1 Pledge of Allegiance
Chairman Weiske 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>Jason Woosley</td>
<td>Commissioner</td>
<td>Absent</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>Chairman</td>
<td>Present</td>
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<td>Paul Olivas</td>
<td>Commissioner</td>
<td>Present</td>
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<tr>
<td>Peter Gower</td>
<td>Vice-Chairman</td>
<td>Present</td>
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<tr>
<td>Mark Johnson</td>
<td>Commissioner</td>
<td>Present</td>
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<tr>
<td>Troy Schneider</td>
<td>Commissioner</td>
<td>Present</td>
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*The meeting was called to order at 6:01 PM.*

3 Public Comment
Linda Collins spoke regarding Case No. LDC15-00086 (Northridge) project. She is not opposed to the Northridge project but is opposed to the Spearhead access as a main access to the project. She would like it to remain emergency access only.

4 City Council Liaison Reports
None

5 Update on the Master Plan Update Process
Brianna Wolfe, Planner, gave a brief presentation on the Master Plan Update Process.

*Power Point Presentation for the Master Plan Update Process - 08/05/15 PC meeting - Presented/Distributed at Meeting*
6 Public Hearings

6.1 Staff Report (For Possible Action): Case No. LDC15-00091 (Highland Ditch Realignment) - This is a request for a variance to further reduce the required lot size for two nonconforming parcels zoned Large Lot Residential - 1 acre minimum parcel size (LLR1). The ±1.13 acre site contains two parcels located on the south side of Leroy Street (8300 and 8306 Leroy Street), ±270 feet east of its intersection with Mae Anne Avenue in the LLR1 zone. The site has a Master Plan Land Use designation of Single Family Residential. 

Levi Kleiber, Truckee Meadows Water Authority (TMWA), reviewed information regarding this variance request. The overall purpose is to clear up title for easement issues, secure access, and improve public safety.

Vern Kloos, Senior Planner, stated this is a request to modify the lot size. The applicant submitted a letter requesting Condition No. 4 be stricken from the staff report, which requires them to apply for a zone change to PF. Staff feels it is appropriate to remove that Condition. No calls were received and this item did not go to the Neighborhood Advisory Board (NAB) as the July NAB meeting was canceled.

The Commissioners present had no disclosures, other than the letter received.

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

Richard and Lorelei Gilberti did not wish to speak but they are in opposition.

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

Mr. Kloos confirmed that the applicant will come in within a year to apply for the zone change.

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

*It was moved by Commissioner Reno, seconded by Commissioner Gower, in the case of LDC15-00091 (Highland Ditch Realignment), based upon compliance with the applicable findings, to approve the variance, subject to Conditions 1 through 3. The motion carried unanimously with six (6) members present.*
RESULT: APPROVED [UNANIMOUS]
MOVER: Charles Reno, Commissioner
SECONDER: Peter Gower, Vice-Chairman
AYES: Reno, Weiske, Olivas, Gower, Johnson, Schneider
ABSENT: Jason Woosley

6.2 Staff Report (For Possible Action): Case No. LDC15-00093 (Tonopah Lofts at Midtown) - A request has been made for a tentative map to create eight residential lots. The ±0.29 acre site is located on the southeast corner of the Tonopah Street/Pueblo Street intersection in the Mixed Use/South Virginia Transit Corridor/Midtown Commercial (MU/SVTC/MC) zone. The site’s Master Plan land use designation is Special Planning Area/South Virginia Transit Corridor/Midtown Commercial. njg [Ward 1] 6:18 PM

Chris Baker, Manhard Consulting, on behalf of the applicant, reviewed information regarding this tentative map request.

Nathan Gilbert, Associate Planner, concurred with the applicant's presentation. Staff received one general comment in support and one email which was forwarded to the Planning Commission with concerns regarding placing residential in the general area.

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

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

Lynn Lazovich spoke in opposition of this project and expressed concerns regarding safety and traffic issues.

Valerie Kortenber, owner of the property south of the project, spoke regarding parking issues.

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

Bill Gall, Senior Civil Engineer, answered questions regarding traffic along Tonopah Street. This is a very low volume, 8 unit subdivision and Tonopah Street has low traffic volume as well. Mr. Gall spoke with the Senior Traffic Engineer regarding the possibility of changing the parking configuration and he did not see the width there to support diagonal parking. Based on the low volumes this will generate staff did not see it as an issue.

