1  **Pledge of Allegiance**
Chairman Woosley led the Pledge of Allegiance.

2  **Roll Call**

<table>
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<tr>
<th>Attendee Name</th>
<th>Title</th>
<th>Status</th>
<th>Arrived</th>
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<tbody>
<tr>
<td>Kathleen Taylor</td>
<td>Commissioner</td>
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<tr>
<td>Jason Woosley</td>
<td>Commissioner</td>
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<td>Doug D. Coffman</td>
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<td>Charles Reno</td>
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<td>Kevin Weiske</td>
<td>Vice-Chair</td>
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<td>Paul Olivas</td>
<td>Commissioner</td>
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<tr>
<td>Peter Gower</td>
<td>Commissioner</td>
<td>Present</td>
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The meeting was called to order at 6:00 PM.

3  **Public Comment**
None

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

4.1 Reno City Planning Commission - Regular - Feb 4, 2015 6:00 PM  (For Possible Action)  6:02 PM

*It was moved by Commissioner Coffman, seconded by Commissioner Weiske, to approve the February 4, 2015, minutes. The motion carried unanimously with seven (7) members present.*
RESULT: ACCEPTED [UNANIMOUS]
MOVER: Doug D. Coffman, Commissioner
SECONDER: Kevin Weiske, Vice-Chair
AYES: Taylor, Woosley, Coffman, Reno, Weiske, Olivas, Gower

4.2 Reno City Planning Commission - Regular - Feb 18, 2015 6:00 PM (For Possible Action) 6:03 PM

It was moved by Commissioner Weiske, seconded by Commissioner Taylor, to approve the February 18, 2015, minutes. The motion carried with five (5) in favor and two (2) abstentions by Commissioners Woosley and Coffman.

RESULT: ACCEPTED [5 TO 0]
MOVER: Kevin Weiske, Vice-Chair
SECONDER: Kathleen Taylor, Commissioner
AYES: Taylor, Reno, Weiske, Olivas, Gower
ABSTAIN: Jason Woosley, Doug D. Coffman

5 City Council Liaison Reports
None

6 Update on the Master Plan Update Process
Claudia Hanson, Planning and Housing Manager, stated that staff is working on the questionnaire for the public outreach portion of the update process.

7 Public Hearings

7.1 Staff Report (For Possible Action): Case No. LDC15-00056 (Midtown Wine Bar) - A request has been made for a special use permit to establish a night club use in an existing ±2,417 square foot wine bar located in the central portion of an existing ±96,638 square foot retail commercial center. The ±6.5 acre site is located on the southwest corner of the South Virginia Street/Mt. Rose Street intersection (1527 South Virginia Street) in the Mixed Use/South Virginia Street Transit Corridor/Midtown Commercial (MU/SVTC/MC) zone. The site has a Master Plan land use designation of Special Planning Area/South Virginia Street Transit Corridor/Commercial Area. ah [Ward 1] 6:04 PM
Alexis Revelle and Douglas Brunson, applicants, reviewed information regarding this SUP request to obtain a cabaret license.

Alexis Hill, Special Events Program Manager, stated that staff received one phone and one letter from citizens whose concerns were addressed when staff explained the proposed hours of operation. Ms. Hill also reviewed Conditions addressing noise issues.
Another resident expressed concern about the hours of operation requesting they be changed to 10:00 p.m. Sunday through Thursday and 12:30 a.m. Friday and Saturday. Ms. Hill proposed a change to Condition No. 7 adding language to include any future business owner.

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

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

Jenny Roster stated that her concerns regarding noise have been addressed.

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

Commissioner Weiske asked about the applicant’s plans for noise mitigation for the glass window on one side of the stage. Ms. Revelle stated that screens and curtains can be drawn in front of the windows.

Commissioner Coffman expressed concern that Condition No. 7 regarding the security plan is too extreme. Ms. Hill stated that the applicant does have indoor and outdoor cameras installed.

Commissioner Reno asked if the applicant had any concerns with the request to change the hours of operation to 10:00 p.m. on Sundays. Ms. Revelle stated that would not be a problem as they are not open on Sundays.

Commissioner Gower stated that Condition No. 7 regarding the security plan would enforce the no loitering component. Commissioner Weiske stated that the Condition does not ask for additional outside third party security guards or more cameras. Ms. Hanson stated that it is a standard Condition that has been applied to all nightclub establishments, and that site is near residential properties. Commissioner Coffman agreed to leave Condition No. 7 as it is.

