MINUTES
Regular Meeting
Reno City Planning Commission
Thursday, November 5, 2015 ● 6:00 PM
Reno City Council Chamber, One East First Street, Reno, NV 89501

Commissioners

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<tr>
<th>Attendee Name</th>
<th>Title</th>
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<tr>
<td>Kevin Weiske</td>
<td>Chair</td>
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<td>Peter Gower, Vice Chair</td>
<td>326-8860</td>
<td>Charles Reno</td>
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<td>Mark Johnson</td>
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<td>Paul Olivas</td>
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<td>Jason Woosley</td>
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<td>Jason Woosley</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 6:01 PM.

3 Public Comment
None

4 Approval of Minutes   (For Possible Action)

4.1 Reno City Planning Commission - Regular - Oct 8, 2015 6:00 PM  (For Possible Action) 6:03 PM

It was moved by Commissioner Woosley, seconded by Commissioner Olivas, to approve the October 8, 2015, minutes. The motion carried with six (6) in favor and one (1) abstention by Commissioner Gower.
RESULT: ACCEPTED [6 TO 0]
MOVER: Jason Woosley, Commissioner
SECONDER: Paul Olivas, Commissioner
AYES: Woosley, Reno, Weiske, Olivas, Johnson, Schneider
ABSTAIN: Peter Gower

5 City Council Liaison Reports
Claudia Hanson, Planning Manager, stated she will cover this item under City Council Actions.

6 Update on the Master Plan Update Process
Maureen McKissick, City Manager's Office, Strategic Development Administrator, presented the monthly update on the Master Plan Update process and reported that the public participation period for Phase 1 is closed.

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 - 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

This item was continued from the October 22, 2015 Planning Commission meeting. [Ward 2] 6:07 PM

Chairman Weiske stated that the applicant has requested a postponement for this item.

Chairman Weiske called for a recess at 6:07 p.m. due to technical difficulties. The meeting resumed at 6:14 p.m.

At this time Chairman Weiske opened public comment for this item.
Fred Myer spoke in opposition.

Victoria Myer stated they are not opposed to this development but there are concerns regarding traffic impacts to the residential neighborhood and the 24-hour nature of the proposed facility.

Johnny Hargrove deferred comment until next month.

Judy Solomon spoke in opposition and discussed details of what was approved with the 2004 zoning.

Marianne Marriam submitted a comment card in opposition but did not wish to speak. Chairman Weiske read her comments into the record.

Terry Oliver deferred comment until next month.

Kamwal S. Khera submitted a comment card in opposition but did not wish to speak.

Kelly Nichols deferred comment until next month.

Joanne Hildahl submitted a comment card in opposition but did not wish to speak. Chairman Weiske read her comments into the record.

Peter Rosser deferred comment until next month.

Ramona Reineke deferred comment until next month.

Jan Rosser spoke in opposition.

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

It was moved by Commissioner Gower, seconded by Commissioner Schneider, to continue this item to the December 3, 2015, Planning Commission meeting. The motion carried unanimously with seven (7) members present.

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

8 Public Hearings
8.1 Staff Report (For Possible Action): Case No. LDC16-00018 (RTC Villanova Maintenance Facility/2050 Villanova Drive) - This is a request for a special use permit to allow for the expansion of an existing ±80,000 square foot facility to ±93,000 square feet adjacent to residentially zoned property (Wooster High School). The ±7.12 acre site (2050 Villanova Drive) is located on the southeast corner of Villanova Drive and Matley Lane in a Public Facility (PF) zone. The site has a Master Plan Land Use designation of Public Facility. hrm [Ward 3] 6:25 PM - Item Postponed

This item was postponed.

8.2 Staff Report (For Possible Action): Case No. LDC16-00017 (Damonte Ranch Village 9) - This is a request for a tentative map to subdivide a ±28.13 acre property into 111 lots for single family residential homes. The site is located on the northeast corner of Carat Avenue and Steamboat Avenue in the Damonte Ranch Planned Unit Development. The site has a Master Plan Land Use designation of Special Planning Area/Southeast Neighborhood Plan/Planned Development Area. jbd [Ward 2] 6:25 PM

Gabe Whittler, Odyssey Engineering, gave an overview of the project.

Jeff Borchardt, Assistant Planner, clarified that the square footage of the lots ranges from about 6,400 to about 13,500. The average lot size is about 8,700 square feet which more than meets the requirements.

Commissioners Schneider, Weiske, Johnson, Olivas, and Woosley 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.

