1  Pledge of Allegiance

2  Roll Call

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<th>Attendee Name</th>
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<td>Kathleen Taylor</td>
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<td>Jason Woosley</td>
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<td>Charles Reno</td>
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<td>Kevin Weiske</td>
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<td>Paul Olivas</td>
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<td>Peter Gower</td>
<td>Commissioner</td>
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The meeting was called to order at 6:00 PM.

3  Public Comment

Nikki Boyce thanked the Planning Commission for adopting the food policy as a goal.

4  Approval of Minutes  (For Possible Action)

4.1  Reno City Planning Commission - Regular - Jan 21, 2015 6:01 PM  (For Possible Action)  6:27 PM

It was moved by Commissioner Weiske, seconded by Commissioner Taylor, to approve the January 21, 2015, minutes. The motion carried unanimously with six (6) members present.
5  City Council Liaison Reports

None

6  Update on the Master Plan Update Process

Maureen McKissick, Strategic Development Administrator, presented a brief update on the status of the Master Plan Update. There were no questions or comments from the Commission.

7  Acceptance of the City of Reno Planning Progress and Priorities Report

7.1 Staff Report (For Possible Action - Recommendation to City Council):
Acceptance of the City of Reno Planning Progress and Priorities Report. 6:29 PM

Nathan Gilbert, Associate Planner, stated that the Annual Report is a document that is required by state law that will be forwarded to the City Council and the Regional Planning Commission. It highlights all the planning work done in the City of Reno by the Planning Commission. Staff recommends that the Planning Commission forward this document to the City Council with the 2015 Planning Commission Goals adopted at the Workshop earlier this evening.

A motion was made by Commissioner Weiske, seconded by Commissioner Reno, to recommend that the City Council accept the City of Reno Planning Progress and Priorities report with the 2015 Planning Commission Goals adopted during the Goal Setting Workshop. The motion carried unanimously with six (6) members present.

RESULT:  APPROVED [UNANIMOUS]
MOVER:   Kevin Weiske, Vice-Chair
SECONDER: Charles Reno, Commissioner
AYES:    Taylor, Woosley, Reno, Weiske, Olivas, Gower
ABSENT:  Doug D. Coffman

8  Public Hearings

Agenda item 8.5 was heard before item 8.1.
8.1 Staff Report (For Possible Action): Case No. LDC15-00050 (High Desert Montessori Charter School Fence) - A request has been made for a variance to allow a six foot fence in the front yard setback. The ±3.6 acre site is located on the northwest corner of the intersection of Silverada Boulevard and Fantastic Drive in the Public Facility (PF) zone. The site has a Master Plan land use designation of Special Planning Area/Northeast Neighborhood Plan/Urban Residential-Commercial.

Tammie Stockton, Principal and Director of High Desert Montessori Charter School, reviewed details of the requested variance.

Rich Hamilton, Black Rock Solar and Director of Business Development, discussed his association with the High Desert Montessori Charter School and details regarding the proposed fence installation.

Nathan Gilbert, Associate Planner, concurred with the applicant's presentation and stated that staff received two general inquiries from adjacent residents and a petition of support from the Montessori supporters that was forwarded to the Commission.

The Commissioners present disclosed that they visited the site and received emails.

At this time, Chairman Woosley opened public comment for this item.

Stacey Perez spoke in favor of the request.

Cheryl Miller Mintz provided a comment card in favor of the request but did not wish to speak.

Karen Thomsen provided a comment card in favor of the request but did not wish to speak.

Jason Halliwell provided a comment card in favor of the request but did not wish to speak.

Pam Wilcox provided a comment card in favor of the request but did not wish to speak.

Ashley Tourney, student at High Desert Montessori, spoke in favor of the fence for safety and stated that she found an empty vodka bottle in the parking lot a couple of days ago.

Jolene Tourney provided a comment card in favor but did not wish to speak.

Seeing and hearing no further public comment requests, Chairman Woosley closed public
comment.

There was discussion regarding the request to change the fencing material in the variance. The applicant did not know they would be required to go through the variance process when the fencing material was ordered.

Commissioner Reno stated that he can make the findings.

Commissioner Weiske stated that he is not willing to make the requested change to the application regarding the fencing material even though the applicant already purchased the materials for a chain link fence.