Commissioner Weiske suggested changing the closing time to 11:00 p.m. for Sunday through Thursday and 12:30 a.m. for Friday and Saturday.

Commissioner Reno stated that he can make all of the findings, particularly finding a. Commissioner Weiske stated that he can make all of the findings.

*It was moved by Commissioner Reno, seconded by Commissioner Weiske, in the case of LDC15-00056 (Midtown Wine Bar), based upon compliance with the applicable*
findings, to approve the SUP, subject to conditions, changing the hours of operation for Sundays to closing at 11:00 p.m., and including the suggested language change to Condition No. 7 as presented by staff to include future business owners. The motion carried unanimously with seven (7) members present.

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

7.2 Staff Report (For Possible Action): Case No. LDC15-00054 (Titan Electrical Contracting) - A request has been made for a special use permit to allow outdoor storage in the Industrial Business (IB) zone. The ±2.45 acre project site is located on the southeast corner of Mill Street and Financial Boulevard. The site’s Master Plan land use designation is Industrial.

Ryan Greenhalgh, owner/applicant, reviewed information regarding this SUP to allow outdoor storage.

Nathan Gilbert, Associate Planner, presented this request and stated that two general inquiries were received.

Commissioners Reno and Gower had no disclosures. The remaining Commissioners present disclosed that they visited the site.

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

Ken Krater stated that he has clients in the Dermody Park area and that the CCRs for the Park require that the applicant get approval from the association prior to building.

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

Mr. Gilbert stated that the applicant understands what is required in the CCRs. Mr. Greenhalgh stated that he spoke to the Dermody Park property manager and has addressed all issues the best that he can.

Commissioner Weiske stated that he can make all the findings. Commissioner Gower stated that he can make all the findings, particularly finding a.

It was moved by Commissioner Weiske, seconded by Commissioner Gower, in the case of LDC15-00054 (Titan Electrical Contracting), based upon compliance with the
applicable findings, to approve the SUP, subject to conditions. The motion carried unanimously with seven (7) members present.

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

7.3 Staff Report (For Possible Action): Case No. LDC15-00058 (The Cottages at Brighton Park) - A request has been made for a special use permit to allow fills of 10 feet or more to modify building pads for four lots within an approved subdivision. The four lots contain ±.6 acres and are located ±350 feet north of West Moana Lane and ±650 feet west of Plumas Street on Covent Garden Drive (3210, 3220, 3230 & 3240 Covent Garden Drive) in the Specific Plan District (SPD - Brighton Manor) zone. The site has a Master Plan land use designation of Special Planning Area/Greenfield Neighborhood Plan. vak [Ward 2] 6:34 PM

Curtis Rowe, applicant's representative, reviewed information regarding this SUP to allow fills of 10 feet or more to modify building pads for four lots within an approved subdivision.

Vern Kloos, Senior Planner, reviewed details of this request and stated that staff received a few calls for information only.

The Commissioners present disclosed that they visited the site.

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

Linda Linton, representing the Lake Ditch Company, stated that there has been excavation right into the bank of the Lake Ditch which is a violation of the City of Reno Public Works Design Manual and NRS 536.120.

Lynn Bethel spoke in opposition of the request and expressed concerns regarding construction noise before 7:00 a.m., walkways being removed, and no street lights.

Newton Crumley discussed concerns regarding vibrations from compactors, and irrigation lines that have been severed affecting the association landscaping.

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

Commissioner Reno asked if the vibration and irrigation issues can be conditioned. Mr.
Kloos stated that they are building and code enforcement issues and suggested asking the applicant how they plan to address the issues. Mr. Rowe explained that the applicant is manually watering areas that are currently without automatic sprinkler systems until TMWA installs another meter in about two weeks.

Commissioner Gower asked about the pathways that have been removed. Mr. Rowe stated that one pathway was removed. With the new curb alignment it didn't go anywhere so plans were modified to remove it. Mr. Rowe stated that he did not think it was ADA compliant to begin with and will look into it further to determine if it was connected to anything.

