



AGENDA

Workshop Meeting

Reno City Planning Commission

Tuesday, February 21, 2017 • 5:00 PM

Reno City Hall - One East First Street, 7th Floor - Caucus Room, Reno, NV 89501

Commissioners			
Peter Gower, Chair 326-8860			
Mark Johnson, Vice Chair	326-8864	Charles Reno	326-8863
Ed Hawkins	326-8862	Troy Schneider	326-8858
Paul Olivas	326-8861	Kevin Weiske	326-8859

Posting: This agenda has been physically posted in compliance with NRS 241.020(3)(notice of meetings) at Reno City Hall – One East First Street, Washoe County Downtown Reno Library – 301 South Center Street, Evelyn Mount Northeast Community Center – 1301 Valley Road, McKinley Arts and Culture Center – 925 Riverside Drive, Reno Municipal Court – One South Sierra Street, Washoe County Administration Building – 1001 East 9th Street and Reno-Sparks Convention and Visitors Authority – 4001 South Virginia Street, Suite G. In addition, this agenda has been electronically posted in compliance with NRS 241.020(3) at <http://www.reno.gov>, and NRS 232.2175 at <https://notice.nv.gov/>.

Accommodation: Reasonable efforts will be made to assist and accommodate physically disabled persons attending the meeting. Please contact the Community Development Department at (775) 334-2576 in advance so that arrangements can be made.

Support Materials: Staff reports and supporting material for the meeting are available at the City Clerk's Office. Please contact Ashley D. Turney, City Clerk, 1 East 1st Street, Reno, NV 89505, (775) 334-2030; turneya@reno.gov. Staff reports and supporting materials are also available on the City's website at <http://www.reno.gov/meetings>. Pursuant to NRS 241.020(6), supporting material is made available to the general public at the same time it is provided to the Planning Commission.

Order of Agenda: A time listed next to a specific agenda item indicates that the specific item will not be heard before that time – it does not indicate the time schedule of any other items. Items on the agenda may be taken out of order and the public body may combine two or more agenda items for consideration. The Planning Commission may remove an item from the agenda or delay discussion relating to an item on the agenda at any time.

Public Comment: A person wishing to address the Reno City Planning Commission shall submit a “Request to Speak” form to the Secretary. Public comment, whether on action items or general public comment, is limited to three (3) minutes per person. Unused time may not be reserved by the speaker, nor allocated to another speaker. No action may be taken on a matter raised under general public comment until the matter is included on an agenda as an item on which action may be taken. The presiding officer may prohibit comment if the content of the comments is a topic that is not relevant to, or within the authority of, the Planning Commission, or if the content is willfully disruptive of the meeting by being irrelevant, repetitious, slanderous, offensive, inflammatory, irrational or amounting to personal attacks or interfering with the rights of other speakers. Any person making willfully disruptive remarks while addressing the Reno City Planning Commission or while attending the Reno City Planning Commission meeting may be removed from the room by the presiding officer, and the person may be barred from further audience before the Reno City Planning Commission during that session of the Reno City Planning

Commission. See, Nevada Attorney General Opinion No. 00-047 (April 27, 2001); Nevada Open Meeting Law Manual, § 8.05.

Appeal Process: Any final action (not including recommendations) or failure to take action by the Planning Commission may be appealed to the Reno City Council by the applicant, the Mayor or a City Council Member, or any person who is "aggrieved" by the action or inaction. An appeal (together with fees) must be filed with the City Clerk within ten calendar days starting on the day after written notice of the action is filed with the City Clerk, and if the tenth calendar day falls on a weekend or holiday when the Clerk's office is not open, the appeal may be filed on the next business day.

Watch Meetings: Planning Commission meetings are streamed online when the Commission is in session in Council Chamber at <http://www.reno.gov/meetings> and broadcast on Charter Channel 194.

1 Pledge of Allegiance

2 Roll Call

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

4 Planning Commission Goal Setting

4.1 Staff Report (For Possible Action): 2017 Planning Commission Goal Setting Workshop

5 Public Comment (This item is for either public comment on any action item or for any general public comment.)

6 Adjournment (For Possible Action)

IF THE MEETING GOES BEYOND 11:00 PM, THE PLANNING COMMISSION MAY POSTPONE REMAINING ITEMS.

**PLANNING COMMISSION
STAFF REPORT**

Date: February 21, 2017

To: Reno City Planning Commission

Subject: 4.1. Staff Report (For Possible Action): 2017 Planning Commission Goal Setting Workshop

From: Heather Manzo, Assistant Planner

The following information is being provided to prepare for the 2017 Goal Setting Workshop:

1. 2016 Planning Commission Goals;
2. Future items identified at Planning Commission meetings; and
3. List of Advance Planning projects.

