



**MINUTES**  
**Regular Meeting**  
**Reno City Planning Commission**

**Thursday, June 29, 2017 • 6:00 PM**

**Reno City Council Chamber, One East First Street, Reno, NV 89501**

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

**1 Pledge of Allegiance**

The Pledge of Allegiance was led by Commissioner Reno.

**2 Roll Call**

<b>Attendee Name</b>	<b>Title</b>	<b>Status</b>	<b>Arrived</b>
Kevin Weiske	Commissioner	Present	
Mark Johnson	Vice-Chairman	Absent	
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 6:02 PM.*

**3 Public Comment**

Danny Cleous discussed annexation concerns.

Denise Ross discussed concerns regarding Swan Lake. A staff report from Washoe County Board Meeting dated January 13, 2015, was presented to the Reno Planning Commission.

Tammy Holt-Still discussed concerns regarding Swan Lake flooding and sewer treatment.

Leona Galau discussed concerns regarding North Valleys development and flooding.

Hector Vanegas discussed concerns regarding development in the North Valleys

Sandra Mitchell discussed concerns regarding development in Cold Springs.

Diane Campbell discussed concerns regarding rent increases.

Kenji Otto discussed concerns regarding development in Cold Springs.

#### **4 Public Hearings**

- 4.1 **Resolution No.** : Staff Report (For Possible Action - Recommendation to City Council): Resolution No. 06-16 Case Nos. LDC17-00008 & LDC17-00009 (Stonegate Master Plan and PUD Zoning Map Amendments) - A request has been made for a Planned Unit Development (PUD) that includes ±4,135 residential units and associated public facilities, open space and commercial development. This request includes: 1) possible adoption and recommendation to the City Council regarding a Master Plan Amendment from ±821.93 acres of Industrial, ±118.59 acres of Unincorporated Transition, ±412.34 acres of Single Family Residential and ±25.14 acres of Urban Residential/Commercial to ±27 acres of Urban Residential/Commercial, ±838 acres of Mixed Residential, ±160 acres of Single Family Residential and ±353 acres of Parks/Recreation/Open Space; and 2) recommendation regarding a zoning amendment from ±821.93 acres of Industrial Commercial (IC), ±118.59 acres of Unincorporated Transition-40 Acre (UT40), ±412.34 acres of Single Family Residential-1 acre (LLR1), and ±25.14 acres of Arterial Commercial (AC) to PUD which includes possible tentative approval of a PUD Handbook establishing land use and zoning standards and requirements for the project. The ±1,378 acre site is located southwest of the US-395/White Lake Parkway interchange, south of the US-395/Frontage Road and east of Sto Lat Lane. This request is considered a Project of Regional Significance for: (a) housing (exceeds 625 units), (b) traffic (exceeds 6,250 average daily trips), (c) water use (exceeds 625 acre feet per year), (d) sewage (exceeds 187,500 gallons per day) and student population (exceeds 325 students). vak/hrm [**Ward 4**] 6:28 PM

Angela Fuss, Lumos & Associates on behalf of the applicant, gave an overview of the project. Details of the project overview are included in the PowerPoint presentation on file.

Loren Chilson, Traffic Works, addressed the roadway improvements portion of the project presentation.

The following staff members presented portions of the staff report to the Planning Commission (PowerPoint presentation attached): Vern Kloos, Senior Planner; Sienna Reid, Senior Planner; Janelle Thomas, Acting Senior Civil Engineer; and Heather Manzo, Assistant Planner.

Mr. Kloos stated that the issues staff has with the proposed master plan amendment are related to traffic, industrial property, and housing balance policies.

Ms. Reid discussed the Housing & Employment Policies in relation to this project. A wider variety of housing is needed and the current proposal would increase the significant oversupply of detached single family homes. Based on results of a recent employment study, we need to continue to protect industrial lands and consider increasing the amount of land for industrial uses over time. The Stonegate proposal would convert approximately 820 acres of industrial land to other uses.

Ms. Thomas discussed the traffic issues and improvements required for this project. She also discussed the existing and proposed water systems and the sanitary sewer and effluent systems. Exhibit 2 in staff report includes recommended engineering conditions for incorporation into the PUD Handbook.

Mr. Kloos discussed major drainageways. Exhibit 3 in the staff report includes over 20 issues staff feels need to be addressed in the PUD Handbook.

Ms. Manzo discussed public safety, school sites, and park sites section of the presentation. The staff report includes language recommendations for the handbook as alternatives to the information currently provided by the applicant. Based on the materials in the staff report and based on the master plan considerations, staff is recommending that the Planning Commission deny the master plan amendment and recommend denial to the City Council. Staff is also recommending that the zoning map amendment and PUD handbook be denied.