Commissioner Weiske asked if there were any paths going through the pads in the original design of the property for the four lots being addressed tonight. Mr. Rowe said no. Commissioner Weiske asked if the construction of the wall to this new height will take out any open areas that were designed earlier as open areas. Mr. Rowe said no.

Commissioner Coffman asked staff who the public can contact with concerns regarding the ditch owned by the Lake Ditch Company. Mr. Kloos confirmed that those questions can be directed to the Lake Ditch Company and/or Reno Direct.

Bill Gall, Senior Civil Engineer, stated that an inspector will be out at the site tomorrow to see if there are any violations. Staff will coordinate with the Lake Ditch Company to ensure that any violations are resolved.

Commissioner Coffman asked if the irrigation issues should go through the HOA. Mr. Kloos confirmed that would be the method to use.

Commissioner Reno stated that concerns regarding lighting, ADA compliance, and irrigation may have to be pursued in other ways because this specific project does not affect those issues.

Commissioners Gower and Reno stated that they can make all of the findings, particularly finding a.

*It was moved by Commissioner Gower, seconded by Commissioner Reno, in the case of LDC15-00058 (The Cottages at Brighton Park), based upon compliance with the applicable findings, to approve the special use permit, subject to conditions. The motion carried unanimously with seven (7) members present.*
RESULT: APPROVED [UNANIMOUS]
MOVER: Peter Gower, Commissioner
SECONDER: Charles Reno, Commissioner
AYES: Taylor, Woosley, Coffman, Reno, Weiske, Olivas, Gower

7.4 Staff Report (For Possible Action): Case No. LDC15-00059 (Wintercreek Phase 3 Condition Amendment) - A request has been made to amend special use permit Condition of Approval No. 9 of Case LDC05-00131 (Wintercreek Phase 3) in order to remove the requirement for automatic fire sprinklers. The ±30.14 acre site is located north of Mogul and directly south of the intersection of Forest Willow Trail and Scott Valley Road in the Single Family Residential – 15,000 Square Feet (SF15) zone. The Master Plan land use designation for the site is Special Planning Area/McQueen Neighborhood Plan/Mixed Residential 3 - 11du/acre. njg [Ward 5] 7:01 PM

Chris Baker, Manhard Consulting on behalf of the applicant, reviewed the request to remove Condition No. 9 of the original SUP.

Nathan Gilbert, Associate Planner, stated that staff concurs with the applicant's presentation. Reno Fire Department and Engineering Division both concur that the Condition of approval is not necessary to provide adequate fire protection. Staff received one general inquiry.

Commissioners Woosley and Weiske disclosed that they visited the site and spoke with the applicant's representative.

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

Commissioner Coffman stated that he can make all of the findings.

*It was moved by Commissioner Coffman, seconded by Commissioner Weiske, in the case of LDC15-00059 (Wintercreek Phase 3 Condition Amendment), based upon compliance with the applicable findings, to approve the special use permit, subject to conditions. The motion carried unanimously with seven (7) members present.*
7.5 Staff Report (For Possible Action): Case No. LDC15-00055 (Step 2) - A request has been made for a special use permit to construct two, non residential buildings containing ±11,620 total square feet located adjacent to residentially zoned property. One building is for indoor storage. The second building will contain a transitional housing facility for up to 10 families. The ±2.94 acre site is located on the southeast corner of the Clear Acre Lane/Crystal Lane intersection in the Public Facility (PF) zone. The site has Master Plan land use designation of Public Facility. vak [Ward 4] 7:04 PM

Randall Long, Lumos and Associates representing the applicant, presented information regarding this SUP request and concurred with the conditions in the staff report.

Vern Kloos, Senior Planner, agreed with the applicant's overview of the project. Staff received calls requesting information and no negative feedback was received.

The Commissioners present disclosed that they visited the site.

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

Commissioner Gower stated that the Airport Authority has a grant funded program that provides sound insulation to projects located within a certain area.

Commissioners Reno and Gower stated that they can make all of the findings, particularly finding a.

*It was moved by Commissioner Reno, seconded by Commissioner Gower, in the case of LDC15-00055 (Step 2), based upon compliance with the applicable findings, to approve the special use permit, subject to conditions. The motion carried unanimously with seven (7) members present.*
7.6 Resolution No. : Staff Report (For Possible Action - Recommendation to City Council): Resolution No. 03-15 Case No. LDC15-00013 (Rancharrah) - A request has been made for a Master Plan amendment to change the land use designation from Single Family Residential to Special Planning Area on a ±23.5 acre parcel. The subject site is located west of the intersection of Talbot Lane and Sierra Rose Drive and is zoned Large Lot Residential – 2.5 acre lots (LLR2.5). 

