MINUTES
Regular Meeting
Reno City Planning Commission
Thursday, December 3, 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>Jason Woosley</td>
<td>Commissioner</td>
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<td>Charles Reno</td>
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<td>Kevin Weiske</td>
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<td>Paul Olivas</td>
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<td>Peter Gower</td>
<td>Vice Chairman</td>
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<td>Mark Johnson</td>
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<td>Troy Schneider</td>
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The meeting was called to order at 6:16 PM.

3 Public Comment

Barrie Schuster spoke on Item 8.6 in favor of slowing down the process to get some guidelines in place that will help the neighborhood prosper.

Billie Andrews, Board President of the Historical Reno Preservation Society, spoke on Item 8.6 in favor of slowing down the process to reopen the master plan before approving the proposed amendment.

Carol Swift spoke in opposition to Item 8.5 in favor of slowing down the development to get more input from area residents.

4 Approval of Minutes  (For Possible Action)
4.1 Reno City Planning Commission - Regular - Oct 22, 2015 6:00 PM (For Possible Action) 6:26 PM

*It was moved by Commissioner Reno, seconded by Commissioner Gower, to approve the October 22, 2015, minutes. The motion carried with six (6) in favor and one (1) abstention by Commissioner Woosley.*

RESULT: ACCEPTED [6 TO 0]
MOVER: Charles Reno, Commissioner
SECONDER: Peter Gower, Vice Chairman
AYES: Reno, Weiske, Olivas, Gower, Johnson, Schneider
ABSTAIN: Jason Woosley

5 City Council Liaison Reports

Claudia Hanson, Planning Manager, stated that the City Council Liaisons are up for reappointment.

6 Update on the Master Plan Update Process

Maureen McKissick, Strategic Development Administrator and Assistant to the City Manager, gave a presentation on the progress of the Master Plan Update. City Council will receive the preliminary results of the Phase I inputs on December 16, 2015.

Commissioner Gower asked if the Commissioners will have another opportunity to meet with Clarion. Ms. McKissick stated that she is working with Clarion to find out when they will be available to meet with Planning Commissioners.

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 and November 5, 2015 Planning Commission meetings. [Ward 2] 6:31 PM

John Krmpotic, KLS, presented information regarding this request and reviewed the key issues that were addressed at the October meeting.

Jeff Borchardt, Assistant Planner, stated that the applicant must renegotiate the access easement once the two parcels are merged together. Staff received numerous letters, emails, petitions and phone calls during this process and received a letter today from the Unitarian Church stating opposition to the project.

Mr. Krmpotic proposed the following revised Condition No. 4: "Prior to the issuance of a building permit, the applicant shall submit documentation demonstrating the project has been incorporated in the SPD master maintenance association; alternatively, prior to the issuance of the building permit, applicant, developer, builder, property or business owner, as applicable, shall demonstrate that a Property Owner's Association, or equivalent, will at all times manage and maintain the common areas to a standard at least equal to the maintenance performed by the SPD master maintenance association." Mr. Krmpotic stated that the applicant is 100 percent in agreement with this change.

Claudia Hanson, Planning Manager, confirmed that staff is in agreement with the revised Condition No. 4.

The Commissioners present disclosed that they had previous conversations, received emails, visited the site, and spoke to the applicant’s representatives.

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

Kelly Nichols spoke in opposition.

Marianne Merriam spoke in opposition.

Peter Rosser spoke in opposition.

Jen Rosser spoke in opposition.

Fred Myer spoke in opposition.

Dave Lowell spoke in opposition.

William Curtis spoke in opposition.

Alexandra Coghill submitted a comment card in opposition but did not wish to speak.

Karen Prezout submitted a comment card in opposition but did not wish to speak.

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

Mr. Krmpotic deferred his remaining four minutes to Nancy Wilson with Plum Healthcare.

Nancy Wilson, Plum Healthcare, spoke about the proposed facility functions.

Commissioner Reno asked for information on the traffic study results.

