MINUTES
Regular Meeting
Reno City Planning Commission
Thursday, October 8, 2015 ● 6:00 PM
Reno City Council Chamber, One East First Street, Reno, NV 89501

Commissioners

<table>
<thead>
<tr>
<th>Attendee Name</th>
<th>Title</th>
<th>Status</th>
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<tbody>
<tr>
<td>Peter Gower</td>
<td>Vice Chair</td>
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<td>326-8860</td>
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<tr>
<td>Charles Reno</td>
<td>Commissioner</td>
<td>Present</td>
<td>326-8863</td>
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<td>Mark Johnson</td>
<td>Commissioner</td>
<td>Present</td>
<td>326-8858</td>
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<td>Paul Olivas</td>
<td>Commissioner</td>
<td>Present</td>
<td>326-8861</td>
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<tr>
<td>Kevin Weiske</td>
<td>Chair</td>
<td>Present</td>
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<tr>
<td>Peter Gower</td>
<td>Vice Chairman</td>
<td>Absent</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>
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1 Pledge of Allegiance
Chairman Weiske led the Pledge of Allegiance.

2 Roll Call

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 - Sep 2, 2015 6:00 PM (For Possible Action) 6:01 PM

It was moved by Commissioner Johnson, seconded by Commissioner Schneider, to approve the September 2, 2015, minutes. The motion carried with five (5) in favor and one (1) abstention by Commissioner Woosley.
RESULT: ACCEPTED [5 TO 0]
MOVER: Mark Johnson, Commissioner
SECONDER: Troy Schneider, Commissioner
AYES: Reno, Weiske, Olivas, Johnson, Schneider
ABSTAIN: Jason Woosley
ABSENT: Peter Gower

5 City Council Liaison Reports
None

6 Update on the Master Plan Update Process
Claudia Hanson, Planning and Housing Manager, provided a memo from Maureen McKissick outlining the status of the Reimagine Reno process. We are on track to hit 4,000 participants in the public participation portion. The focus groups are going very well.

7 Unfinished Business/Public Hearings - Any person who has chosen to provide his or her public comment when a Public Hearing is heard will need to so indicate on the Request to Speak form provided to the Secretary. Alternatively, you may provide your comment when Item 3, Public Comment, is heard at the beginning of this meeting.

7.1 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. This item was continued from the September 2, 2015 Planning Commission meeting. [Ward 4] 6:04 PM

Tom Corty, applicant's representative, provided a brief summary of this special use permit (SUP) request.

Heather Manzo, Assistant Planner, reviewed information included in the staff report. Many of the improvements the applicant proposed are in response to NDOT's request for a redesign and reconfiguration of the site. The applicant is waiting for NDOT's approval of their plan. Staff can make all the findings and is recommending approval of the project.

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 asked if there is a condition that the large sign be taken down. Ms. Manzo confirmed that it is not a condition to remove the sign. The signs are legally established and they are non-conforming. Any change to the structure or to the lighting would require them to meet the non-conforming section of the code.

Commissioner Reno asked about the percent of landscaping required. Ms. Manzo explained that the code requires an incremental increase in landscaping and the applicant is proposing a little more than what is required.

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

*It was moved by Commissioner Woosley, seconded by Commissioner Schneider, in the case of LDC16-00001 (North Virginia Street Arco), 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.*
RESULT: APPROVED [UNANIMOUS]
MOVER: Jason Woosley, Commissioner
SECONDER: Troy Schneider, Commissioner
AYES: Woosley, Reno, Weiske, Olivas, Johnson, Schneider
ABSENT: Peter Gower

