

***LDC20-00030 (Majestic Liberty), based upon compliance with the applicable findings, to approve the special use permit, subject to the conditions listed in the staff report as well as the amended conditions. The motion failed with two (2) in favor and three (3) oppositions by Commissioners Gower, Hawkins, and Johnson.***

Commissioner Gower stated that even though this meets the intent of the code, from his perspective he sees the potential for impacts on adjacent residences, which are the findings they are required to make as part of this special use permit. He cannot make findings e and f relative to scale of the proposed project due to the adjacency to residences, and the potential for the creation of environmental impacts both for the neighboring residences and for the area generally in the North Valleys. He stated in response to Karl Hall, City Attorney, that he can make findings a and b related to cuts and fills.

***It was moved by Commissioner Gower, seconded by Commissioner Hawkins, in the case of LDC20-00030 (Majestic Liberty), based on the inability to make findings e and f, to deny the special use permit.***

Chair Johnson explained his vote to deny the request is not due to his inability to make findings for this type of use, it is for this particular design and scale under finding e.

Commissioner Gower stated they should not be designing projects from the dais and should not try to condition themselves into approving a project. Industrial use is an appropriate use on this parcel but the proposal presented tonight did not allow him to make the findings.

***The motion carried with three (3) in favor and two (2) oppositions by Commissioners Olivas and Velto.***

Chair Johnson read the appeal process into the record.

<b>RESULT:</b>	<b>APPROVED [3 TO 2]</b>
<b>MOVER:</b>	Peter Gower, Commissioner
<b>SECONDER:</b>	Ed Hawkins, Commissioner
<b>AYES:</b>	Mark Johnson, Peter Gower, Ed Hawkins
<b>NAYS:</b>	Paul Olivas, Alex Velto
<b>ABSENT:</b>	Kathleen Taylor, John Marshall

- 5.3 Staff Report (For Possible Action - Recommendation to City Council): Case No. LDC20-00026 (North Virginia Zoning Map Amendment) - A request has been made for a zoning map amendment to change the zoning designation from Mixed Use/North Virginia Street Transit Corridor Overlay District (MU/NVTC) to Industrial Commercial (IC). The ±30.2 acres site includes fourteen parcels and is generally located north of North Virginia Street, south of Interstate 395, east of Stead Boulevard, and west of Webb Circle. The site has a Master Plan land use designation of Industrial (I). njg [Ward 4] 6:26 PM

Andy Durling, Wood Rodgers, gave an overview of the project.

Nathan Gilbert, Associate Planner, presented the staff report and answered questions from commissioners regarding allowed uses and requirements for any disturbance of major drainageways.

The commissioners present disclosed that they communicated with applicant's representative and/or visited the site.

Public Comment:

Tim Fadda spoke regarding drainage concerns.

Tammy Holt-Still thanked the Planning Commission for listening regarding some of the Swan Lake issues.

There were no further requests to speak.

*It was moved by Commissioner Gower, seconded by Commissioner Hawkins, in the case of LDC20-00026 (North Virginia Zoning Map Amendment), based upon compliance with the applicable findings, to recommend that City Council approve the zoning map amendment by ordinance. The motion carried unanimously with five (5) commissioners present.*

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Peter Gower, Commissioner
<b>SECONDER:</b>	Ed Hawkins, Commissioner
<b>AYES:</b>	Johnson, Gower, Hawkins, Olivas, Velto
<b>ABSENT:</b>	Kathleen Taylor, John Marshall

## 6 Truckee Meadows Regional Planning Liaison Report

Commissioner Gower reported there will be a Schools Subcommittee meeting next week. The next regular meeting will be the following week.