



MINUTES

Regular Meeting

Reno City Planning Commission

Wednesday, December 19, 2018 • 6:00 PM

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

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

The meeting was called to order at 6:02 PM.

3 Public Comment

Tammy Holt-Still read an email into the record from an Environmental Permitting Specialist in opposition of Prado Ranch.

Denise Ross spoke in opposition of a project.

Danny Cleous spoke against building in floodplains.

Paul McKenzie discussed the need to wait for policies to be created based on results of a study commissioned by City Council to look at the Prado Ranch area drainage and groundwater issues.

Carli Fripp spoke in opposition of the Prado Ranch project.

Carolyn Sasek spoke in opposition of the Prado Ranch project.

Nancy Sheets Doyle spoke in opposition of putting a warehouse in the middle of a residential neighborhood.

Hector Vanegas spoke in opposition of a warehouse project.

Donna Pizarro spoke in opposition of the Prado Ranch project.

4 Approval of Minutes (For Possible Action)

4.1 Reno City Planning Commission - Regular - Nov 7, 2018 6:00 PM (For Possible Action) 6:27 PM

It was moved by Commissioner Weiske, seconded by Commissioner Griffith, to approve the minutes. The motion carried with six (6) commissioners in favor and one (1) abstention by Commissioner Olivas.

RESULT:	ACCEPTED [6 TO 0]
MOVER:	Kevin Weiske, Commissioner
SECONDER:	Britton Griffith, Vice-Chair
AYES:	Johnson, Griffith, Hawkins, Gower, Marshall, Weiske
ABSTAIN:	Paul Olivas

5 City Council Liaison Reports

Claudia Hanson, Planning Manager, reported that Council Member Weber will be the new liaison.

6 Public Hearings

6.1 Staff Report (For Possible Action): Case No. LDC18-00003 (United Federal Credit Union) - A request has been made for special use permits to allow for: a) the construction of a ±2,500 square foot financial institution with drive-through facility on a site that is located adjacent to residentially zoned property; and b) hillside development. The subject site consists of two parcels totaling ±3.6 acres, and a ±2,700 square foot portion of a ±16.6 acre parcel. The subject site is located on the west side of Lemmon Drive, ±403 feet north of its intersection with Sky Vista Parkway in the Arterial Commercial (AC), Open Space (OS), and Vista Hills Planned Unit Development (PUD) zones. The site has a Master Plan land use designation of Special Planning Area/Reno-Stead Corridor Joint Plan (SPA/RSCJP). kwc [Ward 4] 6:27 PM

Stacie Huggins, Wood Rodgers, gave an overview of the project.

Kyle Chisholm, Assistant Planner, presented the staff report for a special use permit request for a new financial institution with drive-through facilities; and hillside development.

Commissioner Marshall had no disclosures. The remaining commissioners present disclosed that they visited the site and/or spoke with applicant's representative.

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

Tammy Holt-Still discussed safety concerns regarding ingress and egress for the site.

Nancy Sheets Doyle discussed the access hazard for the site.

George Pizarro Jr expressed concern regarding development in Lemmon Valley.

Danny Cleous expressed concern regarding the function of the retention pond on the site.

Klebel Da Silva discussed flood and traffic issues.

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

Mr. Chisholm confirmed for Commissioner Hawkins that the site will have right-in, right-out access.

Janelle Thomas, Senior Civil Engineer, confirmed for Commissioner Hawkins that the access management spacing is being met for the space between the new apartment complex and the access for this site.

Ms. Huggins pointed out that there is an existing left turn in and left turn out access to the site.

Mr. Chisholm confirmed for Commissioner Weiske that he was not aware of the existing left turn access and that there is no condition for right-in, right-out.

Commissioner Hawkins discussed safety concerns with people exiting the site turning left onto Lemmon Drive.

Loren Chilson, Traffic Works, confirmed there is a center turn lane and that it is needed for this project and for the project across the street. There is good site line from the driveway looking both directions and at this point a two-stage left turn can be made onto Lemmon Drive. Other access controls will be put in as future changes are made to

Lemmon Drive.