Bill Gall, Senior Civil Engineer, responded to Commissioner Reno's question regarding the sidewalk condition.

Mr. Whittler responded to Commissioner Woosley's question of how they have addressed NAB comments regarding trees and access to the wetlands. Mr. Whittler discussed the proposed landscape plan and access to wetlands.

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

*It was moved by Commissioner Schneider, seconded by Commissioner Woosley, in the case of LDC16-00017 (Damonte Ranch Village 9), based upon compliance with the applicable findings, to approve the tentative map, subject to conditions. The motion carried unanimously with seven (7) members present.*
RESULT: APPROVED [UNANIMOUS]
MOVER: Troy Schneider, Commissioner
SECONDER: Jason Woosley, Commissioner
AYES: Woosley, Reno, Weiske, Olivas, Gower, Johnson, Schneider

8.3 Staff Report (For Possible Action): Case No. LDC16-00014 (Sinclair Street Bungalows) - This is a request for a special use permit to allow for the development of three single family detached residential dwelling units. The ±5,358 square foot site is located on the southeast corner of Stewart and Sinclair Streets 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 Corridor/Commercial Area. hrm [Ward 3] 6:39 PM

Mike McGonagle, project architect, gave an overview of the project.

Mike Pagni, McDonald-Carano, spoke on behalf of the applicant and stated that the applicant objects to Condition No. 5 which requires the installation of a gate across the driveway. The project was submitted to the NAB where it received unanimous positive comments and no concerns were expressed regarding parking or the driveways. It was after the NAB approval and the designs were completed that Condition No. 5 was first raised. The applicant believes that this condition is not functional or appropriate for this project.

Heather Manzo, Assistant Planner, presented the staff report.

Commissioners Johnson and Schneider disclosed that they visited the site. The remaining Commissioners present disclosed that they spoke with the applicant or applicant's representative and 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 Woosley asked if this development would have an HOA. Mr. McGonagle stated there would be no HOA and that issues with parking in front of the property would be a code enforcement issue.

Claudia Hanson, Planning Manager, clarified that issues with parking that blocks the right of way would be enforced by a combination of Code Enforcement and the Police Department. Code Enforcement would handle parking issues on private property and the Police Department would handle parking issues involving the public right of way.

Commissioner Reno asked about building articulation. Mr. McGonagle stated that if they
have to further articulate the building they would lose landscaping and the public would be very close to some of the windows. He stated that the applicant would address the articulation issues during the permit process.

Ms. Hanson spoke on the variations in code between articulation requirements for commercial and residential buildings. She clarified that the setback in this area is a minimum of 10' from the curb and a maximum of 20'.

Commissioner Gower and Ms. Hanson discussed Code Enforcement issues with regard to Condition No. 5.

Ms. Manzo clarified that the intent of the code is to have no parking in the front yard.

Chairman Weiske and Mr. McGonagle discussed parking in the rear of the structures. Mr. McGonagle stated there would be no way to get a driveway through the lot for a rear yard mounted garage.

Chairman Weiske stated that he does not see the benefit of Condition No. 5. Commissioners Reno and Schneider concurred.

Commissioner Johnson stated that requiring some type of physical barrier under Condition No. 5 would not fit with the character of the neighborhood.

Chairman Weiske stated that he would like to leave the articulation condition as proposed. Commissioner Reno concurred. Commissioner Johnson also concurred stating that the applicant indicated they would work with staff on the articulation issue during the building permit stage.

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

*It was moved by Commissioner Schneider, seconded by Commissioner Reno, in the case of LDC16-00014 (Sinclair Street Bungalows), based upon compliance with the applicable findings, to approve the special use permit with the removal of Condition No. 5. The motion carried unanimously with seven (7) members present.*

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8.4 Staff Report (For Possible Action): Case No. LDC16-00015 (South Meadows Self Storage) - This is a request for a special use permit to: 1) construct and establish a ±62,000 square foot, three story mini-warehouse facility; and 2) allow a non-residential development located adjacent to residentially zoned property. The ±1.09 acre site is located on the northeast side of Offenhauser Drive where Offenhauser Drive transitions into Gateway Drive in the Multi-family Residential (MF14) zone. The site has a Master Plan Land Use designation of Mixed Residential. jdb [Ward 2] 7:23 PM

Mike Vicks, representing the applicant, gave an overview of the project.

Jeff Borchartt, Assistant Planner, presented the staff report. NAB members expressed concern regarding whether or not the entrance would be a blind curve. Because of the building setback and where the fence will be placed there will be adequate vision to see oncoming traffic.

