8864	Paul Olivas	326-8861
Britton Griffith-Douglass	326-8858	John Marshall	326-8863
Ed Hawkins	326-8862	Kevin Weiske	326-8859

#### 1 Pledge of Allegiance

Commissioner Marshall led the Pledge of Allegiance.

#### 2 Roll Call

Attendee Name	Title	Status	Arrived
Kevin Weiske	Commissioner	Absent	
Mark Johnson	Vice-Chairman	Present	
Ed Hawkins	Commissioner	Present	
Paul Olivas	Commissioner	Present	
Britton Griffith-Douglass	Commissioner	Absent	
Peter Gower	Chairman	Present	
John Marshall	Commissioner	Present	

*The meeting was called to order at 6:00 PM.*

#### 3 Public Comment

Danny Cleous discussed flooding issues made worse by continuing development in the North Valleys.

Tammy Holt-Still discussed Swan Lake flooding issues.

Ruth Diehr discussed concerns regarding the Daybreak project.

#### 4 City Council Liaison Reports

None

#### 5 Public Hearings

- 5.1 Staff Report (For Possible Action): Case No. LDC18-00029 (Palisades) - A request has been made to reconsider Condition of Approval No. 10 associated with a tentative map and special use permit for Case No. LDC15-00018 (Palisades). Condition No. 10 is currently worded as follows: Prior to approval of the first final map, a fencing plan shall be approved showing materials for the boundary (perimeter horse), solid and open view fencing and the location of each fencing type. All lots with rear yards abutting open space or the major drainageway, shall utilize open view fencing. The perimeter horse fence shall utilize legal fencing materials per NRS 569 and cattle guards to prevent wild horses from entering the site. The perimeter horse fencing shall be provided along the north, east and south perimeters of the site. Said perimeter horse fencing and two cattle guards shall be installed prior to issuance of the first grading permit consistent with the locations shown on Exhibit A - Construction Horse Fencing attached to this decision letter. Plans for all other cattle guards perimeter horse and interior fencing shall be approved with the respective final map phase and be installed at the locations shown on Exhibit B - Buildout Horse Fencing attached to this decision letter. The cattle guards and boundary fencing shown on Exhibit B shall be installed prior to issuance of the first certificate of occupancy for each final map phase. All other lot fencing shall be installed prior to issuance of a certificate of occupancy for each house. The ±184.4 acre site is located south, east and northeast of the McCauley Ranch Boulevard/Gold Mine Drive roundabout in the Single Family Residential-15,000 square feet (SF15) and Unincorporated Transition-40 acres (UT40). The site has Master Plan land use designations of Single Family Residential and Unincorporated Transition. bjo  
[Ward 2] 6:12 PM

Brook Oswald, Associate Planner, gave an overview of the staff report.

Commissioner Marshall had no disclosures and the remaining commissioners present disclosed that they visited the site and/or received emails.

At this time Chair Gower opened public comment for this item.

The following people spoke or had comments read into the record in support of the staff recommendation: Christopher Blumen; Judy Covert; Denise Lewis; Michele Ortega; Sarah Lickfett; Mark Dieter; Kiel Stalling; Kim Edwards; Tom McGhee; Aida Gizarraga; Jim Lewis; Tracy Wilson; Shannon Windle.

Jerry Tone spoke regarding access to public lands

Hearing and seeing no further public comment requests, Chair Gower closed public comment.

Mr. Oswald explained for Commissioner Hawkins that there are two cattle guards that will be removed.

Claudia Hanson, Planning Manager, further explained that this item only focuses on the Palisades project.

*It was moved by Commissioner Johnson, seconded by Commissioner Hawkins, in the case of LDC18-00029 (Palisades) based upon compliance with the applicable findings, to approve the amendment of Condition of Approval No. 10 associated with the tentative map and special use permit as written in the staff report. The motion carried unanimously with five (5) commissioners present.*

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Mark Johnson, Vice-Chairman
<b>SECONDER:</b>	Ed Hawkins, Commissioner
<b>AYES:</b>	Johnson, Hawkins, Olivas, Gower, Marshall
<b>ABSENT:</b>	Kevin Weiske, Britton Griffith-Douglass

