



MINUTES

Regular Meeting

Reno City Planning Commission

Wednesday, September 20, 2017 • 4:00 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	Late	8:06 PM

The meeting was called to order at 4:00 PM.

3 Public Comment

James Kozera spoke regarding fire response in Cold Springs.

4 Approval of Minutes (For Possible Action)

4.1 Reno City Planning Commission - Regular - Jun 29, 2017 6:00 PM (For Possible Action) 4:06 PM

It was moved by Commissioner Weiske, seconded by Commissioner Olivas, to approve the June 29, 2017, minutes. The motion carried with four (4) in favor and two (2) abstentions by Commissioners Johnson and Griffith-Douglass.

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

- 4.2 Reno City Planning Commission - Regular - Aug 16, 2017 6:00 PM (For Possible Action) 4:08 PM

It was moved by Commissioner Johnson, seconded by Commissioner Hawkins, to approve the August 16, 2017, minutes. The motion carried with four (4) in favor and two (2) abstentions by Commissioners Weiske and Griffith-Douglass.

RESULT:	ACCEPTED [4 TO 0]
MOVER:	Mark Johnson, Vice-Chairman
SECONDER:	Ed Hawkins, Commissioner
AYES:	Mark Johnson, Ed Hawkins, Paul Olivas, Peter Gower
ABSTAIN:	Kevin Weiske, Britton Griffith-Douglass
ABSENT:	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 and August 30, 2017 Planning Commission meetings. (For Possible Action) **[Ward 4]** 4:08 PM

Heather Manzo, Assistant Planner, presented the staff report. The Planning Commission voted to continue this item at the August 30, 2017, meeting. Since that time the applicant has been working with staff on the following issues identified as concerns in the PUD Handbook: Housing Diversity; Street Design; Traffic; and Super Pad Parcels. Each of these areas is discussed in the staff report, including staff recommendations. With regard to signs, staff recommends that the signs have a maximum letter height of 36 inches and a maximum of 60 square feet of sign area for the primary gateway sign, and for the secondary gateway sign a maximum of 40 square feet of sign area and a maximum letter height of 30 inches to ensure compatibility with surrounding areas to promote more of a human scale. Staff also still feels that the requested outdoor storage and manufacturing uses should be prohibited in the industrial area of the Town Center. Staff forwarded multiple emails received in opposition of this request with concerns primarily related to traffic frontage road connectivity. The applicant has proposed incorporation of language that will provide connectivity throughout the lifetime of the StoneGate development for the Frontage Road to allow for secondary access from the northwest through the site.

The commissioners present disclosed that they spoke with applicant's rep, received emails, and visited the site. Commissioner Griffith-Douglass also disclosed that she watched the June 29th meeting.

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

James Kozera discussed concerns regarding rainfall, white lake flooding, and drainage issues.

Michael DeMartini discussed the approval of a water rights permit extension for the proof of completion and the proof of beneficial use for the water that flows into and is part of White Lake. He also discussed the need for the conditions to cover the proper utilization of the water.

Frank Schenk discussed concerns regarding the proposed high school site, as well as fire and traffic issues.

Cathy Carroll discussed water sample test results from Swan Lake.

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

Commissioner Hawkins asked if the applicant is okay with the staff's recommended changes to sign requirements.

Angela Fuss, Lumos Inc., stated they are not in agreement with the sign requirement and would like the signs to be 200 square feet.

Ms. Fuss responded to Commissioner Weiske's questions regarding the comparison to a sign in Sparks and stated that she is trying to provide an example of a comparable monument sign in this region. The applicant does not feel that the four foot tall letters of the Sparks sign jump out at you as noticeable and the applicant is requesting approval to have eight feet tall letters.

Janelle Thomas, Senior Civil Engineer, confirmed for Commissioner Weiske that there is a preliminary drainage report that was submitted with this application and is included in the meeting packet. The proposal is to follow the design criteria in the Truckee Meadows Regional Drainage Manual. That includes on site detention as well as volumetric mitigation for a closed basin facility. White Lake is a closed basin so the proposal is to follow the standards in the code we have in place.

Ms. Thomas confirmed for Commissioner Weiske that they do have provisions within the Handbook for delivery of the final hydrology reports for each phase. They are also looking at the overall development and making sure there is adequate property in place for volumetric mitigation up front so that land can be dedicated for that purpose and deed restricted.