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

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

Cathy Carroll discussed traffic and emergency response concerns.

Nathan Rosenbloom agreed with the issues outlined in the staff report.

Tammy Holt-Still discussed flooding concerns.

Steven Ficarrota discussed the need to address current issues before bringing in more problems.

Louie Biara spoke in support of the work by police and fire services and stated that if Stonegate is like Woodland Village he is all for it. He also discussed concerns regarding how reclaimed water will be used.

Amanda Thieband Horn submitted a comment card but was not present when called to speak.

Jeanne Lattanzia discussed the need for development to be planned with respect for lifestyle.

Carmelina Norton submitted a comment card but did not wish to speak.

Tim Young discussed water and flooding concerns.

Ray Lake discussed traffic concerns.

Denise Ross agreed with comments by Jeanne Lattanzia.

*(Chair Gower absent at 8:22 p.m. and returned at 8:25 p.m.)*

Frank Schenk discussed concerns regarding traffic and environmental impacts.

Barbara Owen discussed concerns regarding water issues.

Danny Cleous discussed concerns regarding infrastructure issues.

Donald Black discussed concerns regarding development farther away from Reno.

James Kozera discussed concerns regarding traffic issues.

Jenna O'Neil discussed concerns regarding infrastructure issues.

*(Commissioner Hawkins absent at 8:39 p.m. and returned at 8:42 p.m.)*

Victoria Edmonson-Andrews discussed concerns regarding traffic and other issues.

Robert Green discussed water, traffic, and sustainability issues.

Iris Smith discussed the need to address current problems before considering approval of this development.

Leona Galau discussed concerns regarding traffic issues.

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

CHAIR GOWER CALLED FOR A RECESS AT 8:57 P.M. THE MEETING RESUMED AT 9:10 P.M.

Mr. Chilson responded to questions from Commissioner Reno regarding the results of the traffic analysis.

Mr. Chilson confirmed for Commissioner Olivas the existing average daily trips (ADT) on 395 at Golden Valley is 70,000 ADT a.m. peak. There would be an increase in ADT with this project but it would be less than the existing zoning.

Sondra Rosenberg, NDOT, responded to Commissioner Reno's questions regarding Old 395/Virginia Street and stated that there are no plans at this point to widen Virginia Street.

Commissioner Weiske asked what NDOT's position is on the abandonment of the frontage road along 395 in phase I or II.

Jae Pullen, NDOT, responded to Commissioner Weiske that it is hard to answer that without full knowledge of the plan for the project.

Richard Oujevolk, NDOT, explained that they are working with the developer regarding details of the frontage road. Right now at the zoning point there are no red flags and they are able to continue working with the developer.

Ms. Rosenberg explained for Commissioner Weiske that Virginia Street north of Parr is the City's and south is NDOT's. She does not believe either entity plans on widening that road.

Commissioner Weiske asked if the proposed round-a-bouts appear to be adequate and who will pay for them at different phases of the expansion.

Ms. Thomas explained that threshold improvements will be constructed and paid for by the development.

Dan Doenges, Planning Manager with Regional Transportation Commission (RTC), confirmed for Commissioner Weiske that there are no plans in the current Regional

Transportation Plan (RTP) to widen North Virginia Street.

Ms. Fuss explained for Commissioner Olivas that the first Certificate of Occupancy will be in about three years.

Commissioner Olivas noted there would be a two year gap before there would be any relief at the Spaghetti Bowl.

Ms. Thomas explained for Commissioner Reno that they have not received final mapping for the Evans Ranch and Silver Star projects. She also confirmed that it is possible those projects could begin building before the Stonegate project.

Dave Cochran, Fire Chief, confirmed for Chair Gower that they do respond to urban-type fires as well as wildland fires. He also explained the response procedures and personnel requirements for wildland fires adjacent to an urban area.

Chief Cochran explained for Commissioner Weiske that the goal is to have a four person engine in a finished fire station. The best location is on the south side of the project adjacent to the freeway.

Chief Cochran responded to Commissioner Weiske stating that the closest fully manned Reno Fire Station is Station 9 on Stead Blvd. Response times to this development would be approximately 14 minutes from Station 9. This area cannot adequately be served with the existing stations.

Chief Cochran stated for Commissioner Weiske that they would be able to fully staff a fire station once the project is at about 40% buildout.