5.2 Staff Report (For Possible Action): Case No. LDC18-00010 (Esplanade at Northgate) - A request has been made for: 1) a tentative map for 48 condominium units; and 2) special use permits for: a) condominium development with more than four units; b) hillside development; and c) grading that results in cuts deeper than 20 feet and fills greater than ten feet. The ±6.21 acre site is located on the west side of Beaumont Parkway near its intersection with Threewood Lane within the Multifamily Residential – 14 dwelling units per acre/McQueen Neighborhood Plan (MF14/MQ) zone. The site has a Master Plan land use designation of Special Planning Area/McQueen Neighborhood Plan/Mixed Residential 14 to 21 dwelling units per acre. jdb [Ward 5] 6:57 PM

Stacie Huggins, Wood Rodgers, gave an overview of the project. She also proposed a modification to Condition No. 28.

Jeff Borchardt, Associate Planner, gave an overview of the staff report. Staff received one letter of opposition and a number of comments were included in the meeting packet.

The commissioners present disclosed that they visited the site, spoke with applicant's representative and/or received emails.

At this time Chair Gower opened public comment for this item.

Lory Cole discussed concerns regarding the ingress and egress for this project.

Damon Ewasko discussed concerns regarding the ingress and egress for this project.

Hearing and seeing no further public comment requests, Chair Gower closed public comment.

Ms. Thomas explained for Chair Gower that the existing club house entrance mentioned during public comment is not on this applicant's property.

Ms. Thomas discussed the slopes for Commissioner Hawkins.

Ms. Thomas and Loren Chilson, Traffic Works, responded to questions from Commissioner Johnson regarding the traffic level of service and the left turn in to this site.

***It was moved by Commissioner Marshall, seconded by Commissioner Hawkins, in the case of LDC18-00010 (Esplanade at Northgate) based upon compliance with the applicable findings, to approve the tentative map, subject to conditions as amended. The motion carried unanimously with five (5) commissioners present.***

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	John Marshall, Commissioner
<b>SECONDER:</b>	Ed Hawkins, Commissioner
<b>AYES:</b>	Johnson, Hawkins, Olivas, Gower, Marshall
<b>ABSENT:</b>	Kevin Weiske, Britton Griffith-Douglass

**Motion:** Motion to approve the special use permit subject to conditions as amended 7:33 PM

Commissioner Johnson stated that based on the presentation tonight he can make findings e and f.

***It was moved by Commissioner Marshall, seconded by Commissioner Johnson, in the case of LDC18-00010 (Esplanade at Northgate) based upon compliance with the applicable findings, to approve the special use permit, subject to conditions as amended. The motion carried unanimously with five (5) commissioners present.***

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	John Marshall, Commissioner
<b>SECONDER:</b>	Mark Johnson, Vice-Chairman
<b>AYES:</b>	Johnson, Hawkins, Olivas, Gower, Marshall
<b>ABSENT:</b>	Kevin Weiske, Britton Griffith-Douglass

- 5.3 Staff Report (For Possible Action): Case No. LDC18-00012 (Kappa Alpha Order) - A request has been made for a special use permit to allow for the establishment of a fraternity or sorority house within the Multifamily - 30 units to the acre (MF30) zone. The ±0.48 acre site (1052 & 1058 Bell Street) is located on the east side of Bell Street, ±270 feet south of its intersection with West 11th Street. The site has a Master Plan Land Use designation of Special Planning Area/West University Neighborhood Plan/Traditional Neighborhood Area. hrm [Ward 5] 7:34 PM

Ricardo Sevilla, Kappa Alpha Order, gave an overview of the Kappa Alpha Order.

Mania Bedikian spoke on behalf of the owner.

Heather Manzo, Assistant Planner, gave an overview of the staff report. Staff received emails and phone calls from nearby residents concerned about debris, cluttering of the alleyway and hours of operation. The project as proposed with conditions of approval should address the concerns raised.

Commissioner Marshall had no disclosures and the remaining commissioners present disclosed that they visited the site and received emails.

At this time Chair Gower opened public comment for this item.

The following spoke and/or had comments read into the record in opposition of the proposal: Dave Bronnola; Natalie Cheek; Kim Cheek; Jan Walker. Noted concerns were related to parking, noise, trash, and vandalism to cars and property.

Nicole Johnson was not opposed to the proposal but expressed concern regarding parking issues.

Adam Trout spoke regarding the number of available parking spaces and stated that they try to be respectful of their neighbors.

Hearing and seeing no further public comment requests, Chair Gower closed public comment.

