

**Exhibit 3 As recommended to the Reno City Council by the Planning
Commission on September 20, 2017**

1. ~~Modify the definition of a Super Pad to include a minimum lot size of nine acres. Minimum Super Pad lot size standards are not applicable for right-of-way, utilities, common area and open space parcels. (This condition has been satisfied. Page 4 of the PUD Handbook includes the definition of a Super Pad which has been modified to include a 9 acre minimum, with exceptions as recommended by staff.)~~
2. Fire Services: The staff report includes language that has been recommended by the Reno Fire Department in order to provide emergency services to the StoneGate development. The PUD HB should be revised to specify that the permanent fire station shall be located on the south side of US 395, within Phase 1. *(This condition has been satisfied. Page 26 of the Handbook has been modified to specify that the permanent fire station shall be located on the south side of US 395, within Phase 1. The Planning Commission had concerns related to provision of fire services including construction of the Permanent Fire Station, necessary vehicles to equip the facility and future funding available to man the station. This information is reflected in the September 20, 2017 meeting minutes and in the November 15, 2017 Staff Report.)*
3. ~~The PUD HB should be updated to reference the appropriate PUD land use categories and density ranges as they relate to the Master Plan land use designations. (The October 30, 2017 PUD Handbook has addressed this concern).~~
4. ~~Add allowed density ranges to each of the PUD HB land use category descriptions that correspond with the proposed underlying Master Plan land use designations. (The October 30, 2017 PUD Handbook has addressed this concern).~~
5. *The Planning Commission voted to remove outdoor storage and outdoor manufacturing/processing uses from the list of allowed uses within the Industrial portion of the Town Center primarily due to potential environmental concerns related to outdoor industrial operations located in close proximity to White Lake. The October 30, 2017 PUD HB reflects this modification.*
6. *Regarding Signs, the Planning Commission limited and the October 30, 2017 PUD HB includes the following:*
 - *Primary Gateway signs to 12 feet tall with a maximum letter height of 4 feet tall and limited sign area to 100 square feet.*
 - *Secondary Gateway signs to 8 feet tall with a maximum letter height of 3 feet tall and limited sign area to 60 square feet.*

- *Industrial freestanding sign height was reduced from 25 to 15 feet tall.*