Commissioner Gower concurred with Commissioner Weiske stating that wrought iron fencing would be better for the long-term safety and aesthetics of the property.

Commissioner Taylor stated that if there is an option of no fence or a chain link fence, she would prefer the chain link fence. Commissioner Taylor asked how long it would take to get a wrought iron fence. Ms. Tammie Stockton stated that she would have to call the fence company to find out how long it would take.

Commissioner Olivas express concerns regarding finding 1.a.

Commissioner Taylor stated that she can make all the finding, particularly 1.a and 1.c. Commissioner Gower stated that he can make all the findings.

It was moved by Commissioner Taylor, seconded by Commissioner Gower, in the case of LDC15-00050 (High Desert Montessori Charter School Fence), based on the compliance with the applicable findings, to approve the variance, subject to conditions with the revision in Condition 5 to allow the use chain link fence on Fantastic. The motion carried with five (5) in favor and one (1) opposition by Commissioner Olivas.

RESULT: APPROVED [5 TO 1]
MOVER: Kathleen Taylor, Commissioner
SECONDER: Peter Gower, Commissioner
AYES: Taylor, Woosley, Reno, Weiske, Gower
NAYS: Paul Olivas
ABSENT: Doug D. Coffman
8.2 Staff Report (For Possible Action): Case No. LDC15-00052 (Express Gas and Mart) - A request has been made for a special use permit to establish a convenience store use in an existing building. The ±15,072 square foot site is located on the northeast corner of the South Wells Avenue/Crampton Street intersection (990 South Wells Avenue) in the Community Commercial/Wells Avenue Mixed Use (CC/MU) zone. The site has Master Plan land use designations Special Planning Area/Wells Avenue Neighborhood Plan/Mixed Use. vak [Ward 3] 9:01 PM

Derek Wilson, Rubicon Design Group, reviewed details of the request for an SUP.

Vern Kloos, Senior Planner, reviewed information included in the staff report and stated that staff believes all the findings can be made and no correspondence was received.

The Commissioners present disclosed that they visited the site. Chairman Woosley disclosed that he met with the applicant's representative.

At this time, Chairman Woosley opened public comment for this item. Hearing and seeing no public comment requests, Chairman Woosley closed public comment.

Commissioner Taylor asked for clarification regarding the statement that the applicant has applied for the last package liquor license available. Mr. Kloos stated that the Wells Avenue Neighborhood Plan only allows for 6 package liquor licenses.

Commissioners Weiske and Taylor stated that they can make all the findings.

*It was moved by Commissioner Weiske, seconded by Commissioner Taylor, in the case of LDC15-00052 (Express Gas and Mart), based upon compliance with the applicable findings, to approve the special use permit, subject to conditions. The motion carried unanimously with six (6) members present.*

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8.3 Staff Report (For Possible Action - Recommendation to City Council): Case No. LDC15-00049 (Sharlands Interstate 80 Zone Change) - A request has been made for a zoning map amendment to change the zoning designation from MF14 (Multifamily Residential – 14 Units per Acre) to MF21 (Multifamily Residential – 21 Units per Acre) on ±7.74 acres. The subject site is located east of the terminus of Sharlands Avenue (5200 West Interstate 80) directly south of the southern terminus of Backer Way. The site has a Special Planning Area/McQueen Neighborhood Plan/Mixed Residential Master Plan land use designation.

Derek Wilson, Rubicon Design Group, reviewed details of the request for a zone change. This request would constitute less intense zoning than was previously applied to this site when it was Neighborhood Commercial.

Nathan Gilbert, Associate Planner, concurred with the applicant's presentation and reviewed information included in the staff report. One general inquiry was received on this request and one letter of opposition was received. Stated concerns were perceived security issues and traffic issues. The primary access to this site is from Robb Drive to Sharlands Avenue (a commercial collector street). Access to Backer Way would be emergency only. Any allowable increased density would not directly effect the local streets. Staff can make the applicable findings.

The Commissioners present, excluding Commissioner Gower, disclosed that they visited the site. Chairman Woosley disclosed that he also met with the applicant's representative. Commissioner Reno disclosed that he also received an email.

At this time, Chairman Woosley opened public comment for this item. Hearing and seeing no public comment requests, Chairman Woosley closed public comment.

