1 Pledge of Allegiance
Commissioner Olivas led the Pledge of Allegiance.

2 Roll Call

<table>
<thead>
<tr>
<th>Attendee Name</th>
<th>Title</th>
<th>Status</th>
<th>Arrived</th>
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<tbody>
<tr>
<td>Jason Woosley</td>
<td>Chairman</td>
<td>Present</td>
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<tr>
<td>Charles Reno</td>
<td>Commissioner</td>
<td>Present</td>
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<tr>
<td>Kevin Weiske</td>
<td>Vice-Chair</td>
<td>Present</td>
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<tr>
<td>Paul Olivas</td>
<td>Commissioner</td>
<td>Present</td>
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<tr>
<td>Peter Gower</td>
<td>Commissioner</td>
<td>Present</td>
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<tr>
<td>Mark Johnson</td>
<td>Commissioner</td>
<td>Present</td>
<td></td>
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<tr>
<td>Troy Schneider</td>
<td>Commissioner</td>
<td>Present</td>
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</tbody>
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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 - Jun 3, 2015 6:00 PM (For Possible Action) 6:01 PM

It was moved by Commissioner Gower, seconded by Commissioner Weiske, to approve the June 3, 2015, minutes. The motion carried with five (5) in favor and two (2) abstentions by Commissioners Johnson and Schneider.
RESULT: ACCEPTED [5 TO 0]
MOVER: Peter Gower, Commissioner
SECONDER: Kevin Weiske, Vice-Chair
AYES: Woosley, Reno, Weiske, Olivas, Gower
ABSTAIN: Mark Johnson, Troy Schneider

4.2 Reno City Planning Commission - Regular - Jun 18, 2015 6:00 PM (For Possible Action) 6:02 PM

It was moved by Commissioner Reno, seconded by Commissioner Gower, to approve the June 18, 2015, minutes. The motion carried with four (4) in favor and three (3) abstentions by Commissioners Johnson, Schneider, and Woosley.

RESULT: ACCEPTED [4 TO 0]
MOVER: Charles Reno, Commissioner
SECONDER: Peter Gower, Commissioner
AYES: Charles Reno, Kevin Weiske, Paul Olivas, Peter Gower
ABSTAIN: Jason Woosley, Mark Johnson, Troy Schneider

5 City Council Liaison Reports
None

6 Election of Officers (For Possible Action)

Motion: Motion to nominate Weiske as Chairman 6:04 PM

It was moved by Commissioner Gower to nominate Commissioner Weiske as Chairman. The motion carried unanimously with seven (7) members present.

RESULT: APPROVED [UNANIMOUS]
MOVER: Peter Gower, Commissioner
AYES: Woosley, Reno, Weiske, Olivas, Gower, Johnson, Schneider

Motion: Motion to nominate Gower for Vice-Chairman 6:09 PM

It was moved by Commissioner Olivas to nominate Commissioner Gower as Vice-Chairman. The motion carried unanimously with seven (7) members present.

A recess was called at 6:05 p.m. The meeting resumed at 6:07 p.m.

RESULT: APPROVED [UNANIMOUS]
MOVER: Paul Olivas, Commissioner
AYES: Woosley, Reno, Weiske, Olivas, Gower, Johnson, Schneider

7 Update on the Master Plan Update Process
Brianna Wolf, City of Reno Planner, presented the update highlighting information included in the Staff Report.

Update regarding Phase I of the Reno Master Plan Update - Presented/Distributed at Meeting

8 Public Hearings

8.1 Staff Report (For Possible Action - Recommendation to City Council): Case No. LDC15-00083 (South Reno Baptist Church) - This is a request for a special use permit to expand the existing South Reno Baptist Church facility by adding a two story multipurpose building, a shade structure and various site improvements. The special use permit is required to expand a nonconforming use and for nonresidential development adjacent to residentially zoned property. The ±5.9 acre site is located on the south side of South McCarran Boulevard in the Large Lot Residential-1 acre (LLR1) zone. This site has a Master Plan land use designation of Single Family Residential. vak [Ward 2] 6:10 PM

Mitch Sperling, South Reno Baptist Church, reviewed information regarding this request for a special use permit (SUP). Mr. Sperling addressed concerns regarding noise with outdoor events. Condition No. 4 regarding hours for outdoor activities will be enforced for other groups that use the church parking lot as well and should address the noise issue. The applicant agrees with all of the Conditions in the Staff Report.