7.2 Staff Report (For Possible Action - Recommendation to City Council): Case No. LDC15-00076 (Sky Vista PUD Amendment Parcel E) - A request has been made for a zoning map amendment to amend the Sky Vista Planned Unit Development (PUD) to: 1) increase the total number of residential units allowed in the PUD by 72 from 2,286 to 2,358; 2) allow the option to construct up to 72 multifamily residential units in lieu of the convenience commercial uses on Parcel E; 3) add standards to allow grading disturbance within the two major drainage ways running through Parcel E; and 4) modify the handbook standards, text and graphics to reflect the changes discussed in items 1, 2 and 3 as listed above. Parcel E contains ±3.45 acres located on the west side of Sky Vista Parkway between its intersections with Black Bear Drive to the north and Trading Post Road to the east. The entire PUD contains ±582 acres located in the area bounded by Sky Vista Parkway to the east, Rising Moon and Black Bear Drives to the south Stoney Creek Way and Kernite Street to the west and Lear Boulevard to the north in the PUD zone. The site has a Master Plan Land Use designation of Special Planning Area. This item was continued from the September 16, 2015 Planning Commission meeting. [Ward 4] 6:18 PM

Angela Fuss, applicant's representative, reviewed information regarding this request for a zoning map amendment.

Vern Kloos, Senior Planner, reviewed information included in the staff report on this item and stated this project was continued from the 9/16/15 Planning Commission meeting so that the applicant could go to the Ward 4 NAB. They did attend the NAB meeting on 9/17/15 and the issues that were brought up were addressed and reviewed by the applicant.

The Commissioners' disclosures were made on this item at the last meeting.

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

Michael Perez expressed concerns regarding the height of the buildings and the parking study, which was done 15 years ago. He is also concerned that there are no CCR recommendations stating that the developer will participate in maintaining the swail.

Mel Olson submitted a written comment which was read into the record.
Seeing and hearing no further public comment requests, Chairman Weiske closed public comment.

Commissioner Reno asked about the proposed building height as compared to the neighboring buildings. Ms. Fuss explained that the second floor windows would be lower than an average two-story house.

Commissioner Reno asked if parking along Sky Vista is allowed. Ms. Fuss stated there is no parking on Sky Vista.

Commissioner Reno asked for information on the HOA and the maintenance agreement. Ms. Fuss explained that the HOA has always maintained the drainage and this proposal will not add to the drainage but will improve the drainage flows.

Ms. Fuss confirmed that non-residential uses are currently allowed without changing the PUD.

Commissioner Woosley asked for confirmation that the residents can contact the HOA if there are issues with the drainageway. Ms. Fuss confirmed that is correct.

Commissioner Woosley asked about required parking. Mr. Kloos stated that standard code would be 1.5 parking spaces for the 1 bedroom apartments and 2 spaces for the 2 bedroom apartments.

Commissioner Johnson asked how the height of the proposed buildings compare to the height of the existing apartment complex. Ms. Fuss stated that they are the same height.

Commissioner Woosley asked for feedback from the School District. Mike Boster, Washoe County School District Representative, stated that Stead Elementary and North Valleys High School are currently over their operational capacities and mobile classrooms are being used to handle that capacity. The Board of Trustees has stated that when an elementary school reaches 120% of its base capacity it will change to a multi-track, year round schedule.

Commissioner Reno pointed out that this proposal only amounts to a 3% growth of the PUD and it will close out the PUD.

The Commissioners present disclosed that they have meet with the applicant.

Commissioner Reno stated that he can make all of the findings.
It was moved by Commissioner Reno, seconded by Commissioner Schneider, in the case of LDC15-00076 (Sky Vista PUD Amendment Parcel E), based upon compliance with the applicable findings, to recommend that City Council approve the amendments to the Sky Vista PUD, subject to Condition A. The motion carried unanimously with six (6) members present.

Chairman Weiske called for a recess at 6:49 p.m. The meeting resumed at 6:56 p.m.

