



MINUTES

Regular Meeting

Reno City Planning Commission

Wednesday, August 30, 2017 • 6:00 PM

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

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

1 Pledge of Allegiance

Commissioner Olivas led the Pledge of Allegiance.

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	
Britton Griffith-Douglass	Commissioner	Present	
Peter Gower	Chairman	Present	
John Marshall	Commissioner	Present	

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

3 Public Comment

Chair Gower welcomed Britton Griffith-Douglass as a new Reno Commissioner.

Commissioner Britton Griffith-Douglass, Reno Engineering Corporation, introduced herself as the new Reno Commissioner.

Victoria Edmondson-Andrews discussed health and safety issues related to EMF from power lines.

Jenna O'Neil discussed the need for infrastructure issues to be addressed before new construction is approved.

Tammy Holtstill discussed sewer and other infrastructure issues that need to be addressed before more construction is approved.

David Dunbar expressed concern regarding wildlife, water runoff, and other infrastructure needs to be considered before approving new construction.

4 Approval of Minutes (For Possible Action)

4.1 Reno City Planning Commission - Regular - Jun 29, 2017 6:00 PM (For Possible Action)

Commissioner Weiske stated that an important discussion was not included in the minutes and he would like the minutes to be modified to include that discussion.

It was moved by Commissioner Weiske, seconded by Commissioner Hawkins, to postpone approval of the June 29, 2017, minutes. The motion carried unanimously with seven (7) members present.

RESULT:	TABLED [UNANIMOUS]
SECONDER:	Ed Hawkins, Commissioner
AYES:	Weiske, Johnson, Hawkins, Olivas, Griffith-Douglass, Gower, Marshall

4.2 Reno City Planning Commission - Workshop - Jul 20, 2017 6:00 PM (For Possible Action)

It was moved by Commissioner Weiske, seconded by Commissioner Johnson, to approve the July 20, 2017, minutes. The motion carried with five (5) in favor and two (2) abstentions by Commissioners Hawkins and Griffith-Douglass.

RESULT:	ACCEPTED [5 TO 0]
MOVER:	Kevin Weiske, Commissioner
SECONDER:	Mark Johnson, Vice-Chairman
AYES:	Weiske, Johnson, Olivas, Gower, Marshall
ABSTAIN:	Ed Hawkins, Britton Griffith-Douglass

4.3 Reno City Planning Commission - Regular - Aug 2, 2017 6:00 PM (For Possible Action)

It was moved by Commissioner Weiske, seconded by Commissioner Johnson, to approve the August 2, 2017, minutes. The motion carried with four (4) in favor and three (3) abstentions by Commissioners Olivas, Griffith-Douglass, and Marshall.

RESULT:	ACCEPTED [4 TO 0]
MOVER:	Kevin Weiske, Commissioner
SECONDER:	Mark Johnson, Vice-Chairman
AYES:	Kevin Weiske, Mark Johnson, Ed Hawkins, Peter Gower
ABSTAIN:	Paul Olivas, Britton Griffith-Douglass, John Marshall

5 City Council Liaison Reports

None

6 Unfinished Business/Public Hearings

- 6.1 **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 to establish a Planned Unit Development (PUD) on a site that is ±1,737.9 acres in size that includes ±5,000 residential units, associated public facilities, open space and nonresidential development. This request includes: 1) a Master Plan Amendment from ±1,034.93 acres of Industrial, ±238.19 acres of Unincorporated Transition, ±412.34 acres of Single Family Residential and ±52.44 acres of Urban Residential/Commercial to ±41.2 acres of Industrial, ±658.2 acres of Mixed Residential, ±215.2 acres of Urban Residential/Commercial, ±338.1 acres of Single Family Residential and ±485.2 acres of Parks/Recreation/Open Space; 2) a zoning map amendment from ±1,034.93 acres of Industrial Commercial (IC), ±118.59 acres of Unincorporated Transition-40 Acres (UT40), ±412.34 acres of Large Lot Residential - 1 acre (LLR1), ±52.44 acres of Arterial Commercial (AC), and ±119.6 acres of Open Space (OS) to PUD; and 3) tentative approval of the associated PUD Handbook. Four parcels totaling ±1,378 acres in size are located southwest of the US-395/White Lake Parkway interchange, south of the US-395/Frontage Road and east of Sto Lat Lane. Two parcels totaling ±360 acres in size are located on the northwest side of the intersection of US-395 and White Lake Parkway. 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), (e) student population (exceeds 325 students) and (f) employment (exceeds 938 employees). hrm This item was continued from the June 29, 2017 Planning Commission meeting. (For Possible Action) **[Ward 4]** 6:18 PM

Commissioner Marshall disclosed that he was involved in the lawsuits against the City of Reno regarding Cold Springs annexations and rezoning. Commissioner Marshall recused himself from this item and left the meeting at 6:30 p.m.

