MINUTES
Regular Meeting
Reno City Planning Commission
Wednesday, February 19, 2020 ● 6:00 PM
Reno City Council Chamber, One East First St, Reno, NV 89501

Commissioners

<table>
<thead>
<tr>
<th>Attendee Name</th>
<th>Title</th>
<th>Status</th>
<th>Arrived</th>
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<tbody>
<tr>
<td>Mark Johnson</td>
<td>Chair</td>
<td>Present</td>
<td>326-8864</td>
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<td>Kathleen Taylor</td>
<td>Vice Chair</td>
<td>Present</td>
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<td>Peter Gower</td>
<td>Commissioner</td>
<td>Present</td>
<td>326-8860</td>
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<td>Ed Hawkins</td>
<td>Commissioner</td>
<td>Present</td>
<td>326-8862</td>
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<td>John Marshall</td>
<td>Commissioner</td>
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<td>Paul Olivas</td>
<td>Commissioner</td>
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<td>Alex Velto</td>
<td>Commissioner</td>
<td>Present</td>
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1 Pledge of Allegiance
Commissioner Olivas led the Pledge of Allegiance.

2 Roll Call

The meeting was called to order at 6:05 PM.

3 Public Comment
None

4 Approval of Minutes  (For Possible Action)

4.1 Reno City Planning Commission - Regular - Jan 9, 2020 6:00 PM  (For Possible Action)  6:06 PM

It was moved by Commissioner Hawkins, seconded by Commissioner Gower, to approve the meeting minutes. The motion carried with five (5) in favor and two (2) abstentions by Commissioners Taylor and Marshall.
RESULT:   ACCEPTED [5 TO 0]
MOVER:   Ed Hawkins, Commissioner
SECONDER:   Peter Gower, Commissioner
AYES:   Johnson, Gower, Hawkins, Olivas, Velto
ABSTAIN:   Kathleen Taylor, John Marshall

4.2 Reno City Planning Commission - Workshop - Jan 21, 2020 5:00 PM (For Possible Action) 6:07 PM

It was moved by Commissioner Gower, seconded by Commissioner Taylor, to approve the meeting minutes. The motion carried with five (5) in favor and two (2) abstentions by Commissioners Olivas and Velto.

RESULT:   ACCEPTED [5 TO 0]
MOVER:   Peter Gower, Commissioner
SECONDER:   Kathleen Taylor, Vice Chair
AYES:   Johnson, Taylor, Gower, Hawkins, Marshall
ABSTAIN:   Paul Olivas, Alex Velto

5 Public Hearings

5.1 Staff Report (For Possible Action): Case No. LDC20-00035 (Project TUSK) - A request has been made for special use permits to allow: a) ±146,500 square foot truck terminal use; b) 24-hour operations; and c) grading within two major drainageways. The ±37.4 acre site is generally located north of North Virginia Street, south of U.S. 395, east of Stead Boulevard, and west of Webb Circle. The site is within the Mixed Use/North Virginia Street Transit Corridor (MU/NVTC) zones (a concurrent request for Industrial Commercial (IC) zoning is in process) and has an Industrial Master Plan land use designation. njg [Ward 4] 6:07 PM

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

Nathan Gilbert, Associate Planner, presented the staff report.

Commissioners present disclosed that they met with the applicant's representative and/or are familiar with the site.

Public Comment:

Ross Aikin expressed concerns related to his neighboring business. He would like to see a setback and protective barrier along the entrance near their neighboring business. There are 12 mature trees along the east perimeter that would have to be sacrificed to the project and he would like to see some compensation for those trees as well as a landscape buffer included with the protective barrier. He should not incur any cost associated with this
project but has already been served a lean notice from Wood Rogers.

Martin DeBard submitted a comment card in favor but did not wish to speak.

Joel Fountain submitted a comment card in favor but did not wish to speak.

Nick Knecht submitted a comment card in favor but did not wish to speak.

Rick LaMay submitted a comment card in favor but did not wish to speak.

Tom Fennell submitted a comment card in favor but did not wish to speak.

Baker Krukow submitted a comment card in favor but did not wish to speak.

There were no further requests to speak.