Ms. Huggins confirmed for Commissioner Weiske that the elevation change from Lemmon Drive to the site sign will be 15 feet. She also confirmed that would make the top of the sign 37 feet above the roadway.

Commissioner Weiske stated that he is opposed to having a sign 37 feet above the roadway. In order to make the findings 10 to 12 feet would have to be taken off of the sign height to make the top of the sign a total of 25 feet above the roadway.

Ms. Thomas explained for Commissioner Hawkins that there are standards for rockery walls established. She will verify for Commissioner Hawkins if those were the standards used for Somerset.

Commissioner Griffith supported Commissioner Weiske's comments regarding the need to change the sign height in order to make findings.

Ms. Huggins stated that in arterial commercial zones the allowed sign height is 35 feet. After discussion with city staff regarding what sign height would be appropriate in order to be seen above the existing landscaping along Lemmon Drive, 22 feet was the compromise.

Commissioner Weiske stated that he cannot make the findings unless the sign height is lowered to 10 feet which puts it at 25 feet above the roadway.

Ms. Thomas stated that the rockery wall policy was updated in 2011.

Commissioner Gower expressed support for Commissioner Weiske's request to reduce the sign height.

It was moved by Commissioner Weiske, seconded by Commissioner Hawkins, in the case of LDC18-00003 (United Federal Credit Union), based upon compliance with the applicable findings, to approve the special use permit, subject to conditions, with a modification to Condition No. 13 that freestanding signs shall be limited to 10 feet in height above the access roadway.

Chair Johnson read the appeal process into the record.

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

- 6.2 **Resolution No.** : Staff Report (For Possible Action - Recommendation to City Council): Resolution No. 08-18 Case No. LDC18-00077 & LDC18-00078 (Northern Nevada Sierra Medical Center MP & PUD ZM Amendments) - A request has been made to establish a Planned Unit Development (PUD) on a ±22.2 acre site which would allow for the development of a hospital, medical and professional offices, and other associated uses. This request includes: 1) a Master Plan amendment from Mixed Employment (ME) to Public/Quasi-Public (PQP); 2) a zoning map amendment from Industrial Commercial (IC) to PUD; and 3) tentative approval of the associated PUD Handbook. The site is bounded by Longley Lane to the west, Double R Boulevard to the east and Innovation Drive to the south. This request is considered a Project of Regional Significance for: (a) employment (exceeds 938 employees), (b) traffic (exceeds 6,250 average daily trips), and c) sewage (exceeds 187,500 gallons per day). hrm **[Ward 2]** 7:01 PM

Commissioner Griffith disclosed that she has an ongoing financial obligation to the applicant and recused herself from this item.

(Commissioner Griffith absent at 7:01 p.m.)

Commissioner Weiske disclosed that his company has ongoing business relations with entities involved with this project and he will not be voting on this matter.

(Commissioner Weiske absent at 7:03 p.m.)

Alan Olive, Northern Nevada Medical Center, gave an overview of the project.

Karla Perez, Vice President of Universal Health Services, spoke on behalf of the project and expressed commitment of up to 1.5 million dollars in funding for the purchase of a ladder truck for the Reno Fire Department to serve the subject site.

Heather Manzo, Associate Planner, presented the staff report.

Commissioner Marshall had no disclosures. The remaining commissioners present disclosed that they visited the site and/or spoke with the applicant's representative.

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

Tyler Balance discussed the need for adequate noticing and suggested areas to include in a siren off zone to address noise mitigation.

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

John Krmpotic responded to questions from Commissioner Hawkins regarding trees on the site.

Ms. Manzo confirmed for Commissioner Hawkins that public notice is provided at least ten days before a public hearing. For this item property owners within 750 feet of the site were notified by mail and the site is posted as well.

Dean Dow, REMSA Care Flight, explained for Commissioner Hawkins that any time their aircraft or any other organization's medical helicopters are in the region of the airport they are under the direction of the FAA and the control tower at all times.