Ms. Manzo responded to Commissioner Hawkins question regarding parking and stated the parking requirement is 12 spaces and the applicant has provided those. There is also additional parking available on Bell Street.

Tray Palmer, Fire Marshal, discussed fire sprinkler requirements and fire rating.

Ms. Manzo explained for Commissioner Johnson that an SUP is typically conditioned to apply for building permits within 18 months. In this case the fraternity house has already occupied a portion of the site. Staff has recommended a shorter time frame of 12 months for the applicant to obtain building permits. A reversion to acreage would need to take place prior to the establishment of the fraternity house. The single family residence portion of the site would have to remain a single family residence until the change of use is established.

Ms. Manzo responded to questions from Commissioner Hawkins and Chair Gower stating that the use of the residence along the alley, the eastern building, has been established already. It is up to the applicant to make a decision as to whether they will improve the site to allow a fraternity house at this location or find a more appropriate location if the improvements can't be made to establish the use.

Mr. Sevilla confirmed for Chair Gower that the fraternity does understand what is required in order to be able to continue living at this site.

Ms. Manzo confirmed for Commissioner Marshall that the only complaint for this site was related to garbage in the alleyway.

Ms. Manzo explained for Commissioner Hawkins that if the fraternity is not approved and established legally, an SUP would be required to establish a boarding house at the site.

Ms. Manzo confirmed for Chair Gower that the applicant would prefer a two way egress and ingress off of Bell Street. If they find through the permit process that is not an option then the conditions of approval have been drafted in a manner to allow for a one way in from Bell Street and one way out to the alley.

Claudia Hanson, Planning Manager, explained for Chair Gower that the city does have a code officer that works with the fraternities and the university.

***It was moved by Commissioner Marshall, seconded by Commissioner Johnson, in the case of LDC18-00012 (Kappa Alpha Order) based upon compliance with the applicable findings, to approve the special use permit, subject to conditions. The motion carried unanimously with five (5) commissioners present.***

*Chair Gower called for a recess at 8:37 p.m. The meeting resumed at 8:45 p.m.*

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	John Marshall, Commissioner
<b>SECONDER:</b>	Mark Johnson, Vice-Chairman
<b>AYES:</b>	Johnson, Hawkins, Olivas, Gower, Marshall
<b>ABSENT:</b>	Kevin Weiske, Britton Griffith-Douglass

5.4 Staff Report (For Possible Action): Case No. LDC18-00015 (Silver Dollar Estates) - A request has been made for: 1) a tentative map to develop a total of 619 lots with a mixture of attached and detached single family products; and 2) special use permits for: a) cluster development; b) attached single family residential; c) elimination of residential adjacency height to setback ratio; d) grading that results in fills greater than ten feet; and e) grading that results in disturbance of a major drainageway. The ±92.2 acre site is located between Sky Vista Parkway and US 395 along Trading Post Road and Silver Dollar Lane in the Community Commercial (CC) and Single Family - 6,000 square feet (SF6) zones. The site has Master Plan land use designations of Mixed Residential and Urban Residential/Commercial. jdb **[Ward 4]** 8:45 PM

Stacie Huggins, Wood Rodgers, gave an overview of the project and a request to amend Conditions 23, 34 and 30. The applicant also rescinded their earlier request to amend Condition No 12.

Jeff Borchardt, Associate Planner, gave an overview of the staff report.

Commissioner Marshall had no disclosures and the remaining commissioner present disclosed that they visited the site, received emails, spoke with applicant's representative and/or received phone calls.

At this time Chair Gower opened public comment for this item.

Michael Whipp submitted a comment card in opposition but was not present to speak.

Chair Gower read a statement into the record from Mr. Halligan, an adjacent property owner, requesting the proposed new street be moved to allow access to his property.

Hearing and seeing no further public comment requests, Chair Gower closed public comment.

Mike Boster, Washoe County School District (WCSD), responded to questions from Commissioner Johnson regarding how this property meets the school district's needs for a school to be built at this site.

Ms. Huggins confirmed for Chair Gower that the applicant does not discourage multi-model connectivity and explained that there are sidewalks, paths and bike lanes that will provide some connectivity. She also confirmed that roads and utility infrastructure will exist before the school is built.

Ms. Huggins confirmed for Chair Gower that there are Best Management Practices (BMPs) and Low Impact Development (LID) standards included that will help mitigate and slow any water draining to the lake.