Commissioner Weiske asked if this zone change, which allows building heights to go from 35 feet to 45 feet, will create a problem with the residential properties to the north. Mr. Wilson stated that with the level of staff review that any project would get, he does not anticipate that would be a problem. Staff and the Planning Commission will enforce a high level of compatibility with the existing residential area to the north.

Commissioner Weiske asked what was in place to protect the existing residents to the north. Mr. Gilbert reviewed the discretionary review process that would be required.

Commissioner Gower asked about the ability of Sharlands Avenue to accommodate additional development. Bill Gall, Senior Civil Engineer, stated that Sharlands Avenue is built as a commercial collector and has sufficient capacity to serve this site.
Commissioner Gower stated that he can make the findings.

It was moved by Commissioner Gower, seconded by Commissioner Weiske, in the case of LDC15-00049 (Sharlands Interstate 80 Zone Change), based upon compliance with the applicable findings, to recommend that City Council approve the zoning map amendment by ordinance. The motion carried unanimously with six (6) members present.

RESULT: APPROVED [UNANIMOUS]
MOVER: Peter Gower, Commissioner
SECONDER: Kevin Weiske, Vice-Chair
AYES: Taylor, Woosley, Reno, Weiske, Olivas, Gower
ABSENT: Doug D. Coffman

8.4 Staff Report (For Possible Action): Case No. LDC15-00053 (Washoe County Medical Examiners Building) - A request has been made for a special use permit to construct in phases a ±29,274 square foot Medical Examiner’s Office building which will: 1) reduce the floor area ratio (FAR) required in the Mixed Use/University of Nevada Regional Center Plan/Commercial (MU/UNRC/Com) zone from .5 FAR to .38 FAR; and 2) allow a non residential use to operate between the hours of 11:00 p.m. and 6:00 a.m. (24 hours) adjacent to or within 100 feet of the building footprint of a single family residence. The ±2.87 acre site is located along the south side of East Ninth Street, ±250 feet east of its intersection with North Wells Avenue in the MU/UNRC/COM zone. The site has a Master Plan land use designation of Special Planning Area/University of Nevada Regional Center Plan/Commercial.

Angela Fuss, CFA, reviewed details of the requested SUP in order to relocate the use to a new site for the Washoe County Medical Examiners Building. Ms. Fuss presented proposals for amendments to Condition No. 2 and Condition No. 7. The applicant may not need to expand in 10 years as required in Condition No. 2 and requested that requirement be removed. The applicant requested that language in Condition No. 7 be changed to say that they have to meet Code requirements with regard to signage.

Dwayne Smith, Washoe County, was present and available to answer questions.

Vern Kloos, Senior Planner, presented information included in the staff report on this request. Staff received one call from a neighbor to the east concerned about access to his property. Staff believes all the findings can be made.

Commissioner Weiske disclosed that he exchanged emails with the applicant's representative and visited the site. Commissioner Taylor disclosed that she visited the
site and corresponded via voice mail with the applicant's representative. Commissioners Woosley, Reno, Gower and Olivas disclosed that he visited the site and spoke with the applicant's representative.

At this time, Chairman Woosley opened public comment for this item.

A letter was read into the record from W. Bruce Atkinson, CPA, in support of the request.

Hearing and seeing no further public comment request, Chairman Woosley closed public comment.

Commissioner Taylor asked for clarification on the applicant's request for modifications to Conditions 2 and 7. Mr. Kloos stated that the modification to Condition No. 2 is up to the Commission's discretion. Mr. Kloos read proposed language for Condition No. 7.

"Signs for the project shall be oriented to the north or west and be constructed with colors and materials consistent with the building architecture, and be consistent with the MUUNRC sign standard with regard to size, height, and area."

There was discussion regarding mitigation efforts for noise and glare from vehicle traffic in the middle of the night.

Claudia Hanson, Planning and Housing Manager, stated that staff would support a condition of a combination of berm, landscaping and wall to mitigate the noise and glare issues.

Mr. Kloos read the following proposed language for Condition No. 17.

"Prior to the issuance of a building permit, the applicant shall have plans approved to mitigate the headlights and sounds on the residential properties to the east exiting the Sally Port. The use of walls, berms, landscaping, or other suitable mitigation shall be utilized."