Ms. Manzo explained for Commissioner Marshall that there were no trip reduction elements proposed by the applicant other than the improvements to bus stops. There is not an employee trip reduction program in place at this time.

Janelle Thomas, Senior Civil Engineer, confirmed that with each phase of building, each permit will be required to provide an update to the traffic study. There is no anticipated post-construction analysis required in the handbook at this point.

Loren Chilson, Traffic Works, explained for Commissioner Gower the traffic access, parking and circulation for the site.

Mr. Krmpotic explained for Commissioner Gower the parking for each phase of the project.

Ms. Thomas explained for Commissioner Hawkins that the depth of the building foundation will be determined by the geotechnical analysis that is performed on the site before any permitting is allowed.

Dave Cochran, Reno Fire Chief, responded to questions from Commissioner Gower regarding the cost of a ladder truck and the types of calls the ladder truck will be used for. The ladder truck will likely be stationed at Station 6 located to the north of the site on Mira Loma.

Chief Cochran confirmed for Chair Johnson that he met with the applicant to discuss the funding for a ladder truck. The applicant is committed to either purchase or provide funding for the purchase of a ladder truck. The details of the agreement are still a work in progress but we have had frank and candid discussions about what we are asking of the applicant and we are on the right track.

Mr. Olive explained for Commissioner Marshall that the ambient air quality standards

will be met. The Sierra Medical Center will incorporate the Regional Transportation Commission's best practices for businesses of similar types and size. Traffic reduction features will be incorporated into the handbook.

Katie Hoffman, Attorney for Airport Authority, confirmed for Commissioner Gower that FAA requirements have to be met with regard to the use of a crane as well as building height.

Andy Van Loy, Engineer for the applicant, discussed the use of temporary crane permits through the FAA.

It was moved by Commissioner Marshall, seconded by Commissioner Olivas, in the case of LDC18-00077 (Northern Nevada Sierra Medical Center MP Amendment), based upon compliance with the applicable Master Plan considerations, to adopt the Master Plan amendment by resolution, and recommend that the Reno City Council adopt this Master Plan amendment by resolution, subject to conformance review by the Regional Planning Commission. The motion carried unanimously with five (5) commissioners present.

RESULT:	APPROVED [5 TO 0]
MOVER:	John Marshall, Commissioner
SECONDER:	Paul Olivas, Commissioner
AYES:	Johnson, Hawkins, Gower, Marshall, Olivas
RECUSED:	Britton Griffith, Kevin Weiske

Motion: Motion to approved the PUD ZM Amendment and tentative approval of the associated PUD Handbook. 8:13 PM

It was moved by Commissioner Marshall, seconded by Commissioner Olivas, in the case of LDC18-00078 (Northern Nevada Sierra Medical Center PUD ZM Amendment), based upon compliance with the applicable findings, to recommend the City Council approve the zoning map amendment and tentative PUD Handbook, subject to conformance review of the Project of Regional Significance by the Regional Planning Commission, and Condition A as contained in the staff report, as well as Exhibit C in the staff report, and conditions as outlined by the applicant regarding transportation demand programs and other efficiency matters, and the modification to the fire services language discussed tonight. The motion carried unanimously with five (5) commissioners present.

RESULT:	ADOPTED [5 TO 0]
MOVER:	John Marshall, Commissioner
SECONDER:	Paul Olivas, Commissioner
AYES:	Johnson, Hawkins, Gower, Marshall, Olivas
RECUSED:	Britton Griffith, Kevin Weiske

- 6.3 Staff Report (For Possible Action): Case No. LDC18-00009 (Silver Ridge Apartments) – A request has been made for a special use permit to allow for: 1) the construction of 72 multifamily units within an existing 300 unit apartment complex; and 2) elimination of the 1:3 height to setback ratio required by the residential adjacency setback standards. The ±20.6 acre site is located on the northeast corner of the Sky Valley Drive and Summit Ridge Drive intersection (1555 Sky Valley Drive) in the Multifamily Residential – 30 units to the acre (MF30) zone. The site has a Master Plan Land Use designation of Multi-Family Neighborhood (MF). hrm **[Ward 1]** 8:17 PM

(Commissioners Weiske and Griffith returned to the meeting at 8:17 p.m.)

