



# MINUTES

## Regular Meeting

### Reno City Planning Commission

Wednesday, October 18, 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	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 Johnson 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 6:00 PM.*

#### 3 Public Comment

Tammy Holt-Still discussed flooding issues in the North Valleys.

Danny Cleous discussed the need to keep city growth out of urban areas.

#### 4 Approval of Minutes (For Possible Action)

4.1 Reno City Planning Commission - Regular - Sep 20, 2017 4:00 PM (For Possible Action) 6:09 PM

*It was moved by Commissioner Weiske, seconded by Commissioner Johnson, to approve the September 20, 2017 minutes. The motion carried with six (6) in favor and one (1) abstention by Commissioners Marshall.*

<b>RESULT:</b>	<b>ACCEPTED [6 TO 0]</b>
<b>MOVER:</b>	Kevin Weiske, Commissioner
<b>SECONDER:</b>	Mark Johnson, Vice-Chairman
<b>AYES:</b>	Weiske, Johnson, Hawkins, Olivas, Griffith-Douglass, Gower
<b>ABSTAIN:</b>	John Marshall

## 5 City Council Liaison Reports

Councilwoman Brekhus presented the quarterly update reporting on actions by the City Council. A member of the Council thought that a Planning Commission decision was not correct and appealed that decision. Those ward members were deprived representation on that decision when he recused himself to stand as the appellant. The CVS appeal was postponed to another meeting. The Planning Commission's recommendation to amend the Master Plan related to gaming was also postponed. She discussed her tour of the Swan Lake area and stated that we are in litigation over the use of the treatment plant there.

## 6 Proclamation

6.1 Proclamation declaring the month of October 2017 as Community Planning Month - Claudia Hanson, Planning Manager, Community Development Department, and Angela Fuss, American Planning Association. 6:18 PM

Angela Fuss with the APA thanked everyone for their commitment to the community.

Councilwoman Brekhus presented the proclamation to Angela Fuss.

## 7 Public Hearings

7.1 **Resolution No. :** Staff Report (For Possible Action - Recommendation to City Council): Resolution No. 07-17 Case No. LDC18-00023 (Adoption of City of Reno Master Plan and Repeal of Existing Master Plan) – Adoption of comprehensive City of Reno Master Plan consistent with Nevada Revised Statutes (NRS) 278.150 to 278.240 and repeal of existing City of Reno Master Plan. The Master Plan contains guiding principles, goals, policies, implementation strategies, and various supporting maps, including a land use plan map. These components of the Master Plan will guide future decisions related to development and land use, natural resources, mobility, infrastructure, public services, and other issues of interest to the City and its citizens as the City grows and evolves. **[All Wards]** 6:23 PM

Sienna Reid, Senior Planner, gave an overview of the ReImagine Reno process to update the Master Plan, highlighted content of the new Master Plan and outlined remaining outstanding policy issues.

*Commissioner Weiske absent at 6:39 p.m. Commissioner Weiske present at 6:41 p.m.*

Staff requested direction from the Planning Commission on the following nine policy issues: level of service standards versus targets; comparison of existing and target levels of service; roadway levels of service; closed basin flood management; water resources; growth management approach; annexations proceeding under NRS 268.670; Reno-Stead Airport Development Potential; and potential discretionary review in downtown Reno.

The Master Plan is scheduled for City Council consideration on November 8th. If the City Council adopts the plan with changes from the Planning Commission adopted draft, it will come back to the Planning Commission on December 7th to allow the Planning Commission an opportunity to provide a report to City Council on those changes.

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

Erik Holland spoke in support of the Master Plan.

Rob Fitzgerald spoke in support of the Master Plan.

Ivan Birovliev discussed floor area ratio issues.

Craig Smyres spoke in support of the Master Plan.

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

Ms. Reid addressed questions from Commissioner Hawkins regarding level of service (LOS) triggers and explained that the Master Plan includes proactive monitoring of the LOS over time.

Ms. Reid explained for Commissioner Marshall that the overall goal of the Concurrency Management System is to provide both infrastructure and facilities and ultimately services in line with growth, however there are different responsibilities in doing so. The responsibility of putting in infrastructure falls to the developer and those are components we can require through the development review process. We cannot require through the development review process that the developer fund staffing levels for police and fire.

Commissioner Marshall noted that the Truckee Meadows Regional Plan requires that our Master Plan ensure that necessary public facilities and services to support new development are or will be available and adequate at the time the impacts of the new development occur. He asked if they can require that services and not just infrastructure

are provided concurrent with the impact.

Ms. Reid stated that the expansion of city services is something that is evaluated on a case by case basis through the development review process.

Commissioner Marshall expressed concern regarding language that implies they can approve a project that doesn't meet concurrency requirements to have services and infrastructure in place by the time the impacts occur.

Commissioner Weiske asked if any policy changes are being made to ensure that sewer services will be provided concurrent with the impacts.

Janelle Thomas, Senior Civil Engineer, stated they are not changing the current policies for sewer service. Our standards indicate that the developer has an obligation to provide documentation that they can properly sewer their project and will be able to get into an interceptor level system. Staff consults with our Public Works staff to determine the available capacity at that point of connection.