RESULT: APPROVED [UNANIMOUS]

MOVER: Charles Reno, Commissioner
SECONDER: Troy Schneider, Commissioner
AYES: Woosley, Reno, Weiske, Olivas, Johnson, Schneider
ABSENT: Peter Gower

8 Public Hearings

8.1 Staff Report (For Possible Action): Case No. LDC16-00010 (Stoever Addition/887 Marsh Avenue) - This is a request for a variance to reduce the required side yard setback to allow for an addition to a single family residence. The ±16,683 square foot site is located on the west side of Marsh Avenue (887 Marsh Avenue) ±100 feet north of its intersection with La Rue Avenue in the Single Family Residential – 9,000 Square Feet (SF9) zone. The site has a Master Plan land use designation of Mixed Residential. [Ward 1] 6:56 PM

Mercedes de la Garza reviewed information regarding this request for a variance.

Vern Kloos, Senior Planner, stated that staff was not able to make the findings and recommends denial. Comments from the Ward 1 NAB meeting on September 3rd are included in the meeting packet. Staff received 2 calls in opposition.

The Commissioners present disclosed that they visited the site.

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

Beth Dory submitted a written comment in opposition that was read into the record.

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

Commissioner Reno asked about the existing brick wall. Ms. De la Garza stated that the addition will be painted to match.
Commissioner Woosley asked if the setbacks are from the wall and not an overhanging eve. Mr. Kloos confirmed that the setback is from the wall. There is an allowance for a 2' eve overhang into the setback area.

Commissioner Woosley asked if the setback is for safety reasons. Mr. Kloos stated that the setback is to ensure everyone is not built to the property line with no space between houses.

Commissioner Woosley asked about fire codes. Mr. Kloos stated that the fire code would be related to the construction of the wall and not space between houses.

Commissioner Woosley asked if the findings would be changed if the property was registered with the historical society. Mr. Kloos responded no.

Chairman Weiske stated that variances are granted for hardships and asked the applicant if there is a hardship. Ms. De la Garza stated the hardship relates to being able to preserve the integrity of the design and not have to build onto the more significant elevations of the house. Karl Hall, City Attorney, responded to Chairman Weiske's question regarding medical hardship.

Commissioner Reno stated he can make finding 1a because of the historic nature of the building.

Commissioner Johnson stated that finding 1 needs to be re-evaluated for a historic stand point.

Chairman Weiske stated he cannot make the hardship finding and that the staff report includes other options.

Commissioners Woosley and Schneider stated that they cannot make the findings.

*It was moved by Commissioner Woosley, seconded by Commissioner Schneider, in the case of LDC16-00010 (Stoever Addition/887 Marsh Avenue), based upon non-compliance with the applicable findings, to deny the variance. The motion carried with five (5) in favor and one (1) opposition by Commissioner Reno.*

Chairman Weiske read the appeal process into the record.
RESULT: APPROVED [5 TO 1]
MOVER: Jason Woosley, Commissioner
SECONDER: Troy Schneider, Commissioner
AYES: Woosley, Weiske, Olivas, Johnson, Schneider
NAYS: Charles Reno
ABSENT: Peter Gower

8.2 Staff Report (For Possible Action): Case No. LDC15-00069 (Boomtown Industrial) - A request has been made for special use permits to: a) allow for development of a ±855,000 square foot office/industrial building located adjacent to residentially zoned property; and b) allow cuts of 20 feet or more and fills of 10 feet or more. The ±48.87 acre site is located in the area bounded by South Verdi Road to the north, Cabela Drive to the east and Boomtown/Garson Road to the south in the Industrial Commercial/Mortensen-Garson Overlay (IC/MG) and Arterial Commercial/Mortensen-Garson Overlay (AC/MG) zones. The site has a Master Plan Land Use designation of Special Planning Area/Mortensen-Garson Neighborhood Plan. vak [Ward 5] 7:23 PM

Andy Durling, Wood Rodgers, presented an overview of the project.

Vern Kloos, Senior Planner, stated that staff received a number of emails from residents in the subdivision to the north with concerns related to the visibility of the building, how it will be screened, truck idling and pollution, and truck noise. The mitigations and conditions recommended for the project meet and mitigate all of the issues that were brought up. Staff is recommending approval, subject to conditions.