Ms. Thomas confirmed for Commissioner Weiske that the playa currently either evaporates or infiltrates. She also stated she is not aware of any storm water reuse that is proposed in the development. There is a water reuse associated with the sanitary sewer plant and there are provisions that if that capability becomes available they will use that for irrigating their common areas and landscaping.

Ms. Manzo confirmed for Commissioner Weiske that the Handbook does provide guidelines for either the City of Reno or the Master Developer to initiate an amendment to the Handbook.

Ms. Fuss pointed out the two proposed pedestrian connection areas for Commissioner Weiske. She also explained that NDOT has been involved in all of the Handbook

revisions and they have had ongoing discussions with them over the past couple of years. Anything that happens related to the Frontage Road has to go to NDOT for review so that process will continue as they go forward with the drainage design and intersection improvements.

Commissioner Weiske asked what StoneGate is willing to provide if the proposed culvert crossing under 395 is not accepted by NDOT or is not in place prior to the high school being built.

Ms. Fuss explained that there is language in the Handbook that says a connection will be provided. If the interchange doesn't happen in a timely manner because traffic is not there to warrant it, there are other options for a pedestrian connection.

Ms. Fuss explained plans for the Frontage Road for Commissioner Weiske. There will be temporary connections to re-route the Frontage Road during the different phases of construction. The Frontage Road will never be cut off.

Ms. Manzo confirmed for Commissioner Weiske that staff is in agreement with the changes regarding the continued connection of Frontage Road as discussed in proposed Exhibit 2.

Ms. Fuss reviewed the roadway widths for local streets and neat streets as requested by Commissioner Weiske.

Commissioner Weiske expressed concern regarding the houses on the downside of the slope of the streets.

Ms. Fuss explained that standard code will be applied which states that the finished floor elevation has to be at least a foot above the highest point of the street. She also stated that their drainage swale is about a six inch swale and they have provided a ten foot wide area for drainage which allows for a greater volume of water to be captured.

Ms. Fuss explained for Commissioner Johnson the clear zones for different types of street and what size trees are appropriate in clear zones.

Ms. Fuss explained for Commissioner Weiske that the details regarding the location of the temporary fire station and the permanent facility will be part of the fire service agreement and not part of the zoning document. The fire service agreement must be approved by City Council prior to or concurrently with the certification of the Handbook.

Chief Cochran, Reno City Fire Chief, confirmed for Commissioner Weiske that he agrees with the process for a fire service agreement as outlined by Ms. Fuss. He stated that his

preference is to have the permanent fire station located on the south side of the freeway.

Commissioner Weiske stated that he is in agreement with Chief Cochran that this needs to be part of the negotiations between the city and StoneGate.

Chair Gower asked how this proposal to change from Industrial to Residential is consistent with promoting sustainable development consistent with policy H-12 in the Master Plan.

Sienna Reid, Senior Planner, explained how staff analyzed the sustainability considerations. Each of the two general types of development patterns can integrate sustainable components into the design of a development. They each have larger sustainability considerations when you think about those considerations across the entire city. There are also other sustainability considerations that are much more site specific. As the Planning Commission weighs all of these considerations on the city wide level and the site specific level you need to consider how this applies to the industrial master plan land use and how it applies to what is proposed.

Chair Gower asked how staff can reconcile the affordable housing piece.

Ms. Reid explained they are looking to encourage affordable and workforce housing broadly in the Transit Oriented Development (TOD) areas but also near transportation routes, schools, and employment areas. There are employment areas proposed in this particular location. In terms of the analysis, staff focused on what the pattern of development would do for overall housing diversity and how it relates to affordability. With the changes proposed we are seeing an increased amount of the proposed units that would be of a more diverse housing stock. Additionally there is the provision regarding a set number of units that would be targeted toward a particular percent of area median income. Staff weighed all of those in considering policy H-5 and feel there is a lot more housing diversity with the new master plan land use changes and the accompanying Handbook changes.

Chair Gower asked if staff takes into consideration other costs related to the location of a development that might increase the cost of home ownership.

Ms. Reid explained that staff did not take into account transportation costs associated with the location of StoneGate.

Chair Gower asked about the third finding related to costs to the city.

Ms. Reid explained that they have had a lot of discussion about how services and infrastructure will be provided to this project. It is at the discretion of City Council to

allocate funding for the operational staff for police and fire services. Staff outlined how all of the facilities and infrastructure would be provided for this project as well as outlining some of the challenges on the operational side of things and provided that information for consideration by the Planning Commission as you consider whether this is a fiscally responsibility growth pattern and project in this particular location.