Eric Hasty, Wood Rodgers, gave an overview of the project.

Heather Manzo, Associate Planner, presented the staff report. Staff did receive input from an adjacent neighbor with concerns regarding the height to setback ratio elimination requested by the applicant. Based on the existing conditions and the change of grade from the apartment project site and residences to the north, staff was able to support the request and do not believe there will be an adverse impact on the adjacent neighbors to the north.

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

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

Paul Winkleman spoke in opposition of the proposed reduction in the setback ratio.

Pamela McClean spoke in opposition of the proposed reduction in the setback.

(Commissioner Gower absent at 8:32 p.m. and returned to the meeting at 8:35 p.m.)

Al Delmue spoke in opposition of the proposed setback reduction.

David Stipech spoke in opposition of the proposed setback reduction and asked for clarification of the parking reduction.

Peggy Lear Bowen discussed the need to maintain the quality of life in this area.

Annette Dusek spoke in opposition of the proposed setback reduction.

Hearing and seeing no further public comment requests, Chair Johnson closed public

comment.

Ms. Manzo explained for Commissioner Gower why this is a special use permit (SUP) and not a variance.

Ms. Manzo confirmed for Commissioner Griffith that the property owners within 750 feet of the site were notified by mail and the site is posted.

Commissioner Marshall asked if the two prior special use permits were for the same buildings with the same setback deviations requested.

Ms. Manzo stated that she does not know if the same buildings were proposed at that time. The most recent entitlement included a reduction to the height to setback ratio for a twenty foot setback. This request is similar in the requested number of units but the request is to meet the ten foot required setback for the zoning district.

Ms. Manzo explained for Commissioner Hawkins that there are windows in Building 5 that face north. However, in reviewing the materials and based on the grade differences between the proposed Building 5 and the adjacent residences to the north, staff does not anticipate any privacy impacts to those single family residences.

Commissioner Gower asked why the applicant did not propose a fifteen foot building.

Mr. Hasty stated that with the change in elevation as well as the forty foot common area, that is why they are asking for the elimination of the 1:3 height setback ratio.

Commissioner Weiske stated that he cannot make findings e and h.

Ms. Manzo explained that there is a special use permit for two separate requests and two separate motions can be made.

Commissioner Hawkins agreed with Commissioner Weiske and cannot make findings e and h.

Ms. Manzo explained for Commissioner Olivas that the only building that would be affected by denial of the height to setback ratio requested is Building 5.

It was moved by Commissioner Gower in the case of LDC18-00009 (Silver Ridge Apartments), based upon compliance with the applicable findings, to approve the special use permit related to the construction of 72 multifamily units within an existing 300 unit apartment complex, subject to conditions and subject to approval of a second motion.

Greg Salter, Deputy City Attorney, recommended reversing the order of motions rather than making one motion subject to a second motion passing.

Commissioner Gower amended the motion to state in the case of LDC18-00009 (Silver Ridge Apartments), based upon non-compliance with the applicable findings, I move to deny the special use permit related to the elimination of the 1:3 height to setback ratio required by the residential adjacency setback standards as I cannot make findings e and h. The motion was seconded by Commissioner Weiske.

Commissioner Marshall stated that we will continually be faced with this issue as we seek to try to intensify density in our existing neighborhoods. He cannot support the motion to deny because he can make the findings. If we start setting precedence about the degree to which we will accept changes to existing neighborhoods we will see fewer and fewer infill with multifamily intensification that we need.

Commissioner Gower stated that he is in favor of infill development in the City. The discrepancy in this case is that the applicant is asking for a deviation from a basic code setback requirement.

Commissioner Olivas stated that they are increasing density, just not with the setback that has a negative impact on the neighbors.

Commissioner Weiske stated that this has to do with basic design concepts and window placements. If this was not a building with twelve windows looking into existing multi-story houses, he would have been able to make the findings.