Commissioner Johnson disclosed that he needs to recuse himself as he has ongoing business with WCSD.

Claudia Hanson, Planning Manager, explained that this tentative map will require a vote in favor from all of the remaining four commissioners present in order to pass.

*Commissioner Johnson absent at 9:19 p.m.*

*Chair Gower called for a recess at 9:20 p.m. The meeting resumed at 9:22 p.m.*

Ms. Huggins stated that the applicant is requesting a continuation to the next Planning Commission meeting in order to have input from the full Planning Commission.

***It was moved by Commissioner Olivas to continue this item to the December 7, 2017 meeting. The motion died due to the lack of a second.***

Janelle Thomas, Senior Civil Engineer responded to Commissioner Marshall's questions regarding when the Public Works Design Manual was last updated.

Mr. Borchardt responded to Commissioner Marshall's questions regarding the parking restriction on driveways.

Commissioner Hawkins discussed the document that was provided by John Flansberg, Director of Public Works, regarding effluent water. He also noted that he does not see a total effluent projection.

Ms. Thomas responded to questions from Commissioner Hawkins regarding the infiltration rate study for Swan Lake and stated that Mr. Flansberg is exploring other options related to effluent discharge.

Ms. Huggins and Commissioner Hawkins discussed the current Master Plan Land Use designation and split zoning.



Ms. Thomas described the entranceway improvements for Commissioner Olivas.

Commissioner Hawkins stated that, based on the information provided by Mr. Flansberg regarding effluent filtration wells, he can make the findings.

*It was moved by Commissioner Olivas, seconded by Commissioner Hawkins, in the case of LDC18-00015 (Silver Dollar Estates), based upon compliance with the applicable findings, to approve the tentative map subject to conditions as amended.*

Commissioner Marshall stated he cannot make the findings and will be voting against the motion for reasons related to the overall flooding situation in the North Valleys closed basin as well as the need for conditions to phase improvements correlated to improvements on US 395.

Chair Gower shared Commissioner Marshall's concerns regarding water issues. He also recognized the need as a region to accommodate the demand for growth and he requested more discussion and the opportunity to make this a better project.

Commissioner Marshall agreed that it is a good project and has some of the densities the city is looking for but he cannot make the findings without more information on the situation with Swan Lake. Before further intensifying use there needs to be a solution in place.

Chair Gower noted that if this dies at this point, it will be pushed up to the City Council to make a decision without the benefit of having our full body here. If this is continued, the applicant can address some of the concerns in more detail. This project is a unique opportunity to discuss solutions and incorporate them. If we can demonstrate through projects like this that there are solutions to accommodate development in a smart way while alleviating some of these concerns and issues that are going on in that region, it can be a model for other development going forward.

*It was moved by Commissioner Hawkins, seconded by Commissioner Olivas, to continue this item to the December 7th meeting. The motion carried unanimously with four (4) commissioners present.*

<b>RESULT:</b>	<b>APPROVED [4 TO 0]</b>
<b>MOVER:</b>	Ed Hawkins, Commissioner
<b>SECONDER:</b>	Paul Olivas, Commissioner
<b>AYES:</b>	Ed Hawkins, Paul Olivas, Peter Gower, John Marshall
<b>ABSENT:</b>	Kevin Weiske, Britton Griffith-Douglass
<b>RECUSED:</b>	Mark Johnson

**6 Truckee Meadows Regional Planning Liaison Report**

There will be a meeting after the Thanksgiving holiday.

**7 Staff Announcements**

- 7.1 Report on status of Planning Division projects.
- 7.2 Announcement of upcoming training opportunities.
- 7.3 Report on status of responses to staff direction received at previous meetings.
- 7.4 Report on actions taken by City Council on previous Planning Commission items.  
10:07 PM

Ms. Hanson reported the following: Sierra Senior Care project handbook was certified; an abandonment between Spokane and Morrill, south of East 4th Street was approved; Stonegate was heard and continued to the first meeting in January; and Sutro/McCarran Master Plan and Zone Map Amendments were approved.

**8 Commissioner's Suggestions for Future Agenda Items (For Possible Action)**

Chair Gower stated it would be helpful to get more detail on how more impervious surface affects flows in the North Valleys.

**9 Public Comment**

None

**10 Adjournment (For Possible Action)**

The meeting was adjourned at 10:09 p.m.