Vern Kloos, Senior Planner, stated that the applicant gave a thorough presentation. Staff's primary concerns were related to noise from outdoor activities. A sound study was provided that indicates they do not exceed noise levels allowed by code. Staff is recommending approval.

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

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

Commissioner Reno asked how many outdoor activities are anticipated annually. Mr. Sperling responded 2 or 3.

Commissioner Reno asked if speakers are used for their outdoor activities. Mr. Sperling stated that they have never used speakers for outdoor activities.

Chairman Weiske confirmed that the SUP is bound to the church and if found in violation, regardless of the group using the facilities, the SUP can be revoked.
Commissioners Reno and Woosley stated that they can make all of the findings.

*It was moved by Commissioner Reno, seconded by Commissioner Woosley, in the case of LDC15-00083 (South Reno Baptist Church Addition), based upon compliance with the applicable findings, to recommend that City Council approve the special use permit, subject to conditions. The motion carried unanimously with seven (7) members present.*

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8.2 Staff Report (For Possible Action): Case No. LDC15-00080 (Pinot's Palette) -
This is a request for a special use permit to establish a bar in the Arterial Commercial (AC) zone adjacent to residentially zoned property. The ±2,860 square foot site is located on a ±7.0 acre parcel within the Ridgeview Plaza shopping center located on the southwest corner of Mae Anne Avenue and North McCarran Boulevard (5110 Mae Anne Avenue, Suite 702). This site has a Master Plan land use designation of Special Planning Area/McQueen Neighborhood Plan.

Roger Wise, Pinot's Palette, reviewed information regarding this request for an SUP. Mr. Wise explained that this will be an upscale, smoke free environment, and only customer of Pinot's Palette who are on-site to attend a class will be offered alcoholic beverages.

Nathan Gilbert, Associate Planner, concurred with the applicant's presentation. Staff recommends approval.

The Commissioners present disclosed that they visited the site.

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

Commissioner Gower stated that there is good buffering on the rear side against the residential areas.

Commissioner Gower stated that he can make all of the findings, in particular finding a.

*It was moved by Commissioner Gower, seconded by Commissioner Schneider, in the case of LDC15-00080 (Pinot's Palette), 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: Troy Schneider, Commissioner
AYES: Woosley, Reno, Weiske, Olivas, Gower, Johnson, Schneider

8.3 Staff Report (For Possible Action): Case No. LDC15-00085 (Silver Peak Apartments) - This is a request for a special use permit to amend Conditions of Approval No. 2 and No. 3 for Case No. LDC11-00043 (Silver Peak Apartments) to: (1) extend the time contained in Condition No. 2 in which the applicant must apply for a building permit for the first phase from March 12, 2016 to March 12, 2019 and an additional 18 months for each phase thereafter; and (2) extend the time in which to apply for a building permit for the off-site drainage improvements required by Condition No. 3 from March 12, 2016 to March 12, 2019. The ±40.2 acre site is located west of the Military Road/Lemmon Drive intersection in the Arterial Commercial (AC) and Open Space (OS) zones and has Master Plan land use designations of Special Planning Area/Reno Stead Joint Corridor Plan, Parks/Recreation/Open Space and Urban Residential/Commercial.

Melissa Lindell, Wood Rodgers, reviewed information regarding this request to amend two Conditions of a previously approved SUP.

Vern Kloos, Senior Planner, stated that nothing has changed in code since this SUP was approved and Staff is recommending approval.

The Commissioners present disclosed that they visited the site. Commissioner Woosley also disclosed that he spoke with a resident in the area.

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

Charles Busi spoke in favor of the requested SUP.

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

Commissioner Reno asked about screening efforts between the complex and the house to the west above the ridge that will overlook the property. Ms. Lindell stated that there will be quite a bit of slope and open space between the property line and where the apartments start, as well as additional landscaping.
Commissioner Gower asked for information regarding how the dates for the time extension were chosen. Mr. Kloos explained the reasoning behind the requested timeline and stated that Staff felt it was a reasonable timeline.

Commissioner Reno stated that he can make all of the findings, particularly finding a. Commissioner Woosley stated that he can make all of the findings, and the amendments to the Conditions.

