1   Pledge of Allegiance
Chairman Weiske led the Pledge of Allegiance.

2   Roll Call

<table>
<thead>
<tr>
<th>Attendee Name</th>
<th>Title</th>
<th>Status</th>
<th>Arrived</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jason Woosley</td>
<td>Commissioner</td>
<td>Absent</td>
<td></td>
</tr>
<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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<tr>
<td>Paul Olivas</td>
<td>Commissioner</td>
<td>Present</td>
<td></td>
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<tr>
<td>Peter Gower</td>
<td>Vice Chairman</td>
<td>Present</td>
<td></td>
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<tr>
<td>Mark Johnson</td>
<td>Commissioner</td>
<td>Present</td>
<td></td>
</tr>
<tr>
<td>Troy Schneider</td>
<td>Commissioner</td>
<td>Present</td>
<td></td>
</tr>
</tbody>
</table>

*The meeting was called to order at 6:01 PM.*

3   Public Comment
Ryan VanDuyn, representing Human Entertainment Group, stated that the Bluebird LDC16-00006 is withdrawing its application for a special use permit.

4   Approval of Minutes   (For Possible Action)

4.1   Reno City Planning Commission - Regular - Jul 1, 2015 6:00 PM   (For Possible Action)   6:03 PM

*It was moved by Commissioner Gower, seconded by Commissioner Olivas, to approve the July 1, 2015, minutes. The motion carried unanimously with six (6) members present.*
RESULT: ACCEPTED [UNANIMOUS]
MOVER: Peter Gower, Vice Chairman
SECONDER: Paul Olivas, Commissioner
AYES: Reno, Weiske, Olivas, Gower, Johnson, Schneider
ABSENT: Jason Woosley

4.2 Reno City Planning Commission - Regular - Aug 5, 2015 6:00 PM (For Possible Action) 6:04 PM

It was moved by Commissioner Reno, seconded by Commissioner Schneider, to approve the August 5, 2015, minutes. The motion carried unanimously with six (6) members present.

RESULT: ACCEPTED [UNANIMOUS]
MOVER: Charles Reno, Commissioner
SECONDER: Troy Schneider, Commissioner
AYES: Reno, Weiske, Olivas, Gower, Johnson, Schneider
ABSENT: Jason Woosley

5 City Council Liaison Reports

None

6 Update on the Master Plan Update Process

Maureen McKissick with the City Manager's office gave a PowerPoint presentation on the progress of the Master Plan Update.

PowerPoint Presentation for the Update on the Master Plan Update Process - Presented/Distributed at Meeting

7 Moratorium Process and Procedure

7.1 Staff Report (For Possible Action - Recommendation to City Council): Presentation and Possible Recommendations Regarding the Process for City Council to Establish a Moratorium. 6:20 PM

Chandeni Sendall, Deputy City Attorney, presented information on the implementation of a code for moratoriums that would apply to Title 1. The Community Development Department is seeking input from the Reno Planning Commission on implementing this moratorium procedure, which would have the future ability to impose a temporary moratorium on the acceptance and processing of land use planning applications and permits.

Commissioner Reno asked about the current moratorium procedure. Ms. Sendall explained that there is currently no procedure in place for moratoriums and the idea
proposed here is to create one process for everyone to follow.

Commissioner Reno asked how the timeline was determined. Ms. Sendall explained how the proposed moratorium timeline was determined.

Claudia Hanson, Planning and Housing Manager, explained that the timeline can be extended by starting the process over again if necessary.

Commissioner Gower asked how this code would affect applications that have already been submitted. Ms. Sendall explained that an application would still go through the process if it was submitted prior to approval of a moratorium.

There was discussion regarding whether or not the current language is clear regarding applications already submitted. Ms. Hanson agreed that the language could be clarified regarding that point.

RESULT: NO ACTION TAKEN

8 Public Hearings

8.1 Staff Report (For Possible Action - Recommendation to City Council): Case No. LDC15-00081 (1505 North Virginia Street Zone Change) - A request has been made for a zoning map amendment to change the zoning designation from Multifamily – 30 units per acre/West University Neighborhood Plan Overlay (MF30/WUNP) to Mixed Use/University of Nevada Regional Center Planning Area Overlay (MU/UNRC) on a ±.36 acre parcel. The subject site is located on the northwest corner of North Virginia Street and 15th Street (1505 North Virginia Street) in the Special Planning Area/University of Nevada Regional Center/Residential Master Plan land use designation. njg [Ward 5] 6:35 PM

Josh Thierot reviewed information regarding this request for a zoning map amendment.