Chair Gower asked legal to clarify the findings related to the master plan and zone change.

Karl Hall, City Attorney, recommended combining the Planning Commission and City Council considerations for the Master Plan amendment and stated that a sample motion and findings were provided by legal counsel.

Mr. Hall confirmed for Commissioner Weiske that the staff report, findings, and Commissioners' questions on this item are to be focused on the existing master plan that is in place today and not the master plan amendment that is in progress at this time.

Commissioner Weiske requested a ten minute break.

A recess was called at 6:35 p.m. The meeting resumed at 6:49 p.m.

Angela Fuss, Lumos Engineering, presented the project to the Planning Commission. The PowerPoint Presentation is included in the record. The changes made since this item was last heard were reviewed and Ms. Fuss stated that they now have staff support on the Master Plan amendment and zone change. There are a few items staff and the applicant are in disagreement on and staff comments are included in Exhibits 2 and 3. Acreage has been added to the application for a town center to include employment opportunities located on the north side of US 395.

Loren Chilson, Traffic Works, spoke regarding the new traffic patterns with the addition of a town center. The proposed project generates significantly less traffic than what the existing zoning would permit and reasonably allow.

Ms. Fuss explained why this is being done as a PUD.

Heather Manzo, Assistant Planner, presented the staff report. Comments from the Ward 4 NAB and the North Valleys CAB were provided to the commissioners in a memo. Staff received about 20 emails and phone calls from residents concerned about traffic, drainage, potential flooding, emergency service provisions, school overcrowding, and wildlife preservation in the area. Staff does believe that those items have been addressed in the analysis and materials included in the meeting packet. The staff report and presentation addressed the master plan amendment (MPA), zoning map amendment (ZMA) to PUD, and the associated proposed tentative handbook. The following three items are listed in the non-conforming section of the staff report for the MPA: 1- Industrial land supply; 2 - US 395 capacity concerns to serve a project of this size; 3 - the applicant has not proposed standards in the handbook that would provide additional energy efficiency or solar options or requirements within the PUD. Exhibits 1 through 3

outline handbook areas recommended for further modification. Staff is recommending approval of both the ZMA and the tentative handbook as recommended to be modified.

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

At this time Chair Gower opened public comment for this item

Steven Ficarrotta discussed potential crime and noise issues.

Rex Fraizier discussed flooding and traffic issues.

Louis Biank discussed traffic and wildlife preservation issues.

Chair Gower read comments submitted by Michelle Klassov regarding traffic, school overcrowding, wildlife concerns.

Peter Huebner discussed the impacts this development will have on Sierra County.

Chair Gower read comments submitted by Phyllis Hasner regarding traffic, schools, crime, wildlife, water, sewer and transportation concerns.

Chair Gower read comments submitted by Sharon Barker regarding traffic concerns.

Michael DeMartini discussed White Lake flooding concerns.

Caroline Kurnik spoke in support of the proposed development.

James Kozera discussed drainage issues.

Frank Schenk discussed wildlife, water, school, child care issues.

Tim Beals discussed the impacts this development will have on Sierra County.

Victoria Edmundson-Andrews discussed high voltage transmission lines and EMF exposure issues.

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

Ms. Manzo explained for Chair Gower that with proposals adjacent to another county or

state the city looks at either a buffer of open space or lot matching for adjacent residences. The applicant has included both open space buffers on the northwest corner adjacent to the unincorporated properties as well as lower density large lot residential in the steeper forested sections in Phase 4. The applicant will be required to follow wildlife management guidelines as the development occurs in the areas identified as wildlife mitigation areas. Staff did include Sierra County as a party for public notices on this project. Ms. Manzo contacted a representative with Sierra County and left a message inviting participation and she has not received any comments from Sierra County at this time.