The motion for denial carried with six (6) commissioners in favor and one (1) opposition by Commissioner Marshall.

RESULT:	APPROVED [6 TO 1]
MOVER:	Peter Gower, Commissioner
SECONDER:	Kevin Weiske, Commissioner
AYES:	Johnson, Griffith, Hawkins, Gower, Olivas, Weiske
NAYS:	John Marshall

Motion: Motion to approve the construction of up to 72 multifamily units within an existing 300 unit apartment complex. 8:56 PM

It was moved by Commissioner Gower, seconded by Commissioner Hawkins, in the case of LDC18-00009 (Silver Ridge Apartments), based upon compliance with the applicable findings, to approve the special use permit related to the construction of up

to 72 multifamily units within an existing 300 unit apartment complex, subject to conditions. The motion carried unanimously with seven (7) commissioners present.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Peter Gower, Commissioner
SECONDER:	Ed Hawkins, Commissioner
AYES:	Johnson, Griffith, Hawkins, Gower, Marshall, Olivas, Weiske

- 6.4 **Resolution No. :** Staff Report (For Possible Action - Recommendation to City Council): Resolution No. 07-15 Case No. LDC16-00026 and LDC17-00019 (Prado Ranch Master Plan and PUD Zoning Map Amendments) – This is a request for: 1) a Master Plan amendment from Single Family Residential (±316.79 acres), Mixed Residential (±77.44 acres), and Parks/Recreation/Open Space (±334.46 acres) to Mixed Residential (±86.89 acres), Parks/Recreation/Open Space (±446.91 acres), and Industrial (±194.89 acres); 2) a zoning map amendment from ±354.86 acres of Open Space (OS), ±316.79 acres of Single Family – 15,000 square feet (SF15), ±57.04 acres of Single Family – 6,000 square feet to ±728.69 acres of Planned Unit Development (PUD). The PUD handbook is proposed to include land use designations of ±44.53 acres of single family residential, ±32.30 acres of multi-family, ±194.89 acres of industrial, ±10.06 acres of commercial, and ±446.91 acres of open space along with all associated development standards; and 3) tentative approval of the associated Prado Ranch Planned Unit Development Handbook. The ±728.69 acre site is comprised of 14 parcels generally located along the east and west side of Lemmon Drive from Patrician Drive to Oregon Boulevard within the Cooperative Planning Area (CPA) overlay zone. This is a project of regional significance for increasing: 1) employment by 938 employees or more; 2) housing by 625 units or more; 3) sewage generation by an average of 187,500 gallons or more a day; 4) water usage of 625 acre feet per year or more; and 5) traffic generation by an average of 6,250 average daily trips (ADT) or more. skr **[Ward 4]** 9:15 PM

(Chair Johnson called for a recess at 9:02 p.m. The meeting resumed at 9:15 p.m.)

Stacie Huggins, Wood Rodgers, gave an overview of the project. Project details are included in the attached PowerPoint presentation. The presentation focused on the Master Plan Policies that the staff report suggests the project does not meet. In discussing C&R7, Ms. Huggins indicated the first phase of actual vertical development will likely not happen until 2024 or 2024, which is after the planned expansion of the Reno Stead Treatment Plan. The developer is providing all of the new infrastructure at their cost in Phase 1 and understands the risk associated with making those improvements. In discussing Policies E-8 and SD-#2, the project increases the storage volume of the lake by 273,000 cubic yards. With the addition of retention basins for volume mitigation and the elevation of Lemmon Drive, they will not be impacting