Nathan Gilbert, Associate Planner, stated that the zone change is consistent with the Master Plan designation and staff can make all of the applicable findings. Staff received two general inquiries regarding parking concerns.

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.

*It was moved by Commissioner Schneider, seconded by Commissioner Gower, in the*
case of LDC15-00081 (1505 North Virginia Street 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: Troy Schneider, Commissioner
SECONDER: Peter Gower, Vice Chairman
AYES: Reno, Weiske, Olivas, Gower, Johnson, Schneider
ABSENT: Jason Woosley

8.2 Staff Report (For Possible Action): Case No. LDC16-00001 (North Virginia Street Arco) - This is a request for a special use permit to: (1) re-establish a ±2,880 square foot convenience store and gas station; and (2) allow for a ±1,064 square foot fuel island and canopy expansion. The ±31,233 square foot site is located on the east side of North Virginia Street ±230 feet south of Parr Boulevard (4410 North Virginia Street) in the Mixed Use/North Virginia Street Transit Corridor (MU/NVTC) zone. The site has a Master Plan Land Use designation of Special Planning Area/North Virginia Street Transit Oriented Development Corridor. hrm [Ward 4] 6:41 PM - Item Postponed

Heather Manzo, Assistant Planner, stated that the applicant requested this project be continued to the October 8, 2015, Planning Commission meeting.

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

It was moved by Commissioner Reno, seconded by Commissioner Schneider, in the case of LDC16-00001 (North Virginia Street Arco), to continue this item to the October 8, 2015, Planning Commission meeting. The motion carried unanimously with six (6) members present.
RESULT: CONTINUED [UNANIMOUS]
MOVER: Charles Reno, Commissioner
SECONDER: Troy Schneider, Commissioner
AYES: Reno, Weiske, Olivas, Gower, Johnson, Schneider
ABSENT: Jason Woosley

8.3 Staff Report (For Possible Action): Case No. LDC16-00006 (The Bluebird) - This is a request for a special use permit to operate a nightclub with live music in association with a bar in an existing building. The ±10,875 square foot site is located on the north side of East 4th Street between Valley Road and Elko Avenue (535 East 4th Street) in the Mixed Use/Downtown Reno Regional Center/Wells Avenue District (MU/DRRC/Wells) zone. The site has a Master Plan Land Use designation of Special Planning Area/Downtown Reno Regional Center Plan/Wells Avenue District. jb [Ward 5] - Withdrawn

This application was withdrawn by the applicant.

8.4 Staff Report (For Possible Action): Case No. LDC16-00005 (The Saint) - This is a request for a special use permit to: 1) operate a nightclub with live music in association with a distillery and tap room; and 2) allow for a projecting wall sign which is integrated into the architectural design of the building. The ±7,667 square foot site is located on the west side of South Virginia Street, approximately 65 feet north of West Taylor Street (761 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 Oriented Development Corridor/Midtown Commercial. hrm [Ward 1] 6:43 PM

Don Duncan reviewed information regarding this request for a special use permit (SUP).

Heather Manzo, Assistant Planner, presented information regarding the proposed noise mitigation efforts and efforts to address the parking requirements. The bar is allowed to operate 24 hours and the nightclub is proposed to operate Friday-Sunday from 6:00 p.m. to 2:00 a.m. The applicant has proposed a reciprocal parking agreement with the Brasserie at Saint James. The proposed sign is architecturally compatible with the building and its size meets the Code requirements. The project as proposed and conditioned meets the findings and staff recommends approval.

The Commissioners present disclosed that they visited the site.

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

Richard Rosenwald expressed concerns regarding noise and parking issues.
Seeing and hearing no further public comment requests, Chairman Weiske closed public comment.

Commissioner Schneider asked why Condition No. 9 limits live music to Friday, Saturday and Sunday only. Ms. Manzo stated that the applicant requested those days for nightclub use.

Commissioner Johnson asked about sound mitigation efforts on the east side of the building. Mr. Duncan stated that the windows will be redone in double-paned glass.

Commissioner Johnson asked about potential damage to the brick wall when installing the proposed sign. Arthur Farley, building owner, explained how the sign will be hung and stated that it is aluminum and not very heavy.

Commissioner Reno asked about the window behind the stage and the door to the patio with regard to sound mitigation efforts. Mr. Duncan stated that the door to the patio will be closed during live music events and will be used only as an emergency exit. The window behind the stage will be retained for aesthetics but will not be opened.

Commissioner Reno asked if the parking agreement would remain in place if the businesses are sold. Mr. Duncan responded yes.