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

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

Commissioner Johnson asked why the main entrance isn't further up on the straightway. Mr. Vicks explained that several options were considered and the proposed orientation is preferred in order to effectively address issues such as parking, fire turning radius, and traffic stacking. The proposed orientation also works best with the grading and allows access to utilities on the north of the site. Other entrance options would also be on a curve because Gateway Drive continues to curve around. The southern access is for fire access only and will be gated.

Mr. Vicks confirmed that all site visibility triangles required for access will be maintained.

Commissioner Reno asked about the alarm system. Pat Pinjuv, Pinecrest Construction, explained how the alarm system will function.

Chairman Weiske asked if the entrance will be north bound right turn only due to the double yellow lines in the street. Bill Gall, Senior Civil Engineer, explained that it is not illegal to turn left over a double yellow line. It is illegal to stop and impede traffic to make a left turn over a double yellow line. The site will have a full movement access.

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 LDC16-00015 (South Meadows Self Storage), 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: Charles Reno, Commissioner
SECONDER: Peter Gower, Vice Chairman
AYES: Woosley, Reno, Weiske, Olivas, Gower, Johnson, Schneider

8.5 Staff Report (For Possible Action - Recommendation to City Council): Case No. LDC15-00092 (Mayberry Landing Addition) - This is a request for: (1) a zoning map amendment from Single Family Residential-15,000 square feet (SF15) to Specific Plan District (SPD-Mayberry Landing) on a ±25,136 square foot parcel; and (2) an amendment to the Mayberry Landing SPD to: (a) allow more restaurants with alcohol sales and to expand the hours in which alcohol can be served; (b) allow the two freestanding signs to be taller (14 feet to 20 feet) and contain more square footage (75 square feet to 100 square feet); (c) allow nine residential units to be added to the SPD; and (d) add more commercial parking to the SPD. The combined ±3.34 acre site is located on the southwest corner of the Mayberry Drive/McCarran Boulevard intersection in the SPD and SF15 zones. The site has a Master Plan Land Use designation of Special Planning Area. vak [Ward 1] 7:46 PM

Ken Krater, representing the Gerbus Family Trust, gave an overview of the project and the amendment request. This item was not able to get on the NAB agenda other than through Public Comment. A packet for this project was sent to each NAB member for review.

Vern Kloos, Senior Planner, presented the staff report including a memo sent to the Planning Commission regarding changes to Exhibit 1 of the staff report. Staff is recommending Conditions No. 4 and No. 6 be eliminated because they are addressed with the standards as amended for item number 9 on restaurants. Elimination of Condition No. 10 is recommended as well because the existing driveway is functioning adequately. Staff received one phone call from a resident to the west and staff was able to address their concerns. Staff received comments related to the expansion of the number of restaurants with alcohol service. Staff is recommending approval with changes as stated in the memo.

The Commissioners present disclosed that they visited the site.

At this time Chairman Weiske opened public comment for this item.
Rob Bony cited his concerns regarding alcohol services and parking.

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

Commissioner Reno asked why compact spaces are still being proposed in the parking lot. Mr. Krater replied that is because of the geometry of the parking lot. It would have raised the price to eliminate the remaining 5 spaces. The drive isles are now widened throughout the parking lot and the applicant feels it would be find to have that limited number of compact spaces.

Commissioner Reno stated that the hours of operation for serving alcohol should remain as they are and not be extended due to the school next door. Commissioner Gower concurred.

Chairman Weiske discussed the issue that there is no city ordinance that prohibits drinking establishments near schools. Chairman Weiske stated he is not opposed to leaving the hours of operation as they are.

Chairman Weiske stated he is not in favor of the requested signage change.

Commissioner Johnson agreed with Chairman Weiske and stated the applicant is already allowed 2 signs and only one has been installed so there is the opportunity for additional signage without changing the allowed size of the sign.

Commissioner Reno agreed with Chairman Weiske stating it is a neighborhood center.

Commissioner Woosley also agreed there is no need to increase the height and size of the signs.

Commissioner Gower asked the applicant to comment on the need for increased hours of operation for serving alcohol. Mr. Krater stated one of the biggest reasons the applicant would like to increase hours of operation for alcohol is that it is a very walkable center and residents in the area have requested it. Mr. Krater also pointed out that other Neighborhood Commercial Centers are allowed to sell alcohol and there are no citizens present opposing the request that have children attending the school near this site.

Commissioner Reno asked about the noticing requirements for this item. Mr. Kloos stated the noticing requirements.
Commissioner Johnson discussed the fact that the request for extending hours of operation for serving alcohol is not for a bar but a restaurant where alcohol is secondary to the food.

