



MINUTES
Regular Meeting
Reno City Planning Commission

Thursday, July 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 Gower led the Pledge of Allegiance.

2 Roll Call

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

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

3 Public Comment

None

4 City Council Liaison Reports

None

5 Public Hearings

- 5.1 Staff Report (For Possible Action): Case No. LDC18-00089 (North Valleys Commerce Center Phase IV) - A request has been made for special use permits to allow for: a) grading with cuts in excess of 20 feet in depth and fills in excess of ten feet in height; b) disturbance of a major drainageway, and c) alternative building orientation to accommodate a ±1,356,685 square foot industrial/warehouse development. The ±94.6 acre site is located on the south side of North Virginia Street, ±2,000 feet southwest its intersection with Stead Boulevard. The site is within the Mixed Use/North Virginia Transit Corridor (MU/NVTC) zones and has an Industrial Master Plan land use designation. njg [Ward 4] 6:03 PM - *Item Pulled*

This item was pulled and will be re-noticed.

- 5.2 Staff Report (For Possible Action): Case No. LDC18-00056 (Project Progress) – A request has been made for a special use permit to allow for the development of a ±200,200 square foot industrial building and site improvements that will result in: 1) cuts in excess of 20 feet in depth and fills in excess of ten feet in height; and 2) disturbance of a major drainageway. The ±32.99 acre site is located on the south side of North Virginia Street, ±900 feet east of its intersection with Stead Boulevard within the Mixed Use/North Virginia Street Transit Corridor (MU/NVTC) zoning district. The site has a Master Plan land use designation of Industrial (I). This request is pending possible adoption of a zoning map amendment from MU/NVTC to Industrial (I). hrm [Ward 4] 6:04 PM

Michele Rambo, Rubicon Design Group, gave an overview of the project. (PowerPoint presentation on file)

Heather Manzo, Assistant Planner, presented the staff report. Public comments received were generally from people in the residential area east of the project regarding nighttime operations. The proposed construction hours are limited to normal construction hours during the day.

Commissioner Marshall had no disclosures. Commissioner Griffith disclosed that she met with staff. Chair Johnson disclosed that he visited the site and received an email. Commissioners Hawkins, Weiske, and Gower disclosed that they visited the site and 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. Manzo confirmed for Commissioner Weiske that the drainageway on the northeast side of the property will not be impacted.

Shawnee Dunagan, Associate Civil Engineer, explained for Commissioner Weiske that the applicant is not proposing any retention or detention facilities and they are doing all mitigation for their impacts on-site. She also explained that the pipes under the truck access road will be sized accordingly to regulate the flow at the current velocity and flow amount. Energy dissipation structures can be installed if needed to slow the flow.

Tom McCary, Scannell Properties, explained for Commissioner Gower that the project is over parked to accommodate incoming and outgoing shift overlap.

Ms. Manzo identified for Commissioner Gower the truck parking and employee parking and the landscaping for the site. This meets the drainage requirements.

Ms. Dunagan confirmed for Commissioner Gower that the applicant did account for all impervious surfaces in their drainage study.

Ms. Manzo explained for Commissioner Gower that for parking areas they are required to provide landscaped island areas. Landscaping would need to be incorporated in the parking areas for trucks.

Derek Wilson, Rubicon Design Group representing the applicant, explained that expanding parking will prevent parking spillover in the neighborhood. He also confirmed for Commissioner Gower that the applicant will comply with code.

Sienna Reid, Senior Planner, read code section regarding landscaping and parking requirements. That has not been conditioned as it is required by code.

Ms. Rambo explained for Commissioner Griffith that cooler temperatures are needed to pour concrete. This construction will be happening during the fall and winter months so they will not have heat issues preventing day time pouring.

Chief Cochran, Reno Fire Chief, explained for Commissioner Hawkins that the concern they expressed in the report is that they have experienced a consistent rise in call volume over the years. He also stated that as plans come in they would recommend some sort of clearance with defensible space around the building rather than native grasses or bushes.

Ms. Manzo confirmed for Chair Johnson that the proposed wall is meeting setback requirements from the high point during the 100 year flood event.

Ms. Dunagan further explained that retaining walls are permitted structurally.