Chief Cochran confirmed for Commissioner Reno that they would require sprinklers in the houses until there is a fully staffed fire station.

Chief Cochran explained for Commissioner Weiske they would want the fire station to be on the south side of the freeway within the PUD it would be built to serve.

Chief Cochran explained for Commissioner Weiske that they have a cooperative agreement in place and this area falls in the designated automatic aid area of the county.

Ms. Fuss explained the process to develop the project for Commissioner Hawkins and confirmed that the first phase of homes will be required to have fire sprinklers installed. If a station is not constructed before that time.

Ms. Manzo confirmed for Commissioner Weiske that the language in the staff report regarding fire protection is what staff recommends to be incorporated into the Handbook. The language also covers a few options for funding mechanisms because those have not been identified and agreed to at this time.

Chief Cochran explained for Chair Gower that with the current zoning their long term outlook would include a truck company in the North Valleys somewhere.

Chief Cochran explained for Commissioner Olivas that the current automatic aid agreement is for fires only.

Ms. Rosenberg explained for Commissioner Hawkins that they have not heard anything yet on the federal grant application that was submitted for the Lemmon and 395 interchange.

Mac Venzon, Deputy Police Chief, explained for Commissioner Weiske that their thresholds are set based on the number of people in an area as opposed to the number of dwelling units. With about 2,800 residents estimated for Phase I, two to three officers would need to be assigned to that area. Commissioner Weiske asked if RPD has the resources to staff that in the next three to five years and Deputy Venzon replied no. RPD would need to shift resources from other areas based on call volume to provide service to this area.

John Enloe, Truckee Meadows Water Authority (TMWA), explained for Chair Gower that TMWA would be the primary water supplier to this property regardless of whether it is the existing industrial zoning or the proposed master plan. He also explained that TMWA now owns and operates a water supply project that was constructed by ?? Water Company. There is 8,000 acre feet of water available for new development within the Lemmon Valley/Stead/Cold Springs area which is roughly equivalent to 20,000 homes.

Ms. Thomas explained for Chair Gower that since the city does not have a water system we would not be responsible for the system maintenance costs. The nearest sewer facility in that area is owned and operated by Washoe County. Those maintenance costs would be incorporated into the rate structure for each utility that would be providing service.

Dwayne Smith, Director of Engineering for Washoe County, explained for Commissioner Weiske that their facility plan for the Cold Springs area includes Stonegate and they have the capacity right now to handle the first phase of development. He also explained that they collect connection fees from new developments to pay for capacity improvements to handle the treatment for those new developments.

Mr. Smith responded to Commissioner Weiske's comments regarding effluent and stated that they do not currently supply effluent water for irrigation.

Commissioner Weiske discussed the condition regarding effluent services.

Ms. Fuss confirmed for Commissioner Weiske that the sewer main up to the treatment facility will be designed and installed by Stonegate and then turned over to the county for maintenance and operations. She also confirmed that language in the Handbook states that upon approval from Washoe County, purple pipe will be available. Since effluent is not a viable option as of today, the applicant's preference is not to require that.

Ms. Fuss confirmed for Commissioner Hawkins that a cultural study was done. The Handbook includes language stating that if any artifacts are uncovered, the State Historic Preservation Office must be contacted.

Commissioner Reno had questions on the Master Plan. There are 800 acres of Industrial. In other discussions it has never been considered as industrial in the City with all of the studies done in the past. In the staff report, it came up as negative 700 acres around the Stead Airport. It appears the acreage was swapped. He ask why it wasn't included in the past reports and why we should included it now.

Vern Kloos, Senior Planner, indicated that it wasn't programmed in because when the information was looked at, that site was rezoned in 2006 and the maps were never changed. So when you look at the maps, the Master Plan was correct but the zoning was not. The zoning was UT40 or General Rural. It was not zoned Industrial. He stated that Sienna would be the appropriate person to answer the questions regarding the studies that were prepared and how this site fits in with our overall industrial land supply.

Commissioner Reno stated his concern was that this is "found" industrial area because it was never included in any studies and now you have found you have a deficit.

