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>
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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>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>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 6:00 PM.

3 Public Comment

None

4 Approval of Minutes  (For Possible Action)

4.1 Reno City Planning Commission - Regular - Sep 16, 2015 6:00 PM  (For Possible Action) 6:01 PM

It was moved by Commissioner Gower, seconded by Commissioner Johnson, to approve the September 16, 2015, minutes. The motion carried with five (5) in favor and one (1) abstention by Commissioner Olivas.
RESULT: ACCEPTED [5 TO 0]
MOVER: Peter Gower, Vice Chairman
SECONDER: Mark Johnson, Commissioner
AYES: Reno, Weiske, Gower, Johnson, Schneider
ABSTAIN: Paul Olivas
ABSENT: Jason Woosley

5 City Council Liaison Reports

Claudia Hanson, Planning and Housing Manager, reported that the Digital Sign Ordinance is moving forward and will be going to City Council on November 4, 2015.

6 Update on the Master Plan Update Process

This item was addressed at the first Planning Commission meeting of the month.

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. LDC16-00002 (Dutch Bros. Coffee)
- This is a request for a special use permit to: 1) construct an ±810 square foot coffee shop with a drive-through facility; and 2) allow for a reduction of the required minimum floor area ratio. The ±15,072 square foot site is located on the northwest corner of South Virginia Street and Kumle Lane (4555 South Virginia Street) in the Mixed Use/Convention Regional Center/Tourist Commercial (MU/CRC/TC) zone. The site has a Master Plan Land Use designation of Special Planning Area/Convention Regional Center/Tourist Commercial. This item was continued from the September 16, 2015 Planning Commission meeting. [Ward 2] 6:03 PM

John Krmpotic, KLS Design Group, reviewed information regarding this request for a special use permit. Mr. Krmpotic discussed issues with the portion of Condition No. 11 requiring seating inside the drive-through loop.

Claudia Hanson, Planning and Housing Manager, reviewed the staff report stating that this is in the Convention Regional Center and they are looking for high intensity and density uses in this area to support the Convention Center and the surrounding businesses. A drive-through is allowed with a special use permit but the focus is on pedestrian activity in this area. Staff would not support the project without the walk-up window and some exterior seating. There were concerns expressed at the NAB meeting regarding pedestrian safety and traffic flow.
At this time Chairman Weiske opened public comment for this item.

Joseph Tayour expressed concern that his property will be used for access and he does not want to provide public restrooms for another business.

Hearing and seeing no further public comment requests, Chairman Weiske closed public comment.

Disclosures were made for this item at the September 16 meeting. Commissioner Olivas was not present at that meeting and disclosed that he visited the site and spoke with applicant's representative.

Commissioner Reno asked if staff would be in support of the project if Condition No. 11 was removed. Ms. Hanson stated staff would support the removal of Condition No. 11 if it was changed to require bathrooms for customers.

Commissioner Johnson requested clarification of Condition No. 10 regarding stacking in the City's right-of-way. Bill Gall, Senior Civil Engineer, discussed concerns with stacking and how Condition No. 10 addresses that concern.

Commissioner Gower discussed Condition No. 9 regarding the crosswalk study stating that it is reactive instead of proactive in terms of providing pedestrian access. Mr. Gall stated that a pedestrian crosswalk study was completed based on existing conditions and it did not meet the criteria for a crosswalk.

There was discussion regarding pedestrian safety during the 3-6 months after the business opens when the next crosswalk study will take place. The process for crosswalk studies was discussed.

The timing of the crosswalk study was discussed. Paul Solaegui, Solaegui Engineers, explained that studies are typically not done during special events. Under normal conditions, this area does not meet the criteria for a crosswalk. Mr. Solaegui further explained that it would be safer for convention pedestrian traffic to cross with the signal at the corner.