1. 2016 PLANNING COMMISSION GOALS:

Communication: Continue to open the lines of communication with the City Council and Sparks/Washoe County Planning Commissions with enhanced communication with the City Council on planning related decisions. The Planning Commission should strive to:

- Hold monthly presentations during Phase II Master Plan update with opportunities to advise on process and content. *Status - In 2016, the Planning Commission worked closely with City staff to review specific components of the Master Plan update throughout the development process. The Reno City Council and Planning Commission held joint special meetings to discuss specific elements of the Master Plan update on January 20, May 12, July 13 and December 13. At the January 20, 2016 joint meeting, the Planning Commission and City Council accepted the results of Phase I and initiated work on Phase II of the Master Plan update. In addition to participating in four joint special meetings, the Planning Commission received information and provided staff with direction related to the Phase II Master Plan update at the April 6, September 21, November 3 and December 8 Planning Commission meetings.*
- Encourage public participation and promote civic engagement through outreach to young people and through the Reno Citizen's Institute, Junior Achievement and similar programs. *Status - Community Development Department staff led sections of the 2016 Citizens Institute Program and provided several community presentations on planning*

issues throughout the year.

- Research ways to enhance neighborhood outreach for reviewing development applications before Planning Commission hearings and strive to have Commissioners attend at least one Neighborhood Advisory Board (NAB) meeting per year for open discussion. *Status - Neighborhood Advisory Boards were reestablished in the summer of 2015. All planning cases are presented at Ward specific NAB meetings. Comments received from NAB members and citizens are provided to the Planning Commission as a staff report exhibit. The NABs are provided with project updates once development projects have been decided upon by the Planning Commission and City Council.*
- Ensure Planning Commission goals are incorporated in staff report analysis and in project applications. *Status – Discuss and focus of staff reports addresses Planning Commission goals. They are not individually called out but provide the structure to the reports.*
- Ensure Planning Commission and public are provided as much information as feasible regarding infrastructure capacity (e.g. Schools, Water, Sewer, etc.). *Status - In order to continue communication efforts with other jurisdictions, Washoe County, City of Sparks, Regional Transportation Commission (RTC), Nevada Department of Transportation (NDOT) and other agencies are copied through Development Review Memos (DRM) on projects heard by the Planning Commission. County Citizen Advisory Committees are noticed of upcoming planning projects that occur within their respective boundaries in the City's Sphere of Influence.*

Sustainability: Support the City's broader sustainability efforts and provide recommendations during development of the Sustainability Plan and Phase II Master Plan update. The Planning Commission should strive to:

- Develop incentive and strategy policies that are sensitive to the environment, promote resource management and encourage LEED (Leadership in Energy and Environmental Design) development. *Status - Ways for the City to address sustainable practices are currently under development. Lynne Barker is scheduled to make a presentation to the Planning Commission in April, 2017 to provide an update to the Sustainability Plan. The Master Plan update and the establishment of the Sustainability Plan will help to further identify action items that will help the commission continue its work to achieve this goal.*
- Evaluate the implementation of wetland and major drainageway development practices and their collective impact on groundwater recharge. *Status - Wetland and major drainageway studies will take place in greater depth during the Title 18 update scheduled for 2018.*

- Identify mechanisms and strategies to provide pedestrian/bicycle safety, pathways and amenities throughout the City and look at urban design in terms of safety and walkability Citywide. *Status - In addition to the City of Reno Sustainability Plan and Phase II Master Plan update efforts, the RTC is moving forward with complete streets projects that will provide added pedestrian and bicycle improvements in areas throughout the City of Reno. Projects within the City of Reno planned for 2017 include construction of East 4th Street improvements associated with a federally funded Bus Rapid Transit (BRT) project. The scope of work includes East 4th Street improvements beginning at the RTC 4th Street Station and extending eastward into the City of Sparks, terminating at Pyramid Way. RTC has a dedicated website with information regarding the 4th Street improvements (<http://4thprater.com/>).*

In coordination with the City of Reno, RTC is currently in design for South Virginia Street improvements between Plumb Lane and Liberty Street. Planned improvements include the installation of a center median along portions of South Virginia Street that will reduce traffic conflicts associated with left turn movements. Additionally, sidewalk widening improvements, reduced driveway access onto South Virginia Street, lighting and additional street trees are planned as a part of this project. A website is dedicated to provide information on how this portion of South Virginia Street is anticipated to take shape (<http://virginiastreetrapidextension.com/>).