Mr. Durling reviewed the proposed parking in response to Commissioner Gower's questions. There was further discussion regarding parking and flaggers at the entrances.

Mr. Durling explained for Commissioner Hawkins the plans for drainage on the site.

Mr. Durling explained for Commissioner Hawkins that there are some trees in the access easement that need to be removed. The landscape plan will require us to mitigate that and it will be addressed during final design.

Mr. Durling explained for Commissioner Marshall why the truck bays will be located on the side closest to the existing mobile home park. The site is designed so the lower traffic generator would be on the side closest to the mobile home park. He explained that the mobile home park is a non-conforming use. It is not residentially zoned so the residential adjacency standards don't necessarily apply. There are residents there and that is why the sound wall is included in the conditions. He also answered questions regarding parking on the site.

Mr. Gilbert confirmed for Commissioner Marshall that code identifies SUPs for residential adjacency and this does not meet that criteria. The findings do reference compatibility and that is something for the Planning Commission to take into consideration.

Mr. Gilbert explained for Commissioner Taylor that code restricts perimeter fencing to 6 feet and there are no tools at this time to make that any higher.
Mr. Gilbert explained for Chair Johnson how this fits cleanly under the truck terminal definition. One distinction is that there is no significant warehousing and items are not being stored for longer than 24 hours.

Chair Johnson and Commissioner Gower discussed the large amount of paved area that is proposed and mitigation options such as the use of cool surfaces.

Commissioner Gower stated that he liked Mr. Gilbert's response of providing flexibility to staff to address the adjacency concerns and buffering with the neighboring residents. He expressed support for electric vehicle (EV) ready options as proposed by the applicant. He encouraged the applicant to look at options for cool surfaces.

It was moved by Commissioner Gower, seconded by Commissioner Taylor, in the case of LDC20-00035 (Project TUSK), based upon compliance with applicable findings, to approve the special use permit, subject to conditions in the staff report with modifications to Condition No. 6 as proposed by staff and the addition of a condition for implementing EV ready infrastructure.

There was discussion regarding the need for more specificity if a condition for EV readiness is going to be added. It was determined that a specific number of charging stations is not required. The intent would be to run sufficient backbone infrastructure to allow for the fleet to transition to electric in the future.

Motion carried with six (6) in favor and one (1) opposition by Commissioner Marshall.

RESULT: APPROVED [6 TO 1]
MOVER: Peter Gower, Commissioner
SECONDER: Kathleen Taylor, Vice Chair
AYES: Johnson, Taylor, Gower, Hawkins, Olivas, Velto
NAYS: John Marshall

5.2 Staff Report (For Possible Action - Recommendation to City Council): Case No. LDC20-00038 (Sharlands Business Resource Center PUD Amendment) – A request has been made for an amendment to a Planned Unit Development handbook to convert ±2.44 acres from a professional office use to neighborhood commercial and multifamily uses. The site is located within Sharlands PUD zoning district and has a Master Plan land use designation of Suburban Mixed-Use (SMU). The ±2.44 acre property is located on the south of Sharlands Avenue and ±1,600 feet west of its intersection of Ambassador Drive. [Ward 1] 6:59 PM
Scott Silva, representing the applicant, gave an overview of the project and amendment request.

Brook Oswald, Associate Planner, presented the staff report.

Commissioners Velto, Gower, and Marshall had no disclosures. The remaining commissioners present disclosed that they visited the site.

Public Comment:

Roger Kadz expressed concern regarding traffic issues.

Gideon Caplovitz spoke regarding trucks transporting boxes.

There were no further requests to speak.

It was moved by Commissioner Marshall, seconded by Commissioner Gower, in the case of LDC20-00038 (Sharlands Business Resources Center PUD Amendment), based upon compliance with applicable findings, to recommend approval to City Council for the amendment to the Sharlands Design Guidelines. Motion carried unanimously with seven (7) commissioners present.