Paul Solaegui, Traffic Engineer, stated that the skilled nursing facility will generate 197 average daily trips (ADT) and the medical office building will generate 571 ADT. The traffic study demonstrated that Bonde Lane will operate at a level of service A. It is anticipated that about 75 percent of the professional office and ten percent of the skilled nursing facility will use Bonde Lane, which will not exceed the level of service standards. Mr. Solaegui discussed features of the skilled nursing facility and its orientation that contributed to the study findings that 90 percent of its traffic would be drawn from Kietzke Lane.

Commissioner Reno asked if eliminating the entrance on Bonde Lane would eliminating the traffic on Bonde Lane.
Mr. Solaegui stated that what drives the Bonde Lane access for the professional office employees is where there parking area is located. If the Bonde Lane entrance was eliminated, people would still come down Bonde Lane and enter off of the private drive.

Commissioner Gower asked for information on the process the applicant went through to incorporate input from the last City Council meeting.

Mr. Krmpotic stated that they looked into closing off the Bonde Lane access but by leaving it open the trip length on Bonde Lane is reduced. If it were closed, traffic would go the additional length of Bonde Lane to use the private driveway. He also discussed the building orientation being set so that it is approached from the east and the addition of landscape screening.

Commissioner Johnson and Mr. Krmpotic discussed visiting hours for the skilled nursing facility. Visiting hours are not defined.

Commissioner Woosley asked about the landscaping along Bonde Lane and if it exceeds what is required by Code.

Mr. Borchardt stated that the shrub count is above what is required by Code. The proposed landscaping also goes above and beyond the minimum requirement for a typical commercial development.

Commissioner Woosley asked about replacing some of the deciduous landscaping with evergreen.

Mr. Krmpotic stated that the shared property line is on the north and that is all evergreen. He also stated that there were landscape architecture component concerns with having too much evergreen on the Bonde Lane side.

Commissioner Woosley asked if the applicant would consider having more evergreen on the Bonde Lane side if that is what the neighbors want.

Mr. Krmpotic replied yes.

Commissioner Woosley asked if the ingress and egress for the parking lot would still function adequately if the Bonde Lane access were gated off.

Mr. Solaegui stated that it would still function but the tenants may not like that and it would leave the businesses with very little exposure. Bonde Lane has substantial
capacity and the access on Bonde Lane serves a targeted portion of the office buildings and is a responsible plan.

Mr. Borchardt confirmed that Code requires a mixture of deciduous and evergreen trees but no ratio is defined.

Commissioner Gower discussed the reasons included in the staff report for maintaining the Bonde Lane access point. At least one access point to a public street must be maintained to ensure the applicant is not landlocked if any of the access easements were to be modified or revoked in the future. He asked for a potential scenario in which the access easements would be modified or revoked that would leave this group of parcels landlocked.

Bill Gall, Senior Civil Engineer, discussed traffic for both parcels and the access easement. The properties will be merged and the access easement will have to be renegotiated. The idea is to continue to allow the traffic patterns to flow as they are existing now where the parcel to the west (professional office) has its primary access on Bonde Lane. There is a private driveway access to the south but the professional office has full frontage and an approach on Bonde Lane. With this development the professional office is still going to be primarily using Bonde Lane. Connecting it with the parcel to the east has the potential to get some of the traffic moving toward the east to Kietzke Lane. If it is not tied to the parcel to the east in future development and the parcel on the west is developed as professional office only, its access will be to Bonde Lane. It will not have the access to Kietzke Lane that would be designed as part of this development.

Chairman Weiske about access if only the professional office parcel is built.

Mr. Gall explained that they do have an access easement that connects to the private drive to the south. Additionally, the parcel abuts and has access to Bonde Lane which is a public city street.

Mr. Borchardt confirmed that the SPD discusses hours of operation allowed for the professional office and the skilled nursing facility. The office would allow for 7:00 a.m. to 7:00 p.m. and 24 hours for the skilled nursing facility.

Chairman Weiske asked if the SPD limits the amount of space that can be used for a skilled nursing facility.