groundwater. In regards to Policy E-10, while there is some overlap of the wetlands into the Prado Ranch boundary, it is not in areas that will be impacted by any portion of the project. Discussing Policy F-2, this project includes the extension of Lear Blvd. as a minor arterial to improve fire response times. The project will provide connectivity from Military Road to Lemmon Drive improving fire response times. When future development comes forward, if the response times are not at six minutes, the developer understands they will have to mitigate with fire sprinklers. The project includes the developer purchase of a ladder truck for the nearby fire station. In regards to Policy T-11, the project promotes a live/work within close proximity and the Handbook includes a requirement for an Employee Trip Reduction program. For Policy T-25, Lemmon Drive is designated as a truck route from the freeway to Surge Street. The extension of the truck route up Lemmon Drive to the project site would make a three mile shortest route to the freeway. Arterial roads are identified by the Regional Transportation Commission (RTC) as the appropriate road classification for truck traffic. Discussing Policy S-3, the project will install a traffic signal at Patrician to ensure safe routes to school. This project is a regional opportunity to mitigation for floodplain impacts.

Sienna Reid, Senior Planner, presented the staff report focusing 1) on information that was either new or updated since the Planning Commission Workshop held in October, and 2) consistency of the request with the City of Reno Master Plan. Ms. Reid reviewed results of the North Valleys Floodplain Management Report; an updated 2018 Groundwater Investigation; and updated information on the Reno Stead Water Reclamation Facility capacity. All of the recommended Prado Ranch PUD Handbook modifications suggested at the October Planning Commission Workshop have been integrated into the draft PUD Handbook. Looking at land use compatibility, staff is primarily concerned with the requested Master Plan and PUD designations on the east side of Lemmon Drive. The proposed Industrial Master Plan designation is where the concerns lie. The Industrial designation is generally not appropriate adjacent to residential designations. There are design features that can help mitigate impacts; however, industrial areas should also be accessed from arterial streets with freeway access. While Lemmon Drive is a major arterial street, the proposed Industrial Master Plan land use is not located in close proximity to the freeway. Ms. Reid reviewed truck traffic impacts and expressed concern that the application of the Industrial Master Plan land use would facilitate industrial activities in a manner that is inconsistent with the Land Use Plan and Conservation Plan in the Master Plan. Ms. Reid reviewed information regarding floodplain preservation policies in the Policy Plan and Conservation Plan. The existing Master Plan designation and zoning would potentially allow for greater cluster of development and potentially preserve more of the 100 year floodplain. Ms. Reid reviewed public safety policies and noted that when fire sprinklers are required as mitigation, they do not mitigate medical response times. Staff is recommending that the Planning Commission deny the requested Master Plan Amendment. If the Planning Commission does chose to deny the Master Plan

Amendment, staff recommends that the Planning Commission recommend denial of the requested zoning map amendment to PUD and tentative approval of the PUD Handbook to City Council. Staff received one call citing opposition with regard to traffic and floodplain concerns.

Commissioner Marshall disclosed that he is familiar with the site. The remaining commissioners present disclosed that they visited the site, received emails, and spoke with the applicant's representative. Commissioner Weiske also disclosed that he spoke with residents. Commissioner Hawkins also disclosed that he spoke with residents and with the Swan Lake Committee.

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

The following four people gave a PowerPoint presentation in opposition: Denise Ross; Casey Meaden; Cari Fripp; Tammy Holt-Still.

The following people submitted comment cards in opposition but were not present when called to speak: Linda Shelton; Lora Launer; Roxana Corbett; Pat Flynn.

The following people submitted comments cards in opposition but did not wish to speak: Andy Fritchen; Laura Fritchen; Kathy Hefti; Victoria Sloan.

Lori Wray submitted a comment card but did not wish to speak. She requested that if this is approved, that signs be limited to Neighborhood Commercial standards and that billboards be prohibited.

The following people spoke in opposition: George Still; Rick Snow; Hector Vanegas; Michael Coli; Holly Lenz; Gladis Estrada; Michael Cummings; Carolyn Sasek; Danny Cleous; Angel Estrada;

Will Roberts discussed the efforts made by the developer to reach out to the community.

Greg Lansing discussed the efforts made to resolve various issues and the benefits of this project.

Jason Barnes submitted a comment card in favor but did not wish to speak.

Peggy Lear Bowen spoke in support of community planning and suggested that whenever there is a project that involves County and City areas that there be a combined commission meeting.

Carol Bratcher discussed past floods in the area.