*It was moved by Commissioner Gower, seconded by Commissioner Woosley, in the case of LDC15-00092 (Mayberry Landing Addition), based upon compliance with the applicable findings, to recommend that City Council approve the zoning map amendment. The motion carried unanimously with seven (7) members present.*

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**Motion:** Motion to approve an amendment to the Mayberry Landing SPD to: (a) allow more restaurants with alcohol sales and to expand the hours in which alcohol can be serve, with modifications.

*It was moved by Commissioner Gower, seconded by Commissioner Woosley, in the case of LDC15-00092 (Mayberry Landing Addition), to recommend that City Council amend the Mayberry Landing SPD by ordinance, subject to condition A as written in the staff report, to allow more restaurants with alcohol sales and expand the hours in which alcohol can be served.*

There was discussion regarding using separate motions to clearly address several parts of the request.

**The motion and second was withdrawn by Commissioners Gower and Schneider.**

*It was moved by Commissioner Johnson, seconded by Commissioner Schneider, in the case of LDC15-00092 (Mayberry Landing Addition), based upon compliance with the applicable findings, to recommend that City Council approve Item 2A which is an amendment to the Mayberry Landing SPD to allow more restaurants with alcohol sales and expand the hours in which alcohol can be served in accordance with the modifications presented tonight to Table 3-1 of the Mayberry Landing SPD, changing the days to Sunday through Thursday and the hours of operation on Friday and Saturday.*

Commissioners Johnson and Schneider stated that they can make the findings based on this motion.

**The motion carried with six (6) in favor and one (1) opposition by Commissioner Reno.**
Chairman Weiske asked which finding cannot be made. Commissioner Reno stated that it is not consistent and should stay as currently in the plan.

RESULT: APPROVED [6 TO 1]
MOVER: Mark Johnson, Commissioner
SECONDER: Troy Schneider, Commissioner
AYES: Woosley, Weiske, Olivas, Gower, Johnson, Schneider
NAYS: Charles Reno

Motion: Motion to recommend Council deny the amendment to the Mayberry Landing SPD to: (b) allow the two freestanding signs to be taller (14 feet to 20 feet) and contain more square footage (75 square feet to 100 square feet)

It was moved by Commissioner Gower, seconded by Commissioner Johnson, in the case of LDC15-00092 (Mayberry Landing Addition), based upon the inability to make the findings, to recommend that City Council not approve Item 2B which would increase the allowed sign height and area. The motion carried unanimously with seven (7) members present.

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

Motion: Motion to recommend Council approve the amendment to Mayberry Landing SPD to: (c) allow nine residential units to be added to the SPD

It was moved by Commissioner Reno, seconded by Commissioner Gower, in the case of LDC15-00092 (Mayberry Landing Addition), based upon compliance with the applicable findings, to recommend that City Council approve Item 2C allowing nine (9) residential units to be added to the SPD. The motion carried unanimously with seven (7) members present.

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

Motion: Motion to recommend Council approve the amendment to the Mayberry Landing SPD to: add more commercial parking to the SPD

It was moved by Commissioner Reno, seconded by Commissioner Woosley, in the case of LDC15-00092 (Mayberry Landing Addition), based upon compliance with the applicable findings, to recommend that City Council approve Item 2D, adding more commercial parking to the SPD. The motion carried unanimously with seven (7) members present.
RESULT: APPROVED [UNANIMOUS]
MOVER: Charles Reno, Commissioner
SECONDER: Jason Woosley, Commissioner
AYES: Woosley, Reno, Weiske, Olivas, Gower, Johnson, Schneider

8.6 Staff Report (For Possible Action - Recommendation to City Council): Case No. LDC16-00020 (Meadowood Mall SPD Amendment) - This is a request to amend the Meadowood Mall Specific Plan District (SPD) Development Standards Handbook to modify standards for: a) sign type, size and locational requirements; b) building orientation; c) street and pedestrian system design; d) light pole height; e) exterior building materials; f) architectural style; g) building identity for certain tenants; h) parking deck facades; i) modifying "department store identity" to "key tenant identity"; j) adding a definition for "junior anchor"; and k) changes to the SPD text and compliance checklist to reflect the changes to items a-j as listed above. The ±76.09 acre site is located south of South McCarran Boulevard and east of South Virginia Street on the interior of Meadowood Mall Circle in the Mixed Use/Convention Regional Center/General Mixed Use (MU/CRC/GMU) zone. The site has a Master Plan land use designation of Special Planning Area/Convention Regional Center Plan. [Ward 3] 8:50 PM
Sev Carlson, representing Meadowood Mall SPE, LLC, presented information regarding this amendment request. Mr. Carlson stated they agree with the findings proposed in the staff report.