Commissioner Johnson asked for information on what is proposed for screening.
Mr. Baker stated that the proposed screening will be evergreen trees and will be between the future parking lot and the future privacy fence.

Commissioner Reno expressed concern regarding the proposed additional parking on the street.

Mr. Baker stated that they will be separate projects on two separate parcels owned by two separate entities. The applicant feels they meet the intent of the parking requirement for the residential product.

Commissioner Reno asked about enforcement for the additional street parking.

Mr. Gilbert stated it is not dedicated parking per code. Midtown commercial overlay district for residential uses does not allow exceptions to parking requirements. Code does allow, in transit corridor areas, for appropriate on-street parking to count without being dedicated.

Commissioner Johnson asked about building height restrictions.

Mr. Gilbert confirmed that there is no height cap. Given the proposed intensity, staff feels the proposed height is appropriate.

Chairman Weiske asked about existing designated on-street parking in the area.

Mr. Gilbert stated that he did not see any dedicated on-street parking for private business.

Chairman Weiske asked if the parking lot project to the east is a separate parcel from the commercial building that sits on the corner of South Virginia and Tonopah.

Mr. Gilbert stated that it is currently one parcel and conditions of approval would create a boundary line adjustment.

Chairman Weiske asked if any of the other commercial buildings on South Virginia have parking agreements for the existing parking lot.

Mr. Gilbert stated that to his knowledge they do not.

Mr. Baker confirmed that there are not any parking agreements for the existing parking lot. All the buildings surrounding it have their own off-street parking.
Commissioner Gower stated this is the kind of development the area needs.

*It was moved by Commissioner Gower, seconded by Commissioner Schneider, in the case of LDC15-00093 (Tonopah Lofts at Midtown), based upon consideration of the factors required by NRS, to approve the tentative map, subject to conditions. The motion carried unanimously with six (6) members present.*

Chairman Weiske read the appeal process into the record.

<table>
<thead>
<tr>
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<td>ABSENT:</td>
<td>Jason Woosley</td>
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6.3 Staff Report (For Possible Action): Case No. LDC15-00090 (Silver and Blue Outfitters) - This is a request for a special use permit to allow: 1) a general retail use other than listed in the Multifamily-30 units per acre (MF30) zone; 2) the use to be located adjacent to residentially zoned property; and 3) a ±36 square foot non-illuminated wall sign. The ±15,616 square foot site is located on the northwest corner of the North Virginia Street/15th Street intersection (1505 North Virginia Street) in the MF30 zone. The site has a Master Plan Land Use designation of Special Planning Area/University of Nevada Regional Center Plan/Residential. 

Josh Thieriot, owner, and Mark Glodowski, co-owner, reviewed information regarding this request for a special use permit (SUP).

Vern Kloos, Senior Planner, stated that no correspondence was received. This project was reviewed by the Ward 5 NAB on July 15, 2015.

Commissioner Johnson disclosed that he visited the site. The remaining Commissioners present disclosed that they visited the site and received an email.

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 asked about fencing, landscaping, and phasing of RTC’s schedule of improvements.

Mr. Kloos discussed fencing and landscaping plans. Bill Gall, Senior Civil Engineer, stated that sidewalk improvements are scheduled in this area next year so the applicant
was not requested to do any improvements on 15th Street. The applicant was asked to coordinate with RTC regarding sidewalk improvements on South Virginia.

Commissioner Reno asked about the sign requirement in Condition No. 5.

Mr. Kloos explained that in the residential zones for a non-residential project sign square footage numbers and types are determined with an SUP. Condition No. 5 outlines what the applicant proposed.

Mr. Thieriot disclosed that they have applied for an SUP as well as a re-zoning application. The Silver and Blue Outfitters is dependent on the school year and the re-zoning application was bumped until the September meeting so at that time they applied for an SUP. If the re-zoning application is approved they may be eligible to improve the signage on the building.

Commissioners Reno and Johnson stated that they can make the findings.

*It was moved by Commissioner Reno, seconded by Commissioner Johnson, in the case of LDC15-00090 (Silver and Blue Outfitters), 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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6.4 Staff Report (For Possible Action): Case No. LDC15-00057 (Golden Valley Commercial Center) - A request has been made for a special use permit to allow for a ±12,460 square foot commercial development adjacent to residential zoning. The ±1.66 acre site is located on the northeast corner of the intersection of Golden Valley Road and North Hills Boulevard in the Neighborhood Commercial (NC) zoning district and Mixed Residential Master Plan land use designation. njg [Ward 4] 6:51 PM

Derek Wilson, Rubicon Design Group, reviewed information regarding this request for a special use permit (SUP). This project was heard by the Neighborhood Advisory Board (NAB).