Commissioner Reno stated that he can make all of the findings, particularly finding a. Commissioner Gower stated that he can make all of the findings with the addition of Condition No. 17.

_It was moved by Commissioner Reno, seconded by Commissioner Gower, in the case of LDC15-00053 (Washoe County Medical Examiners Building), based upon compliance with the applicable findings, to approve the special use permit subject to conditions, with amended conditions 2 & 7 as requested by the applicant and the addition of_
**Condition No. 17 as described by Mr. Kloos.**

Commissioner Weiske stated he is not in favor of the motion with the current language of Condition No. 7.

Commissioner Reno withdrew his motion in order to have discussion regarding Condition No. 7. Commissioner Gower withdrew his second.

Commissioner Weiske stated that a minimal amount of signage would be appropriate due to the nature of the business. The sign does not need to be seen from the freeway and the overall height of the sign should be restricted to 10 feet.

Mr. Kloos read the following proposed language for Condition No. 7.

“Signs for the project shall be limited to one 10 foot tall 100 square foot monument sign, and 100 square feet of internally illuminated wall sign area.”

**It was moved by Commissioner Reno, seconded by Commissioner Gower, in the case of LDC15-00053 (Washoe County Medical Examiners Building), based upon compliance with the applicable findings, to approve the special use permit, subject to conditions with the noted adjustments to Condition 2 as requested by the applicant, Condition No. 7 as stated by staff, and the addition of Condition No. 17 as stated by staff. The motion carried unanimously with six (6) members present.**

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8.5 Staff Report (For Possible Action): Case No. LDC15-00051 (Wolf Den) - A request has been made to amend special use permit Condition of Approval No. 4 for Case No. LDC02-00008-Twisted Chimney to allow the existing restaurant, which is currently restricted to serve only beer and wine, to serve the full range of alcoholic beverages. The ±8,700 square foot site is located on the northwest corner of the North Virginia Street/College Drive intersection (1305 North Virginia Street) in the Neighborhood Commercial (NC) zone. The site has a Master Plan land use designation of Special Planning Area/University of Nevada Regional Center/Residential Area.

Mike Railey, Rubicon Design Group, presented a brief history on this project. This amendment request is to allow alcohol services at the Wolf Den. There are no
Vern Kloos, Senior Planner, stated this request is the result of a notice of violation issued by the City Code Enforcement staff on October 28, 2014. The notice of violation was issued because the project is allowed to only sell beer and wine. This request is for an amendment to the SUP condition of approval to allow the business to sell the full range of alcoholic beverages. The original SUP and its subsequent amendments were determined to be compatible with the area and this request should not increase the intensity of the use and will maintain its compatibility with the area. Staff received 4 emails and a letter which were forwarded to the Planning Commission. Two of the emails and the letter were in opposition. The other 2 emails received were in support of the amendment. Staff is recommending approval of the request.

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

At this time, Chairman Woosley opened public comment for this item.

Carol Millie expressed concern regarding documented calls for service to the University police for acute alcohol overdoses and spoke in opposition of the proposed amendment to the SUP.

Mari Shadley expressed concern regarding the lack of good practices in place in order to not endanger college students and spoke in opposition of the proposed amendment to the SUP.

Marcelo Vazquez expressed concern regarding underage drinking and spoke in opposition of the proposed amendment to the SUP.

Chuck Clement expressed concern regarding underage drinking and spoke in opposition of the proposed amendment to the SUP.

Carmelo Urza stated that the Wolf Den has been a good neighbor and spoke in support of the proposed amendment to the SUP.

Christine Adams expressed concern regarding underage drinking.

Lisa Hill spoke in opposition to the proposed amendment to the SUP unless the Wolf Den
shows better cooperation with the University.

Zack Tucker spoke in opposition of the proposed amendment to the SUP.

Rod Aeschlimann submitted a Public Comment Form in opposition of the proposed amendment but did not wish to speak.

Seeing and hearing no further public comment requests, Chairman Woosley closed public comment.

Mr. Railey addressed the issues brought up during public comment. The binge drinking types of promotions were stopped based on a request made by the Join Together Northern Nevada (JTNN). There have been personnel changes at the Wolf Den since those types of events have taken place. None of the cases mentioned during public comment were brought to the owners or managers of the Wolf Den by either the University Police or the Reno Police Department. ID scanners are now used. The Wolf Den has been more proactive than some of the other bars in the area in terms of combating underage drinking.