Mr. Krmpotic replied yes.
Commissioner Reno asked for information on the transportation of patients for the skilled nursing facility.

Nancy Wilson discussed the function of the skilled nursing facility including how patients are transported and typical visiting hours. It is an acute rehab facility for certified Medicare only and is not a long-term care facility.

Chairman Weiske asked Victoria Myer to discuss the history of what was approved in 2004.

Ms. Myer reviewed and answered questions regarding the 2004 site plan.

Chairman Weiske asked Mr. Krmpotic if he was aware of any parking agreement on this property for associated neighboring properties or businesses.

Mr. Krmpotic replied no.

There was discussion regarding the purchase of the site and whether it had legal access to the east on Kietzke Lane.

Dave Lowell, property owner, discussed the sale of his property that fell through and stated that the sale was conditioned on legal access to the east.

Commissioner Reno expressed concerns with saying the parcel cannot have Bonde Lane access when it is a public road that the parcel abuts.

Commissioner Gower stated that this is an improvement from the original proposal with two access points to Bonde Lane.

Commissioner Johnson discussed the possibility of not combining the sites into the SPD. The proposed skilled nursing facility is a prototype design and has not been modified significantly to accommodate the fact that this is a rectangular site. We are being asked to combine the two sites for a very specific use for a very specific design. It is possible to get approval for the skilled nursing facility without having to combine the two sites which could eliminate some of the opposition. The proposed approach does not meet finding M to ensure the protection of existing neighborhoods and communities including the protection of rural preservation neighborhoods.

It was moved by Commissioner Reno, seconded by Commissioner Woosley, in the case of LDC16-00003 (Mountain View Health Center), based on compliance with the applicable findings to recommend that City Council approve the: 1) zoning map
amendment; and 2) amendment to the SPD handbook subject to Condition A as written in the staff report and to include the amendment to Condition No. 4 as presented. The motion carried with five (5) in favor and two (2) oppositions by Commissioners Johnson and Gower.

RESULT: APPROVED [5 TO 2]
MOVER: Charles Reno, Commissioner
SECONDER: Jason Woosley, Commissioner
AYES: Woosley, Reno, Weiske, Olivas, Schneider
NAYS: Peter Gower, Mark Johnson

CHAIRMAN WEISKE CALLED FOR A BREAK AT 8:19 P.M. THE MEETING RESUMED AT 8:20 P.M.

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: 1) a special use permit to allow for the expansion of an existing ±80,515 square foot facility to ±91,175 square feet adjacent to residentially zoned property (Wooster High School); and 2) a variance to reduce the required landscape area from ±12.7% to ±9.1%. The ±7.03 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] 8:30 PM

David Jickling, Regional Transportation Commission (RTC), discussed the proposed project.

Heather Manzo, Assistant Planner, gave an overview of the request and stated that all of the comments received from the Ward 3 Neighborhood Advisory Board (NAB) were in support of the project. No phone calls or emails were received. Staff can make all of the findings for the variance and special use permit.

Commissioners Reno, Gower, Weiske, Olivas, and Woosley disclosed that they visited the site. Commissioners Schneider and Johnson disclosed that they are familiar with the site. Commissioner Gower also disclosed that he spoke with the applicant's representative.

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 what the capacity for buses will be once the build-out is complete.

Mr. Jickling stated that it depends on the size of the buses. This project will provide future capacity for the next ten or fifteen years of the projected fleet growth.

Commissioner Reno asked about parking taking up landscape area.

Tom Matter, applicant's representative, discussed the amount of parking that will be needed for staff, drivers, and visitors. He discussed areas of additional landscaping that is proposed and the need to reduce landscaping on the north side to allow buses to circulate on the property to enter the maintenance facilities without driving into traffic.

Commissioner Reno asked if hardscape can count toward landscaping.

Ms. Manzo confirmed that hardscape can count toward a portion of the required landscaping but a drive area done in pavers does not.

Chairman Weiske discussed the requirement for a hardship to exist in order to approve a variance.

