MINUTES
Regular Meeting
Reno City Planning Commission
Wednesday, February 5, 2020 • 5:00 PM
Reno City Council Chamber, One East First St, Reno, NV 89501

Commissioners

<table>
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<tr>
<th>Attendee Name</th>
<th>Title</th>
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<tr>
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1 Pledge of Allegiance

Angela Fuss, Planning Manager, called the meeting to order and called for a motion to appoint a temporary Chair.

*It was moved by Commissioner Marshall, seconded by Commissioner Hawkins, to appoint Commissioner Gower as temporary Chair. The motion carried unanimously with four (4) commissioners present.*

Commissioner Marshall led the Pledge of Allegiance.

2 Roll Call

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The meeting was called to order at 6:14 PM.

3 Public Comment

Gordon Gossage spoke in support of the Silver Hills project.

4 Approval of Minutes  (For Possible Action)
4.1  Reno City Planning Commission - Regular - Jan 9, 2020 6:00 PM  (For Possible Action)  6:20 PM

Commissioner Marshall stated he would abstain from voting on this item.

This item was continued to the next meeting due to the lack of a quorum.

5  Presentation and discussion regarding RENOvation Zoning Code Update (Workshop Follow-up)

Arlo Stockham, Community Development Director, presented the update following up on discussion from last week's workshop.

Public Comment:

Melinda Smith, Builders Association of Northern Nevada, stated they would like more time to evaluate the impact of the sustainability section and provide comments at a later time.

There were no further requests to speak under public comment.

Mr. Stockham explained for Commissioner Marshall the Tier II: Enhanced Administrative appeals and answered questions regarding the appeal process.

Commissioner Marshall suggested changing the language to appealable projects, not appeals.

Mr. Stockham explained for Commissioner Marshall that it would be unprecedented for a Planning Commission decision to be final and not appealable to the elected officials.

Commissioner Marshall expressed concerns regarding using a point system for some of the criteria. He also suggested coming up with a sketch tool that would be easy for developers to use.

Mr. Stockham confirmed for Commissioner Gower that this is not the last opportunity the Planning Commission will have for input.

Mr. Stockham stated staff is recommending regular monitoring and check in once the code is adopted.

Documents Presented to the Commission regarding the Code Update - Presented/Distributed at Meeting

6  Public Hearings - 6:00 p.m.
6.1 Staff Report (For Possible Action): Case No. LDC20-00044 (Spectrum – Dandini Mixed Use Site Time Extension)- This is a request for a six month time extension for the Spectrum - Dandini Mixed Use Site Special Use Permit (LDC17-00062). The ±25.66 acre site is comprised of four parcels located north of Dandini Boulevard between US 395 and Spectrum Boulevard in the Mixed Use/Dandini Regional Center (MU/DRC) zoning district. The site has a Master Plan land use designation of Suburban Mixed-Use (SMU). af [Ward 4] 6:44 PM

Ken Krater gave an overview of the project and request for a time extension.

AnnMarie Lain, Assistant Planner, presented the staff report. If approved, the expiration date would be August 16, 2020.

Public Comment: There were no requests to speak.

Commissioner Marshall had no disclosures. The remaining commissioners present disclosed they visited or are familiar with the site and/or spoke with applicant's representative.

Ms. Lain confirmed for Commissioner Marshall that staff is in favor of this extension.

It was moved by Commissioner Marshall, seconded by Commissioner Olivas, in the case of (LDC20-00044 (Spectrum - Dandini Mixed Use Site Time Extension), based upon compliance with RMC 18.06.405(1)(2), to approve a six month time extension for the Spectrum - Dandini Mixed Use Site Special Use Permit (LDC17-00062), subject to the original conditions of approval. The motion carried unanimously with four (4) commissioners present.

RESULT: APPROVED [UNANIMOUS]
MOVER: John Marshall, Commissioner
SECONDER: Paul Olivas, Commissioner
AYES: Peter Gower, Ed Hawkins, John Marshall, Paul Olivas
ABSENT: Mark Johnson, Kathleen Taylor, Alex Velto

6.2 Staff Report (For Possible Action): Case No. LDC20-00033 (Coffee N’ Comics) - A request has been made for a special use permit to allow alcohol service with an existing restaurant use located within the Neighborhood Commercial (NC) zoning district. The ±0.46 acre site is located south of Moana Lane, east of Lakeside Drive, and west of Warren Way. The site has a Master Plan land use designation of Suburban Mixed-Use (SMU). [Ward 2] 6:50 PM

Kevin Wilfon and Alex Farside gave an overview of the project.
AnnMarie Lain, Assistant Planner, presented the staff report.