Commissioner Schneider asked about who would pay for a crosswalk. Mr. Gall confirmed that crosswalks have been put in by developments in the past. Mr. Gall also clarified that Road Impact Fees are specifically related to capacity improvements and this project would not qualify for that.
Commissioner Reno asked if the applicant is opposed to installing restrooms. Mr. Krmpotic will check with the applicant.

There was discussion regarding the SUP findings that need to be met, specifically findings c and d that speak to the crosswalk and restroom issues.

Brendon Gilbert spoke on behalf of Dutch Bros stating that they are primarily a drive-through model. They have never been required to install public restrooms and they have not had any feedback from customers or neighboring businesses regarding the need for public restrooms. This is not the kind of coffee shop where people come and spend a long period of time.

Mr. Gall stated that if a crosswalk is required, the installation and completion should be subject to the approval of the City Traffic Engineer.

Commissioner Schneider suggested having some give and take by removing Condition No. 11 requiring seating and not add a requirement for a restroom since Condition No. 9 will require a crosswalk. Commissioner Reno pointed out that there is already give and take by allowing a drive-through in the Transit Oriented Corridor.

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

*It was moved by Commissioner Reno, seconded by Commissioner Olivas, in the case of LDC16-00002 (Dutch Bros. Coffee), based upon compliance with the applicable findings, to approve the special use permit, subject to conditions with the revision of Condition No. 9 to include a crosswalk on South Virginia Street at Kumle Lane. Installation of the crosswalk shall be to the review and approval of the City Traffic Engineer. And the revision of Condition No. 11 removing the second sentence and adding a requirement for a restroom per building code requirements with key control for patrons. The motion carried with five (5) in favor and one (1) opposition by Commissioner Schneider.*

| RESULT: | APPROVED [5 TO 1] |
| MOVER: | Charles Reno, Commissioner |
| SECONDER: | Paul Olivas, Commissioner |
| AYES: | Reno, Weiske, Olivas, Gower, Johnson |
| NAYS: | Troy Schneider |
| ABSENT: | Jason Woosley |
8 Public Hearings

8.1 Staff Report (For Possible Action): Case No. LDC16-00009 (Dry Creek Retail Center) - A request has been made for a special use permit to allow for vehicle sales and a restaurant with drive-through in the Mixed Use/South Virginia Transit Corridor (MU/SVTC) zone. The ±1.17 acre site is located on the east side of South Virginia Street at its intersection with Green Acres Drive. The site has a Master Plan land use designation of Special Planning Area/South Virginia Street Transit Oriented Development Plan. jdb  [Ward 2, Ward 3]  7:00 PM - Corrected Item

Derek Wilson, Rubicon Design Group, reviewed information regarding this request for a special use permit.

Jeff Borchardt, Assistant Planner, presented information included in the staff report regarding this request. There were comments regarding the architecture of the building through the NABs.

The Commissioners present disclosed that they visited the site.

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

Commissioner Reno commented that the driveway doesn't line up with the intersection. Bill Gall, Senior Civil Engineer, confirmed that they don't line up now but they will with the development.

Commissioner Reno asked if the two extra parking stalls is okay. Mr. Borchardt stated the extra parking stalls allow for extra flexibility within the proposed retail building in the future.

Chairman Weiske asked how many cars are being proposed on the auto sales lot and if they limited the existing parking spaces and drive isle. Mr. Wilson stated they are limited to the display area and there is no interaction with the display area and the defined parking spaces.

Commissioner Johnson discussed the building architecture and asked if a condition can be added to ensure the development is more compatible for the area. Claudia Hanson, Planning and Housing Manager, stated that a condition can be added that requires architectural consistency throughout the buildings in materials, textures, and colors to create a uniform appears of the center.
Commissioner Gower expressed concern regarding special use permits requesting auto oriented uses in Transit Oriented Development corridors. Ms. Hanson explained the history and concept of secondary corridors. The main goal of the secondary corridor was to get the streetscape going in the South Virginia Corridor. Slowly bringing buildings, curb, gutter, sidewalk, and landscape parkway forward was the first step in starting the fabric of the future corridor in that area.