Mr. Jickling discussed the changing technology of buses. Newer technology buses are taller and wider than what the current facility was designed for. If the RTC cannot use this site any longer, it would be a significant hardship to the community as tax payers. The alternatives for what this site might become would be far less attractive to the community.

Chairman Weiske asked if other means such as potted plants and hardscape items were explored to count toward the required landscaping.

Mr. Jickling stated that the goal is for the bus repair station to blend into the freeway structure above as much as possible. Other landscaping options were explored. The difficulty along Plumb Lane is that the right-of-way belongs to the Nevada Department of Transportation (NDOT). There are also significant constraints on this site placed by the federal highway administration with I-580 above the facility. He also stated that they would be open to exploring other options suggested by the Planning Commission.

Commissioner Woosley asked staff if other landscaping options were considered.

Ms. Manzo stated that staff focused more on enhancing and intensifying the landscaping along the street frontages.
Commissioner Woosley asked about landscaping considerations for the side of the facility that faces Plumb Lane.

Ms. Manzo stated that the area between the fence and Plumb Lane is a stamped concrete area under the freeway overpass. The option of adding shade tolerant trees in that area would have to be worked out with NDOT.

Commissioner Woosley suggested more depth in architecture on the end of the building rather than the use of vegetation.

Mr. Matter stated there is not much room on the south side to add any depth architecturally without affecting the ability of the buses to drive around the site.

Commissioner Woosley discussed ways to add depth without losing the turning radius.

Mr. Matter stated that they can look into that.

Chairman Weiske asked about articulation requirements in Code that are enforced on other projects.

Ms. Manzo stated that other sides of the building do have variation.

Commissioner Reno asked if color concrete curb and gutter would contribute to the total required landscaping.

Ms. Hanson confirmed that a percentage of color concrete can go toward the required landscaping but in this location it may not do any good. It would just be an expense going into a project that doesn't meet the intent of the landscaping Code.

Commissioner Reno asked if the 35 parking spaces being leased offsite would be consolidated into the onsite parking lot.

Mr. Jickling stated that they have not been able to consolidate the leased parking spaces and they foresee continuing to lease those spaces.

Commissioner Woosley asked how the decision was made to go to hybrid and full electric buses.

Mr. Jickling discussed community feedback and fuel economy and stated that the industry is moving away from diesel.
Commissioner Gower agreed that the suggested changes to the side of the building would enhance the building more than landscaping. The hardship finding is that they are located underneath the freeway with NDOT constraints and they need to accommodate an expanded bus fleet to serve the community.

Commissioner Johnson discussed Condition No. 4 that increases the density of the landscape area around the perimeter where it will be more visible.

Chairman Weiske stated that his concerns regarding the landscaping variance can be addressed by adding a condition that the building articulation requirements per City Code are met in the design.

Ms. Hanson stated that PF zoning is the one zoning district that does not require articulation. Staff would recommend that condition be added for the south elevation.

*It was moved by Commissioner Gower, seconded by Commissioner Reno, in the case of LDC16-00018 (RTC Villanova Maintenance Facility/2050 Villanova Drive), based upon compliance with the applicable findings, to approve the special use permit and variance, subject to conditions, with the additional condition to add articulation per City Code on the south elevation. The motion carried unanimously with seven (7) members present.*

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8.2 Staff Report (For Possible Action): Case No. LDC16-00030 (Summit Club) – This is a request for a special use permit to allow for grading activities that result in cuts greater than 20 feet and fills greater than 10 feet associated with the construction of a 584 unit multifamily residential development. The ±26.37 acre site is located in area bounded by Interstate 580 to the west, State Route 431 (Mt. Rose Highway) to the south, and Herz Boulevard to the east in the Mixed Use/Redfield Regional Center/Retail Commercial/Academic (MU/RRC/RC/A) zone. The site has a Master Plan Designation of Special Planning Area/Redfield Regional Center Plan/Retail Commercial/Academic. [Ward 2] 9:08 PM

Andy Durling, Wood Rodgers, gave a brief overview of the project.