Sienna Reid, Senior Planner, indicated there was an error in the City's zoning data that affected both the Truckee Meadows Regional Planning Agency (TMRPA) Industrial Land Study as well as the more recent City of Reno Employment Land Study. Both relied on that underlying zoning data to establish the land supply. Staff definitely wanted to address that in the staff report and make it clear why it was not included. Staff also tried to provide more context in terms of some additional information that has come to light since completion of the City's Employment Demand Needs Assessment in relation to lands owned by the Reno-Tahoe Airport Authority in both of the studies. There was approximately 2,400 acres of industrial land near the Reno-Stead Airport. There has been more detailed planning that the Airport has been going through. Their net

developable acres when you account for the Air Races, has been reduced by 700 acres. Generally when looking at losing 700 acres of our industrial land supply, it's not exactly 820, but it's in the realm. It's a general offset in terms of the overall supply that the City has available. Staff wanted to convey that as part of the staff report. What is noted in more detail in the Employment Study is that the City of Reno does not necessarily have as much control over the lands that are owned by the Reno-Tahoe Airport Authority. They have their own plans underway and we don't have as much certainty over their timing and exactly when development could occur. We know that they want to move forward with development.

Commissioner Reno stated the City has 36 years worth of industrial land. How many years is a good buffer? It seems like 36 years of industrial land is a lot. This 800 acres being switched with residential or mixed use and could have some development for commercial uses. Why is 36 years important?

Ms. Reid stated that in terms of a buffer, you are looking at about 50%. If recent trends continue and the City desires to continue capturing a greater percent of industrial employment, we would need to make more land available. That 36 year supply is getting a little tight when trying to hit that planning factor of an additional 50% on top of what you would need for a 20 year supply. We analyzed a 20 year supply and then added an additional buffer to allow for market flexibility.

In response to Commissioner Olivas' question regarding housing supply, Ms. Reid stated that it wasn't broken down annually. They tried to look at the number of units that would be needed over the next 20 year planning horizon and then using different housing categories get a sense of what is needed and what we have available. Within the 5 categories analyzed, there is a significant over supply of moderate density single family product with is 2-7 du/acre. We are currently above and beyond the 50% planning buffer needed in that category. We have a need for approximately 32,000 dwelling units over the next 20 years based on future population demand. That was based on the 2014 consensus forecast and with the adoption of the 2016 population projections have decreased. The City needs about 25,000 units and we have over 60,000 units planned. There is more than a 30 year supply available, possibly approaching 40 or 50 year supply in terms of housing already on the books.

A motion to continue was discussed so that the Handbook can be revised to address issues that have been discussed. There are also more questions that there is not time to address tonight. This is potentially 20% of the new growth over the next 20 years and getting it right is critical.

Commissioner Weiske asked if staff and the applicant can get together to discuss the

recommended changes in Exhibits 2 and 3 before this is heard again.

Claudia Hanson, Planning Manager, stated that staff would like more time to go over the issues with the applicant. Staff would like the engineering recommendations and staff recommendations from Exhibits 2 and 3 incorporated into the Handbook.

Ms. Fuss confirmed for Commissioner Weiske that the applicant would like to work with staff and incorporate Exhibits 2 and 3 into the Handbook before this is addressed at a future meeting.

There was discussion regarding continuing this item to a future meeting.

Michael Pagni, with Stonegate, prefers a date certain.

*It was moved by Commissioner Reno, seconded by Commissioner Weiske, in the case of LDC17-00008 & LDC17-00009 (Stonegate Master Plan and PUD Zoning Map Amendments), to continue this public hearing to 6:00 p.m., August 30, 2017. The motion carried unanimously with five (5) members present.*

<b>RESULT:</b>	<b>CONTINUED [UNANIMOUS]</b>
<b>MOVER:</b>	Charles Reno, Commissioner
<b>SECONDER:</b>	Kevin Weiske, Commissioner
<b>AYES:</b>	Weiske, Hawkins, Olivas, Reno, Gower
<b>ABSENT:</b>	Mark Johnson, Troy Schneider

## 5 Staff Announcements

- 5.1 Report on status of Planning Division projects.
- 5.2 Announcement of upcoming training opportunities.
- 5.3 Report on status of responses to staff direction received at previous meetings.
- 5.4 Report on actions taken by City Council on previous Planning Commission items.  
11:08 PM

None

## 6 Appreciation and recognition of Charles Reno for his years of service on the City of Reno Planning Commission.

Chair Gower presented Commissioner Reno with a certificate of appreciation for his service on the City of Reno Planning Commission.

Angela Fuss spoke on behalf of APA to tell Commissioner Reno how much they appreciate working with him.

Claudia Hanson expressed appreciation on behalf of staff for Commissioner Reno's service.

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

None

**8 Public Comment**

James Kazera discussed Train Town zoning and a completed bike lane around Whitelake.

Ray Lake discussed traffic concerns and timing of improvements on 395.

**9 Adjournment (For Possible Action)**

The meeting was adjourned at 11:17 p.m.