Nathan Gilbert, Associate Planner, concurred with the applicant's presentation. Staff received comments from an abutting property owner and a nearby resident.
The Commissioners present disclosed that they visited the site. Chairman Weiske disclosed that he sat on the Planning Commission when this project was approved originally.

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

Commissioners Gower and Reno stated that they can make all the findings.

It was moved by Commissioner Gower, seconded by Commissioner Reno, in the case of LDC15-00057 (Golden Valley Commercial Center), 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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<td>ABSENT:</td>
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6.5 Staff Report (For Possible Action): Case No. LDC15-00086 (Northridge) – This is a request for: (1) a tentative map to develop a 91 lot single family residential subdivision; and (2) special use permits to: (a) allow cluster development; (b) cuts of 20 feet or more and fills of 10 feet or more; and (c) hillside development. The ±66.89 acre site is located at the eastern terminus of Beckwourth Drive in the Single Family – 15,000 square foot lots (SF15) and Open Space (OS) zones. This site has Master Plan land use designations of Single Family Residential and Parks/Recreation/Open Space. 

Andy Durling, Wood Rodgers, reviewed information regarding this request for a tentative map and special use permits.

Vern Kloos, Senior Planner, reported that staff received 7 calls for informational purposes. A memo was sent to the Planning Commission regarding revised Conditions 4-6 regarding landscaping and fencing requirements. There was no NAB in effect when this project was brought forth.

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

At this time Chairman Weiske opened public comment for this item.
Linda Collins expressed concerns regarding access through Spearhead.

Nick Vanderville, 1580 Rockchuck Rd., expressed concerns regarding an unfinished road near the project.

Mark Curry spoke regarding the issue of access into the development.

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

Bill Gall, Senior Civil Engineer, responded to questions regarding Spearhead connectivity onto Opal Ranch Way. Having a secondary public access is important to disperse traffic and there will be two whether Spearhead is connected or not.

Mr. Durling responded to questions regarding Rockchuck Road and confirmed that there are no connections proposed to Rockchuck Road at this time and it is not part of this project at this time.

Commissioner Johnson stated that he can make all of the findings. Commissioner Gower stated that he can make the findings and that the Spearhead connection is a logical connection to the property for a number of reasons, including safety and connectivity to the high school.

*It was moved by Commissioner Johnson, seconded by Commissioner Gower, in the case of LDC15-00086 (Northridge), based upon compliance with the applicable findings, to approve the tentative map, subject to conditions, to include modifications to Conditions 4-6 and adding finding 11 as Condition No. 16. The motion carried unanimously with six (6) members present.*

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

**Motion:** Motion to approve the Special Use Permits 7:20 PM

*It was moved by Commissioner Johnson, seconded by Commissioner Schneider, in the case of LDC15-00086 (Northridge), based upon compliance with the applicable findings, to approve the special use permits, subject to conditions, to include modifications to Conditions 4-6. The motion carried unanimously with six (6) members present.*
Chairman Weiske read the appeal process read into the record.

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6.6 **Resolution No.** : Staff Report (For Possible Action - Recommendation to City Council): Resolution No. 05-15 Case No. LDC15-00071 (UNR Stead Properties Master Plan Amendment) - A request has been made by the University of Nevada Board of Regents for a Master Plan amendment to change the land use designation on six parcels totaling ±19 acres from Public Facility to Industrial and from Public Facility to Urban Residential/Commercial on one ±3.9 acre parcel. Five parcels totaling ±6.5 acres are located on the east side of Mt. Lola Street north and south of its intersection with Alpha Avenue; one parcel totaling ±3.9 acres is located on the northeast corner of Mt. Charleston Street and Echo Avenue; and one parcel totaling ±12.5 acres is located on the northwest corner of Mt. Limbo Street and Echo Avenue. All parcels are currently assigned the Public Facility (PF) zone. njg  [Ward 4]  7:23 PM

Pat Martinez, UNR Board of Regents, reviewed information regarding this request for a master plan amendment.