Ms. Thomas responded to Commissioner Weiske's questions regarding water stating that staff generally relies on will serve letters provided by a water purveyor and on the State Water Engineer to identify whether a development has the capability to purchase adequate water quantities.

Commissioner Marshall discussed the need for a development to have capacity for water and sewer before building and stated that he would like to have that kind of policy articulated in the Master Plan. Development should not come forward unless the city has the capacity to provide service once a developer provides a fire or police station.

Commissioner Weiske referenced recent work on a PUD for the North Valley areas where they heard public comment concerns regarding the existing fire and police response times. We heard from the Reno Fire Department and the Reno Police Department that putting in new stations would actually enhance and support the Washoe County Sheriff's Department and the Truckee Meadows Fire Authority in that location. The Planning Commission does not have control over the financial part of staffing for services yet City Council needs to have the means to support any growth we approve.

Chair Gower asked if the Master Plan addresses the element of locational difficulties related to level of service in areas where there are no infrastructure or facilities provided.

Ms. Reid reviewed a variety of policies that compliment the growth and reinvestment framework and help to make decisions about not only expanding into an area that needs

new infrastructure and facilities, but staffing as well to provide services.

Commissioner Johnson discussed the difference between providing infrastructure with a one-time financial outlay and staffing a fire station with an ongoing cost.

Commissioner Olivas noted that with ongoing services in residential development the homeowners will be paying taxes that will be funding ongoing operations and services.

Ms. Reid responded to Commissioner Weiske's concerns regarding the recommended LOS for roadways. In terms of the Regional Transportation Commission (RTC) and their adopted LOS one thing important to note is through the Regional Road Impact Fee ordinance, which the City of Reno has adopted, we have in effect adopted those LOS identified in that program. When you think about LOS on roadways while we start with an A and go down to F we are also looking to find efficiency in terms of utilization of the roadways. Certainly F has a greater amount of congestion but to go all the way up to B or C means that the roadway for much of the time is not being tremendously utilized. That is something the RTC Board has grappled with over the years.

Commissioner Weiske discussed the need to plan for the future.

Ms. Reid stated one of the key goals we have is to be much clearer about the LOS. Our existing Master Plan does not identify the LOS for all services that the City is trying to achieve. In developing the LOS targets we worked closely with all of our City Departments.

Ms. Reid reviewed for Commissioner Weiske site specific policies that can be used in the development and review process to address how storm water will be managing and not create any hazards to other properties. There are a lot of tools in the Master Plan to help the City to be a better partner in regional water planning efforts.

Ms. Thomas confirmed that they do contemplate existing flows when reviewing plans. We do require the developer to provide analysis of existing conditions. The Public Works Department is in the process of trying to provide another analysis, specifically of the Lemmon Basin. We will use the information that is obtained through regional studies to determine if there is a different methodology that should be used in closed basins.

Commissioner Hawkins discussed concerns regarding the amount of effluent going into Swan Lake and the need to address the problem caused by adding more homes in the area that will increase the amount of effluent going into Swan Lake.

Ms. Thomas stated that the Public Works Department is looking at different strategies in

order to take care of that effluent discharge. When we look at projects we have to show that we can effectively manage effluent that would be created by development.

Commissioner Marshall discussed the annexation process and the possibility of limiting annexations to specifically identified 670 annexations.

Ms. Reid confirmed for Commissioner Hawkins that they have heard there is a desire for the Planning Commission to provide a recommendation to City Council on annexations.

Ms. Reid reviewed for Commissioner Marshall some of the pros and cons related to moving forward with policy direction that all annexations should occur within the Sphere of Influence (SOI).

*Chair Gower called for a recess at 9:02 a.m. The meeting resumed at 9:09 p.m.*

*It was moved by Commissioner Marshall, seconded by Commissioner Weiske, to adopt the new City of Reno Master Plan with direction on outstanding policy issues as articulated in staff's October 18, 2017 memo and Resolution 7-17 with further direction to include in the criteria for considerations for annexation location in the 20 year SOI, and include within the identified bullets for major amendments language related to changed conditions requiring such amendments to reflect the language in NRS 278.210.4. The motion carried unanimously with seven (7) commissioners present.*

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	John Marshall, Commissioner
<b>SECONDER:</b>	Kevin Weiske, Commissioner
<b>AYES:</b>	Weiske, Johnson, Hawkins, Olivas, Griffith-Douglass, Gower, Marshall

## **8 Truckee Meadows Regional Planning Liaison Report**

Chair Gower reported on action taken as last week's Regional Planning Commission meeting.

## **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.  
9:17 PM

Ms. Hanson reported on the following actions taken and future agenda items for City Council: Firecreek Crossing MPA continued to October 25; SOI discussion for Steamboat boundary continued to October 25; CVS appeal was continued to October 25; High Desert Truss was appealed and approved with a slight change to the hours of operation; homeless services amendment to Title 18 discussion on October 25; Initiation of Accessory Dwelling Units; StoneGate will be heard on November 15; Verdi/Meridian was appealed and will be heard on November 8th.

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

**11 Public Comment**

Aric Jensen, Community Development Director, commented on the great work and effort by those who worked on the Master Plan amendment.

**12 Adjournment (For Possible Action)**