



MINUTES

Regular Meeting

Reno City Planning Commission

Thursday, December 7, 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 Olivas led the Pledge of Allegiance.

2 Roll Call

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

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

3 Public Comment

Tammy Holt-Still discussed flooding issues in North Valleys.

4 Approval of Minutes (For Possible Action)

4.1 Reno City Planning Commission - Regular - Nov 1, 2017 6:00 PM (For Possible Action)

It was moved by Commissioner Weiske, seconded by Commissioner Hawkins, to approve the November 1, 2017 minutes. Motion carried with six (6) in favor and one (1) abstention by Chair Gower.

RESULT:	ACCEPTED [6 TO 0]
MOVER:	Kevin Weiske, Commissioner
SECONDER:	Ed Hawkins, Commissioner
AYES:	Weiske, Johnson, Hawkins, Olivas, Griffith-Douglass, Marshall
ABSTAIN:	Peter Gower

5 City Council Liaison Reports

None

6 Unfinished Business/Public Hearings - Any person who has chosen to provide his or her public comment when a Public Hearing is heard will need to so indicate on the Request to Speak form provided to the Secretary. Alternatively, you may provide your comment when Item 3, Public Comment, is heard at the beginning of this meeting. (This item is for either public comment on any action item or for any general public comment.)

- 6.1 Staff Report (For Possible Action): Case No. LDC18-00013 (Mountaingate 78) - This is a request for: 1) a tentative map to develop a 78 lot single family residential subdivision; and 2) special use permits for: a) disturbance of a major drainageway, and b) commercial development on ±3.87 acres with residential adjacency. The ±41.27 acre site is located southwest of the intersection of Arrowcreek Parkway and Wedge Parkway in the Wedge/Dorostkar/Duxbury/Peigh Specific Plan District (SPD - WDDP) and cooperative planning area overlay zones. The site has a Master Plan Land Use designation of Special Planning Area-Wedge/Dorostkar/Dusbury Peigh Specific Plan. njg This item was continued from the November 1, 2017 Planning Commission Meeting. **[Ward 2]** 6:10 PM

Chris Baker, Manhard Consulting, gave an overview of the request and modifications made to the plan since this item was last heard by the Planning Commission.

Nathan Gilbert, Associate Planner, presented an overview of the staff report and noted that Condition No. 38 in the report should be numbered Condition No. 44.

Commissioners Weiske and Johnson disclosed that they met with applicant's representative since the last meeting. Commissioner Hawkins disclosed that he spoke with the applicant's representative and revisited the site. Commissioner Griffith-Douglass disclosed that she spoke with the applicant's representative. Chair Gower disclosed that he watched the recording of the last meeting as he was not present. Commissioner Olivas disclosed that he visited the site.

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

Jeff Zupon discussed traffic issues.

Mitchell Miller discussed traffic issues.

Susan Herz Callahan expressed appreciation that her concerns have been addressed. She also discussed traffic issues.

Jim Endres expressed appreciation for the plan to include an emergency access only gate on Whites Creek. Whites Creek will be a dead end and appropriate signage is needed. He also discussed other traffic issues.

Dan Fitzsimmons was impressed to see the compromise between the public and the builder. He also discussed traffic issues.

Jonathan Hurst spoke in favor of the commercial aspect of the project.

David Wood spoke in favor of the commercial development.

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

Mr. Gilbert confirmed for Commissioner Weiske that the applicant can withdraw this application at any time and revert back to the existing entitlement. If this application is approved, it will supersede the existing entitlement. Mr. Gilbert later clarified that the initial draft did include a terminating condition that did not make the final publication so if this is approved, the existing entitlement would not terminate until April 2018.

Mr. Baker confirmed for Commissioner Marshall that there can be pedestrian connectivity at the gated end of the cul-de-sac onto Whites Creek. He also confirmed that the trail system connects into the commercial component.

Commissioner Weiske discussed the issue related to making left turns into the commercial area during peak events and asked if the applicant came up with any other options.