John Browning, Tectonics, spoke regarding the wall and drainage plans.

Ms. Dunagan explained for Commissioner Hawkins that they are trying to configure their sewer to tie in to the North Valleys Commerce Center which eventually will be pulled over to Truckee Meadows Water Reclamation Facility (TMWRF).

Janelle Thomas, Senior Civil Engineer, explained that the sewage treatment requirements for this type of facility is a relatively low volume process. It will be a low volume of sewage for this particular facility.

Mr. McCary stated that he does not have the number of employees that will be employed at this facility.

Mr. McCary explained for Commissioner Marshall that they are currently analyzing the sewer options and cannot agree to a condition to tie in to TMWRF.

Commissioner Weiske discussed a point of order stating that they are looking at cuts and fills and disturbance of a major drainageway tonight.

Commissioner Marshall disagreed stating that they still have to make all of the findings for the special use permit.

Ms. Manzo stated that the sewer generation would be approximately 60,000 gallons per day. She also discussed that staff does not recommend that a condition to require sewer to be sent to TMWRF. Should the development further to the east not take place there would not be a connection to TMWRF. There is adequate capacity at this time to serve this project at the Reno-Stead facility.

Ms. Rambo confirmed for Commissioner Hawkins that they have designed the site designed to include the right-of-way. She also discussed that grading and stated that truck noise will be buffered by the slope and there is no risk of this project impeding the privacy of the neighboring mobile home park residents.

Ms. Rambo confirmed for Commissioner Hawkins that if there is a line of site issue, the egress will be redesigned.

Ms. Reid explained for Commissioner Gower that they do encourage major employers to implement trip reduction programs and why staff has not suggested a trip reduction program be implemented with this project.

Ms. Manzo confirmed that there are transit services on the north side of the freeway on

Stead Blvd.

Commissioner Gower stated that he would like to see a condition related to trip reduction.

It was moved by Commissioner Gower, in the case of LDC18-00056 (Project Progress), based upon compliance with the applicable findings, to approve the special use permit, subject to conditions with the addition of a condition for a voluntary employee trip reduction program that the Regional Transportation Commission (RTC) will help to implement.

Commissioner Hawkins stated that he cannot vote in favor of the motion without a condition regarding the sewer going to TMWRF is a connection is available. Without that condition he cannot make finding c.

Commissioner Marshall agreed with Commissioner Hawkins on the need for a sewer condition.

Chair Johnson asked staff to explain why they do not recommend adding the suggested sewer condition.

Ms. Thomas explained that the final permit stage would be the most appropriate time for the sewer route to be determined. By adding a condition now, it may not end up being the most appropriate path to sewer the project once the final project is presented.

Ms. Reid also explained that the projects being discussed have not been brought forward to the Planning Commission yet. While we will continue to work toward the possibility of the sewer going to TMWRF, we do not want to hamstring this project.

Chair Johnson stated that the way he understands the proposed condition is that at the point of the will serve letter or the final design, the sewer would go to TMWRF if the connection is available. He also stated that he is not sure how that works as a condition because if it is available, it may not be feasible.

Ms. Thomas expressed concern with the language "if available". Who has the authority to make that final decision? The final determination for where sewage flows are anticipated to be connected is typically determined at the final design phase. If the opportunity does present itself as viable to sewer to TMWRF then we will push them in that direction.

Greg Salter, Deputy City Attorney, stated there needs to be an essential nexus between an

added condition and the purpose of the special use permit. The applicant has the right to build the warehouse. The only reason for the special use permit under our code is the disturbance of the drainageway and the grading. While we need to make all of the findings, they need to be limited to the impact of the purpose of the special use permit. If the grading or the drainageway have a significant impact on sewer then you may have trouble making the finding but otherwise you may be requiring a condition that is not allowed because they already have the right to build.

Chair Johnson asked Commissioner Gower if he wanted to re-state or change his motion after hearing discussion.

Commissioner Gower stated that his motion is the same as stated previously.

The motion was seconded by Commissioner Weiske. The motion carried with four (4) in favor and two (2) oppositions by Commissioners Hawkins and Marshall.

