



# MINUTES

## Regular Meeting

### Reno City Planning Commission

Wednesday, April 17, 2019 • 6:00 PM

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

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

#### 1 Pledge of Allegiance

Commissioner Griffith 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	Absent	
Paul Olivas	Commissioner	Present	
Kevin Weiske	Commissioner	Present	

*The meeting was called to order at 6:01 PM.*

#### 3 Public Comment

None

#### 4 Approval of Minutes (For Possible Action)

4.1 Reno City Planning Commission - Regular - Mar 6, 2019 6:00 PM (For Possible Action) 6:02 PM

*It was moved by Commissioner Griffith, seconded by Commissioner Gower, to approve the meeting minutes. The motion carried unanimously with six (6) commissioners present.*

<b>RESULT:</b>	<b>ACCEPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Britton Griffith, Vice-Chair
<b>SECONDER:</b>	Peter Gower, Commissioner
<b>AYES:</b>	Johnson, Griffith, Hawkins, Gower, Olivas, Weiske
<b>ABSENT:</b>	John Marshall

4.2 Reno City Planning Commission - Regular - Mar 20, 2019 6:00 PM (For Possible Action) 6:02 PM

*It was moved by Commissioner Weiske, seconded by Commissioner Hawkins, to approve the meeting minutes. The motion carried with five (5) in favor and one (1) abstention by Commissioner Griffith.*

<b>RESULT:</b>	<b>ACCEPTED [5 TO 0]</b>
<b>MOVER:</b>	Kevin Weiske, Commissioner
<b>SECONDER:</b>	Ed Hawkins, Commissioner
<b>AYES:</b>	Johnson, Hawkins, Gower, Olivas, Weiske
<b>ABSTAIN:</b>	Britton Griffith
<b>ABSENT:</b>	John Marshall

4.3 Reno City Planning Commission - Regular - Apr 3, 2019 6:00 PM (For Possible Action) 6:03 PM

*It was moved by Commissioner Weiske, seconded by Commissioner Griffith, to approve the meeting minutes. The motion carried with five (5) in favor and one (1) abstention by Commissioner Olivas.*

<b>RESULT:</b>	<b>ACCEPTED [5 TO 0]</b>
<b>MOVER:</b>	Kevin Weiske, Commissioner
<b>SECONDER:</b>	Britton Griffith, Vice-Chair
<b>AYES:</b>	Johnson, Griffith, Hawkins, Gower, Weiske
<b>ABSTAIN:</b>	Paul Olivas
<b>ABSENT:</b>	John Marshall

## 5 City Council Liaison Reports

This item will be heard later in the meeting if Council Member Weber arrives.

## 6 Presentation and discussion regarding Reno Fire Department's staffing levels and other related matters.

Reno Fire Chief Cochran gave the presentation to the Commission.

Commissioner Gower asked if there are types of development in certain locations that impact the ability to provide services more than others.

Chief Cochran explained that StoneGate and the new hospital that is planned down south both have a significant impact on service delivery in different ways. A hospital is the highest risk occupancy we respond to while StoneGate is outside the service delivery area.

Commissioner Gower asked if there is anything other than the information you provide us on projects that we should consider as a commission when these proposals come to us.

Chief Cochran stated that they can't use impact fees for staffing and that is really what we need right now.

Commissioner Gower asked if there is a concern about concurrency of services with development.

Chief Cochran confirmed there is a concern about concurrency, it is always a challenge.

Commissioner Gower asked if that needs to be addressed before the time of development.

Chief Cochran responded yes, that question needs to be asked.

Commissioner Hawkins expressed appreciation for Engine 9 that has responded to his house.

Commissioner Weiske asked how the Reno Fire Department is preparing for smaller developments where you can't ask for help with stations or trucks.

Chief Cochran explained they are trying to mitigate the call volume by eliminating the non-emergency calls. An approach of ramping up rather than going straight to full service helps us get to where we need to be and provide the best service we can.

Commissioner Weiske stated that you would be looking at ramping up about 40 to 45 percent of your staff to provide adequate services.