Commissioners disclosed that they visited or are familiar with the site.

Public Comment: There were no requests to speak.

Angela Fuss, Planning Manager, responded to Commissioner Marshall stating she will look into whether this item would require a special use permit or a site plan review in this particular zoning district under the new code.

It was moved by Commissioner Marshall, seconded by Commissioner Olivas, in the case of (LDC20-00033 (Coffee N’ Comics), based upon compliance with the applicable findings, approve the special use permit, subject to conditions. The motion carried unanimously with four (4) commissioners present.

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6.3 Staff Report (For Possible Action): Case No. LDC20-00031 (Caliber Collision Electric Fence) - A request has been made for a variance to: 1) increase the allowable fence height from six to eight feet; and 2) construct a fence in the side and rear yards that is not located on lot lines. The ±0.80 acre site is located to the west of the intersection of Harvard Way and Yale Way within the Community Commercial (CC) zone. The site has a Master Plan land use designation of Suburban Mixed-Use (SMU). [Ward 3] 6:59 PM

Keith Kaneko, Electric Guard Dog, gave an overview of the project.

Sienna Reid, Senior Planner, presented the staff report. Staff is recommending denial of this request based on non-compliance with variance finding a. Conditions are crafted to support one or both aspects of the variance request should Planning Commission be able to make the variance findings. The Ward 3 NAB reviewed this request and did not cite any concerns. Staff did not receive any calls or correspondence related to this request.

Commissioners Marshall and Gower had no disclosures. Commissioners Hawkins and Olivas disclosed they visited the site.

Public Comment: There were no requests to speak.
Ms. Reid explained for Commissioner Olivas this request has two fence components, a perimeter fence and an interior electrified fence.

Angela Fuss, Planning Manager, read the definition of a fence as stated in code.

Ms. Reid explained for Commissioner Hawkins that condition four is written to allow for non-electrified arms carrying barbed wire on portions of the fence/wall system over 6 feet in height consistent with fencing in industrial zones. More aggressive fencing allowed by code is razor ribbon or tape, but only for jails or correctional facilities.

Ms. Reid explained for Commissioner Olivas that electrified fencing is not expressly allowed or prohibited.

Ms. Reid explained for Commissioner Marshall the City of Sparks does allow for electrified fencing for Industrial zoned districts. This request area is zoned Community Commercial.

Commissioner Marshall stated finding a is the most troubling one as far as finding something unique about the parcel that would justify a variance.

Commissioner Olivas discussed past examples of variances for fences that were granted and stated if this is a high crime area and if that is considered an exceptional circumstance in itself, this could qualify for a variance.

Commissioner Gower stated a variance identifies an area of our code that needs more attention, or identifies a circumstance outside of things normally dealt with. This site does not meet the topographic constraints to allow for a variance.

Commissioner Marshall stated he cannot support granting a variance. He explained to the applicants that the Planning Commission faces two policy choices here between how we deal with variances and what they say about how we apply our code, and the applicant’s specific situation. There are other things that could be done to address the crime issue without a variance. He stated he cannot make the necessary finding that the characteristics of this particular site drive the need to have a variance.

*It was moved by Commissioner Marshall, seconded by Commissioner Hawkins, in the case of (LDC20-00031 (Caliber Collision Electric Fence), based upon non-compliance with the applicable findings, to deny the variance due to the inability to make variance findings a and b. The motion to deny the variance carried unanimously with four (4) commissioners present.*
Commissioner Gower read the appeal process into the record.

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7 **Truckee Meadows Regional Planning Liaison Report**

Commissioner Gower reported the Regional Planning Commission found Daybreak in conformance with the Regional Plan. Silver Hills was found not in conformance.

8 **Staff Announcements**

8.1 Report on status of Planning Division projects.

8.2 Announcement of upcoming training opportunities.

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

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

7:44 PM

Angela Fuss, Planning Manager, reported that next Tuesday, February 11, there will be a City Council workshop on the zoning code update. She also reported that two cases were appealed and will go to City Council on February 12: Verdi Boat and RV; and Majestic special use permit.

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

None

10 **Public Comment**

None

11 **Adjournment (For Possible Action)**

The meeting was adjourned at 7:50 p.m.