Ms. Manzo explained for Commissioner Johnson that the unit count on the southern portion of the PUD has not changed. The increase of 865 units from the originally proposed unit count are all contained within the town center phase. While 865 units are proposed to be included as a maximum for the town center there is no guarantee that those will develop. She also explained that staff specifically identified that it would not be appropriate to transfer any of those units from the town center to the south of US 395, or from Phases 1, 2, 3 and 5 into Phase 4.

Griffith-Douglass absent at 8:00 p.m.

Commissioner Johnson and Ms. Manzo discussed the proposed super pads. Ms. Manzo stated the super pads are the first subdivision in each of the phases and will allow for roadway delineation, infrastructure alignment, and will set a framework for future development.

Griffith-Douglass present at 8:02 p.m.

Ms. Manzo also explained that staff's goal in proposing a minimum of nine acres for super pads was to ensure that they don't get down to a small enough size that would allow for subdivision of land for development of actual home sites.

Ms. Fuss addressed why the applicant would like the nine acre requirement stricken. The applicant does not want to deviate from what NRS allows with regard to the ability to do a parcel map or a tentative map. Language has been added to the handbook saying that if someone comes in with a series of parcel maps, any additional parcel maps after the first one have to go through the tentative map review process.

Chair Gower asked if the addition of the piece of the project to the north would change the potential affordability component of this proposal.

Ms. Manzo stated this proposal does offer the ability for additional multi-family

development which is not specifically identified as affordable but does provide for a higher density housing type that would lend itself to possible lower rents.

Commissioner Johnson asked about the handbook recommendation for roadway sections without curbs.

Janelle Thomas, Senior Civil Engineer, explained that staff does have a concern with drainage adjacent to roadway sections. This concern relates to potential for infiltration of storm water into the subgrade of the roadway sections.

Ms. Fuss responded to questions from Commissioner Johnson and stated the depth of the swale is about six inches.

Commissioner Johnson asked how the design with no curb and gutter will prevent water from undercutting the asphalt.

Ms. Fuss stated they can design the road so it does not crown in the middle.

Commissioner Johnson asked Ms. Thomas if that explanation helps alleviate the concerns.

Ms. Thomas stated the city still has concerns regarding the design. When channels are flowing there is potential for saturation on the edges which could potentially infiltrate into the subgrade base.

Commissioner Weiske stated this is not a roadway design application but it is the handbook that determines how the roads will be designed and whether or not they will be accepted by the City of Reno. Commissioner Weiske requested an explanation regarding how the road design will efficiently get water from the edge of the road into a swale without losing ground cover materials on the edge of the roadway and prevent ground saturation issues.

Tom Young, Civil Engineer with Lumos and Associates, explained that at the final map stage a geotechnical engineer would design the street sections in a way to account for wetter conditions.

Commissioner Weiske asked if it is better in the LID design to have a road with just a shoulder and no curb or to have a curb with openings every once in a while to allow the water into the swale.

Mr. Young explained that it is much better to leave the water in a sheet condition as it

crosses over a flush curb into a swale instead of concentrating the flow into a curb section and trying to spread it back out into the swale.

Ms. Thomas confirmed for Commissioner Weiske that typically once a roadway is built to city standards it can be dedicated to the city for public use and operations.

Chair Gower asked what staff is looking for regarding #9 in Exhibit 3.

Ms. Manzo explained that the street sections were created in the handbook prior to the addition of the town center phase and staff is looking for design standards for the town center with regard to access and circulation.

Ms. Manzo also explained that #8 in Exhibit 3 is related to pedestrian and bicycle access between the south phases and the town center and circulation within the town center. The timing and design for those connections are not identified in the handbook and staff has asked for the applicant to clarify that with standards.

Ms. Thomas explained the concerns regarding the Low Impact Development (LID) concept side of the roadway. There are multiple driveway and walkway crossings on the LID side which will require frequent drainage crossings. These crossings will require either culvert crossings or overflow design which both strategies create maintenance challenges.

Ms. Fuss responded to Commissioner Weiske's concern regarding water flowing into driveways stating that a six inch swale would be sufficient to prevent flooding driveways.

Commissioner Weiske expressed concern that the applicant is asking the Planning Commission to consider approving their proposed design without specific details of the design.

Ms. Fuss explained that at the final design phase the area and hydrologic questions will all be analyzed.

Commissioner Weiske and Ms. Fuss discussed the possibility of allowing curb and gutter to be used if the swale and culvert options do not work.