Chairman Weiske requested confirmation that the applicant is aware that any violation of Code could result in losing the SUP. Mr. Duncan confirmed they are aware of that.

Ms. Manzo stated that the applicant would like to amend Condition No. 9 to extend the nightclub hours to 7 days a week.

There was discussion regarding potential future owners being allowed to operate with the extended nightclub days that may not run business the same way as the current owners.

Commissioner Reno suggested keeping the Condition as written and not extending to 7 days a week.

Commissioner Olivas agreed that the days of operation for the nightclub should be limited and suggested changing them from Friday through Sunday to Thursday through Saturday nights.

Commissioner Johnson requested input from the applicant. Mr. Farley stated that they are not a tier 1 music location and there is not a Friday, Saturday market for most
traveling artists. Mr. Farley suggested including a Condition that if there is a transfer of ownership the new owner would have to come before the Planning Commission again.

There was discussion regarding changing the hours and days of operation for nightclub use.

Commissioner Schneider pointed out that future owners could also lose the SUP if they are out of compliance with ordinances.

There was discussion regarding the last minute request to change the days of operation for nightclub use to 7 days a week. Mr. Duncan pointed out that the additional community development questions did address live music 7 days a week.

Chairman Weiske suggested amending Condition No. 9 to allow live music on Thursday through Saturday from 9:00 p.m. to 2:00 a.m., and Sunday through Wednesday from 9:00 p.m. to 12:00 a.m.

_It was moved by Commissioner Gower, seconded by Commissioner Johnson, in the case of LDC16-00005 (The Saint), based upon compliance with the applicable findings and the modification of Condition No. 9 to read "live music or other events associated with the nightclub shall be limited to Thursday, Friday and Saturday from 9:00 p.m. to 2:00 a.m. and Sunday through Wednesday from 9:00 p.m. to midnight, to approve the special use permit, subject to conditions._

Commissioner Reno stated that he will not support the motion and still feels live music should not be allowed 7 days a week.

Commissioner Olivas stated that he can support the motion since the hours are limited on the additional days.

Chairman Weiske read the appeal process into the record.

| RESULT: | APPROVED [5 TO 1] |
| MOVER:  | Peter Gower, Vice Chairman |
| SECONDER: | Mark Johnson, Commissioner |
| AYES:    | Weiske, Olivas, Gower, Johnson, Schneider |
| NAYS:    | Charles Reno |
| ABSENT:  | Jason Woosley |

9 Truckee Meadows Regional Planning Liaison Report

Chairman Weiske reported there was no meeting last month and there will be a meeting in 2 weeks.
10 Discussion Regarding the On-Premise Digital Sign Ordinance (For Possible Action)

Claudia Hanson, Planning and Housing Manager, reported that the sign workshop was held last week. This item was included on the agenda for any additional comments or questions on the draft ordinance before it is brought back for a public hearing on the 16th.

Commissioner Reno expressed concerns on public facilities and standards for display.

Commissioner Gower provided the following comments: digital signs should require an SUP; brightness of signs is an issue; luminance needs to be measured; sign density issue; signs should only be operated during the hours of operation for the business; 5 years for signage to come into compliance for structural components is fine but brightness adjustments could be made earlier; and exceptions in the non-conformance paragraph should be eliminated.

Ms. Hanson stated that changing the brightness of a sign can be done easily in newer signs but older signs may be an issue. She will revisit that issue.

There was discussion regarding 5 years being more than enough time to change structural components of signs.

Commissioner Johnson provided the following comments: require compliance with the illuminance portion of the ordinance within 1 year; possibly tie-in with the City of Sparks ordinance which allows them for public facility sites over 10 acres; include discussion of types of signs and types of uses or properties.

There was discussion regarding the need to address casino signs as well.

Letter from The Chamber regarding On-Premise Digital Sign Ordinance Discussion - Presented/Distributed at Meeting

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.

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

8:13 PM

Claudia Hanson, Planning and Housing Manager, reported that text amendments will be coming through and the APA Conference is coming up. City Council activity: Rancharrah was certified;
Medical Marijuana was brought back due to changes at the State level; UNRC amendments are moving forward; and there is a moratorium on adult businesses.

12 Commissioner's Suggestions for Future Agenda Items  (For Possible Action)
Chairman Weiske asked about requests for future agenda items at the last Planning Commission meeting. Claudia Hanson, Planning and Housing Manager, confirmed that they will be included on an upcoming agenda.

13 Public Comment
None

14 Adjournment (For Possible Action)
The meeting was adjourned at 8:15 p.m.