Chief Cochran stated that is why asking the concurrency question is important.

Commissioner Johnson asked about the process for requesting a Safer Grant.

Chief Cochran explained that is submitted through the Fire Department. If it is awarded, the City leaders will accept the grant.

Commissioner Gower discussed the need to better understand the concurrency impacts. The findings the Planning Commission must make related to adequate provision of services are

typically based on response times but it really should be response times plus the availability of staffing.

Chief Cochran stated that they are working on data that will give a better feel for the impact a project will have based on availability. We are hoping to have an initial run of that data within a month.

6.1 Presentation from Reno Fire Department - *Presented/Distributed at Meeting*

## 7 Public Hearings

7.1 Staff Report (For Possible Action): Case No. LDC19-00052 (Lily's Banquet Hall) - A request has been made for a special use permit to: a) establish a night club use; b) allow the use to operate between the hours of 11:00 p.m. and 6:00 a.m.; and c) allow nonresidential development adjacent to residentially zoned property. The ±3,000 square foot tenant space is located within an existing ±4.16 acre shopping center (Town and Country Plaza) generally located on the northeast corner of the intersection of Kietzke Lane and Vassar Street. The site is zoned Arterial Commercial (AC) and has a Master Plan land use designation of Suburban Mixed-Use (SMU). kwc [Ward 3] 6:33 PM

Carolina Gutierrez, applicant, gave an overview of the special use permit request. They plan to host one party each weekend. Hours will be from 4:00 p.m. at 2:00 a.m. with music stopping at 1:00 a.m. to allow time for clean up the last hour. There will be an Event Coordinator and security on site at all times during events. She also reviewed the security plans.

Kyle Chisholm, Assistant Planner, presented the staff report. Key concerns were addressed by the applicant's detailed operation and security plan. This was heard by the Ward 4 NAB and had no concerns about the project.

Commissioners Johnson and Gower had no disclosures. The remaining commissioners present disclosed that they visited the site.

At this time Chair Johnson opened public comment for this item. Hearing and seeing no public comment requests, Chair Johnson closed public comment.

Mr. Chisholm explained for Commissioner Gower that the applicant has installed an automatic door closing system and an alarm system as required by the Reno Fire Department (RFD).

Commissioner Hawkins discussed fire concerns and would like egress to be allowed

through the back doors in case of fire.

Mr. Chisholm confirmed for Commissioner Hawkins that the current capacity of the building is 99. A sprinkler system would be required in order to increase that capacity. He also confirmed that Condition No. 5 allows for use of the back doors in emergency situations.

Commissioner Gower asked that language be added to Condition No. 5 to require that the automatic door closing system shall be provided and maintained on the back door.

*It was moved by Commissioner Gower, seconded by Commissioner Hawkins, in the case of LDC19-00052 (Lily's Banquet Hall), based upon compliance with the applicable findings and the modification to Condition No. 5 as discussed, to approve the special use permit, subject to conditions. The motion carried unanimously with six (6) commissioners present.*

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

7.2 Staff Report (For Possible Action): Case No. LDC19-00040 (Mountain View Estates – Unit 4) – A request has been made for a 1) tentative map to develop a 69 lot single family residential subdivision; and 2) special use permit for a) single family attached townhouse development; and b) cuts 20 feet or greater in depth and/or fills of ten feet or greater in height. The ±20.10 acre site consists of one parcel located west of the western terminus of Shailyn Drive and north of Sienna Park Drive. The site is located within the Single Family Residential - 4,000 Square Feet (SF4) zoning district and has a Master Plan land use designation of Mixed Neighborhood (MX). aml **[Ward 4]** 6:52 PM

John Krmptotic, KLS Planning, gave an overview of the project.

AnnMarie Lain, Assistant Planner, presented the staff report noting a correction to the language of the motion included in the report. Staff received one email from a member of the public with concerns about secondary access and parking.

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

At this time Chair Johnson opened public comment for this item. Hearing and seeing no

public comment requests, Chair Johnson closed public comment.