It was moved by Commissioner Johnson, seconded by Commissioner Schneider, in the case of LDC16-00009 (Dry Creek Retail Center), based upon compliance with the applicable findings and the modification to Condition No. 15 to indicate that all of the proposed buildings on the site be architecturally complimentary and compatible with respect to color, materials, scale, etc., to approve the special use permit, subject to conditions. The motion carried unanimously with six (6) members present.

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<th>RESULT:</th>
<th>APPROVED [UNANIMOUS]</th>
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<tr>
<td>MOVER:</td>
<td>Mark Johnson, Commissioner</td>
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<td>SECONDER:</td>
<td>Troy Schneider, Commissioner</td>
</tr>
<tr>
<td>AYES:</td>
<td>Reno, Weiske, Olivas, Gower, Johnson, Schneider</td>
</tr>
<tr>
<td>ABSENT:</td>
<td>Jason Woosley</td>
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8.2 Staff Report (For Possible Action - Recommendation to City Council): Case No. LDC16-00003 (Mountain View Health Center) - This is a request for a zoning map amendment from ±2.5 acres of Professional Office (PO) to Specific Plan District (SPD-Mountain View – Castle Creek); and an amendment to the Mountain View – Castle Creek SPD Handbook to add “skilled nursing” as an allowed use and provide all the standards to construct a ±43,629 square foot assisted living/skilled nursing facility and ±19,200 square foot medical office facility on the west ±4.85 acres of the SPD. The ±41.4 acre site, including the 2.5 acre addition to the SPD, is bounded by I-580 on the east, Del Monte Lane on the north, and Bonde Lane on the west. The amendment to the SPD Handbook will include all parcels covered under the Mountain View – Castle Creek Handbook. The parcel subject to the zoning map amendment has a Master Plan Land Use designation of Mixed Residential, whereas the other parcels contained within the SPD have a Master Plan Land Use designation of Special Planning Area. jdb [Ward 2] 7:25 PM

John Krmpotic, KLS Design, reviewed information regarding this request and details of the planned skilled nursing facility. The nursing facility is for short term, 30 day stays. Patients are admitted from a hospital with a transport van or non-emergency ambulance during daytime hours and with no lights and sirens.

Jeff Borchardt, Assistant Planner, presented information included in the staff report for
this item. Staff received 3 calls, 5 emails, and a petition in opposition. Mr. Krmpotic's presentation addressed the concerns regarding emergency vehicles. The project will include 44 parking spaces over what is required by code. Requirements will be placed within the SPD for lighting so there will be no lighting spill over. The conditions include noise study requirements. Mr. Borchardt stated that he spoke with Washoe County Park Planners regarding access to Anderson Park and they had no issues with the proposed development. The Park Planners also stated that Bonde Lane is meant to convey traffic and that the access point along Bonde Lane is not a defined equestrian access point. The applicant has no plans to close any equestrian access to Anderson Park. The traffic report results do not meet the threshold typically needed for requiring a traffic analysis. Mr. Borchardt stated there are two access points currently proposed and alternatives are provided in the staff report for consideration. An updated email from a member of the public was provided to the Planning Commission clarifying that they do not have any issues with the proposed project.

The Commissioners present disclosed that they visited the site and received emails. Commissioners Reno, Weiske, and Olivas also disclosed that they spoke with the applicant's representative.

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

Victoria Myer, 6505 Bonde Lane, spoke in opposition.

Judy Solomon spoke in opposition.

Fred Myer, resides on Bonde Lane, spoke in opposition.

Joanne Hildahl, 1145 W. Huffaker Lane, spoke in opposition.

Barry Hagen, former Battalion Chief for the City of Sparks, spoke in opposition.

Marianne Marriam spoke in opposition.