RESULT:	APPROVED [4 TO 2]
MOVER:	Peter Gower, Commissioner
SECONDER:	Kevin Weiske, Commissioner
AYES:	Kevin Weiske, Mark Johnson, Britton Griffith, Peter Gower
NAYS:	Ed Hawkins, John Marshall
ABSENT:	Paul Olivas

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 **Resolution No. :** Staff Report (For Possible Action - Recommendation to City Council): Resolution No. 09-17 Case No. LDC18-00025 and LDC18-00037 (Daybreak Master Plan and PUD Zoning Map Amendments) - DESCRIPTION IS LISTED BELOW. **[Ward 3] 7:07 PM**

A request has been made to establish a Planned Unit Development (PUD) on a ±979.4 acre site to include 4,700 residential units, associated public facilities, open space and commercial development. The request includes: 1) a Master Plan amendment to change the existing land use designation on 11 parcels totaling ±979.4 acres from ±89.4 acres of Mixed Neighborhood, ±70.2 acres of Single Family Neighborhood, ±25.3 acres of Large Lot Neighborhood, ±734 acres of Unincorporated Transition, and ±60.5 acres of Parks, Greenways and Open Space to ±307.3 acres of Single Family Neighborhood, ±175.5 acres of Suburban Mixed Use, ±20.7 acres of Multifamily Neighborhood, ±219.9 acres of Mixed Neighborhood, and ±256 acres of Parks Greenways and Open Space; 2) a zoning

map amendment to amend the existing zoning designations from ±217.5 acres of Planned Unit Development-Butler Ranch, ±13.7 acres of Specific Planned District-Alexander Specific Plan (SPD), ±23.6 acres of Large Lot Residential-1 acre (LLR1), ±147.3 acres of Large Lot Residential-2.5 acres (LLR2.5), and ±577.3 acres of Unincorporated Transition-40 acres (UT40) to ±979.31 acres of Planned Unit Development-Daybreak and ±0.09 acres to Single Family-6,000 square feet (SF6); and 3) tentative approval of the associated Planned Unit Development Handbook. The project site is generally located north of South Meadows Parkway, south of Mira Loma Drive, west of the eastern Reno City boundary, and east of Washoe County Huffaker Hills Open Space, Reggie Road, and Hombre Way. This project is of Regional Significance for: Housing not less than 625 units, Sewage not less than 187,500 gal/day, Water usage not less than 625 acre feet per year, Traffic not less than 6,250 trips daily, Student population (K-12) not less than 325 students and a transmission line that carries more than 60 kilovolts.

Andy Durling, Wood Rodgers, gave an overview of the project. (PowerPoint presentation attached and video was presented.)

Brook Oswald, Associate Planner, presented the staff report. He noted that the suggested motions have been revised to reflect the current staff report format. He also reviewed information included in a memo dated July 18, 2018 regarding recommended clarifications to the handbook.

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

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

Kimberly Rhodemeyer discussed concerns regarding flooding and mercury contamination in the Steamboat Creek Floodplain.

Lori Wray, Scenic Nevada, discussed concerns regarding sign controls and requested that Daybreak be required to limit all commercial signs to 8' monument signs.

Mike Trudell expressed support for this development.

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

(Chair Johnson called for a recess at 7:58 p.m. The meeting resumed at 8:11 p.m.)

Mr. Durling discussed for Commissioner Hawkins a number of items addressed in the District Health Department's letter that are already addressed in the PUD.

Mr. Durling explained for Commissioner Weiske that the Daybreak Handbook is set up to have a residential cap of 4,700 units. Whether or not the product types change, the cap will not change. He also confirmed that the cap number is what staff will use for calculation related to infrastructure needs. He reviewed traffic options and confirmed that the landscape medians would be maintained by the homeowners association for Daybreak.

There was discussion regarding affordable housing and Mr. Durling explained for Commissioner Gower their overall strategy for affordability. He also confirmed for Commissioner Gower that the minimum density requirement built into the PUD will replace regulatory mechanisms to provide affordability assurance.

There was also discussion regarding the work being done to develop a land/housing trust.

Mr. Durling confirmed for Commissioner Gower that the energy codes will be met.