Mr. Baker discussed the issue of the existing crossings to the north that do not allow the necessary linear feet for a taper for a dedicated turn lane.

Paul Solaegui, Solaegui Engineers, responded to questions regarding the traffic study. This project is considered a mid-range traffic generator and it did not trigger a massive

traffic study. It was a thorough traffic study and specific criteria about turn lanes was used. The study found that everything is operating at a Level of Service B or C and with the addition of this project traffic, it will continue to operate at high levels of service exceeding what the policy requires. Based on the traffic volumes, the analysis found that turn lanes are not needed.

Mr. Solaegui confirmed for Commissioner Weiske that the traffic study does include the units that are approved and not built on the east side of Wedge Parkway.

Janelle Thomas, Senior Civil Engineer, explained for Commissioner Marshall that mid-block pedestrian crossings are not advised. There is a major drainageway which would not allow the construction of the commercial site to be closer to the intersection where there is pedestrian crossing.

Mr. Baker clarified that the access to the apartments across the street from the commercial center is not the primary access for the apartments.

Commissioner Weiske stated that he can make all of the findings after listening to discussion. Commissioner Johnson stated that based on the feedback they received regarding traffic, he can make all of the findings.

It was moved by Commissioner Weiske, seconded by Commissioner Johnson, in the case of LDC18-00013 (Mountaingate 78), based upon compliance with the applicable findings, to approve the tentative map and special use permit, subject to conditions with the revisions submitted by staff in the staff report including the correction to change Condition No. 38 to Condition No. 44.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Kevin Weiske, Commissioner
SECONDER:	Mark Johnson, Vice-Chairman
AYES:	Weiske, Johnson, Hawkins, Olivas, Griffith-Douglass, Gower, Marshall

- 6.2 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 This item was continued from the November 16, 2017 Planning Commission meeting. [Ward 4] 7:09 PM

Commissioner Johnson disclosed that the firm he works for has ongoing business with Washoe County School District who is involved as a part of this project and he recused himself from this item.

(Commissioner Johnson absent at 7:10 p.m.)

Stacie Huggins, Wood Rodgers, gave an overview of the project and a request for added conditions of approval 50, 51, and 52.

Jeff Borchardt, Associate Planner, presented an overview of the staff report. Staff supports the proposed amendments to Condition No. 23, Condition No. 24 and Condition No. 30, and the new Condition No. 50, Condition No. 51, and Condition No. 52.

Commissioner Griffith-Douglass disclosed that she missed the last meeting where this item was previously discussed and that she is prepared to vote tonight. Commissioner Weiske disclosed that he watched the video of the meeting where this item was previously discussed and is prepared to participate in this item. He also disclosed that he met with the applicant's representative.

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

Tammy Holt-Still discussed flooding issues in the North Valleys.

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

Commissioner Olivas withdrew his motion to approve the tentative map that was made prior to the motion to continue at the last meeting where this item was heard on November 16, 2017.

Janelle Thomas, Senior Civil Engineer, confirmed for Commissioner Marshall that there will not be an increase in storm water discharge from this site as a result of this project. Our design criteria required the development to show that there is not an increase in the base flood elevation of Swan Lake as a result of the development being pursued.

Ms. Thomas and Commissioner Marshall discussed the regulatory 100 year water surface elevation at Swan Lake and the information included on the 100 year Federal Emergency Management Association (FEMA) map.

Ms. Thomas confirmed for Commissioner Marshall that Swan Lake has not reached the 100 year flood elevation. She also confirmed that there is flooding of existing homes even though the 100 year flood elevation has not been reached for Swan Lake and that flooding of additional homes could be anticipated if that elevation is reached.

Ms. Thomas explained for Commissioner Marshall that the disposal capacity is based on the influent to the treatment plant.

Ms. Huggins and Todd Gammill, Wood Rodgers, explained for Commissioner Weiske the plans for detention and retention of water. This project will not increase the flows. There will be a zero net increase from drainage to the lake.