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

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

Patrick Shickler, 2085 Stoneridge Drive, expressed concerns regarding the scope and size of the project.

Vernon Anderson, Verdi resident, expressed concerns regarding traffic on South Verdi Road.

James Brunfield spoke in opposition of the project.

Ken Krater, representing Dermody Properties, spoke in favor of the project.

Carly Borchard spoke in opposition of the project.
Seeing and hearing no further public comment requests, Chairman Weiske closed public comment.

Commissioner Schneider asked if there was opposition from the railroad. Mr. Kloos stated he has not received any correspondence from the railroad opposing this project.

Commissioner Reno asked about the sound study. Paul Bollard stated that he prepared the noise study for this project and confirmed that the sound level meters captured any and all ambient sound that occurred including noise from trains.

Commissioner Reno asked about what the zoning currently allows. Mr. Durling stated that SUPs for 24-hour operations are not required for Industrial and Industrial/Commercial zoned properties where the use is warehousing and manufacturing.

Commissioner Reno asked about air quality issues. Charlene Albee, Washoe County Health District, confirmed that trains do have higher emissions than on-road vehicles. The appropriate operation for trucks is to park and turn off the engine. There is a 24-hour complaint response line that can be used if trucks are found to be idling.

Mr. Durling answered questions from Council regarding several topics including maintenance of landscaping, building height, location of road access, the need for cuts and fills, setbacks, drainage, and berm and screening height.

Mr. Bollard confirmed that if follow-up sound monitoring were to be required, it would include the existing ambient sound plus the noise from the project.

Alex Woodley, Acting Community Development Director, responded to questions regarding how noise violations are handled.

Commissioner Johnson discussed the need for screening by the west access road. Mr. Durling stated that it would be appropriate to have a berm and screening at that location and if needed, they will include that.

Chairman Weiske discussed the need for signage on the south side of the project to direct trucks to the west side for the main entrance. Mr. Durling stated that would be appropriate if Council feels additional signage is necessary.

Bill Gall, Senior Civil Engineer, confirmed that a traffic study was done but it did not include an entry and access study because it is not a final design. More details will be evaluated when they know how the final site will work operationally.
Chairman Weiske suggested modifying or adding a condition to require signage for appropriate egress and ingress. Commissioner Schneider pointed out that Condition 15 requires a Traffic Entrance and Access Study already.

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

_It was moved by Commissioner Reno, seconded by Commissioner Woosley, in the case of LDC15-00069 (Boomtown Industrial), based upon compliance with the applicable findings, to approve the special use permit, subject to conditions with the additional conditions that there be a right-out only onto Cabela, signage on South Verdi Road to restrict truck traffic to South Verdi Road from Cabela, and screening on the north side of the west access road. The motion carried unanimously with six (6) members present._

Chairman Weiske read the appeal process into the record.

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<th>RESULT:</th>
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<td>AYES:</td>
<td>Woosley, Reno, Weiske, Olivas, Johnson, Schneider</td>
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<tr>
<td>ABSENT:</td>
<td>Peter Gower</td>
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9 Truckee Meadows Regional Planning Liaison Report

Chairman Weiske reported that there were two Regional Planning Commission meetings last month. The next meeting will be in October.

10 Staff Announcements

10.1 Report on status of Planning Division projects.

10.2 Announcement of upcoming training opportunities.

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

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

8:40 PM

Claudia Hanson, Planning and Housing Manager, reported that City Council approved the zone change on North Virginia for the Silver and Blue Project. The appeal of the large sign that was denied by the Planning Commission was continued to the November 4th Council meeting.

11 Commissioner's Suggestions for Future Agenda Items  (For Possible Action)
Chairman Weiske requested follow up on the issue of whether an SUP is required or not for the placement and location of schools and spacing requirements between schools and bars.

12 Public Comment

None

13 Adjournment (For Possible Action)

*It was moved by Commissioner Woosley, seconded by Commissioner Schneider, to adjourn at 8:43 p.m. The motion carried unanimously with six (6) members present.*