Ms. Lain explained for Commissioner Weiske that Condition No. 11 does not prohibit rip rap but is about color matching the natural landscape.

Ms. Lain confirmed for Commissioner Weiske that the proposed driveway length meets current code requirements.

Ms. Lain explained for Commissioner Gower that at this point the comments from the Air Quality Management District (AQMD) are recommendations.

Claudia Hanson, Planning Manager, further explained that we have the responsibility to review the AQMD recommendations. In this case we did not find a link there that we could have conditions at this point. Ms. Hanson recommended bringing this up as a Title 18 Update to see where the AQMD recommendations can be incorporated.

*It was moved by Commissioner Weiske, seconded by Commissioner Griffith, in the case of LDC19-00040 (Mountain View Estates - Unit 4), based upon compliance with the applicable findings, to approve the tentative map and special use permit, subject to conditions. The motion carried unanimously with six (6) commissioners present.*

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

## **8 Zoning Code RENOVation**

*(Recess at 7:11 p.m. Meeting called back to order at 7:21 p.m.)*

Arlo Stockham, Community Development Director, gave a presentation with an overview of the project objectives.

Nonresidential and Mixed Use Districts:

Downtown Areas:

-6 zoning districts

-more student housing; less gaming

Airport Area:

-merge zoning districts for RTAA

Urban Mixed Use Areas:

- 12 zoning overlay districts
- adjustment for Midtown area
- adjustment for Convention Center area
- minimum density/intensity standards
- discretionary review for buildings over 85 feet
- residential adjacency standards adjoining SF and MF districts
- auto-oriented use permitted east of I-580 or within 1/4 mile of freeway off-ramp

Suburban Mixed Use & Commercial Areas:

- Mixed Use-Suburban District
- General Commercial District
- Neighborhood Commercial
- Potential elimination of Office District
  - Professional Office (PO) District
  - General Office (GO) District
- Retain Industrial (I) District
- Retain Industrial Commercial (IC) District
- Eliminate Industrial Business (IB) and created new Mixed Employment District

Hotel Casino Areas:

- Manage Casinos (no changes) with zoning overlay district
- All except Boomtown area are already overlay districts

Public input staff has been hearing includes: reducing parking; promoting flexible design standards; neighborhood preservation and preserving character of neighborhood; accessory dwelling units; neighborhood plans; bulk and scale of new developments; green energy; support for allowing intensity in MU districts; more offices in close proximity of houses; Specific Plan District is proposed to be retired.

Public Comment:

Lori Wray asked the commission to consider scenic vistas and views that are being spoiled by billboards.

Leah Sanders requested that the links to be added to the mailing list be made easier to navigate.

Downtown Districts:

Commissioner Gower asked about the goals for campus oriented uses.

Mr. Stockham explained that staff will return with specifics in the draft code but in general we are trying to get the university to expand south toward downtown.

Chair Johnson asked each commissioner to state whether or not they are in favor of what has been presented with regard to Downtown Districts.

Weiske - in favor

Hawkins - in favor

Gower - in favor, with the request for more specifics regarding campus oriented uses

Johnson - in favor

Griffith - in favor

Olivas - in favor

Airport Districts:

Commissioner Hawkins stated there is enough differences between the two airport districts to keep them separated instead of combining them.

Nathan Gilbert, Associate Planner, explained for Chair Johnson that current overlay uses, as far as allowed uses and design standards, are substantially similar enough that they could be combined. Staff will continue to evaluate and work with the airport.

Chair Johnson asked each commissioner to state whether or not they are in favor of what has been presented with regard to Airport Districts.

Olivas - in favor

Griffith - in favor

Johnson - in favor

Gower - in favor

Hawkins - not in favor

Weiske - in favor

Mr. Stockham stated staff will take Commissioner Hawkins' input under advisement.

Mixed Use-Urban Districts and Mixed Use-Suburban Districts:

Mr. Stockham explained for Chair Johnson that the general idea with the building height limit was that it would be an easier process to do taller buildings in urban areas than suburban areas. Staff does not have any concerns about going with 75 feet instead of 85 feet to better align with

ordinances. The idea is that a really big project would still have to go through some type of discretionary process and smaller projects could move through quicker.