Chairman Weiske asked if the ownership behind this project is the same ownership that owns Summit Sierra Mall.
Mr. Durling confirmed that it is not the same owner.

Chairman Weiske disclosed that his employer has an ongoing contract with Summit Sierra Mall.

Jeff Borchardt, Assistant Planner, confirmed that staff is in support of the project and can make all of the findings.

The Commissioners present disclosed that they visited the site and spoke with the applicant’s representative.

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

_It was moved by Commissioner Reno, seconded by Commissioner Johnson, in the case of LDC16-00030 (Summit Club), based upon compliance with the applicable findings, to approve the special use permit, subject to conditions with the removal of Condition No. 25. The motion carried unanimously with seven (7) members present._

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8.3 Staff Report (For Possible Action): Case No. LDC16-00022 (Alamo Square Townhomes) - This is a request for a tentative map to develop a 38 lot single family residential subdivision. The ±2.77 acre site is located on the west side of South Virginia Street, ±280 feet south of its intersection with Hillcrest Drive, directly west of the building located at 2195 South Virginia Street in the Mixed Use/South Virginia Street Transit Corridor/Plumb Lane Crossing (MU/SVTC/PLC) zone. The site has a Master Plan land use designation of Special Planning Area/South Virginia Street Transit Corridor. hrm [Ward 1]

Melissa Lindell, Wood Rodgers, gave an overview of the project.

Heather Manzo, Assistant Planner, discussed a boundary line adjustment associated with this project. Ward 1 NAB expressed support of the proposed subdivision. Staff received several inquiries for additional information or to offer support for the project.
Commissioner Schneider disclosed that he visited the site. The remaining Commissioners present disclosed that they visited the site and spoke to the applicant's representative.

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

Commissioner Gower and Ms. Manzo discussed pedestrian access points.

Chair Weiske and Ms. Manzo discussed the condition prohibiting parking in driveways. The required parking is being provided with two-car garages. There will also be visitor parking throughout the site. Parking in the South Virginia Transit Corridor is supposed to be behind a building and in this case parking in the garage would meet that requirement.

Bill Gall, Senior Civil Engineer, answered questions regarding how on-street parking will be prohibited. When the applicant comes in with the final map they will either have to use no parking signs or paint curbs red.

_It was moved by Commissioner Woosley, seconded by Commissioner Schneider, in the case of LDC16-00022 (Alamo Square Townhomes), based upon compliance with the applicable findings, to approve the tentative map, subject to conditions with amendments to Conditions 14 and 17 as presented in the staff memo. The motion carried unanimously with seven (7) members present._

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8.4 Staff Report (For Possible Action): Case No. LDC16-00016 (Maverik Gas Station and Convenience Store) - This is a request for a special use permit to: 1) allow a gas station and convenience store to operate between the hours of 11:00 p.m. and 6:00 a.m. (24 hours); and 2) allow a non-residential use located adjacent to residentially zoned property. The ±1.7 acre site is located on the northeast corner of the North McCarran Boulevard/Sutro Street intersection (2900 Sutro Street) in the Industrial (I) zone. The site has a Master Plan Land Use designation of Mixed Residential. 

Melissa Lindell, Wood Rodgers, gave a brief overview of the project.

Vern Kloos, Senior Planner, stated that the lighting and noise issues are adequately...
addressed. Staff received 5 emails and 3 phone calls. Some were in opposition and some had concerns related to traffic generated by the project and kids from the nearby high school accessing the store. Staff believes all the findings can be made and is recommending approval.

Commissioner Schneider disclosed that he visited the site and received emails. The remaining Commissioners present disclosed that they visited the site, received emails, and spoke to the applicant's representative.

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

Corey Bond spoke in opposition.

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

Commissioner Reno asked if this site can meet all of the requirements for access if NDOT denies the proposed access onto McCarran Boulevard.

Paul Solaegui confirmed that the traffic analysis shows that the level of operation would not change even if the McCarran Boulevard access is denied. Whether it would remain a desirable site to the applicant is questionable.