Jen Rosser, 1175 Del Monte Lane, spoke in opposition.

Peter Rosser, 1175 Del Monte Lane, spoke in opposition.

William Curtis submitted a comment card in opposition but did not wish to speak.

Terry Oliver, Del Monte Lane, spoke in opposition.
Kelly Nichols, 6505 Bonde Lane, spoke in opposition.

Ramona Reineke, 5825 Bonde Lane, spoke in opposition.

John Hargrove spoke in opposition.

Susan Hargrove submitted a comment card but did not wish to speak.

Hearing and seeing no further public comment requests, Chairman Weiske closed public comment.

Paul Solaegui discussed the traffic study. The project is not large enough to trigger the need for a full traffic study as it is a low traffic generator. An access study was required and Bonde Lane and Del Monte Lane will continue to operate at Level of Service A with the addition of traffic from the proposed project.

Claudia Hanson, Planning and Housing Manager, explained the noticing requirements. Projects are automatically placed on the NAB agendas, noticed in the paper, postcards are sent and public notices are posted on the City of Reno website.

Chairman Weiske stated that comments from the Ward 2 NAB dated August 18th are attached to the staff report.

Ms. Hanson explained commercial uses allowed in the PO zone.

Commissioner Olivas asked about the history of the private road and fire access lane. Bill Gall, Senior Civil Engineer, stated that the private drive does provide private access easements across it bordering the proposed site. It is owned by the properties to the south and they do have the right to have it gated. Mr. Gall confirmed that the eastern parcel currently has no access on Bonde Lane. With this project, the entire site would be one parcel and it would have access to Bonde Lane.

Mr. Solaegui answered questions regarding trip generation calculations for different types of uses.

Commissioner Gower asked about the possibility of removing the two access points on Bonde Lane and enhancing the access point on the east side. Mr. Krmpotic stated the east side is not a drive isle like the south side. Mr. Krmpotic expressed concern regarding safety issues with making the east side a primary access.

Commissioner Olivas pointed out that if the parcel was not being combined, the east side
would be the primary access to the eastern parcel. It is designed to be a primary access regardless of whether there is parking there or not.

Commissioner Gower asked why the access points are needed on Bonde Lane and the access coming in from the east side isn't sufficient. Mr. Krmpotic stated that they worked on options and thought it fit.

Commissioner Reno asked staff if a secondary southern access on Bonde Lane is necessary. Mr. Gall stated the applicant can create a design with a single access point on Bonde Lane and a single access point on the private drive, but a secondary southern access on Bonde Lane does make for good circulation at the drop off area.

Commissioner Reno asked if there should be regulations regarding horses traveling on city streets. Mr. Gall stated that he can review that issue with the traffic division to see if it is something that needs to be regulated.

Mr. Borchardt stated that according to Washoe County Park Planners Bonde Lane is a legal access point to Anderson Park but not a defined equestrian gateway. It is not meant for parking trailers or for people to stage their horses before going into Anderson Park.

There was discussion regarding where the equestrian access to the park is. Mr. Borchardt and Mr. Krmpotic stated that they believe the equestrian access is at Bartley Ranch.

Chairman Weiske invited Victoria Myer to comment on where the equestrian access point is. Victoria Myer used a map to point out the equestrian entrance at the end of Bonde Lane. Ms. Myer also pointed out the location of a horse vet clinic where horse trailers come and park.

Commissioner Olivas discussed the issue of light sweep from vehicles exiting on Bonde Lane. Mr. Krmpotic stated there would be minimal trips exiting that way at night and suggested a condition to force night traffic to exit to the east.

Commissioners Reno and Olivas discussed the fact that Bonde Lane is a public road and this property should have the right to access a public road.

Ms. Hanson reminded the Commission this is a zone change as well and not just a site plan.

Commissioner Reno stated that the proposed zone change is beneficial to the community in terms of reducing the amount of potential traffic.