*It was moved by Commissioner Reno, seconded by Commissioner Woosley, in the case of LDC15-00085 (Silver Peak Apartments), based upon compliance with the applicable findings, to approve the special use permit, subject to the original conditions of approval placed on LDC09-00023 (Silver Peak Apartments) with the amendments to the Conditions 2 and 3, all of which are contained in the Staff Report. The motion carried unanimously with seven (7) members present.*

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8.4 Staff Report (For Possible Action): Case No. LDC15-00087 (Saint Mary's Robb Drive Medical Offices) - This is a request for a special use permit to establish a medical facility, including urgent care, within an existing building located on the north side of Sharlands Avenue, at its eastern terminus. The building is currently occupied by Scolari’s grocery store. The overall site is ±4.4 acres and is located within the Planned Unit Development – Sharlands (PUD) zone. The site has a Master Plan land use designation of Special Planning Area/McQueen Neighborhood Plan. vak [Ward 1] 6:43 PM

Tom Gallagher, Summit Engineering, stated that this is a housekeeping item with the PUD and nothing is changing except the signage.

Vern Kloos, Senior Planner, stated that the change of use is the result of the way the PUD is structured. The use will be less intense with this change.

Commissioners Olivas, Johnson, Weiske, and Reno disclosed that they visited the site. Commissioners Woosley, Schneider, and Gower disclosed that they are familiar with the site.

At this time Chairman Weiske opened public comment for this item. Seeing and hearing no public comment requests, Chairman Weiske closed public comment.
Commissioner Woosley asked about potential noise issues. Kent Choma spoke on behalf of St. Mary's and stated that no patients will be delivered by ambulance to this facility.

Commissioner Gower asked if the Scolari's at this site had an existing 24 hour use. Mr. Kloos stated that all the uses in Planning Unit 8-A are allowed to operate 24 hours.

Commissioner Woosley stated that he can make all of the findings, especially finding a. Commissioner Gower stated that he can make all of the findings.

It was moved by Commissioner Woosley, seconded by Commissioner Gower, in the case of LDC15-00087 (Saint Mary's Robb Drive Medical Offices), 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: Jason Woosley, Chairman
SECONDER: Peter Gower, Commissioner
AYES: Woosley, Reno, Weiske, Olivas, Gower, Johnson, Schneider

8.5 Staff Report (For Possible Action): Case No. LDC15-00084 (Logisticenter 395-Phase 2) - This is a request for a special use permit to: (1) develop an industrial park located adjacent to residentially zoned property; (2) operating hours between 11:00 p.m. and 6:00 a.m.; and (3) construction of a major drainageway channel. The ±130.8 acre parcel is located between Military Road and Lemmon Drive, east of Tholl Drive in the Industrial Commercial (IC) and Open Space (OS) zones and has Master Plan land use designations of Industrial and Parks/Recreation/Open Space. This is a Project of Regional Significance as the proposed uses will generate more than 938 employees (±1,100 employees).

Ken Krater, representing Dermody Properties, reviewed mitigation efforts to address impacts of this project. Mr. Krater suggested adding conditions for further mitigation efforts to include a 6 foot fence and a sound wall on portions of the property.

Nathan Gilbert, Associate Planner, concurred with the applicant's presentation. Staff received several phone calls and emails regarding sidewalk installation, installation of a fence, and sound wall. Sidewalk installation requirements will be met and the fence and sound wall concerns are addressed with the proposed conditions mentioned by Mr. Krater.
The Commissioners present disclosed that they visited the site and received emails. Commissioner Reno also disclosed that he received a voice mail with no last name or contact information.

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

Janice McAtee requested a proposal that the provisions be secured by some type of mitigation fund.

Rhyan Buck expressed concern with possible unexpected side effects of mitigation efforts.

Charles Busi spoke in favor of the project. Mr. Busi also suggested that the 4 feet between the cyclone fence and the ditch may need to be increased to 5 or 6 feet to keep erosion from undermining his lot and the fence that will be there.

Janet Busi chose not to speak but is in favor of the project.

Danielle Culverson spoke in opposition to the project.

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

Commissioner Reno requested information on the public comment regarding a mitigation fund. Mr. Krater explained that before they can obtain a building permit an engineer of record has to be assigned to the project. They will also need to submit a bond letter of credit for a security instrument for the cost of the public improvements plus a 10% contingency.

Commissioner Woosley asked how the drainage proposed for this project compares to the drainage for the last project in this area. Mr. Krater stated that the drainage channel will handle about the same amount of runoff because the project will have detention. The purpose of the drainage channel is to accommodate existing off-site flows. As designed the channel will actually be over built.