Chair Woosley called for a break at 7:20 p.m. The meeting resumed at 7:30 p.m.

Andy Durling, Wood Rodgers, representing the applicant, reviewed information regarding this master plan amendment request.

Nathan Gilbert, Associate Planner, concurred with the applicant's presentation and stated that there is a subsequent request to add this area to the PUD Rancharrah project.

The Commissioners present disclosed that they visited the site and spoke to the applicant's representative.

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

Linda Linton, Attorney for the Lake Ditch, spoke in opposition of any public trails, foot bridges and equestrian bridges for public safety issues.

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

Mr. Durling clarified information regarding the location of public meetings that were held.

Commissioners Weiske and Reno stated that they can make the considerations.

*It was moved by Commissioner Weiske, seconded by Commissioner Reno, in the case of LDC15-00013 (Rancharrah), based upon compliance with the applicable considerations, to adopt the amendment to the Master Plan by resolution and recommend City Council do the same, subject to conformance review by the Regional Planning Agency. The motion carried unanimously with seven (7) members present.*

| RESULT: | APPROVED [UNANIMOUS] |
| MOVER: | Kevin Weiske, Vice-Chair |
| SECONDER: | Charles Reno, Commissioner |
| AYES: | Taylor, Woosley, Coffman, Reno, Weiske, Olivas, Gower |
7.7 Staff Report (For Possible Action - Recommendation to City Council): Case No. LDC15-00047 (Rancharrah PUD Amendment) - A request has been made for a zoning map from ±23.52 acres of Large Lot Residential-2.5 acre minimum parcel size (LLR2.5) to Planned Unit Development (PUD); and an amendment to the Rancharrah Planned Unit Development (PUD) Handbook to: 1) add ±23.52 acres to the PUD; 2) increase the number of residential units allowed up to 691 dwelling units; 3) modify the uses, acreage and configuration of the various land uses allowed in the PUD; and 4) modify the handbook standards, text and graphics to reflect the changes discussed in 1-3 above. This is also a project of Regional Significance for (a) housing (exceeds 625 units), (b) traffic (exceeds 6,250 average daily trips), (c) employment (may exceed 938 employees), and (d) sewage (exceeds 187,500 GPD). The ±141 acre site is located in the area bounded by Sierra Rose Drive to the north, Kietzke Lane to the east, Del Monte Lane to the south and the Lake Ditch to the west. The site has Master Plan land use designations of Special Planning Area and Single Family Residential. [Ward 2] 7:35 PM

John Griffin, applicant's representative, reviewed information regarding the PUD amendment request.

Andy Durling, Wood Rodgers, applicant's representative, gave a PowerPoint presentation on the project.

Vern Kloos, Senior Planner, stated that he would like to add clarifying language stating that a master developer has to be designated before the PUD is certified, and a provision that states that if the master developer sells everything and there are individual owners, those individual owners would come together and form a master association to operate the project and review the consistency with the handbook as the master developer would.

Mr. Kloos stated that staff believes the explanations provided in the staff report are sufficient to address the findings. With regard to concurrency requirements, Police and Fire representatives believe that the project can be adequately served with the existing facilities they have in place. Staff received letters regarding traffic and noise issues that have been forwarded to the Commission. There were also some late submitted letters that staff provided to the Commission.

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

Chairman Woosley asked if the Commissioners needed extra time to review the letters submitted. There were no requests for time to review the letters.
At this time Chairman Woosley opened public comment for this item.

Linda Linton stated that her previous comments made on Case No. LDC15-00058 (The Cottages at Brighton Manor) apply to this project.

Garrett Gordon discussed concerns regarding traffic improvements, building height, and design standards. Mr. Gordon proposed a Condition that if the applicant wants to go to 55' from 45', that they push the building back to the westerly portion of the building, and that anything higher than 55' would require a SUP.

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

Commissioner Taylor asked staff if they have any concerns regarding the memo that was received today after 5:00. Bill Gall, Sr. Civil Engineer, stated there is a condition already proposed in the PUD to perform a traffic study on the intersection. The study needs to be approved by the City and RTC and it needs to show that the intersection complies with Level of Service (LOS) standards.