Ms. Manzo further explained that the applicant is proposing and would be required to carry any master infrastructure facilities to the site to serve the development. She also confirmed for Chair Gower that staff felt that Findings A and B do encompass the City Council considerations and so as part of staff's evaluation of the request they were able to make those considerations in their review.

Ms. Fuss explained for Commissioner Weiske that the modification for no parking in front of residence applies to a coffeehouse within a neighborhood. The coffeehouse will be allowed onsite parking only.

Ms. Fuss explained for Commissioner Weiske the clarification that was added to the Handbook to say that any sign in the industrial area has to be an on-premise sign and cannot be a billboard.

Ms. Manzo explained for Commissioner Johnson why staff is not in favor of allowing outdoor manufacturing and outdoor storage in the Town Center. The industrial site is small in nature and will be visible from White Lake Parkway, the freeway, and potential residences. In Industrial Commercial zones outdoor storage cannot be visible from public rights-of-way.

Claudia Hanson, Planning Manager, further explained that it is for the health of the adjacent lake.

Ms. Manzo explained for Commissioner Johnson that if the potential high school site proposed for the Town Center is not chosen, they will not be in conflict with the PUD Handbook as the site allows other uses as well as a school site.

Ms. Fuss explained that the Washoe County School District (WCSD) is contemplating the site on the north side of the site for a high school. It is purposely written for flexibility due to the unknown needs of WCSD.

Ms. Fuss explained for Commissioner Weiske that there would have to be an amendment to the Handbook and the land use tables to allow a high school in the zoning districts on the south side.

Ms. Manzo explained for Commissioner Johnson that staff is tying the development to

improvements on 395 because they know there will be a potentially significant impact of this development on the existing freeway system that does not have adequate capacity today. The applicant provided an outline of the anticipated planned regional roadway and NDOT infrastructure improvements as it related to each of the phases within StoneGate and that information is how staff was able to make findings related to transportation and concurrency which is necessary for a recommendation for approval.

Janelle Thomas, Senior Civil Engineer, confirmed for Commissioner Johnson that concurrency is what they are aiming for and it is due to the size of the development. In order to be good stewards of the construction and development that occurs in our community we are trying to gain that concurrency through the process.

Ms. Thomas explained for Chair Gower that they will take into consideration traffic impacts of other developments as they come in when evaluating concurrency. Currently other foreseeable projects have been integrated into the regional traffic model and are integrated into the proposed plans for capacity improvements.

Chair Gower expressed concern regarding holding this development to a standard where a lot of the factors that would contribute to them making or not being able to make their concurrency requirements are not within their control.

Ms. Thomas explained that the goal was to allow staff and the Planning Commission to look back at this document that was provided for the projects that are proposed within the foreseeable future and to make sure that they are not completely out of balance.

Ms. Fuss explained for Commissioner Weiske that if logos or letters are added to the entryway structure, it is considered a sign. Since the entryway structure has been changed from a sign to a structure it can no longer be a sign, unless it follows the 12' tall sign height requirement.

Chair Gower called for a recess at 5:45 p.m. The meeting resumed at 5:59 p.m.

Commissioner Weiske stated that he can make all of the findings for the Master Plan. This PUD incorporates the live/work principles of planning, a process the City of Reno has been striving to achieve for years. Although this development will take decades to build-out, it has the right components to keep residents who live in the North Valleys working in the North Valleys, going to school in the North Valleys, and shopping in the North Valleys thus reducing the negative carbon footprint in the Truckee Meadows. It is up to our elected officials and economic development officials to help bring the job base to support a plan like this. It is the Planning Commission's job to review and approve or disapprove a Master Plan Amendment that appears to be complete. This request is complete over the lifespan of the PUD Handbook. It serves as a pattern and guide for

orderly physical growth and development of the city with the least amount of negative impact to our natural resources over the lifespan that is being proposed. It conforms to the adopted population plan and supplies all types of housing; and it offers the basis for efficient expenditure of funds relating to the subject of the City of Reno's Master Plan as it exists. There are some nonconformance items that staff has had with this proposed Master Plan Amendment but in the long run this Handbook covers things like traffic. There are elements in place that will stop the growth or cause changes to be made to accommodate whatever needs to be accommodated. We know that water is not going to be taken from the water table, it is going to be provided through other sources from TMWA. Storm water is not going to be used for any purpose other than possibly the retention on this property which it is now, or slowed down before it gets to White Lake. It will go to White Lake and continue to evaporate or be absorbed in the ground. School elements are in place and it is up to the WCSD to take care of those elements. It is up to the state to take care of the elements of 395 that provide an acceptable level of service. Unfortunately without growth certain elements will not expand or be changed until there is more growth behind it. That is the way the system we use works. Staff has worked hard with the applicant to make sure that there are checks and balances in this and that is how I am able to make the findings.