Kerri Lanza, Engineering Manager in Public Works, reported on information that was presented to City Council by Washoe County and Reno's Public Works Director John Flansberg. They discussed what they are doing together in order to solve the Lemmon Valley Swan Lake flooding issues. The flood elevations were not established for this area until 2008. That is why so many of the homes that were flooded are below that elevation.

Ms. Huggins responded to Commissioner Weiske's question stating that her understanding is that the detention and retention facilities will be maintained by the HOA, along with the open space within this project.

Ms. Thomas explained for Commissioner Weiske that Condition No. 38 requires an operation and maintenance manual for anything that is privately maintained to be developed prior to approval of the development. The manual identifies the methodology for maintenance.

Ms. Thomas explained the Regional Road Impact Fee (RRIF) program for Commissioner Marshall.

Ms. Thomas explained for Commissioner Hawkins the Regional Transportation Commission's (RTC) vetting process for projects.

Ms. Thomas confirmed for Commissioner Weiske that there is available capacity within the sewer treatment plant for this project. There is also capacity for the effluent discharge.

Ms. Thomas confirmed for Commissioner Marshall that the information regarding the effluent discharge not exceeding capacity is based on the 100 year flood level elevation for Swan Lake.

Ms. Lanza explained for Commissioner Weiske that when the FEMA lake levels were established they assumed two million gallons per day being discharged to the lake.

(Commissioner Griffith-Douglass absent at 8:13 p.m.)

Ms. Lanza explained for Commissioner Hawkins that they are working with Truckee Meadows Water Authority (TMWA) to conduct tests that will lead towards future effluent disposal options.

Commissioner Marshall stated that it is troubling that we define our capacity as the 100 year flood plain. If that is what we are measuring that we have capacity to go up to, we are going to cause significant dislocation in that area. We have efforts going on to address the situation with Swan Lake and yet we are entertaining additional development opportunities and intensifications that are going to increase effluent to Swan Lake by around ten percent. We need to get a solution in place before undertaking more approvals for intensification.

(Commissioner Griffith-Douglass present at ~8:17p.m.)

Chair Gower stated there was a lot of information presented tonight that helped bandaid some of the concerns in the near term but we did not get a real comprehensive presentation and enough time to digest it. Knowing that projects could have incremental impacts on an already exacerbated situation warrants a little further discussion.

Commissioner Marshall stated that having that kind of generic discussion outside the context of a specific tentative map or special use permit would allow us to say what our criteria should be that we apply to these applications when they come in rather than having to make a decision based on one application. Commissioner Marshall also discussed his concerns regarding making the findings regarding traffic.

Commissioner Weiske discussed sewer discharge concerns and the need for more information regarding what FEMA and the County are doing to alleviate the problem of homes built in the 100 year flood plain before the map was done in 2008. The City of Reno could be adding to the problem by discharging to Swan Lake but that is part of the calculation and formula for capacity that has been in place for a long time.

Chair Gower discussed the many positive elements of this project and stated that in this case it is really tough to make a decision.

Commissioner Marshall stated it would have been nice to have the presentation on the

flooding situation in North Valleys that was given yesterday to City Council.

Commissioner Weiske stated he is not prepared to make a decision tonight and discussed continuing this item for 30 days. Something that came up tonight that we can't address without someone from Washoe County here is what will be done to protect the people with homes that were built inside the FEMA 100 year flood plain before the map was created in 2008.

Chair Gower expressed concern with requesting information the applicant can't provide. While there are issues that warrant discussion, it is not fair to the applicant to put them in a perpetual continuation cycle.

Commissioner Hawkins asked Ms. Holt-Still to speak regarding information she has heard from the Board of County Commissioners.

Chair Gower stated he is happy to hear from Ms. Holt-Still but we need to get a representative here from the County to give us that information.

Ms. Holt-Still discussed information from yesterday's meeting regarding potential buyouts and elevation of homes.

Commissioner Griffith-Douglass requested that information regarding a timeline for the school also be included when this item is brought back.

Claudia Hanson, Planning Manager, stated that she would like to get this back within 90 days and recommended that the time frame be open ended if it is continued.