Vern Kloos, Senior Planner, stated that the majority of what is being requested is already in the Handbook and this amendment would provide better clarification to avoid confusion as the project develops. Mr. Kloos presented information regarding the proposed amendment as it pertains to the signs, the architecture for key tenants, and the elimination of the pedestrian access points to McCarran and Virginia. Staff believes that what is being requested is appropriate and recommends approval. This project went to the Ward 3 NAB on Tuesday, November 3, 2015, and all of the NAB review forms were favorable to the request.

Commissioners Schneider and Gower disclosed that they are familiar with the project area. Commissioner Reno disclosed that he visited the site. Commissioner Olivas and Chairman Weiske disclosed that they visited the site and spoke to the applicant's representative. Commissioner Johnson disclosed that he recently shopped at the site. Commissioner Woosley disclosed that he 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.

Mr. Kloos confirmed that he worked on the original Specific Plan District (SPD) in 2000.
Commissioner Johnson requested clarification of the definition of a key tenant and an exterior facing façade and expressed concern regarding the potential for all tenants along an exterior wall to be allowed their own architectural style and signs.

Mr. Carlson stated that a number of tenants do not want an exterior entrance and prefer entrances inside the mall for security purposes.

Commissioner Johnson suggested changing the amendment language so that only tenants with 30,000 square feet and an exterior façade or tenants with an exterior entrance are allowed to have their own architectural style and signs.

Stephen Shea, Meadowood Mall, stated they are trying to include a provision where tenants will not be required to have a distinct exterior entry door and still be entitled to their architecture and signage. As the amendment is drafted it would not allow every interior tenant to have signage or architecture. Mr. Shea further clarified that the use of the term facade in the amendment language is an attempt to ensure that the mall will not become a wall of signs. If a tenant builds out a legitimate façade, they would be entitled to signage with their own architecture. The inline tenants will not be allowed to put a sign on the exterior wall just because they happen to have a service corridor out the back.

Chairman Weiske requested clarification regarding the height of existing light poles higher than 50’. Mr. Carlson explained that the light standards that are over 50’ were already in place before the SPD Handbook was put into place. If those existing light standards eventually need to be replaced, they will be replaced with light standards that are not over 50’.

Chairman Weiske asked about lighting height requirements on top of a possible future parking garage. Mr. Kloos stated that the 50’ maximum requirement applies to surface parking lots. The Handbook also includes language stating that for parking decks light poles are limited to 20’.

Commissioner Reno stated that the Commission should encourage the access point to South Virginia since that is a TOD Corridor.

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

*It was moved by Commissioner Gower, seconded by Commissioner Olivas, in the case of LDC16-00020 (Meadowood Mall SPD Amendment), based upon compliance with the applicable findings, to recommend that City Council approve the amendment to the SPD Handbook, subject to Condition A as written in the staff report. The motion carried unanimously with seven (7) members present.*
RESULT: APPROVED [UNANIMOUS]
MOVER: Peter Gower, Vice Chairman
SECONDER: Paul Olivas, Commissioner
AYES: Woosley, Reno, Weiske, Olivas, Gower, Johnson, Schneider


Theresa Jones, Associate Engineer, presented the report and noted a correction to the ordinance language on page 6 of the staff report stating that "together will all addendum" should read "together with all addendum".

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

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

*It was moved by Commissioner Reno, seconded by Commissioner Johnson, in the case of TXT16-00002 (Post Construction Storm Water Quality Management), based upon compliance with applicable findings, to recommend that City Council approve the text amendment by ordinance. The motion carried unanimously with seven (7) members present.*

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

9 Truckee Meadows Regional Planning Liaison Report

The next Truckee Meadows Regional Planning Commission meeting will be held in January 2016.

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.

9:33 PM

Claudia Hanson, Planning Manager, reported that City Council upheld the Planning Commission recommendation for denial of the South Town Sign item.

Ms. Hanson reviewed changes City Council requested on the Sign Ordinance. The Sign Ordinance will be going back to City Council for a 1st reading on November 18th.

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

None

12 Public Comment

Chairman Weiske thanked the Commissioners stating this was a great meeting with good discussion.

13 Adjournment (For Possible Action)

The meeting was adjourned at 9:36 p.m.