Ms. Hanson confirmed that if the zone change is approved, another zone change would
be required for the property to go back to Professional Offices.

Commissioner Johnson stated he is unable to make finding m for the zoning map amendment due to the 24 hour operation.

Commissioner Gower stated that he cannot make finding m in terms of the compatibility issue due to the ingress/egress to Bonde Lane.

Chairman Weiske stated that he cannot make finding m with regard to protecting the existing neighborhood.

Commissioner Reno discussed the benefits of the Kietzke Lane access.

Commissioner Gower stated that he could make finding m if the two access points on Bonde Lane were eliminated moving the entrance to the east side of the building.

Chairman Weiske stated a continuation can be granted for the applicant to bring forward a different design instead of heavily conditioning the project.

John Krmpotic asked if it would be feasible to condition the proposal so that the Kietzke Lane access must be used at night to address the headlight issue raised regarding finding m.

Chairman Weiske stated that eliminating the Bonde Lane access to the site would preserve the rural neighborhood. Commissioner Gower suggested adding a condition to that effect.

Mr. Borchardt explained that if a condition is to be added regarding the site development and restricting access, it should be added within the proposed SPD.

Commissioner Reno agreed with Chairman Weiske's suggestion to have the applicant come back with a different project and conditions spelled out with no access on Bonde Lane and primary access on Kietzke Lane. Mr. Krmpotic stated that the applicant is agreeable to a continuance for time to study changing the orientation of the building and access.

Ms. Hanson requested that clear direction be given to the applicant's representative as to what the Commission is looking for.

Chairman Weiske called for a recess at 9:40 p.m. to allow the applicant time to consider if they can be ready in time for the next Planning Commission meeting. The meeting
Mr. Krmpotic stated the direction from the Planning Commission for clarification that the applicant will reorient the building shutting off Bonde Lane. There is legal access to the south so there will still be some minimal access there for a secondary access point. The applicant will have everything ready by the Monday, October 26th deadline for the November 5th Planning Commission meeting.

*It was moved by Commissioner Reno, seconded by Commissioner Schneider, in the case of LDC16-00003 (Mountain View Health Center), to continue this item to the November 5th Planning Commission meeting, to allow time for the applicant to consider removal of all access on Bonde Lane, and to orient the building to the east with the address and main access on the east.*

RESULT: CONTINUED [UNANIMOUS]

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

9 Truckee Meadows Regional Planning Liaison Report
Commissioner Reno reported on last week's Regional Planning Commission meeting, which included a presentation on TMRPA's Housing Study.

10 Discussion of Spacing Requirements Between Schools and Bars
Chairman Weiske discussed that fact that Ricky's Bar on 2nd street and Washington faces the door of the Wolf High School and asked if there is an interest in looking into a future ordinance revision regarding spacing criteria.

Claudia Hanson, Planning and Housing Manager, explained spacing criteria stating that an offensive use would not be allowed to move in near a school but if a protected use wants to move in they are allowed to do so.

There was discussion regarding the limits on how much the City can regulate schools. Ms. Hanson stated that Phase 2 of the code update is coming up and this issue can be added to the list of items to be considered.

Chairman Weiske suggested bringing this issue back for further discussion in January.

Spacing Requirements for Schools  - Distributed After Initial Posting

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.

10:06 PM

Claudia Hanson, Planning and Housing Manager, reported that there has been no Council action on Planning Commission projects since the last meeting. The ReImagine Reno survey closes soon.

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

Commissioner Johnson requested future discussion regarding the process to change the development/zoning code.

Commissioner Gower requested future discussion regarding how to deal with auto oriented proposals in the TODs and Regional Centers while the master plan is being updated.

13 Public Comment

Ms. Hanson complemented Mr. Borchardt on his first night meeting with the Planning Commission.

14 Adjournment (For Possible Action)

The meeting was adjourned at 10:10 p.m.