Chair Gower summarized what the Planning Commission is looking for to include information on the school, effluent discharge into Swan Lake, traffic, and how the numbers were derived for the storm water discharge map.

Commissioner Weiske asked that the Planning Commissioners get a copy of that information in advance of the meeting where this will be heard again.

It was moved by Commissioner Marshall, seconded by Commissioner Hawkins, to continue indefinitely with the anticipation that this would come back within 90 days, and that Planning Commissioners submit any additional requests for information to staff by December 31, 2017. The motion carried unanimously with six (6) commissioners present.

RESULT:	APPROVED [6 TO 0]
MOVER:	John Marshall, Commissioner
SECONDER:	Ed Hawkins, Commissioner
AYES:	Weiske, Hawkins, Olivas, Griffith-Douglass, Gower, Marshall
RECUSED:	Mark Johnson

7 Public Hearings

- 7.1 Staff Report (For Possible Action): Case No. LDC18-00028 (525 Roberts Street) - A request has been made for a special use permit to convert an existing office building to mixed used (residential/restaurant) adjacent to residentially zoned property. The ±0.16 acres site is located on the north side of Roberts Street, ±170 feet east of Wells Avenue in the Community Commercial/Wells Avenue Mixed Use (CC/WAMU) overlay zoning district. The site has a Master Plan land use designation of Special Planning Area/Wells Avenue Neighborhood Plan. bjo
[Ward 3] 9:07 PM

THE MEETING WAS IN RECESS FROM 8:53 P.M. TO 9:08 P.M.

(Commissioner Johnson present at 9:08 p.m.)

David Madsen, representing the applicant, gave an overview of the project.

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

Commissioners Weiske, Johnson, Hawkins, and Olivas disclosed that they visited and/or are familiar with the site.

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

Earnest Plante discussed concerns regarding more re-zoning requests and parking issues.

Russell Persson discussed concerns regarding parking, noise and disturbances at night.

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

Mr. Oswald explained for Commissioner Weiske how the proposed parking will meet the Mixed Use requirements.

Mr. Oswald confirmed for Commissioner Weiske that the operating hours of 6:00 a.m. to 11:00 p.m. are allowed with residential adjacency. He also stated that the applicant has

made no disclosures regarding the intent to sell alcohol.

Mr. Oswald explained for Commissioner Weiske there is existing lighting on the building and the applicant is proposing to update that to LED lighting, the front of the site will be lit, back into the parking area will be lit with down lighting off the building. The Reno Police Department (RPD) have made comments that they like that style of lighting and it will improve the safety of the area. There is no proposed lighting on the east side of the building. He also explained that a condition was not included for dark skies because the LED lighting and down lighting would meet code requirements. Conditions can be included if needed.

Mr. Oswald confirmed for Commissioner Hawkins that there were no comments provided at the NAB meeting. A report with comments from RPD was provided and their main concern was lighting in the area.

Claudia Hanson, Planning Manager, confirmed for Commissioner Johnson that the Planning Commission does have the ability to limit the hours of operation.

Mr. Oswald stated for Commissioner Marshall that the applicant is proposing a lower profile sign appropriate to the area. Information on the signage was provided within the revision drawings but was not provided in the packet.

Mr. Madsen explained for Commissioner Johnson their plans for the building windows.

Mr. Madsen demonstrated for Commissioner Marshall where the signage would be located. He also confirmed that it would not be larger than the existing sign.

Mr. Oswald answered questions for Commissioner Hawkins regarding the ADA parking that will be provided.

Chair Gower identified ADA parking, lighting, signage, NAB comments, and police information as outstanding items in the staff report that would help the Planning Commission to make findings.

Commissioner Weiske stated that he did not receive a copy of the application.

Commissioner Johnson noted that the staff report does say that there were no comments received from the NAB.

Ms. Hanson explained that a waiver is needed from the applicant in order to continue this item.

Mr. Oswald stated that the applicant said he would provide a waiver of time.