Ms. Thomas responded to Commissioner Weiske's questions stating that staff would prefer a fairly straightforward path forward with a design in place.

Commissioner Hawkins asked about the possibility of using rubberized concrete road base.

Charla Honey, City Engineer, explained that they are concerned with saturation of the subgrade.

Chair Gower asked about the security and maintenance of parks within this development.

Ms. Manzo stated that typically city park facilities are maintained by the city. In this case StoneGate parks will be open to the public and will be maintained by the association.

Chair Gower asked how they can ensure safety in the public park.

Andy Bass, Director of Parks & Recreation and Community Services, explained that would be addressed in the Parks Development Agreement. The city currently has agreements with Somerset and Double Diamond where those parks are maintained by the homeowner's association (HOA) and it works out well for us.

Mr. Bass explained for Commissioner Weiske that the residential construction tax can be used for anything that is open to the public, such as parks. A draft Parks Development Agreement is currently being drafted and the applicant will not get any of the residential construction tax until the agreement is completed.

Mr. Bass confirmed for Commissioner Griffith-Douglass that as long as residential taxes are used the park will remain a public park.

Ms. Manzo explained for Commissioner Weiske that because of the size of the industrial area, staff recommends that outdoor storage, as well as outdoor manufacturing, be prohibited.

Chair Gower called for a recess at 9:02 p.m. The meeting resumed at 9:18 p.m.

Chair Gower asked about considerations regarding natural resources component for the Master Plan amendment.

Charlene Albee, Director of Air Quality Management Division of the Washoe County Health District, addressed meeting or maintaining the Air Quality standards. Exceeding standards would need to look at control standards for pollution control. Apply EPA standards. Looks at transportation. Emissions from vehicles (off road and road vehicles) traveled. Not close to regional transportation. Ozone advance program to minimize cumulative impacts. A project of this magnitude will affect the air quality. We need to take every opportunity to prevent vehicle miles traveled.

Mike Boster, Washoe County School District, noted that it is preferred to have high schools on major roadways and he confirmed for Commissioner Weiske that the school district is okay with the general location of the proposed high school.

Dave Cochran, Fire Chief, stated that a concept that has been discussed for this development is the use of a residential station which is a two person station in a smaller footprint building that would revert back to the developer once a fully manned station is completed. That residential station would be designed to respond to the medical calls which are the majority of calls received. Chief Cochran also discussed the mutual aid agreements in place with surrounding agencies.

Chief Cochran confirmed for Commissioner Weiske that they have had discussions with City Council regarding budget for construction of a fire station. There was concern about the ability of our budget to provide the required staff and equipment. It is not in the current budget.

Ms. Fuss responded to Commissioner Weiske explaining that the handbook outlines parameters of how service will be provided. The Fire Service Agreement will outline the specific details and dictated terms. That will be approved by City Council before the handbook is certified.

Mac Venzon, Reno Police Department Deputy Chief of Operations, confirmed for Commissioner Weiske that a facility similar to Station 11 on Mae Anne would work well in StoneGate. He also confirmed that they have a mutual aid agreement with the Washoe County Sheriff's Office. He agreed with Commissioner Weiske's comments that the facility in StoneGate could potentially reduce the response time for calls for service in Cold Springs, depending on the type of calls received.

Chief Cochran confirmed for Commissioner Weiske that he is okay with the changes related to fire response in the handbook with the addition of language specifying that the fire station shall be constructed by the master developer.

Chair Gower discussed the challenge with recommending approval when staffing for a fire station cannot be guaranteed at this time.

Ms. Manzo stated the proposed modifications the applicant has provided do not include staff's recommended language to require fire sprinklers prior to the establishment of a fire station. Staff recommends that language be retained for clarification to future developers even though it is required by code. The proposed language also would eliminate the requirement for the applicant to provide a brush truck and triple combination fire pumper.

Ms. Manzo confirmed for Chair Gower that a brush truck and fire pumper may be funded by the city if they are not outlined in the PUD handbook. The details of the applicant's responsibilities will be outlined by the agreement.

There was discussion regarding residential sprinklers not being required if there is a fire station within a certain distance, even if it is not staffed. Chief Cochran stated these are challenges we face as a city and as a fire department.