Commissioner Weiske requested information regarding the traffic study. Mr. Gall stated that the applicant will have to mitigate any on-site impacts directly related to the development. When the applicant comes in with a proposal to develop the parcel, they will be asked to complete a traffic study and provide any improvements necessary for the proposed intersection to function to the LOS standards.

Commissioner Weiske asked about restrictions for noise levels and gaming for restaurants with outdoor seating and amplified sound. Mr. Durling reviewed the decibel restrictions and stated that 15 slot machines could be allowed but other than that no gaming would be allowed.

Commissioner Gower addressed concerns that came up during the outreach process regarding access for people through the PUD to commercial and recreational locations, emphasizing the desire to reduce vehicle traffic around the PUD and promote walkability. Mr. Durling stated the applicant wants to be able to have access for kids to get to Huffaker School. But the Lake Ditch representatives do not want public access.

Linda Linton, Attorney for the Lake Ditch, discussed the nature of the ditch and stated they do not like the idea of public access in part due to liability issues.

Mr. Kloos stated that ditch companies generally want adjacent developments to stay out of their ditches in order to maintain their integrity. Mr. Gall added that access would be a
negotiation between the developer and the ditch company. Typically all the ditches in the area and their easements far supersede other easements and accesses. Any new development in the area has to comply with the ditch company.

Commissioner Reno asked if the applicant is willing to allow public access through the facility. Mr. Durling stated that the applicant’s preference is not to allow public access.

Commissioner Weiske agreed in theory with Commissioner Gower’s comments regarding the importance of access and promoting walkability. A gated community wants privacy and it is up to the designers as to how they would create that access with the challenge to not let it interfere with the ditch.

The Commissioners reviewed and made all of the findings for NRS 278A.410 1, 2(a), (b) and (c), NRS 278A.500 1-7, and NRS 278A.510 a-o.

NRS 278A.500 1

Commissioner Weiske stated that what the plan allows for design and latitude of design would fit and be suitable for the neighborhood.

Commissioner Gower stated the applicant has done a good job of providing a balanced mix of uses including densities.

Commissioner Weiske stated that Village 1, 2 and 3 are compatible lot sizes and density with the existing area and brings the neighborhoods together.

NRS 278A.500 2

Commissioner Weiske stated that he would like to see a maximum building height of 55' and up to a height of 65' with an SUP.

Commissioner Reno stated that the height could go higher than 65' with an SUP because it would come back to the Planning Commission for approval.

Commissioner Gower agreed with Commissioner Reno to allow more flexibility on building height with an SUP because the area is intensifying in use fairly quickly and it could be justified to add more height and density in that area.

Commissioner Taylor suggested allowing up to 55' and anything over that would require an SUP to allow the Commission to see specifically what is being brought forward.
Commissioner Weiske agreed as long as it is worded to not exceed the maximum height allowed by ordinance for that area.

NRS 278A.500 3

Commissioner Reno stated the ratio is a good mix.

Commissioner Taylor asked if the elimination of the amphitheater changes the ratio percentage. Mr. Kloos responded no, it just eliminates that use from the event center.

Commissioner Weiske agreed the ratios are great and liked the idea of a development like this having a general community area. Some will be open to the public yet the Parks and Recreation Department has not been burdened with more maintenance.

NRS 278A.500 4

Commissioner Gower stated this finding is easy to make due to how open space was incorporated into the elements of the different uses and compatibility with surrounding development.

NRS 278A.500 5

Commissioner Gower stated that he had concerns regarding response times and provision of public services but can make the finding since the specialists have said that they can support it. Commissioner Gower added that it would be nice to have access to existing recreational facilities, such as Bartley Ranch and Wheatland Park.

NRS 278A.500 6

Commissioner Coffman stated that what the applicant has done is great with regard to the buffers provided and taking out the 800 seat amphitheater.

Commissioner Taylor stated that the applicant has gone above and beyond in some cases with this finding.

NRS 278A.500 7

Commissioner Gower stated that staff’s response that the PUD is anticipated to be built over a period of 15 years addresses this finding. There is integrity in the plan and an intent that is understood by the public.
Commissioner Weiske stated that 15 years gives the opportunity to find any rough edges in the plan that might need to be refined and brought back to make it more efficient. It is better than a 3 or 4 year plan and not being able to correct something because it goes too quick.