Mr. Durling explained for Commissioner Griffith the mercury testing that was done and the action plan that has been approved by the Nevada Division of Environmental Protection (NDEP).

Mr. Durling reviewed for Commissioner Weiske the sign requirement portion of the handbook.

Ms. Thomas confirmed for Commissioner Gower that the hydrology report submitted with this application integrated the latest information that is available from the work done by the Regional Transportation Commission (RTC). The RTC's CLOMAR application did contemplate all of the flood modeling that was done through the flood project.

Mr. Oswald and Mr. Durling discussed park requirements and planned programmed park space in response to questions from Chair Johnson.

Mr. Durling confirmed for Chair Johnson that the applicant is okay with the concept of super pads as recommended by staff.

Greg Salter, Deputy City Attorney, confirmed for Commissioner Marshall that they will look into the language for Condition No. 2 in the July 18th memo to address his concern regarding the PUD not being enforced after 20 years.

Commissioner Gower stated that the information presented showing the compatibility of the project with the master plan was valuable. The Daybreak PUD has tried to align with the goals and policies that we worked so hard to develop. He expressed concern regarding the affordability and energy efficiency pieces of the project. He stated that he likes the affordable by design concept and achieving the missing middle housing but questioned the \$500 per unit piece. He also stated that he would like to see more assurance related to energy efficiency rather than just relying on code to make that finding.

Commissioner Weiske thanked city staff and the applicant for their work and stated that the workshop in May regarding this project was extremely helpful. His biggest concern is the traffic into Rio POCO and hopes not all the traffic from the development will be on Rio POCO. The applicant has done a good job in providing additional options and taking input from the community. He expressed appreciation for the answers regarding affordable housing and hoped the City Manager and legal staff find out more about the \$500 per unit before making a final decision.

Commissioner Griffith agreed with statements made and stated that it was helpful to see the community engagement. She also liked the creativity of the applicant to make a sustainable solution.

Chair Johnson stated that he had concerns about this project initially and that the PUD is the way to ensure it is developed in a way that works. Staff did a great job identifying concerns and ensuring that code requirements are met.

Mr. Salter addressed some changes to be made. On page 14, Item 2.3, the schedule that addressed the \$500, we need to add language stating that it would be contributed to the City of Reno Housing Trust Fund or designee. On Page 33 where it discusses the building of the 11 acre park, the agreement we are negotiating right now has a different time frame than what is in the Handbook so we would like to coordinate the Handbook with the agreement.

Commissioner Gower asked if the other Commissioners were comfortable with finding d regarding energy efficiency of the buildings.

Chair Johnson discussed the potential impact of more energy efficiency requirements on the initial cost of the project and would be hesitant to add more conditions.

Commissioner Gower suggested that maybe the applicant would be interested in contributing to a housing retrofit pot that would improve the affordability of existing homes in the region.

Commissioner Weiske stated that energy code seems to be changed and modified regularly so he is comfortable leaving it the way it is.

It was moved by Commissioner Gower, seconded by Commissioner Weiske, in the case of LDC18-00025 (Daybreak MP Amendments), to adopt the Master Plan Amendment by resolution No. 09-17 and recommend that City Council approve the Master Plan Amendment because it meets all applicable statutory and code requirements, subject to conformance by the Regional Planning Agency.

Commissioner Marshall stated that he cannot make finding 1 and will not be supporting the motion. We are moving ahead with this Master Plan and PUD prior to four critical agreements, one of which is the agreement that has to do with addressing affordable housing. He also found it troubling that they are not following staff's preference for having affordable housing on site and instead adopting an in lieu fee for a land trust. He also has concerns about the hydrology modeling.

Chair Johnson clarified that finding 1 is for the zoning map amendment and they are currently voting on the Master Plan Amendment.

Commissioner Marshall stated that the same findings apply to the adherence to the goals and policies of the Master Plan, which would be finding 4.

The motion carried with five (5) in favor and one (1) opposition by Commissioner Marshall.