Chief Cochran responded to Commissioner Weiske's questions regarding the requirement to provide fire station equipment being removed from the handbook and stated if that requirement is important to this commission, it should remain in the handbook.

Ms. Thomas confirmed for Chair Gower that a sewer agreement that includes the additional units on the north must be in place before anything moves forward.

Ms. Manzo explained for Commissioner Hawkins that the redlines in the handbook related to signage have to do with the compatibility to the surrounding area. The proposed 35 and 45 foot signs are not compatible with the surrounding areas. Staff has concerns with identifying these large signs at the project entry points without specific standards that outline how those signs would function. Staff is recommending that the applicant develop sign standards that specifically address development very similar to what would be in Reno Municipal Code today for commercial development.

There was discussion regarding the difference between signs and structures/artwork. There are development standards in the handbook that identify maximum building or structure heights.

Commissioner Hawkins asked Ms. Fuss if the applicant would be okay if they keep the structure at 45 feet with no logo or advertisement.

Ms. Fuss stated their preference would be to reduce the square footage of the sign area.

Ms. Manzo responded to questions from Commissioner Weiske regarding maximum sign area and recommended 20 square feet based on the sign examples provided by the applicant. Ms. Fuss suggested at least 60 square feet.

Chair Gower asked why staff is recommending no digital for the community center sign.

Ms. Manzo explained that staff is recommending no digital signs in the town center or community center because it is in a primarily residential area and they do not have specs for the proposed sign.

Commissioner Johnson asked about the plans for the frontage road access.

Ms. Fuss discussed the hydrology issues with the frontage road and explained the plans to re-route that access through StoneGate.

Mr. Chilson confirmed for Commissioner Hawkins that 60,000 daily trips is their best estimation based on what they know today for buildout.

Ms. Manzo explained for Commissioner Johnson that without the improvements illustrated in Exhibit 2 and Attachment C of the staff report, this project will have a negative impact on level of service and capacity issues along the regional and freeway roadways.

Commissioner Johnson stated that it would be tied to findings that would need to be made rather than a specific thing in the handbook that limits a particular phase from happening.

Mr. Chilson clarified that the phasing plan is not intended for the offsite improvements. The exhibit showing offsite improvements was provided to illustrate the timing of the StoneGate project and those improvements. The applicant is responsible for providing a traffic study at each phase but cannot tie the improvements to the project phases.

Dan Doenges, RTC, discussed trips and future growth in the North Valleys. He also discussed RRIF qualifications.

Mr. Chilson confirmed for Commissioner Johnson that the improvements to the interchange at 395 are tied to level of service thresholds and not to a specific number of units.

Ms. Thomas explained for Commissioner Johnson the thresholds for traffic studies. She also stated that they want to make sure that during any phase of work on the frontage road that there is proper circulation and that access is maintained at all times.

Chair Gower recommended wrapping up the questioning for this evening and continuing the discussion at another meeting.

A ten minute recess was called. The meeting resumed at 11:32 p.m.

The Planning Commission and applicant agreed to continue this item to September 20th at 4:00 p.m.

Ms. Hanson agreed with Commissioner Weiske that there are numerous edits that need to be made to the document before it is seen by City Council. Staff will work with the applicant to get this document cleaned up in time for the September 20th meeting.

Ms. Hanson explained that this public hearing will remain open and the item does not need to re-notice.

It was moved by Commissioner Johnson, seconded by Commissioner Weiske, to continue this item to a date certain of September 20, 2017, at 4:00 p.m. The motion carried unanimously with six (6) members present.

RESULT:	CONTINUED [6 TO 0]
MOVER:	Mark Johnson, Vice-Chairman
SECONDER:	Kevin Weiske, Commissioner
AYES:	Weiske, Johnson, Hawkins, Olivas, Griffith-Douglass, Gower
RECUSED:	John Marshall

7 Truckee Meadows Regional Planning Liaison Report

None

8 Staff Announcements

- 8.1 Report on status of Planning Division projects.
- 8.2 Announcement of upcoming training opportunities.
- 8.3 Report on status of responses to staff direction received at previous meetings.
- 8.4 Report on actions taken by City Council on previous Planning Commission items.
11:43 PM

Claudia Hanson, Planning Manager, stated that last week City Council approved the ordinance to ban digital billboards and close the banking system.

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

None

10 Public Comment

None

11 Adjournment (For Possible Action)

The meeting was adjourned at 11:43 p.m.