Commissioner Hawkins agreed with Commissioner Weiske.

Commissioner Griffith-Douglass also agreed.

Chair Gower stated he is conflicted and struggles with the Master Plan findings and the additional set of findings provided by Legal Counsel at the last Planning Commission meeting related to fiscal sustainability, natural resources and affordable housing. The Master Plan says that we are trying to concentrate residential uses in an urban core and this is not an urban core. With regard to the affordable housing piece, there are costs associated with housing that are external to the price of the home. Changing this to a residential overall use in that location makes it challenging to make the finding related to affordable housing. With regard to the efficient expenditure of funds, the piece missing is the ability of the city to pay for the services of police and fire in that location for those residential uses. The last thing we want as a city is to put 5,000 homes in that location and not be able to provide fire and police services to keep the people safe. He expressed concern that it is not a proficient expenditure of funds to provide those services.

Commissioner Johnson stated the discussed regarding the city's ability to grow and provide services to this area would have occurred years ago when this was brought into the city. If the city originally intending to be able to provide these services, it would have been intended for industrial with a limited amount of housing. With this amendment there will be a lot more housing and traffic that will occur first. More service will be required with a residential development than an industrial development but that seems to

be less of a concern to staff. He stated that he is struggling with whether or not changing from Industrial to Residential is a more efficient use of funds for the city but that is a City Council discretionary discussion.

Commissioner Olivas stated he can make all of the findings. With regard to the efficient expenditure of funds he noted that these residents will be tax payers and contributing to the city as well.

Commissioner Weiske stated that last month they had a different perspective on findings they were asked to make. They are now considering City Council findings as well and that is a different way of looking at a project. He stated that they are not obliging City Council to make a fiscal decision. City Council gets to weigh in on how to fiscally support a fire and police services. The development is going to provide the basis financially for those amenities and that is how Commissioner Weiske was able to make the finding for a financial obligation. He stated the he believes the Master Plan amendment constitutes a document that allows for orderly growth and planning.

Chair Gower stated that receiving the revised sets of findings from Legal Counsel at the last Planning Commission meeting incorporating the City Council related findings changed the decision's base for him. The Planning Commission makes recommendations to City Council and should discuss and create a decision record relating to all of the findings that City Council has to make. He also stated that he does think that in 2006 when the annexation was done that the city made a commitment that development was desired and the applicant is proceeding in pursuing those entitlements.

It was moved by Commissioner Weiske, seconded by Commissioner Hawkins, in the case of LDC17-00008 and LDC17-00009 (StoneGate Master Plan Amendment) based on compliance with all the required considerations, to approve Resolution 06-16 adopting the proposed Master Plan Amendment and to recommend that the City Council approve the Master Plan Amendment.

Commissioner Johnson stated he will be taking into account staff's ability to make the finding related to the efficient use of funds when voting on this motion.

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

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

Motion: Motion to approve the zone change 6:30 PM

Chair Gower stated that he can make all of the findings with the exception of the Master Plan finding.

Commissioner Weiske stated he can make all of the findings for the same reasons he gave for being in agreement, he supports the request for this zone change. Specifically Finding B, which will convert private property to Open Space allowing for public use and access to adjoining public forest land; and Finding H, by providing additional public facilities and public services. This zone change should assist by adding services to the existing services that the area residents feel is under-served today. Not one service provider has said that this zone change cannot be served or will over burden their specific services. Existing residents are not paying for this benefit nor will their existing services be reduced.

It was moved by Commissioner Weiske, seconded by Commissioner Hawkins, in the case of LDC17-00008 and LDC17-00009 (StoneGate Master Plan and PUD Zoning Map Amendments), based on compliance with the required findings, to recommend that the City Council approve the zoning map amendment, subject to a review by the Regional Planning Commission as a project of regional significance. The motion carried with five (5) in favor and one (1) opposition by Chair Gower.