- Research and identify planning and development policies that can promote healthy food access and support the local food network. *Status – There has been extensive discussion focused on healthy and local food policies throughout the ReImagine Reno process. Draft policies will be included in the final draft of the City of Reno Master Plan.*

Infill Incentives and Strategies: Continue to develop infill incentives and strategies to be adopted into the Policy Plan and Municipal Code Standards. Promote a sustainable, clean and lively downtown with enhanced connectivity between the University of Nevada Regional Center and University campus. *Status - The City of Reno Master Plan update will incorporate policy components from the existing University of Nevada and Downtown Reno Regional Center Plans as well as the Downtown Action Plan to create a connected and thriving Downtown and University District. The updated Master Plan will also identify incentives and strategies that promote infill within these areas and other identified priority areas for infill and redevelopment.*

Preparedness: Reflect on past operational experiences to determine what methods and procedures can be improved or should be in place and continue to evaluate development standards, incentives and administration to ensure successful implementation of planning objectives. Provide additional training and goal setting workshops. Take steps to ensure the

timeliness of materials and revisions submitted to the Planning Commission. *Status - This is an ongoing activity. Much of staff and Planning Commission time in 2016 was dedicated to the Master Plan update. Staff continues to address City Council initiated items in addition to responding to new and recurring legislative mandates and City Council priorities. These are being accomplished through procedural changes, draft policies through ReImagine Reno, and amendments to Title 18.*

Area Compatibility: Evaluate and update area compatibility standards and special use permit requirements for land uses that may have impacts on surrounding areas (e.g. 24 hour operations, pawn shops, and projects that interface with rural communities and/or are on edge of City limits). *Status - Continued evaluation of project compatibility will be addressed by conditions of approval. New policy components and land use approaches addressing compatibility issues are also being developed as part of the Master Plan update. Incorporation of additional standards related to project compatibility and impact mitigation should be incorporated into the future Title 18 update following adoption of the updated Master Plan.*

Schools: Prioritize discussion of school facilities, school capacity, and locational criteria of all schools (including charter and private schools) during the Phase II Master Plan update. *Status - With the passage of Washoe County Question 1, the Washoe County School District now has a sustainable funding mechanism for District capital projects. It is anticipated that proposals for the construction of new schools and improvements to existing schools will be presented to the City by way of building permit and entitlement requests in 2017.*

The Washoe County School District has been working closely with City staff through development review comments and discussions to better evaluate the impact of project proposals on existing schools. The school district is currently providing development review comments that indicate district solutions to existing issues associated with schools that are currently at or over capacity. Some of these solutions include transitioning some schools to a multi-track year, modification of middle school years to move sixth grade into middle schools that currently have sufficient capacity to accommodate these students and plans to acquire land and construct new schools. As part of the Master Plan update process staff has met with WCSD several times to discuss draft policies and impacts of growth. Staff will continue to work with WCSD to address schools through the Master Plan update process.

Air Quality: Evaluate how development projects may impact regional air quality and ensure that air quality policy is incorporated into the City's Sustainability Program and Phase II Master Planning efforts. *Status - At the September 21, 2016 Planning Commission meeting, a representative from the Washoe County Health District, Air Quality Division provided the Commission with a presentation on current air quality trends and goals for the area. Phase II of the Master Plan update and the Sustainability Plan are still under development. It is anticipated*

that air quality policies will be incorporated into the development of these plans.

Residential Adjacency: Evaluate and update residential adjacency standards and special use permit requirements for land uses that may have residential impacts (e.g. 24 hour operations and pawn shops). *Status - Staff will begin a comprehensive update of Title 18 once policies and goals have been updated as a part of the ReImagine Reno Master Plan update. Residential adjacency standards will be reviewed during this process.*

2. FUTURE ITEMS IDENTIFIED DURING 2016 PLANNING COMMISSION MEETINGS:

February 3, 2016: Commissioner Olivas suggested that when numbered items in staff reports are removed that the numbering of remaining items remain the same. ***This item has been addressed.***

February 17, 2016

- Commissioner Gower requested a presentation from Lynn Barker on the status of the Sustainability Plan. ***Lynne Barker will be making a presentation on the status of the Sustainability Plan to the Planning Commission in April, 2017.***

April 6, 2016

- Chair Weiske suggested that the Washoe County School District (WCSD) visit the Neighborhood Advisory Board (NAB) meetings. ***The suggestion was forwarded on to WCSD staff.***