Commissioner Gower asked if the full range of alcohol sales has ever been part of the SUP. Mr. Kloos responded no.

Commissioner Weiske asked if there are dates for the Wolf Den flyers that were presented during public comment. Mr. Vazquez replied no. The flyers are not from recent months but they were used after the original date of the SUP when they were supposed to be serving only beer and wine.

Commissioner Weiske asked why this business is selling alcohol (hard spirits) when they don't have an SUP for it. Mr. Railey explained that originally Fritz' applied for a full liquor license not realizing the condition in the SUP prohibited it. The City of Reno issued the liquor license and has renewed it every 3 months for 7 years. When the Wolf Den took over operations they assumed that liquor was an approved use. The Wolf Den does have a valid liquor license which is in violation of the SUP. When that fact was brought to the attention of the applicant, they applied for this amendment to bring the SUP into conformance with the existing liquor license.

Commissioner Weiske asked for confirmation that there have been no reports of underage drinking submitted to Code Enforcement. Alex Woodley, Code Enforcement Manager, deferred the question to Detective Ron Chalmers. Detective Chalmers stated that about 2 months ago there was a call for service by a taxi cab driver stating that the Wolf Den was “off the hook”. That was followed by a citizen's complaint about the business practice of
underage drinking. Detective Chalmers did witness the crowd at the Wolf Den and stopped two girls that were leaving who appeared to have been drinking. They were underage and not in possession of fake IDs. The Wolf Den kitchen was closed at that time and was operating as a bar.

Commissioner Weiske asked if Code Enforcement has found any other violations for this property. Rob Rice, Code Enforcement Officer, stated that there was a DJ there which is in violation of the SUP. There were also concerns regarding over capacity. Officer Rice stated that there have been documented cases of violations against the SUP.

Commissioner Taylor asked about a bar area in the Wolf Den that is not allowed. Mr. Kloos stated that Neighborhood Commercial (NC) does not allow a stand-alone bar but it does allow a restaurant with alcohol service.

Commissioner Taylor asked how Condition No. 16 will be met. Mr. Railey stated that the Wolf Den is set up consistent with NC zoning and has a bar and tables. Customers will be waited on by a server and drinks can be ordered. There are 2 servers on Friday's and Saturday's and capacity is 100. The kitchen is open the entire time the establishment is open.

Commissioner Taylor asked if the applicant participates in the University of Nevada’s Real Bar Campaign as stated in Condition No. 11. Mr. Railey replied no.

Commissioner Reno asked if the Wolf Den is still currently serving hard alcohol. Mr. Railey replied yes. Mr. Woodley stated that it is typical when a notice of compliance citation is issued that they provide a corrective action which is to come into compliance or cease the operation. They need to exhaust their ability to comply with the SUP before the beginning the process to pursue revocation or suspension of a license.

Chairman Woosley asked for a response from the applicant regarding the Police Department’s earlier comment about the kitchen being closed while serving alcohol. Mr. Railey stated that it is his understanding that the kitchen is open the entire time and people can order food.

Chairman Woosley asked if bands are used. Mr. Railey stated that the DJ reference by the Police Department was in conjunction with a UNR tailgate party after a football game, which they had a special event permit for.

Commissioner Weiske asked if the applicant read through the SUP when the business was purchased. Alex Kanwetz, Wolf Den General Manager, stated that in 2009 when they amended the SUP they put their faith in another company to walk them through the
amendment process. This information that selling liquor other than beer and wine is not allowed is new to the applicant as of November 2014.

Chairman Woosley asked the applicant what they are proposing to do to address the issues. Mr. Kanwetz stated that in addition to the use of an ID scanner, they have eliminated some of the staff that was involved with the underage drinking. There is also more security at the door than there has been in the past.

Commissioner Taylor asked if any other bars are mentioned by students that Mr. Clement has talked with. Mr. Clement stated that occasionally parties are mentioned but with regard to bars, it is consistent that the students only mention the Wolf Den.

Commissioner Reno stated that there have been some serious violations at the Wolf Den and suggested reverting back to the 2009 SUP where they aren't allowed to serve hard alcohol.