Commissioner Woosley asked about types of activities that will occur between 11:00 p.m. to 6:00 a.m. Mr. Krater stated that it depends on the tenant but a worst case condition was studied and with the proposed mitigations they will be generating less noise than the existing ambient noise. Mr. Gilbert further explained the noise standards.
Commissioner Gower asked about the truck traffic. Bill Gall, Senior Civil Engineer, stated that almost all truck trips will take a right into the site and a right out of the site onto Lemmon.

Mr. Gall confirmed that the Regional Transportation Commission (RTC) was not in favor of the barrier rail on Lemmon due to concerns regarding maintenance. It is a City roadway that will be maintained by City Staff and Staff will support the barrier rail.

Commissioner Gower asked about the potential for increased traffic beyond the site and how it will be addressed. Mr. Gall stated that a North Valleys Corridor Study will be completed by RTC. That study will identify additional improvements needed that will be addressed.

Mr. Gilbert reviewed the proposed additional conditions and submitted them to the Clerk.

Chairman Weiske requested clarification of the proposed plans for the outside perimeter. Mr. Krater reviewed the plans for a sidewalk or a pedestrian path system around the entire perimeter of the site.

Commissioner Johnson asked if there will be any fencing or screening included with the pedestrian path. Mr. Krater stated that the only fencing that would be installed is around the loading areas.

Commissioner Gower stated that he can make all of the findings, in particular finding d. Commissioner Olivas stated that he can make all of the findings.

*It was moved by Commissioner Gower, seconded by Commissioner Olivas, in the case of LDC15-00084 (Logisticenter 395-Phase 2), based upon compliance with the applicable findings, to approve the special use permit, subject to conditions, including the two additional conditions, and a finding of conformance by the Regional Planning Agency. The motion carried unanimously with seven (7) members present.*

Weiske read the appeal process into the record.
RESULT: APPROVED [UNANIMOUS]
MOVER: Peter Gower, Commissioner
SECONDER: Paul Olivas, Commissioner
AYES: Woosley, Reno, Weiske, Olivas, Gower, Johnson, Schneider

8.6 Staff Report (For Possible Action): Case No. LDC15-00088 (Mesa Rim Climbing and Fitness Center) - This is a request for a special use permit to develop an indoor recreation facility: (1) adjacent to residentially zoned property; and (2) to operate between the hours of 11:00 p.m. and 6:00 a.m. The ±3.0 acre site is located on the southeast corner of Yale Way and Harvard Way in the Community Commercial (CC) zone. This site has a Master Plan land use designation of Urban Residential/Commercial. cch [Ward 3] 7:38 PM

Angela Fuss, CFA, reviewed information regarding this SUP request.

Claudia Hanson, Planning and Housing Manager, stated that she received a letter from the Airport Authority requesting the standard airport condition. A phone call was also received from a neighbor to the south with a concern regarding dumping on the site. They would like to see the southern portion fenced off to prohibit dumping. Ms. Hanson explained to the caller that the owner of the property would be responsible for the maintenance of that vacant lot.

The Commissioners present disclosed that they visited the site.

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

Commissioner Johnson asked about the landscape requirements and islands in the parking lot. Ms. Fuss explained that they will have the same number of islands and parking spaces, they will just be reconfigured.

Commissioner Reno asked if the FAA letter would require reducing the building height. Ms. Fuss stated that they are still within what is allowed through the FAA, they just have to get the letter from the FAA before the building permit is signed off.

Commissioner Gower asked if there is a need for an additional condition regarding the dumping issue on the parcel between the residential area and the project. Ms. Hanson stated that it is in code and will be enforced.

Commissioners Gower and Johnson stated that they can make all of the findings.
It was moved by Commissioner Gower, seconded by Commissioner Johnson, in the case of LDC15-00088 (Mesa Rim Climbing and Fitness Center), 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: Mark Johnson, Commissioner
AYES: Woosley, Reno, Weiske, Olivas, Gower, Johnson, Schneider

8.7 Staff Report (For Possible Action): Case No. LDC15-00082 (Surf Thru Car Wash) - This is a request for special use permits to: (1) develop a car wash; and (2) vary the building orientation per the South Virginia Street Transit Corridor design standards. The ±1.4 acre site is located on the east side of South Virginia Street between South Meadows Parkway and South Meadows Marketplace Drive, in the Winco Shopping Center in the Mixed Use/South Virginia Street Transit Corridor (MU/SVTC) zone. This site has a Master Plan land use designation of Special Planning Area/South Virginia Street Transit Corridor. cch [Ward 2]

7:50 PM

John Krmpotic, KLS Planning and Design, reviewed information regarding this request for SUPs.