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

Janelle Thomas, Senior Civil Engineer, confirmed for Commissioner Hawkins that the proposal for the Lear Blvd. extension to Lemmon Drive is to make it full access with two lanes. The Regional Transportation Plan for the roadway extension identified the proposed route. There are developments that are proposed or anticipated along that route which would be benefited from that initial construction and they would be able to negotiate the access easements in order to create that connection.

Paul Solaegui, Solaegui Engineers, answered questions from Commissioner Hawkins regarding future traffic volumes and projects. Future year traffic volumes that are provided by the Regional Transportation Commission (RTC) are included in the traffic study.

Ms. Reid confirmed for Commissioner Hawkins that there was a fiscal impact analysis prepared for the annexation request associated with Prado Ranch. It is estimated that \$9.7 million will be provided to the general fund over a twenty year period and \$6.2 million to the street fund over twenty years.

Ms. Thomas answered questions from Commissioner Hawkins regarding a Truckee Meadows Water Authority (TMWA) pipeline that has been extended down Lemmon Drive to North Virginia Street. That extension is anticipated to continue in order to provide connectivity for the StoneGate development.

Dave Cochran, Reno Fire Department, confirmed for Commissioner Gower that it would take \$1.8 million annually to staff a ladder truck. The industrial component of this project is the most significant trigger for the need for a ladder truck. The residential component of this project without the industrial component would trigger the need for a fire response engine versus a ladder truck. He confirmed that the cost to staff both types of vehicles would be the same.

Chief Cochran explained for Commissioner Gower that roads with heavy traffic have the potential to impact response times. An eight minute response time is considered acceptable. Anything above that will require mitigation such as fire sprinklers. With the connection of Lear Blvd. to Lemmon Drive it would be within what we would consider an acceptable response time given the mitigation factors. He also explained that the Lear Blvd. extension would not mitigate response times to other areas.

Todd Gammill, Wood Rodgers, answered questions from Commissioner Weiske regarding the depth of retention ponds compared to the proposed height of Lemmon

Drive. The roadway would be two feet above water when the ponds are full.

(Commissioner Marshall absent at 11:04 p.m. Commissioner Marshall present at 11:05 p.m.)

Ms. Huggins explained for Commissioner Weiske that Lemmon Drive will be a four lane road and will have sidewalks, a landscape strip, and shoulders. It will be built to RTC standards for a major arterial. It will include a safe transition back to a two lane road at Sand Pit Road.

Mr. Gammill explained for Commissioner Weiske that they cannot raise the level of the lake. The proposed flood mitigation will mitigate flooding on their development. Areas in the flood zone that are flooding today that and not part of the Prado Ranch development request will flood after the proposed flood mitigation.

Mr. Gammill confirmed for Commissioner Marshall that they will be adding culverts.

Ms. Reid responded to questions from Commissioner Weiske regarding other areas designated as open space that are covered in water. Open space has been applied to Silver Lake.

Claudia Hanson, Planning Manager, pointed out for Commissioner Weiske that the lake in South Meadows is in a PUD and is open space.

Ms. Reid explained for Commissioner Weiske that the PUD Handbook does have a variety of open space design standards.

Ms. Huggins confirmed for Commissioner Weiske that they do not have a maintenance agreement developed right now for the ponds but they know that it is a standard condition for other projects with basins and it will be included as part of the PUD Handbook. The cost would be spread over the industrial park and commercial areas so it would not all fall on the residential HOA.

Ms. Huggins stated that within the open space area there is potential to put equestrian multi-use paths around the edges so the basins could exist with recreational use. She also clarified that they will not be digging a hole but will grade over a large area.

Mr. Gammill confirmed for Commissioner Weiske that the water will theoretically drain to the low area.

Mr. Solaegui confirmed for Commissioner Gower that the traffic study was conducted while school was in session. The RTC did an extensive study as well and that study

corroborates our counts. He also discussed trip generation comparisons between residential and industrial development.

Ms. Huggins reviewed for Commissioner Gower allowed density and potential dwelling units under the existing zoning.