RESULT:	APPROVED [5 TO 1]
MOVER:	Peter Gower, Commissioner
SECONDER:	Kevin Weiske, Commissioner
AYES:	Weiske, Johnson, Hawkins, Griffith, Gower
NAYS:	John Marshall
ABSENT:	Paul Olivas

Motion: Motion to recommend Council adopt the ordinance to amend the zoning map, and tentative approval of the proposed handbook 9:23 PM

Ms. Reid discussed the concern raised regarding the language of Condition No. 2 in the July 18th memo and recommending removing the second sentence and expanding the first sentence so the development and build out of Daybreak ultimately will be dependent on market conditions and this PUD shall have a 20 year completion time frame. There are also a variety of recommended changes in the staff report and recommended changes put on record by Legal Counsel.

It was moved by Commissioner Gower, seconded by Commissioner Weiske, in the case of LDC18-00037 (Daybreak PUD ZM Amendment and Tentative Approval of the Handbook), based upon compliance with the applicable findings and with the clarifications that were provided and the assurances during discussion regarding finding d, and the evolving nature regarding l that staff and City Council will work out, to recommend the City Council adopt by ordinance the Zoning Map Amendment as requested in the staff report and tentatively approve the proposed Handbook by Minute Order, subject to conditions, including everything presented tonight and summarized by staff, effectively only upon a determination of conformation by Truckee Meadows Regional Planning Commission. The motion carried with five (5) in favor and one (1) opposition by Commissioner Marshall.

RESULT:	APPROVED [5 TO 1]
MOVER:	Peter Gower, Commissioner
SECONDER:	Kevin Weiske, Commissioner
AYES:	Weiske, Johnson, Hawkins, Griffith, Gower
NAYS:	John Marshall
ABSENT:	Paul Olivas

7 Truckee Meadows Regional Planning Liaison Report

Commissioner Hawkins reported that the Master Plan Amendment for Mountain View Mixed Residential was approved, as well as 4855 Echo Avenue. The next meeting will be on August 8th.

Commissioner Gower stated that the TMRPA has their affordable housing consultant in town August 6-8 and they are hosting open houses at their office.

8 Discussion and possible initiation to amend RMC Title 18 regarding signs for drive-through facilities (For Possible Action)

Sienna Reid, Senior Planner, stated that this agenda item was requested asking for action to initiate work on Title 18 regarding signs for drive-thru facilities.

Public Comment: Lori Wray, Scenic Nevada, stated that they hope there are public workshops regarding this issue so they can be part of the process.

Commissioner Weiske stated that the reason he asked for this item is so that when we have an opportunity to create less light pollution by using newer technology, we should be able to use it as another tool to look at to be respectful to the entire community. He would like to have a workshop and invite the public to participate but does not want the process to take three to five years.

Ms. Reid discussed how a potential amendment to address drive through signage would relate to

the overall code update. The amendment for possible initiation would be targeted and address under what conditions digital could be appropriate in prohibited locations if signage conditions are improved. She also explained that City Council heard the McDonald's sign variance appeal yesterday. They continued the item depending on the outcome of this item tonight and indicated that if the Planning Commission does not chose to initiate an amendment they would be willing to do so.

It was moved by Commissioner Weiske, seconded by Commissioner Gower, to initiate an amendment to Title 18 regarding signs for drive through facilities. The motion carried unanimously with six (6) commissioners present.

9 Staff Announcements

- 9.1 Report on status of Planning Division projects.
 - 9.2 Announcement of upcoming training opportunities.
 - 9.3 Report on status of responses to staff direction received at previous meetings.
 - 9.4 Report on actions taken by City Council on previous Planning Commission items.
- 9:55 PM

Sienna Reid, Senior Planner, reviewed actions taken by City Council on cases seen by the Planning Commission. Ordinance adoptions: Echo Avenue Zoning Map Amendment, Rancharrah PUD Amendment, Mountain View Zoning Map Amendment, Fuse 44 Zoning Map Amendment, and Project Progress Zoning Map Amendment were all ordinances adopted by Council. With additional acoustical analysis, the Logisticenter Phase II amendment to conditions of approval to allow for 24 hour operations was approved. There was condition of approval added by the Council for additional walls on the east side of Lemmon Drive. There was a continuation of the appeal for the McDonald's variance and special use permits.

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

None

11 Public Comment

None

12 Adjournment (For Possible Action)

The meeting was adjourned at 9:56 p.m.