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<th>RESULT:</th>
<th>APPROVED [UNANIMOUS]</th>
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<tr>
<td>MOVER:</td>
<td>John Marshall, Commissioner</td>
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<td>SECONDER:</td>
<td>Peter Gower, Commissioner</td>
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<tr>
<td>AYES:</td>
<td>Johnson, Taylor, Gower, Hawkins, Marshall, Olivas, Velto</td>
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5.3 Staff Report (For Possible Action): Meridian 120 South Villages 1 through 6: LDC17-00061 (Villages 1 & 2); LDC18-00087 (Villages 3 & 4); LDC20-00013 (Villages 1 & 2 Cluster Development); and LDC20-00018 (Villages 5 & 6) - A request has been made for three tentative map requests and associated special use permits that total 621 single family residential units. The project consists of six phases. The requests are more specifically described below: [Ward 5] 7:20 PM

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

Heather Manzo, Associate Planner, presented the staff report. Staff is recommending approval of the tentative maps and special use permits.

The commissioners present made the following disclosures: site visits, received and read emails, met with applicant's representative, met with the applicant, met with members of the public, familiar with the site.
Public Comment:

The following people spoke expressing concerns regarding the project: M.L. Belli; Pam McNeil; Catherine Smith; Ken McNeil; Addie Argyris; Trevor Mead; Vernon Anderson; Gideon Caplovitz; Joseph Callahan; Chance Reading; Ed Kaufer; DeeAnn Radcliffe; Alice House; Casey Corbett; Kathie Mead; Emanuela Heller-MacNeilage; Patricia Weaver; Robert Dufield; and Carly Borchard.

The following people submitted written comments expressing concerns but were not present or did not wish to speak: Susan and Stephen Oldham; Kenneth Greenwell; Bill Duras; Michael and Carol; Gary Kohler; Sue Kohler; Spencer Box; Christine Fish; Joel; Elizabeth; Pat Mead; Gene; Mr. Tinkham; Melody; Eugene; Edward; Susan; Pam; Paige Miller; John Cane; Giselle; Dustin; Martin; John Weaver; Anna Marie; Shannon Mead; Patrick Mead; Dianna; Christopher Lynch, Paul Roberts; Lauren; Brian White; Erica White; Heather Dillard; and Matt.

Chair Johnson closed public comment.

(Recess at 8:48 p.m. The meeting was called back to order at 9:01 p.m.)

Mr. Durling presented for Commissioner Velto a broad overview of traffic in the area and level of service (LOS) standards. All of the intersections shown in the traffic study operate within acceptable LOS with the improvements the applicant would make.

Paul Solaegui discussed the traffic study results for Commissioner Velto and confirmed Figure 5 is cumulative for all projects in the area.

Mr. Soleaegui answered questions from Commissioner Velto regarding traffic flows, vehicle queuing at peak hours, and how the proposed roundabout would mitigate traffic queuing. He explained the traffic study does not include a biking or pedestrian component. A pedestrian/bike path is provided in a separate structure underneath the freeway and because of the narrowness of the bridge, we suggest that bikes and pedestrians use the separate underpass. He also discussed his coordination with the development team and was told a business park would be an appropriate use, so they looked at floor area ratios and took the acreage and calculated what size building might go there with the typical business park floor area ratio. They then went to the ITE manual and calculated the trips based on the size of that factored building.

Mr. Soleaegui explained for Commissioner Marshall that there would still be about 2,000 average daily trips (ADT) of available capacity on the overpass before exceeding LOS C.
Mr. Soleaegui explained for Chair Johnson that the Boomtown truck stop was not included in the study.

Mr. Soleaegui explained for Commissioner Taylor that city staff, other agencies, and project designers use traffic study results. When we know what the business park will contain and the real unit count is yielded there may be a need to do an update on the traffic study. Right now this is a very detailed study based on the very best available information. He also confirmed that the Nevada Department of Transportation (NDOT) will make the call about accepting all of the design parameters on the proposed roundabout.

Mr. Soleaegui explained for Commissioner Velto the primary options NDOT has to choose from are a stop sign, signal, or roundabout.

Carey Chism, Wood Rodgers, further explained all the work the applicant has done with NDOT to date. Until we can provide a design that satisfies all of NDOT's requirements, NDOT will not issue an encroachment permit.

Mr. Chism confirmed for Commissioner Marshall that NDOT prefers roundabouts. The applicant submitted preliminary designs and NDOT said everything looks good and that we should move forward and bring them a design when it's closer to final.