Commissioner Gower stated that he cannot make finding a as this establishment is not compatible with the area.

Commissioner Olivas stated that he cannot make findings a and f.

Commissioner Weiske stated that he cannot make findings a and f.

Commissioner Taylor agreed with Commissioner Weiske that there needs to be a good faith effort on the part of the applicant before this amendment can be granted and would support continuing this to be heard in 6 months.

Commissioner Woosley stated that after hearing comments from Reno PD and Code Enforcement he would suggest setting conditions to operate as a good neighbor.

Commissioner Reno asked if the applicant has a right to continue to serve hard alcohol if this item is continued. Karl Hall, City Attorney, stated that they have a license to serve alcohol. Mr. Woodley stated that they have drafted a request to the Business License Division to provide a hearing to revoke the license. After tonight's decision they will move forward with that process.

Commissioner Reno asked for confirmation that continuing this item will not do anything and nothing would change. Mr. Woodley stated that from their perspective, that is correct.

Commissioner Reno suggested taking out Condition No. 15 and replacing it with beer
and wine only. City Attorney Hall stated that the Commission could grant the SUP and bring it back for review in 6 months.

Commissioner Reno suggested revoking the full range of alcohol, go back to beer and wine only, and say in the approval of the SUP that it will be reviewed in 6 months.

Claudia Hanson, Planning and Housing Manager, suggested leaving out the review in 6 months and leaving it up to the applicant to determine when and if they want to reapply.

Commissioner Weiske stated that he would be in favor of the SUP if it only allowed the sale of beer and wine.

Commissioner Gower concurred with Commissioner Weiske.

Commissioner Reno asked Mr. Railey for language on the items he suggested. Mr. Railey read the following items into the record: no promotions associated with binge drinking; provide an ID scanner on site at all times; security at the door checking IDs during the evening hours of operation; on-site security cameras; the SUP will be brought back for re-consideration if the business fails two or more compliance checks within a 12-month period; and all patrons seated at a table will be checked for appropriate ID if anyone at that table is ordering alcohol.

It was moved by Commissioner Reno, seconded by Commissioner Weiske, in the case of LDC15-00051 (Wolf Den), based upon compliance with the applicable findings, to approve the amendment to the special use permit Conditions of Approval No. 4 for Case No. LDC02-00008 (Twisted Chimney), subject to conditions with the amendment to Condition No. 15 to be only beer and wine, not full range of alcohol, and items 17 through 22 as described by Mr. Railey.

Chairman Woosley read the appeal process into the record.

The meeting recessed at 7:59 p.m. The meeting was called to order at 8:14 p.m.

| RESULT: | APPROVED [UNANIMOUS] |
| MOVER:  | Charles Reno, Commissioner |
| SECONDER: | Kevin Weiske, Vice-Chair |
| AYES:   | Taylor, Woosley, Reno, Weiske, Olivas, Gower |
| ABSENT: | Doug D. Coffman |

9 Truckee Meadows Regional Planning Liaison Report
Commissioner Weiske reported that there was a confirmation of Regional Planning Commissioners. Commissioner Taylor was appointed with Commissioners Reno and Gower as alternates. The next Regional Planning Commission meeting is scheduled for next Wednesday.

10 Staff Announcements

10.1 Report on status of Planning Division projects.

10.2 Announcement of upcoming training opportunities.

10.3 Report on status of responses to staff direction received at previous meetings.

10.4 Report on actions taken by City Council on previous Planning Commission items.

10:05 PM

Claudia Hanson, Planning and Housing Manager, reviewed the following actions taken by City Council.

- West Meadows Handbook was certified
- Urban @ University was adopted
- Reno Student Housing was adopted
- Sierra Senior Care was adopted
- Southern Edge was continued
- SS Smoke and Liquor was denied
- The presentation to bring back the NABs went to City Council and was approved

Ms. Hanson had information available regarding Nevada Leadership Workshops.

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

Commissioner Gower requested a follow-up workshop or session to continue discussion on items from the workshop.

Commissioner Weiske requested scheduling in the upcoming months another discussion with RTC about pedestrian/bicycle amenities.

12 Public Comment

None

13 Adjournment (For Possible Action)