It was moved by Commissioner Weiske, seconded by Commissioner Hawkins, in the case of LDC18-00028 (525 Roberts Street), to continue to January 3, 2018. The motion carried unanimously with seven (7) commissioners present.

RESULT:	CONTINUED [UNANIMOUS]
MOVER:	Kevin Weiske, Commissioner
SECONDER:	Ed Hawkins, Commissioner
AYES:	Weiske, Johnson, Hawkins, Olivas, Griffith-Douglass, Gower, Marshall

7.2 Staff Report (For Possible Action): Case No. LDC18-00019 (The Overlook at Keystone Canyon) - A request has been made for: 1) a tentative map to develop a 272 unit single family residential subdivision; and 2) special use permits to: a) allow for cuts deeper than 20 feet and fills greater than ten feet in height; and b) hillside development. The ±41.18 acre site is located on the north and south sides of Leadership Parkway, ±3,200 feet northwest of its intersection with North McCarran Boulevard. The site is located within the Keystone Canyon Planned Unit Development (PUD) and has a Master Plan Land Use designation of Special Planning Area/McQueen Neighborhood Plan. hrm [Ward 5] 9:32 PM

Commissioner Griffith-Douglass stated that she will recuse herself from this item and disclosed that she is an employee of Reno Engineering Corporation who has an ongoing relationship with a partner in this project.

(Commissioner Griffith-Douglass absent at 9:33 p.m.)

Chris Baker, Manhard Consulting, gave an overview of project.

Janelle Thomas, Senior Civil Engineer, gave an overview of the staff report. Staff received one email in opposition regarding traffic concerns. Comments from the NAB are included in the staff report.

The commissioners disclosed whether or not they visited the site, spoke with the applicant's representative, and/or received email.

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

Curtis Johnson spoke in favor of the project and requested crosswalk striping. He also discussed the need for dog waste supplies to be provided at the trail head.

Patrick Smith discussed concerns with maintenance of open areas and problems with the emergency access gate being repeatedly broken.

Comments from Ellen Jacobson were read into the record and included concerns regarding traffic impacts and issues regarding the emergency access gate.

Comments from Carl Olsen and Pam Olsen were read into the record and included concerns regarding traffic.

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

Mr. Baker stated that a mutt mitt station location is shown on the map. He also stated that the applicant is okay with putting in a crosswalk with striping as suggested during public comment.

Mr. Baker discussed with Commissioner Weiske the RPD comment regarding driveway length and stated that four street parking stalls are adequate for a two or three bedroom unit.

Shawnee Dunagan, Associate Civil Engineer, explained for Commissioner Johnson that an update to the original traffic analysis was received and information from that update was included in the staff report.

Paul Solaegui, Solaegui Engineering, confirmed for Commissioner Johnson that the update to the traffic analysis does include updated traffic counts.

Mr. Baker explained for Chair Gower, and Ms. Thomas confirmed, that the wildland urban interface issues are addressed in the PUD.

Ms. Thomas confirmed for Chair Gower that the Regional Transportation Commission (RTC) has requested coordination with transit.

Mr. Baker explained for Commissioner Marshall that there are no floor plans yet and it is too early to determine a price point.

Mr. Baker confirmed for Commissioner Johnson that the applicant understands that they will be responsible for replacing the emergency access gate.

Ms. Hanson explained for Chair Gower that staff will want to coordinate with Fire Marshal Tray Palmer to make sure that a more substantial emergency access gate meets their specifications.

It was moved by Commissioner Johnson, seconded by Commissioner Olivas, in the case of LDC18-00019 (The Overlook at Keystone Canyon), based upon compliance with the applicable findings, to approve the tentative map and special use permits, subject to conditions as well as adding the request for a crosswalk at the trail crossing and modifications to Condition No. 13 to ensure the gate is as robust as possible within acceptable design standards of the Reno Fire Department. The motion carried with five (5) in favor and one (1) opposition by Commissioner Hawkins.