Chair Johnson asked each commissioner to state whether or not they are in favor of what has been presented with regard to Mixed Use-Urban.

Olivas - in favor

Griffith - in favor

Johnson - in favor

Gower - in favor

Hawkins - in favor

Weiske - in favor

Chair Johnson asked each commissioner to state whether or not they are in favor of what has been presented with regard to Mixed Use-Suburban.

Weiske - in favor

Hawkins - in favor

Gower - in favor

Johnson - in favor

Griffith - in favor

Olivas - in favor

#### Commercial Districts:

Commissioner Weiske stated that certain drive-throughs (banks and pharmacies) need to be considered in their appropriate use and district.

Mr. Gilbert explained for Chair Johnson that the recommendations are distinct for auto oriented uses. Staff is asking for direction on the appropriateness and intensity of auto oriented uses within the three commercial uses.

Commissioner Weiske clarified that he does not want to see anything put in place to exclude those types of operations from taking place as we have it now in certain corridors.

Mr. Stockham suggested introducing in the issue sheets the idea of allowing bank and pharmacy drive-throughs more broadly than restaurant and other types of drive-throughs.

Chair Johnson asked each commissioner to state whether or not they are in favor of what has been presented with regard to Commercial Districts.

Weiske - in favor, with comments as discussed  
Hawkins - in favor  
Gower - in favor, the idea of a mixed employment district is good  
Johnson - in favor  
Griffith - in favor  
Olivas - in favor

Mr. Stockham asked if there were any objects to what Commissioner Weiske's comments. There were no objections.

Office Districts:

Chair Johnson asked each commissioner to state whether or not they are in favor of what has been presented with regard to Office Districts.

Olivas - in favor  
Griffith - in favor  
Johnson - in favor  
Gower - in favor  
Hawkins - in favor  
Weiske - in favor

Industrial Districts:

Mr. Stockham confirmed for Commissioner Griffith that a member of City Council suggested splitting the industrial districts and apply a less intensive land use category to some of those areas. Mr. Stockham clarified that staff is not recommending that approach.

Commissioner Weiske stated he is not in favor of separating the two districts.

Chair Johnson asked each commissioner to state whether or not they are in favor of what has been presented with regard to Industrial Districts.

Weiske - in favor  
Hawkins - would like to talk to Mr. Stockham more in depth about this later - NAY  
Gower - in favor  
Johnson - in favor  
Griffith - in favor  
Olivas - in favor

Hotel Casinos:

Chair Johnson asked each commissioner to state whether or not they are in favor of what has been presented with regard to Hotel Casinos.

Olivas - in favor

Griffith - in favor

Johnson- in favor

Gower - in favor

Hawkins - in favor

Weiske - in favor

Several commissioners expressed appreciation to staff for their time and noted how efficient the process has been.

Mr. Stockham explained for Commissioner Gower that Claudia Hanson, Planning Manager, and her staff have a list of clean up items and will add topics from these meetings to that list.

Mr. Stockham explained for Commissioner Griffith that the signage portion will be a separate process.

Ms. Hanson explained that sign regulations are scattered throughout the code.

- 8.1 Staff Report (For Possible Action): Presentation, discussion, and potential recommendations on Zoning Code RENOVation issue sheets for nonresidential and mixed use zoning districts.

## **9 Truckee Meadows Regional Planning Liaison Report**

Commissioner Hawkins reported on the last Regional Planning Commission meeting.

## **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.  
8:36 PM

Claudia Hanson reported on City Council actions. Dickson Zone Change, Makita, and Reno Cyclery were all approved.

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

Commissioner Weiske requested a discussion within the next 60 days regarding the billboard approved behind the Summit Mall and conditioning future projects against billboards.

**12 Public Comment**

None

**13 Adjournment (For Possible Action)**

The meeting was adjourned at 8:38 p.m.