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

Motion: Motion to recommend Council tentatively approve the PUD 6:34 PM

Claudia Hanson, Planning Manager, confirmed for Commissioner Weiske that it is not appropriate to have outdoor manufacturing and storage near such a sensitive and contained natural resource like White Lake.

Commissioner Hawkins discussed his preference to go with six foot letters on the entrance signs.

Commissioner Johnson stated he would also like to continue a discussion regarding letter size for the signs and suggested four or five foot lettering. He also discussed the condition regarding concurrency of traffic improvements and stated that he would prefer to see the traffic requirements on a more standard case by case basis with respect to the Tentative Maps as they come before the Planning Commission. He also stated support for the requirement for the fire service agreement to be in place prior to City Council

approving this.

Ms. Manzo explained for Commissioner Weiske that with regard to fire services the applicant has provided the thresholds for provision of the temporary and permanent stations. If the Planning Commission chooses not to add location specific criteria in the Handbook, those items will be addressed through the agreement process prior to certification and recordation of the Handbook. Staff's recommendation is to specify that the fire station be located on the south side of the freeway.

Commissioner Weiske read the second sentence of Item 2 in Exhibit 3 regarding the location of the fire station and asked Chief Cochran if he would like that added to the Handbook or left open for negotiation during the agreement process.

Chief Cochran stated he is comfortable with the sentence as it reads in Exhibit 3.

Ms. Manzo clarified that Phase 1 does not include 1,700 homes so potentially the timing for construction of the fire station would come during later phases but the location would be identified in Phase 1.

Commissioner Olivas stated the location of the fire station should be part of the fire service agreement and should not be included in the Handbook.

Commissioner Hawkins suggested approving a letter size of five feet for the gateway sign.

Ms. Manzo stated that most commercial shopping centers have a maximum letter height of four feet.

Commissioner Weiske stated they should not exceed what is allowed for shopping centers.

Commissioner Hawkins again suggested a letter size of five feet for the primary gateway sign. He also suggested a letter size of 36 inches for the secondary gateway sign.

Commissioner Weiske discussed the sign height and suggested a maximum height of 15 feet.

Ms. Fuss confirmed for Commissioner Weiske that the applicant can agree to 15 feet.

Ms. Manzo requested a recommendation for the maximum square footage of the gateway signs as well.

The Commissioners discussed square footage of the signs in relation to the letter sizes suggested by Commissioner Hawkins. The primary gateway sign would be 100 square feet and the secondary gateway sign would be 60 square feet.

Janelle Thomas, Senior Civil Engineer, discussed the traffic analysis requirement to address the concurrency standard. Staff does not feel that requirement should be removed as requested by the applicant. She explained that staff developed this condition due to concerns regarding proposed projects that are tied to the regional road traffic model. Staff felt it was appropriate to tie that to this development because it was presented as evidence that concurrency was going to be met.

Ms. Thomas confirmed for Commissioner Weiske that if the Nevada Division of Transportation (NDOT) or the Regional Transportation Commission (RTC) has not raised the roadways to an acceptable level of service, this project would be halted.

Chair Gower agrees with staff regarding meeting the concurrency requirement but does not think it is a reasonable condition to place on the applicant because of all the externalities related to development in the North Valleys.

Commissioner Hawkins agreed with Chair Gower that the condition needs to be stricken.

Commissioner Weiske likes the intent of the condition but there are so many other projects that could be online that would not be in the calculations until they are built out because they are an allowed use or development. He would be in favor of striking the requirement.

Commissioner Johnson discussed the fact that the Planning Commission will still have the ability to review traffic when everything comes through even if this requirement is removed. He would be in favor of striking the requirement because of the other things that are in place in the PUD.

Ms. Hanson stated that staff can only support this project with the conditions in Exhibits 2 and 3 included. If Item 3 in Exhibit 2 is removed, staff cannot support the project.

Ms. Manzo confirmed for Commissioner Weiske that the remaining item to consider is that the applicant is requesting the location of the permanent fire station not be specified in the Handbook but that it be worked out in the fire service agreement.

Ms. Fuss discussed concerns regarding the process to amend the Handbook if changes are made in the fire service agreement regarding the location of the fire station.