RESULT:	APPROVED [5 TO 1]
MOVER:	Mark Johnson, Vice-Chairman
SECONDER:	Paul Olivas, Commissioner
AYES:	Weiske, Johnson, Olivas, Gower, Marshall
NAYS:	Ed Hawkins
RECUSED:	Britton Griffith-Douglass

8 Recreational Marijuana Presentation

8.1 Staff Report (For Possible Action): Presentation, update, and discussion regarding permanent recreational marijuana Reno Municipal Code changes and stakeholder discussions. 10:10 PM

(Commissioner Griffith-Douglass present at 10:10 p.m.)

Jeff Borchardt, Associate Planner, and Scott Gilles, City Manager's office, gave the presentation on this item covering information included in the staff report. They requested feedback and policy direction on licensing, fees and taxes under Title 5 as well as land use issues under Title 18.

The following policy decision points were discussed: Zoning Designations, Retail Dispensaries in Downtown, Location Criteria of Retail Dispensaries, and Hours of Operation of Retail Dispensaries.

Public Comment: Grace Crosley discussed health issues related to second hand smoke and is in favor of restricting zoning of the retail stores to industrial areas.

Zoning Designations

Mr. Borchardt summarized the options for zoning designations and answered questions from commissioners.

Commissioner Johnson stated he is in favor of following the staff recommendation for suggested zones.

Retail Dispensaries in Downtown

Mr. Borchardt summarized the options for downtown dispensaries and answered questions from commissioners.

Commissioner Marshall expressed support for having no dispensaries in downtown.

Mr. Borchardt explained for Commissioner Griffin-Douglass that if the Planning Commission were to say no dispensaries in downtown the existing location would not be able to reestablish as a recreational facility.

Location Criteria of Retail Dispensaries

Mr. Borchardt summarized the options for location criteria and answered questions from commissioners.

Commissioner Weiske stated he is in favor of leaving the distance separation the same as State law.

Commissioner Marshall stated he is in favor of maximizing the distance separation from community facilities and schools.

Chair Gower stated he is in favor of increasing the distance separation above State law but would want the distances created through a respectable process.

Commissioner Johnson stated he would like to have examples of a facility that fits into the current state law criteria but is deemed problematic before deciding to go beyond state law.

Commissioner Olivas agreed with Mr. Borchardt comments regarding the location options already being limited and increasing the distance separation beyond State law would further restrict the options.

Hours of Operation

Mr. Borchardt summarized the options for hours of operation and answered questions from commissioners.

Commissioners Weiske, Griffin-Douglass, Johnson, and Gower expressed support for hours of operation from 10:00 a.m. to 10:00 p.m.

Commissioner Griffith-Douglass requested information on Police statistics when this is brought back.

9 Truckee Meadows Regional Planning Liaison Report

Last week's Regional Planning Commission meeting included a workshop on the Regional Plan Update.

10 Staff Announcements

- 10.1 Report on status of Planning Division projects.
- 10.2 Announcement of upcoming training opportunities.
- 10.3 Report on status of responses to staff direction received at previous meetings.
- 10.4 Report on actions taken by City Council on previous Planning Commission items.
11:23 PM

Claudia Hanson, Planning Manager, announced that Jeff Borchardt passed his AICP exam; Derek Eisenback passed his AICP exam; Brook Oswald received his Landscape Architect license for Nevada; Shawnee Dunagan was promoted to Associate Civil Engineer; Frank Peralta came to the Community Development department from Public Works and is also an Associate Civil Engineer.

South Meadows Planned Unit Development changes for Double R Apartments was approved. 440 Ridge Street Historic Overlay District was approved. Meridian Zone Change was adopted. The text amendment for Mortenson Garson was adopted. McCarron Sutro zone change was adopted. Meridian 120 tentative map was continued to the February 28th meeting. The Adult Business ordinance will be coming to the Planning Commission on December 20th. Staff has started working on the Accessory Dwelling Unit ordinance.

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

None

12 Public Comment

None

13 Adjournment (For Possible Action)

The meeting was adjourned at 11:24 p.m.