April 20, 2016

- Commissioner Gower requested an Air Quality update from the Washoe County Health District. ***Daniel Inouye, Washoe County Health District, Air Quality Division, gave a presentation on ozone trends and challenges at the September 21, 2016 meeting.***
- Commissioner Reno requested an update on the status of Parklets. ***The City Council voted to launch a pilot project and approved two parklet installations. One in Midtown and one in downtown. The parklets are not typically active during winter months. An update on the status of the parklet project will be provided in April/May, 2017.***

August 3, 2016

- Commissioner Weiske asked that staff send emails concerning projects before 3:30 p.m. the day of the meeting so that the Commission has time to review the email prior to the meeting. ***This item has been addressed.***

September 7, 2016

- Commissioner Weiske requested that NAB comments be attached to staff reports. *Every development project is scheduled to be heard by the NAB prior to public hearing. When provided, NAB comments are included as an exhibit to each project report.*

October 5, 2016:

- Commissioner Weiske requested that the Regional Transportation Commission RTC provide an update on the Southeast Connector. *The RTC is scheduled to give a presentation on the status of the Southeast Connector in March, 2017.*

December 8, 2016

- Commissioner Gower requested a presentation from Lynn Barker regarding the status of the Sustainability Plan. *Lynne Barker will be making a presentation on the status of the Sustainability Plan to the Planning Commission in April, 2017.*
- Commissioner Weiske requested a RTC presentation on the status of the Southeast Connector. *The RTC is scheduled to give a presentation on the status of the Southeast Connector in March, 2017.*

3. LIST OF ADVANCE PLANNING PROJECTS:

The City Council generally prioritizes advance planning projects. The following table outlines the listed projects and their status and includes a list of projects completed in 2016. **The Planning Commission may wish to add or expand recommendations to the City Council during this Workshop for inclusion in their annual Planning Progress and Priorities Report.**

	UPCOMING PLANNING ASSIGNMENTS/PROJECTS	STATUS	ANTICIPATED COMPLETION
1	Modified process for appointments to Reno City Planning Commission Text Amendment	Initiated	2017
2	Group Home Distance Requirements	Initiated for NRS compliance	2017
3	UNRC Update for Gateway and Infill Development	Initiated, research in progress	Fall, 2017
4	Adult Business Ordinance Update	Initiated, research in progress	Summer, 2017

5	Master Plan Update (Wetlands, Drainageways, Hillside, SOI, Design Standards Policy, PSFI Impact Fees), Housing Linkage Policies, Housing needs, neighborhood plans, Regional Centers and TOD corridors, conformance with TMRP	In Process	Fall, 2017
6	Update and coordinate alcohol license/night club/SUP requirements	Initiated	Title 18 Update
7	Micro Housing	Initiated	Title 18 Update
8	Overall Code Update Crematoriums, Craft Distilleries, Utility Projects, Commercial Vehicles/RV parking, Outdoor Storage standards, Revise IB/IC, Wetlands, Drainageways, Hillside, Indoor Recreation in Greenfield, Group Homes, Billboard Locations, Design Standards, Temporary Buildings & Storage Containers, Increased Administrative Role for City Council	Initiated, research in progress	2018
9	TXT17-00003 (Wells Avenue Neighborhood Plan Parking Standards)	Scheduled for Planning Commission March 1, 2017	Spring, 2017
10	Revise Noticing Format and include tenants	Addressed by memo and administrative process that includes larger postcards with graphics	Complete
11	Impact Fees	Initiated/on hold	TBD
12	Green building ordinance requiring bike storage lockers/electric vehicle plug-ins and renewable energy generators on public parking garages, exemption for alternative energy from SUP requirements	Part of a Council Adopted Action Plan - no longer in place. Policy direction will come from Phase II of the Master Plan update	2018
13	Sign Ordinance update including temporary, balloons and banners, advertising in recreation facilities and standard on-premise signs	Initiated	Title 18 Update
14	Detachment of certain parcels removed from the Reno SOI	Initiated	Summer 2017

Projects Completed in 2016		
1	TXT16-00002 (Post Construction Storm Water Quality Management) RMC 18.12.405 subsection (d)(1)	Adopted January 2016

2	TXT14-00004 (Recreational Uses in the Greenfield Neighborhood Plan)	Denied by City Council on March 9, 2016
3	TXT17-00001 (Boarding/Rooming House in Single Family Zones)	Adopted September 28, 2016