Chair Weiske and Ms. Lindell discussed the location of the proposed 25 foot monument sign and the distance from residential areas.

Chair Weiske and Don Lilyquist, applicant, discussed the possibility of dimming the sign at night. Maverik stores do not generally dim their signs but have been required in some jurisdictions to dim them about 30 percent at night.

Claudia Hanson, Planning Manager, stated that Council adopted an ordinance that requires any digital sign within 750 feet of a residential area to get a special use permit (SUP). Depending on how this item moves forward tonight the sign could be subject to a separate SUP. Ms. Hanson clarified that only the height, size and location of the proposed sign can be discussed and conditioned at this time and any digital sign component would require an SUP.

Chair Weiske expressed concern with a 25 foot sign so close to a residential area and proposed a condition that all building and site signage be dimmed 30 percent from sundown to sunrise.
It was moved by Commissioner Schneider, seconded by Commissioner Johnson, in the case of LDC16-00016 (Maverik Gas Station and Convenience Store), based upon compliance with the applicable findings, to approve the special use permit, subject to conditions with an additional condition that all building and site signage be dimmed 30 percent from dusk to dawn. The motion carried unanimously with seven (7) members present.

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

CHAIRMAN WEISKE CALLED FOR A RECESS AT 10:10 P.M. THE MEETING RESUMED AT 10:20 P.M.

8.5 Staff Report (For Possible Action): Case No. LDC16-00027 (Meridian 120 North) - This is a request for a: 1) tentative map to develop a 273 lot single family residential subdivision; and 2) special use permits for: a) cluster development; and b) cuts of 20 feet or more and fills of 10 feet or more. The ±102.1 acre site is located along the north side of I-80, west of the current terminus of Boomtown Garson Road and south of South Verdi Road in the Large Lot Residential-1 acre/Mortensen Garson Overlay (LLR1/MG), Single Family Residential - 6,000 square feet/Mortensen Garson Overlay (SF6/MG), Open Space/Mortensen Garson Overlay (OS/MG), Single Family Residential - 15,000 square feet (SF15), Large Lot Residential-1 acre (LLR1) and Unincorporated Transition 40 acres (UT40) zones. The site has Master Plan land use designations of: Special Planning Area/Mortenson-Garson Neighborhood Plan/Single Family Residential, Single Family Residential and Unincorporated Transition; and a portion of the site is located within the Cooperative Planning Area (CPA) overlay zoning district. vak [Ward 5] 10:20 PM

Andy Durling, Wood Rodgers, gave an overview of the project. The applicant offered to add a condition providing for the payment of $100,000 collected pro rata at the closing of each new home to be used for capital improvements at the schools receiving students from this development.

Vern Kloos, Senior Planner, reviewed a memo sent to the Planning Commission regarding changes to Conditions 4, 5, 6, 9, 11, 13 and 16 that adjusted the lots affected by various conditions related to fencing, landscaping and sound mitigation issues (attached). Staff received two calls regarding water service and two emails regarding school capacity, the single access point, and interface with traffic. The Boomtown area has water rights and they are in the process of building a larger water tank to service the area.
Staff believes that all of the remaining concerns are addressed with the conditions and the design of the project. Staff recommends approval subject to the conditions as modified in the memo.

Commissioner Schneider disclosed that he visited the site. The remaining Commissioners present disclosed that they visited the site, spoke with the applicant's representative and received emails.

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

The following nine people submitted comment cards in opposition but did not wish to make a statement (written comments included): Anthony Domoe; Michael Pierczyk - Glorified mobile home park; Adrian Argyris - This is a very bad project. Way too many houses. The lot size should be a minimum of one acre; Lori Archibald; Dan Archibald; Laura DeMaranville - Where is water coming from? 6,000 square foot lots? Not enough water for those of us who have been in Verdi for 60+ years; H.R. Bud Mosconi - Verdi does not need another "trailer" park (6,000 square foot lots). There is not enough water for existing homes on one acre parcels; Margie Clark - should be 1 acre lots like the rest of Verdi; Kelli Mosconi - Water, access, schools? Are under the table payoffs adequate? No conscience, no morals -- money is basis for any and everything.