Tom Gall, Surf Thru, spoke about their efforts to conserve water and stated that he is available to answer questions.

Claudia Hanson, Planning and Housing Manager, reviewed information included in the Staff Report regarding this project. Staff does support the proposed use on this site.

The Commissioners present disclosed that they visited the site. Commissioners Reno, Weiske, Olivas, and Woosley also disclosed that they had contact with the applicant's representative.

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

Commissioner Reno asked about the hours of operation for summer months. Ms. Hanson stated that in the transit corridor as long as the property is adjacent to Virginia Street they can operate 24 hours a day. Mr. Gall clarified the summer months to be the months during daylight savings time.

Commissioners Woosley and Olivas stated that they can make all of the findings.
It was moved by Commissioner Woosley, seconded by Commissioner Olivas, in the case of LDC15-00082 (Surf Thru Car Wash), based upon compliance with the applicable findings, to approve the special use permits, subject to conditions. The motion carried unanimously with seven (7) members present.

RESULT: APPROVED [UNANIMOUS]
MOVER: Jason Woosley, Chairman
SECONDER: Paul Olivas, Commissioner
AYES: Woosley, Reno, Weiske, Olivas, Gower, Johnson, Schneider

9 Truckee Meadows Regional Planning Liaison Report

Chairman Weiske reported there was no Regional Planning Commission (RPC) meeting last month. Next month's RPC meeting will include the election of one of the City of Reno Commissioners as Chairman. The date for next month's meeting will be confirmed with the Director of Regional Planning and communicated to the Regional Planning Commissioners from the City of Reno.

10 Recommendation to City Council for Appointment to the Truckee Meadows Regional Planning Commission from the members of the Reno City Planning Commission: Peter Gower, Mark Johnson, Paul Olivas, Charles Reno, Troy Schneider. (For Possible Action - Recommendation to City Council)

10.1 Motion: Recommendation to City Council for nomination of Commissioner Reno to the Regional Planning Commission. 8:11 PM

It was moved by Commissioner Woosley, seconded by Commissioner Gower, to recommend that City Council nominate Commissioner Reno to the Regional Planning Commission. The motion carried unanimously with seven (7) members present.

RESULT: APPROVED [UNANIMOUS]
MOVER: Jason Woosley, Chairman
SECONDER: Peter Gower, Commissioner
AYES: Woosley, Reno, Weiske, Olivas, Gower, Johnson, Schneider

10.2 Motion: Recommendation to Council to have the remaining Commissioners as alternates for the Regional Planning Commission 8:13 PM

It was moved by Commissioner Reno, seconded by Commissioner Olivas, to recommend that City Council appoint the remainder of the Commission as alternates to the Regional Planning Commission. The motion carried unanimously with seven (7) members present.
RESULT: APPROVED [UNANIMOUS]

MOVER: Charles Reno, Commissioner
SECONDER: Paul Olivas, Commissioner
AYES: Woosley, Reno, Weiske, Olivas, Gower, Johnson, Schneider

11 Staff Announcements

11.1 Report on status of Planning Division projects.

11.2 Announcement of upcoming training opportunities.

11.3 Report on status of responses to staff direction received at previous meetings.
   8:16 PM

11.4 Report on actions taken by City Council on previous Planning Commission items.
   8:16 PM

Claudia Hanson, Planning and Housing Manager, reported the following actions taken by City Council: The Sharlands amendment was approved; and Staff was directed to begin an inventory of our historic resources in our public parks. Ms. Hanson also reported that the Neighborhood Advisory Boards (NAB)s are getting started this month.

Chairman Weiske asked about the request for an update on the process when an SUP is denied and a contractor builds and begins operating anyway. Ms. Hanson stated that they will look into that.

Chairman Weiske asked about training opportunities for the two new Commissioners. Ms. Hanson will meet with each of them to bring them up to speed on the sign ordinance issues.

Commissioner Olivas stated that another previous request was for a presentation on sound studies.

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

Commissioner Reno requested information on the issue of people progressing and building on sites without coming before the Planning Commission.

Commissioner Gower requested information on the recent news about funding the Regional Planning Agency.

13 Public Comment

None
14 Adjournment (For Possible Action)

The meeting was adjourned at 8:21 p.m.