The negotiation process for the fire service agreement was discussed and Commissioner

Weiske pointed out that including the location in the Handbook would provide a starting point for that negotiation. At that point changes could still be made to the Handbook without going through another application process. With that in mind, he asked if the applicant is okay adding the fire station location in the Handbook tonight.

Ms. Fuss stated that if this is what is making the Planning Commission decide between approval and denial, then the applicant can support that decision with it on the record that they are not comfortable with that specificity.

It was moved by Commissioner Johnson, seconded by Commissioner Weiske, in the case of LDC17-00008 & LDC17-00009 (StoneGate Master Plan and PUD Zoning Map Amendments), to recommend the City Council tentatively approve the Planned Unit Development Handbook by Minute Order based on compliance with all the applicable findings, subject to a review by the Regional Planning Commission as a project of regional significance, with the language modification to Exhibit 2 Item 1 as presented by the applicant and Exhibit 2 Items 2, 4 and 5 as written; Exhibit 3 Items 1, 2, 4, and 6 as written; the addition of sign sizes with the primary gateway sign at four feet high lettering and 100 square feet and the secondary gateway sign at three feet high lettering and 60 square feet; strike outdoor storage and outdoor manufacturing as an allowable use in the Town Center; change the industrial sign height to 15 feet; and include the language for the Super Pad Sites that was amended as part of the staff report.

Ms. Thomas confirmed for Ms. Hanson that staff is in agreement with the suggested modifications to Exhibit 2 Item 1.

The motion carried unanimously with six (6) commissioners present.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Mark Johnson, Vice-Chairman
SECONDER:	Kevin Weiske, Commissioner
AYES:	Weiske, Johnson, Hawkins, Olivas, Griffith-Douglass, Gower
ABSENT:	John Marshall

7 Land Use Plan for Updated Master Plan

7.1 Staff Report (For Possible Action): Discussion and possible action regarding draft Master Plan land use designations for four parcels totaling ±29.77 acres generally located in the Lemmon Drive/Memorial Drive area. 8:06 PM

Chair Gower called for a recess at 7:54 p.m. The meeting resumed at 8:06 p.m.

Commissioner Marshall present at 8:06 p.m.

Sienna Reid, Senior Planner, presented the staff report. Staff is seeking direction from the Planning Commission regarding the new Master Plan land use designations proposed for four parcels included in the report.

Commissioner Hawkins disclosed that his parents are buried in the cemetery in the area.

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

Derek Wilson, representing the property owner, discussed planning issues. The property owner would like to retain his existing zoning rights and would prefer no change to his land use designation. Given that this process is underway, he would accept the change to Suburban Mixed Use.

Chris Koontz spoke in support of retaining the current master plan designation.

Drew Lawton, property owner, spoke in support of not changing the zoning to Industrial land use.

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

Commissioner Marshall asked if with the industrial overlay the cemetery would be non-conforming.

Ms. Reid explained that if the Planning Commission were to move forward with a proposed Industrial land use designation, what that would do in terms of zoning in the future, the Mixed Use zone would not be conforming with the Industrial Master Plan land use designation.

Commissioner Hawkins stated that he does not want to see anything happening to the cemetery. Mixed Use might be the best way to go. Commissioner Hawkins expressed concern regarding remains at another cemetery being relocated and does not want that to happen here as well.

Greg Salter, Deputy City Attorney, suggested that Commissioner Hawkins recuse.

Commissioner Hawkins recused.

Commissioner Hawkins absent at 8:36 p.m.

It was moved by Commissioner Marshall to approve staff's recommendation of Suburban Mixed Use on the ±36 acre portion, the ±19.9 acre parcel to Industrial, the sliver portion to Industrial; and the cemetery to Public Quasi Public. Motion dies for lack of a second.

It was moved by Commissioner Johnson, seconded by Commissioner Olivas, to accept staff's recommendation of Suburban Mixed Use on the ±36 acre portion of the site, change Master Plan land use category for the ±19.9 acre parcel and sliver portion to Suburban Mixed Use; and the cemetery portion to Public/Quasi Public. The motion carried with five (5) in favor and one (1) opposition by Commissioner Marshall.