Comments in opposition were also made by Carol Swift under Agenda Item 3. Public Comment.

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

Commissioner Reno asked for information on the concerns regarding access at I-80.

Paul Solaegui, Traffic Engineer, discussed the intersections that were included in the traffic analysis. The warehouse development is highly automated so the trip generation is very low for the size of the development. The findings determined that it will operate with excellent levels of service and there is capacity to serve the development as proposed.

Commissioner Johnson asked for information on water availability.

Mr. Durling stated that there are a number of wells that serve the private water system for Boomtown. There is an existing water tank on the south side of I-80 and there will be an additional enlarged tank that will be constructed in the not too distant future. Mr. Durling confirmed that they do have sufficient water rights to serve what has been proposed.
Commissioner Woosley referred to comments from the NAB that this project is not a good fit for the area and asked for an explanation from the applicant on why they feel it does fit in the area.

Mr. Durling explained that this is part of the Mortensen Garson Neighborhood Plan Overlay District that was approved over fifteen years ago. It was negotiated with the neighbors at the time and has varying densities and zoning designations throughout. The density associated with the portion that is zoned for 6,000 square foot lots has been cut almost in half and is much less than it would be anywhere else in the city. The design proposes a mix of 6,000 and 8,000 square foot lots. The pads associated with those lots are 2,700 square feet and 3,900 square feet. These are not small homes or lots and they do allow for larger homes that would be similar to other things that have been approved recently in the Verdi area. Mr. Durling also stated that they would be single family detached homes and not mobile homes.

Chairman Weiske asked if the applicant would consider adding language to Condition No. 9 regarding fencing to require that non-flammable material be used for rear and side yards.

Mr. Durling discussed the perimeter fencing and defensible space program stating that it speaks to the suburban wildlife interface. Mr. Durling stated that the applicant would have concerns with changing from wood fencing throughout the entire development for interior lots. The applicant would agree to something similar to what has been done in other areas such as West Meadows where all perimeter fencing adjacent to open space is noncombustible.

Chairman Weiske complimented the applicant for their efforts to meet with the NAB.

*It was moved by Commissioner Gower, seconded by Commissioner Schneider, in the case of LDC16-00027 (Meridian 120 North), based upon compliance with the applicable findings, to approve the tentative map and special use permit, subject to conditions as proposed in the memo from staff; changes to Condition No. 9 to include exterior perimeter fencing of a noncombustible material; and to include voluntary Condition No. 23 as proposed by the applicant. 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

8.6 Staff Report (For Possible Action - Recommendation to City Council): Case No. LDC16-00012 (University of Nevada Regional Center Plan North Virginia Street Zoning) - A request has been made for a zoning map amendment to: 1) change the base zoning designation on an area totaling ±27.05 acres from Arterial Commercial (AC) on ±5.4 acres; Community Commercial (CC) on ±.09 acres; Multifamily – 14 units per acre (MF14) on ±2.6 acres; Multifamily – 30 units per acre (MF30) on ±7.18 acres; Public Facility (PF) on ±11.4 acres; Professional Office (PO) on ±.15 acres; and Neighborhood Commercial (NC) on ±.2 acres to the Mixed Use (MU) zone; and 2) replace the West University Neighborhood Plan (WUNP) Overlay zone on the subject parcels with the University of Nevada Regional Center (UNRC) Overlay zone. The subject site includes those parcels already identified in the University of Nevada Regional Center Plan area west of North Virginia Street and generally includes: 1) parcels located north of 9th Street between North Virginia Street and Sierra Street heading north to College Drive; 2) parcels fronting and to the west of North Virginia Street generally bounded to the east by Terrace Drive; and 3) parcels located between North Virginia and Sierra Streets north of the Putnam Drive/Sierra Street intersection heading north to the North McCarran Boulevard/Comstock Drive intersection. The subject site is located in the Special Planning Area/University of Nevada Regional Center Master Plan land use designation. njg [Ward 5] 10:50 PM

Nathan Gilbert, Associate Planner, gave an overview of this request for a zoning map amendment and stated that staff can make all of the applicable findings.