Nathan Gilbert, Associate Planner, reviewed some of the history behind this request and stated that the request meets all of the criteria of the master plan policies.

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

It was moved by Commissioner Reno, seconded by Commissioner Johnson, in the case of LDC15-00071 (UNR Stead Properties Master Plan Amendment), based upon compliance with the applicable considerations, to adopt the amendment to the master plan by resolution and recommend the City Council do the same, subject to conformance review by the Regional Planning Agency. The motion carried unanimously with six (6) members present.
RESULT: APPROVED [UNANIMOUS]
MOVER: Charles Reno, Commissioner
SEONDER: Mark Johnson, Commissioner
AYES: Reno, Weiske, Olivas, Gower, Johnson, Schneider
ABSENT: Jason Woosley

6.7 Staff Report (For Possible Action - Recommendation to City Council): Case No. LDC15-00072 (UNR Stead Properties Zoning Map Amendment) - A request has been made by the University of Nevada Board of Regents for a zoning map amendment to change the zoning designation on six parcels totaling ±19 acres from Public Facility (PF) to Industrial Commercial (IC); on two parcels totaling ±3.61 acres from Industrial Business (IB) to Industrial Commercial (IC); and one parcel totaling ±3.9 acres from Public Facility (PF) to Multifamily Residential – 30 units per acre (MF30). Five parcels totaling ±6.5 acres are located on the east side of Mt. Lola Street north and south of its intersection with Alpha Avenue; one parcel totaling ±3.9 acres is located on the northeast corner of Mt. Charleston Street and Echo Avenue; one parcel totaling ±12.5 acres is located on the northwest corner of Mt. Limbo Street and Echo Avenue; and two parcels totaling ±3.61 acres are located on the southeast corner of Mt. Bismark Street and Fox Avenue. njg [Ward 4] 7:28 PM

Pat Martinez, UNR Board of Regents, reviewed information regarding this request for a zoning map amendment.

Nathan Gilbert, Associate Planner, reported that staff received two phones calls from people opposed to the request with concerns regarding affordable housing in the area.

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 Reno stated that the can make all of the findings.

_It was moved by Commissioner Reno, seconded by Commissioner Johnson, in the case of LDC15-00072 (UNR Stead Properties Zoning Map Amendment), based upon compliance with the applicable findings, to recommend that the City Council approve the zoning map amendment by ordinance. The motion carried unanimously with six (6) members present._
RESULT: APPROVED [UNANIMOUS]
MOVER: Charles Reno, Commissioner
SECONDER: Mark Johnson, Commissioner
AYES: Reno, Weiske, Olivas, Gower, Johnson, Schneider
ABSENT: Jason Woosley

7 Truckee Meadows Regional Planning Liaison Report

Chairman Weiske reported that at last month's meeting he was elected as Chairman for the Regional Planning Commission. Another meeting is scheduled for next month.

Chairman Weiske asked who the City Council confirmed as the other two permanent Commissioners for the Regional Planning Commission (RPC).

Michelle Fournier stated that Commissioner Reno was appointed by Council, Commissioner Woosley is already on the RPC, and the rest of the Reno Commissioners are alternates.

8 Staff Announcements

8.1 Report on status of Planning Division projects.
8.2 Announcement of upcoming training opportunities.
8.3 Report on status of responses to staff direction received at previous meetings.
8.4 Report on actions taken by City Council on previous Planning Commission items.

7:35 PM

Claudia Hanson, Planning and Housing Manager, reported that at the July 22, 2015, City Council meeting the Garlock Hazardous Materials was approved, 360 Kirman was approved, Keystone Zone Change was approved, and the Southtowne Crossing SUP and sign variance was continued to the October 7, 2015, City Council meeting.

At the July 29, 2015, City Council meeting the South Reno Baptist Church SUP to expand a non-conforming church was approved, and 39 Ventures Outdoor Material Processing was denied.

Heather Manzo was introduced at the last meeting as a Planning Technician. She is now an Assistant Planner.

Kyle Chisholm, Planning Technical, and Jeff Borchardt, Assistant Planner, were introduced.

9 Commissioner's Suggestions for Future Agenda Items (For Possible Action)
Chairman Weiske suggested that written motions for projects that require multiple motions would be helpful for the freshman Commissioners.

10 Public Comment

None

11 Adjournment (For Possible Action)

The meeting was adjourned at 7:38 p.m.