Ms. Reid explained for Commissioner Gower that the MPA and PUD ZMA applications were forwarded to the Washoe County Health District. Comments were received from the Air Quality Division yesterday. Those comments don't analyze traffic generation under the existing MP land use designation compared with what is proposed. Exact numbers are not available to provide a comparison of potential emissions associated with the existing and proposed land use designations.

Mr. Solaegui explained for Commissioner Gower that warehouses would send traffic in the opposite direction from current conditions. He also explained that the traffic study used a vehicle mix that is standard for a large arterial street.

Ms. Huggins reviewed for Commissioner Griffith the development schedule and timing of the project phases.

Ms. Reid explained for Commissioner Marshall that the City will be evaluating the North Valleys Floodplain Management Report recommendation to move forward with modification of the 100 year floodplain boundary. The City will also be looking into the various design standard options that were presented in the report to see if they should be integrated into the Public Works Design Manual and the Regional Drainage Manual.

Joe Coudriet, Public Works, explained for Commissioner Marshall that the North Valleys Floodplain Management Report study took a deeper look at the 500 year flood hazard area. That is something they would potentially like to have for the future as a way of providing information for homeowners and people that are developing in those areas.

Mr. Coudriet explained for Commissioner Marshall that as developments come in, will serve letters will be looked at on a case by case basis. Mr. Flansberg will be bringing a plan for potential allocations to the City Council on January 9, 2019 because the plant is coming up to capacity.

Ms. Reid explained for Commissioner Marshall the process for timing of will serve letters. The allocation program with the City Council could start to set some guidance as to how to allocate the remaining capacity between different types of projects as they start to come forward and request will serve letters.

Chair Johnson stated that as it is nearing midnight and Commission discussion has not yet

begun, he would propose continuing this item to a date certain.

Ms. Huggins confirmed for Chair Johnson that she would be happy to continue to January 16, 2019.

It was moved by Commissioner Weiske, seconded by Commissioner Griffith, to continue this item to a date certain of January 16, 2019 as the first public hearing item on the agenda. The motion carried unanimously with seven (7) commissioners present.

RESULT:	CONTINUED [UNANIMOUS]
SECONDER:	Britton Griffith, Kevin Weiske
AYES:	Johnson, Griffith, Hawkins, Gower, Marshall, Olivas, Weiske

7 Truckee Meadows Regional Planning Liaison Report

Commissioner Hawkins reported on the December 12, 2018 Regional Planning Commission meeting.

8 Staff Announcements

- 8.1 Report on status of Planning Division projects.
- 8.2 Announcement of upcoming training opportunities.
- 8.3 Report on status of responses to staff direction received at previous meetings.
- 8.4 Report on actions taken by City Council on previous Planning Commission items.
11:59 PM

Claudia Hanson reported the following actions taken by City Council: Archies Abandonment which was a portion of Sierra Street was approved with landscaping being the primary discussion point; DeSpain Lane annexation was approved; zone change for credit union was approve; request for reconsideration of Echeverria was supported; decision on the StoneGate application and mapping was appealed by Council Member Brekhus.

The final vacancy in the Planning Department was filled on January 7th.

Mike Mischel was introduced as the new Engineering Manager. This is Janelle Thomas's last meeting as a City of Reno staff member.

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

Commissioner Gower requested a follow-up discussion on Transit Oriented Development (TOD) Corridors.

Claudia Hanson recommended bringing that up at the Joint meeting with City Council on January 29, 2019.

Commissioner Gower requested a follow-up presentation on the Ozone Advance program.

10 Public Comment

Danny Cleous wished everyone a Merry Christmas and Happy New Year.

Peggy Lear Bowen discussed a flooding situation that occurred on Manzanita Lane.

Carolyn Sasek discussed the need to review past environmental impact reports on Swan Lake.

Tammy Holt-Still discussed questions that still need to be answered on the Prado Ranch proposal.

11 Adjournment (For Possible Action)

The meeting was adjourned at 12:10 a.m.