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

Kevinn Pinkney submitted a comment card in favor but did not wish to speak.

Eran Fields spoke in favor of the amendment and discussed the benefits of doing a complete zone change to make the area consistent.

Comments by Barrie Schuster and Billie Andrews below were made under Agenda Item 3.

Barrie Schuster spoke in favor of slowing down the process to get some guidelines in place that will help the neighborhood prosper.
Billie Andrews, Board President of the Historical Reno Preservation Society, spoke in favor of slowing down the process to reopen the master plan before approving the proposed amendment.

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

Commissioner Gower asked for information in response to public concerns regarding impacts on historic property in the area.

Nathan Gilbert, Associate Planner, stated that specific to this zone change there are no listed historic resources in this area. The broader policy will be evaluated for the entire plan area during the overall master plan update process. With the existing zoning there are no specific design standards or historic preservation standards in place. Any neighborhood specific design standards would be implemented through an overlay district. The UNRC Overlay is currently being revisited and expected to be presented to the Historic Resource and Planning Commissions in the spring.

Commissioner Gower asked why this is being done outside of the master plan update.

Mr. Gilbert stated that this was initiated separately by City Council. Staff hoped to bring them together but more time is needed to work on the master plan.

Commissioner Gower asked for information to address parking issues.

Mr. Gilbert stated that staff is working with various divisions in the city through the clerk's office to revisit the parking ordinance. The city is also in the process of hiring an additional parking enforcement officer. The draft University of Nevada Regional Center Plan suggests a policy that development that receives a parking reduction would not be eligible for on-street parking.

Commissioner Reno asked for a response to the public comment request by the Historical Resources Commission (HRC) that they have more time to review this.

Chairman Weiske and Commissioner Woosley agreed that there has been sufficient time for the HRC to review the public documents and reports related to this item.

Commissioner Johnson disclosed that his wife is a member of the HRC.

Commissioner Woosley asked about the process for having property qualified to be on the historic preservation list and if this amendment would prohibit that process.
Mr. Gilbert confirmed that this amendment would not preclude any assignment of historic designation or registration. He also stated that an assignment of a historic overlay designation or registering property on the historic preservation list is up to a private property owner.

*It was moved by Commissioner Woosley, seconded by Commissioner Gower, in the case of LDC16-00012 (University of Nevada Regional Center Plan North Virginia Street Zoning), based upon compliance with the applicable findings, to recommend that City Council approve the zoning map amendments by ordinance. The motion carried unanimously with seven (7) members present.*

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<th>RESULT:</th>
<th>APPROVED [UNANIMOUS]</th>
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<tr>
<td>MOVER:</td>
<td>Jason Woosley, Commissioner</td>
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<td>SECONDER:</td>
<td>Peter Gower, Vice Chairman</td>
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<td>AYES:</td>
<td>Woosley, Reno, Weiske, Olivas, Gower, Johnson, Schneider</td>
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9 Truckee Meadows Regional Planning Liaison Report

Chairman Weiske reported that there will not be a Regional Planning Commission meeting until January 28, 2016, and that will be held in the Reno City Council Chambers.

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.

Meadowood Mall SPD was approved yesterday. The second reading is scheduled for December 16, 2015.

On-Premise Digital Sign Ordinance was adopted yesterday.

Sky Vista Amendment second reading scheduled for yesterday was postponed to December 16, 2015.

A Senior Planner position is currently being advertised and an Associate Planner position will be advertised in the near future.
Community Development has adopted a family from the Salvation Army and is accepting donations.

11 Commissioner's Suggestions for Future Agenda Items  (For Possible Action)
Commissioner Reno suggested education for the Planning Commission on the Historical Resources Commission.

12 Public Comment
None

13 Adjournment (For Possible Action)
The meeting was adjourned at 11:08 p.m.