Commissioner Reno stated that the language proposed by staff regarding a master developer will help protect the public interest.

NRS 278A.510 a

Commissioner Woosley stated this finding is self-explanatory.

NRS 278A.510 b

Commissioner Reno stated that limiting the building height to 55' helps protect scenic resources in the area.

Commissioner Gower stated the applicant has done a good job with the approach the PUD takes to maintain mature trees and old growth landscaping.

NRS 278A.510 c

Commissioner Reno stated this is similar to finding b.

NRS 278A.510 d

Commissioner Weiske stated the applicant has the ability to design for energy efficient structures.

NRS 278A.510 e

Commissioner Weiske stated that the recreational needs are met by keeping the equestrian center available and open.

Commissioner Gower expressed appreciation that trail connections to surrounding parks is included in the staff report.

NRS 278A.510 f

Commissioner Reno asked if there could be a flood event because of Lake Ditch. Mr. Durling stated that Evans Creek has some floodway portions but it is within the banks.
The rest of the site is shaded x, which requires that the buildings be constructed at least one foot above the nearest adjacent grade.

NRS 278A.510 g

Commissioner Gower stated this location supports not only the City of Reno Master Plan but the Regional Plan in terms of locating future development in the McCarran ring and one of the regional centers.

Commissioner Reno stated this is a good example of what PUDs should be in the future.

NRS 278A.510 h

Commissioner Weiske stated that in some ways reducing the amount of open air irrigation pasture will be good.

Commissioner Reno stated that at least 2 of the parcels are open to the public and they will make all the necessary improvements for public access.

NRS 278A.510 i

Commissioner Taylor stated that with the equestrian center and the amount of open space, this finding is easy to make.

NRS 278A.510 j

Commissioner Taylor stated this finding is easy to make, especially with the mixed use and potential opportunities for employment and housing that this will bring.

Commissioner Gower stated that being in a centralized location makes less of a fiscal impact to the City in terms of having existing services.

NRS 278A.510 k

Commissioner Taylor stated there is adjacent residential uses and recreational uses.

NRS 278A.510 l

Commissioner Weiske stated the housing fits the suburban area and the existing neighborhoods.
NRS 278A.510 m

Commissioner Reno stated that this fits well the way it has been designed.

NRS 278A.510 n

Commissioner Reno stated that all new development is more efficient

NRS 278A.510 o

N/A

*It was moved by Commissioner Weiske, seconded by Commissioner Reno, in the case of LDC15-00047 (Rancharrah PUD Amendment), based upon compliance with the applicable findings, to recommend that City Council approve the zoning map amendment and the amendment to the PUD handbook by ordinance, subject to approval of the Projects of Regional Significance by the Regional Planning Agency and Condition A as contained in the staff report, along with the Conditions 1-6 submitted tonight with a change to Condition No. 2 stating that building heights within the retail commercial land use category shall be 55 feet with the ability to increase the height with a special use permit. Buildings located within 200 feet of Kietzke Lane shall not exceed 55 feet. Also to include staff’s language suggestion regarding a master developer. And any other modification as the Commission reviewed each of the findings, including variances as noted by staff. The motion carried unanimously with seven (7) members present.*

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

8 Truckee Meadows Regional Planning Liaison Report

Commissioner Weiske reported that the Truckee Meadows Regional Planning Commission will meet 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.  
9:58 PM

Claudia Hanson, Planning and Housing Manager, reviewed Council's recent activities related to projects that have been seen by the Planning Commission.

The Summit Sierra Sign went to the Council on appeal. The appellant had only appealed the large sign and not the smaller monument signs. There was an action to clarify that they were just denying the large digital sign adjacent to the freeway and that the monument signs were approved at Planning Commission.

The Hazardous Waste ordinance passed.  
Lemmon Drive and Military Road ordinance was adopted.  
Mt. Limbo Street ordinance was adopted.  
The Church at Reno was adopted.  
The Planning Progress and Priorities Report was approved.

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

Commissioner Reno requested more education on the Airport Authority and how they work with corridors.

11 Public Comment

None

12 Adjournment (For Possible Action)

The meeting adjourned at 9:59 p.m.