RESULT:	APPROVED [5 TO 1]
MOVER:	Mark Johnson, Vice-Chairman
SECONDER:	Paul Olivas, Commissioner
AYES:	Weiske, Johnson, Olivas, Griffith-Douglass, Gower
NAYS:	John Marshall
RECUSED:	Ed Hawkins

7.2 Staff Report (For Possible Action): Discussion and possible action regarding the draft Master Plan land use designation for one parcel totaling ±13.31 acres generally located on Moya Boulevard near the intersection of Moya Boulevard and Resource Drive. 8:46 PM

Commissioner Hawkins present at 8:46 p.m.

Sienna Reid, Senior Planner, presented the staff report. Staff is seeking direction from the Planning Commission regarding the new Master Plan land use designation proposed for the parcel included in the report.

Commissioner Griffith-Douglass disclosed that she spoke with the owner's representative. Commissioner Weiske disclosed that he drove by the site.

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

Ken Krater stated that it makes sense for this property to be Multifamily or Mixed Residential, not Industrial.

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

Ms. Reid discussed for Chair Gower the considerations staff weighed in evaluating land uses. A building with a smaller footprint would generally be better suited for the constraints that exist on the parcel.

Ms. Reid explained for Commissioner Weiske that the school is located to the south of the site and ultimately the impact to the schools in terms of traffic would be less with a smaller footprint Industrial use on the subject site.

Janelle Thomas, Senior Civil Engineer, confirmed for Commissioner Weiske that Multi-Family could be problematic. The school district could possibly have to provide bus service because it isn't safe for children to cross the roadway.

It was moved by Commissioner Marshall, seconded by Commissioner Hawkins, to approve staff's recommendation to change the site to Industrial. The motion carried unanimously with seven (7) commissioners present.

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

7.3 Staff Report (For Possible Action): Discussion and possible action regarding draft Master Plan land use designations for three parcels totaling ±4.26 acres generally located in the Bennie Lane area. 9:11 PM

Sienna Reid, Senior Planner, presented the staff report. Staff is seeking direction from the Planning Commission regarding the new Master Plan land use designations proposed for three parcels included in the report.

Commissioners Weiske and Griffith-Douglass disclosed that they visited the site.

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

Robert Fitzgerald, property owner, stated that he bought the property to put Multi-Family or a mix of Multi-Family and Lodging on the site. The current zoning is the only thing that works for the plans they are preparing to submit to the city for development.

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

Ms. Reid discussed the location of the nearby outdoor manufacturing and stated that the sound study that was prepared for that location did show there was adequate distance to mitigate the uses.

Chair Gower discussed the buffer that exists with the grade change and stated there is an existing separation between the Residential and Industrial uses.

Commissioner Weiske stated that the intersection of Gardella and Bennie Lane is the dividing point between Residential and Professional Office or Industrial uses. He expressed concern regarding putting constraints on properties next to what is there for Residential but right now. He requested confirmation that there is Mixed Use allocated there now.

Ms. Reid confirmed that is correct. There is a current Special Planning Area land use designation that we are looking to move away from, and this land use supports the currently adopted mixed use zone. Now that we are trying to move away from Special Planning Area designations we are revisiting some of these areas that allow for a wide range of uses and looking to determine the desired development pattern.

Ms. Reid explained for Chair Gower that the conforming zoning districts proposed for Mixed Employment are General Office, Professional Office, Industrial Commercial, Industrial Business, and even Industrial. Lodging uses are not something we are looking for in the proposed land use category.

It was moved by Commissioner Weiske, seconded by Commissioner Johnson, to recommend changing the properties to Suburban Mixed Use.

Commissioner Marshall expressed opposition to the motion for Suburban Mixed Use because of the potential for residential adjacent to noisy industrial uses.

Chair Gower agreed with Commissioner Marshall.

The motion carried with four (4) in favor and three (3) oppositions by Commissioners Griffith-Douglass, Gower, and Marshall.

RESULT:	APPROVED [4 TO 3]
MOVER:	Kevin Weiske, Commissioner
SECONDER:	Mark Johnson, Vice-Chairman
AYES:	Kevin Weiske, Mark Johnson, Ed Hawkins, Paul Olivas
NAYS:	Britton Griffith-Douglass, Peter Gower, John Marshall

8 Truckee Meadows Regional Planning Liaison Report

Chair Gower reported there was a meeting last week and another meeting scheduled for next month.

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.
9:40 PM

Claudia Hanson, Planning Manager, reported the Sierra Senior Center was approved by City Council, the Billboard Ordinance was adopted, City Council decided to move forward with the Adult Business Ordinance.

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 9:41 p.m.