



MINUTES

Regular Meeting

Reno City Planning Commission

Thursday, June 8, 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	Charles Reno	326-8863
Ed Hawkins	326-8862	Troy Schneider	326-8858
Paul Olivas	326-8861	Kevin Weiske	326-8859

1 Pledge of Allegiance

The Pledge of Allegiance was led by Chair Gower.

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	
Charles Reno	Commissioner	Present	
Peter Gower	Chairman	Present	
Troy Schneider	Commissioner	Absent	

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

3 Public Comment

None

4 Approval of Minutes (For Possible Action)

4.1 Reno City Planning Commission - Regular - Apr 19, 2017 6:00 PM (For Possible Action) 6:01 PM

It was moved by Commissioner Weiske, seconded by Commissioner Johnson, to approve the April 19, 2017, minutes. The motion carried with five (5) in favor and one (1) abstention by Commissioner Olivas.

RESULT:	ACCEPTED [5 TO 0]
MOVER:	Kevin Weiske, Commissioner
SECONDER:	Mark Johnson, Vice-Chairman
AYES:	Weiske, Johnson, Hawkins, Reno, Gower
ABSTAIN:	Paul Olivas
ABSENT:	Troy Schneider

4.2 Reno City Planning Commission - Regular - May 3, 2017 6:00 PM (For Possible Action) 6:01 PM

It was moved by Commissioner Weiske, seconded by Commissioner Hawkins, to approve the May 3, 2017, minutes. The motion carried unanimously with six (6) members present.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Kevin Weiske, Commissioner
SECONDER:	Ed Hawkins, Commissioner
AYES:	Weiske, Johnson, Hawkins, Olivas, Reno, Gower
ABSENT:	Troy Schneider

4.3 Reno City Planning Commission - Workshop - May 8, 2017 5:30 PM (For Possible Action) 6:02 PM

It was moved by Commissioner Johnson, seconded by Commissioner Reno, to approve the May 8, 2017, minutes. The motion carried with five (5) in favor and one (1) abstention by Commissioner Weiske.

RESULT:	ACCEPTED [5 TO 0]
MOVER:	Mark Johnson, Vice-Chairman
SECONDER:	Charles Reno, Commissioner
AYES:	Johnson, Hawkins, Olivas, Reno, Gower
ABSTAIN:	Kevin Weiske
ABSENT:	Troy Schneider

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.**

- 6.1 Staff Report (For Possible Action): Case No. LDC17-00056 (The BOM-Shoppers Square) - A request has been made for a special use permit to allow for construction of a drive-through pharmacy facility. The ±11.15 acre site is located on the north side of Plumb Lane, east of South Virginia Street and west of Kirman Avenue in the Mixed Use/South Virginia Street Transit Corridor (MU/SVTC) zone. The site has a Master Plan Land Use Designation of Special Planning Area - South Virginia Transit Corridor. hrm This item was continued from the May 3, 2017 Planning Commission meeting. **[Ward 3]** 6:02 PM

Heather Manzo, Assistant Planner, presented the staff report.

Doug Wiele gave an overview of the project.

The Commissioners present disclosed that they visited the site and spoke with the applicant's representative.

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

Mr. Wiele confirmed for Commissioner Hawkins that they will do their best to accommodate his request that the two mature trees on the site not be removed.

Janelle Thomas, Acting Senior Civil Engineer, confirmed for Commissioner Johnson that they will be looking at the traffic circulation in this particular location for the modifications that are being made at this time.

Ms. Thomas confirmed for Commissioner Weiske that the access point on the north side will be more in compliance with current traffic standards for ingress and egress when it is moved.

Mr. Wiele confirmed for Commissioner Weiske that Waste Management has reviewed the proposed trash area.

Mr. Wiele confirmed for Commissioner Hawkins that if any asbestos is found during the assessment, it will be hauled away following regulatory requirements.

Commissioner Hawkins suggested the addition of a condition for construction and demolition hours.

Claudia Hanson, Planning Manager, confirmed for Commissioner Johnson that demolition is not part of the SUP. The addition of a condition for hours of operation would be only for construction of the drive-thru area.

It was moved by Commissioner Weiske, seconded by Commissioner Johnson, in the case of LDC17-00056 (The BOM-Shoppers Square), based upon compliance with the applicable findings, to approve the special use permit, subject to conditions, with the addition of Condition No. 10 limiting the hours for construction of the drive-thru to Monday through Friday from 7:00 a.m. to 6:00 p.m. and Saturday from 8:00 a.m. to 6:00 p.m. The motion carried unanimously with six (6) members present.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Kevin Weiske, Commissioner
SECONDER:	Mark Johnson, Vice-Chairman
AYES:	Weiske, Johnson, Hawkins, Olivas, Reno, Gower
ABSENT:	Troy Schneider

7 Public Hearings

7.1 Staff Report (For Possible Action): Case No. LDC17-00059 (Anytime Fitness - 50 W. Liberty St) - A request has been made for a special use permit to operate a fitness center between the hours of 11:00 p.m. and 6:00 a.m. The ±6,646 square foot tenant space is located on the first floor of a larger commercial/office tower located on the southwest corner of South Virginia Street and West Liberty Street within the Mixed Use/Downtown Reno Regional Center/California Avenue District (MU/DRRC/CALI) zone. The site has a Master Plan land use designation of Special Planning Area/Downtown Reno Regional Center Plan/California Avenue District. jdb [**Ward 1**] 6:24 PM

David Meiding, Basin Street Properties, gave an overview of the special use permit request to operate between the hours of 11:00 p.m. to 6:00 a.m. No street parking required for this project.

Jeff Borchardt, Associate Planner, presented the staff report.

The Commissioners present disclosed that they visited the site.

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

Mr. Meiding explained the parking access and security measures for Commissioner Hawkins.

It was moved by Commissioner Reno, seconded by Commissioner Hawkins, in the case of LDC17-00059 (Anytime Fitness - 50 W. Liberty St.), based upon compliance with the applicable findings, to approve the special use permit, subject to conditions. The

motion carried unanimously with six (6) members present.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Charles Reno, Commissioner
SECONDER:	Ed Hawkins, Commissioner
AYES:	Weiske, Johnson, Hawkins, Olivas, Reno, Gower
ABSENT:	Troy Schneider

7.2 Staff Report (For Possible Action - Recommendation to City Council): Case No. LDC17-00044 (The Cottages at Comstock Zoning Map Amendment) - A request has been made for a zone change from ±34.8 acres of Single Family Residential - 6,000 square foot minimum (SF6), ±2.97 acres of Industrial (I), and ±1.29 acres of Single Family Residential - 15,000 square foot minimum (SF15) to ±33.35 acres of Single Family Residential - 4,000 square foot minimum (SF4), ±2.69 acres of Single Family Residential, 15,000square foot minimum (SF15)and 3.02 acres of Single Family Residential, 6,000 square foot minimum (SF6). The ±39.06 acre subject site is comprised of five parcels located west of Comstock Drive and northeast of the Union Pacific rail line. The site has Master Plan land use designations of Single Family Residential and Mixed Residential. jdb [Ward 4] 6:34 PM

John Krmptic, KLS Design Group, gave an overview of the project and clarified that this is not an intensification of a project.

Loren Chilson with Traffic Works presented the trip range comparison for existing zoning and proposed zoning.

Jeff Borchardt, Associate Planner, presented the staff report and stated the applicant has proposed a change that removes the rock outcroppings from the request so the past open space discussion is no longer relevant.

The Commissioners present disclosed that they visited the site and spoke with applicant's representative. Commissioner Olivas was absent from the previous Planning Commission meeting but has watched the video and read the minutes.

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

Bill Kennedy, 235 Ridgestone Drive, discussed concerns regarding traffic on Comstock and sewer capacity.

Steve Thomas, 3035 Comstock Drive, discussed traffic safety issues.

Darrell Simmons, resident and Reno Firefighter, discussed ingress and egress concerns.

Kristy Harris, 235 Boxer, discussed traffic safety issues.

Bonnie Kennedy, 60 Greenstone Drive, discussed traffic and sewer capacity issues.

Jim Hill, Greenstone Circle, discussed traffic concerns.

Susie Hill expressed concern regarding the potential impact the zone change would have on other areas.

Richard Gebhart, 220 Redstone Drive, discussed traffic issues.

Gwen Schonkwiler, 3035 Comstock Drive, discussed concerns regarding the truck traffic that will be required for soil removal and replacement.

Don Kennedy, 60 Greenstone Drive, discussed traffic concerns.

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

Commissioner Weiske asked the applicant's representative to address the concerns that the public raised.

Mr. Krmptic explained that they have an easement from the railroad that will become the extension of the sewer capacity to this site. They have a provision for a long-term connection to the north. They also met with the state and have a plan for plenty of roadway capacity on Comstock under the McCarran bridge. The plan includes a bike lane and the sloped pavement that comes down to the pillars needs to be pulled back for the sidewalk section under the bridge. The applicant has received comments from the railroad and they know there will be some mitigation needed for that crossing.

Mr. Chilson discussed the overall trip generation. The existing zoning on that site right now already allows for and assumes 3,000 daily trips and that is what they are proposing. They recognize it is a significant increase but that is what is allowed by zoning. They have completed a traffic engineering study that shows the volumes on Comstock will be under the city standard for roadways that have driveways. The applicant has offered to widen that roadway several feet to meet the City of Reno collector standards.

Janelle Thomas, Acting Senior Civil Engineer, explained for Chair Gower that Planning staff works with the Public Works Department to provide mitigation strategies or develop

safety measures that may need to be implemented into certain roadways. This project proposes improvements to the roadway to meet current traffic and safety standards.

Mr. Borchardt further explained that the project proposed improvements along Comstock will be submitted with a development proposal.

Mr. Chilson explained for Commissioner Hawkins the trip generation calculation used for different development scenarios.

Mr. Chilson explained for Chair Gower that the intersection of Comstock and Virginia is currently at a level of service C. With the increase in traffic it would go to a level of service D, which is still an acceptable level of service.

It was moved by Commissioner Johnson, seconded by Commissioner Weiske, in the case of LDC17-00044 (The Cottages at Comstock Zoning Map Amendment), based upon compliance with the applicable findings, to recommend that City Council approve the zoning map amendment by ordinance. 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:	Kevin Weiske, Commissioner
AYES:	Weiske, Johnson, Olivas, Reno, Gower
NAYS:	Ed Hawkins
ABSENT:	Troy Schneider

8 Discussion and possible initiation to amend RMC Title 18 regarding public notice requirements for Master Plan adoption. (For Possible Action)

8.1 Staff Report (For Possible Action): Discussion and possible initiation to amend RMC Title 18 regarding public notice requirements (recommendation is to require notice by publication as required by state law) when an existing City Master Plan is repealed and a new City Master Plan is adopted. 7:53 PM

Sienna Reid, Senior Planner, presented the staff report seeking the initiation of an amendment to Title 18.

It was moved by Commissioner Weiske, seconded by Commissioner Hawkins, to uphold staff recommendation. The motion carried unanimously with six (6) members present.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Kevin Weiske, Commissioner
SECONDER:	Ed Hawkins, Commissioner
AYES:	Weiske, Johnson, Hawkins, Olivas, Reno, Gower
ABSENT:	Troy Schneider

- 9 Recommendation to City Council for Appointment to the Truckee Meadows Regional Planning Commission from the following members of the Reno City Planning Commission: Peter Gower, Ed Hawkins, Mark Johnson, Paul Olivas, or Troy Schneider.**

It was moved by Commissioner Weiske, seconded by Commissioner Reno, to recommend the City Council reappoint Chair Gower and appoint Commissioner Hawkins to the Regional Planning Commission. The motion carried unanimously with six (6) members present.

10 Truckee Meadows Regional Planning Liaison Report

Commissioner Reno noted there will be a Regional Planning Commission meeting in a couple of weeks.

11 Staff Announcements

- 11.1 Report on status of Planning Division projects.
- 11.2 Announcement of upcoming training opportunities.
- 11.3 Report on status of responses to staff direction received at previous meetings.
- 11.4 Report on actions taken by City Council on previous Planning Commission items.
7:56 PM

Claudia Hanson, Planning Manager, announced the following: John Marshall, was appointed to the Planning Commission to replace Commissioner Reno to begin in July; June 21st Planning Commission meeting is dedicated to the Stonegate project; Adult Businesses ordinance will be presented to stakeholders on June 22.

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

Commissioner Hawkins noted they are still waiting for sustainability package update.

13 Public Comment

None

14 Adjournment (For Possible Action)

The meeting was adjourned at 8:05 p.m.