Fire Marshall Tray Palmer explained for Commissioner Hawkins that state law provides certain requirements for building in a wildland urban interface. He also provided details about fire code sprinkler requirements and thresholds to require a secondary access point.

Fire Chief Dave Cochran responded to Commissioner Taylor discussing the fire department’s comfort level with the requirements. The requirements could always be better but they are comfortable with where they are now. He confirmed that they would be involved at the final map stage.

Fire Chief Cochran discussed for Commissioner Marshall the funding components and process for a fire station and its operation. City Council recognizes the need for additional money to be spent on public safety including fire.

Chief Cochran explained for Commissioner Gower the cost for building a new fire station is about $550/square foot in today's dollars. He confirmed that the number of housing units being discussed would cover the construction cost of the station. He also discussed the fire apparatus replacement program and the staffing costs.
Fire Marshall Palmer confirmed for Commissioner Gower the response time from the closest station is 11 minutes and he discussed the standard response times.

Angela Fuss, Planning Manager, explained for Commissioner Olivas the tax structure and City Council budgeting process for funding personnel.

John Enloe, Truckee Meadows Water Authority (TMWA), discussed for Commissioner Hawkins changes in water management in the Verdi area in the last two years. There is a project currently out to bid that will be a connection between TMWA's system and the Boomtown water system that will be operational within about a year. From a water supply standpoint, the developers are well aware of how much capacity they can serve.

Mr. Enloe explained for Commissioner Velto the service from the initial connection that will be completed in a year will be based primarily on groundwater. The connection will allow us to shut the wells off in the winter when demands are low and supply the area with surface water. During the summer peak period we will have to run the wells. Once the TMWA connection is made they will be pumping less groundwater overall than they do today.

Commissioner Hawkins referred to Mr. Belli’s comments regarding his well going down and asked if there is anything that will happen with this development that will affect his well any more than it already has.

Mr. Enloe responded stating no.

Mr. Enloe confirmed for Commissioner Taylor that a will serve letter would not be issued if there is no water available, but they are confident there is water. He also confirmed TWMA would be involved in the final map process.

Commissioner Gower asked how TMWA’s water supply interacts with water used for fire.

Mr. Enloe responded stating they meet all the standards that the City of Reno Fire Department requires.

Ms. Manzo explained for Commissioner Velto Condition No. 15 requiring a pedestrian bicycle path. It is a bit open as far as where the location would be. The applicant's plan shows the connection would be in the undercrossing where the cattle crossing is located today. However, that is private land and permission would need to be granted for easements to make the connection at that location. There are other possibilities and the applicant will need to determine where it will be located before the first final map for
village 3, 4, 5 or 6 is recorded.

Ms. Manzo explained for Commissioner Gower Condition No. 15 includes a requirement that the improvements be completed before the issuance of a Certificate of Occupancy within village 3, 4, 5 or 6.

Mr. Durling confirmed for Commissioner Gower that the applicant is confident they will be able to get the easement needed to realize the full pedestrian bicycle connection.

Mr. Durling and Ms. Manzo answered questions from Commissioner Marshall regarding wildlife corridor requirements. They will be identified with the first tentative map for each planning area. The applicant has identified their major drainageways as their wildlife corridors.

Ms. Manzo and Ms. Fuss discussed the text amendment process and how this proposal relates to it for Commissioner Gower. The project is conditioned so that any amendment to the MGOD would have to be reflected when they come forward with a tentative map. If the code changes, their project would have to conform to the code when they come forward with their tentative map.

Ms. Manzo confirmed for Commissioner Taylor that Condition No. 10 is specifically to the approval of the Community Development Department but part of that is complying with the MGOD standards which require coordination with NDOW.

Staff and applicant representatives answered questions providing clarification regarding drainage features, coordination with Steamboat Ditch Company, potential price points for tri-plexes, residential development in an AC zone, and cluster development.

Commissioners began discussion.

Commissioner Gower expressed concern with the procedure related to the relationship of this request running concurrent with the text amendment. It is concerning because we as a city have initiated a process were we have involved the public stakeholders and it has the potential to change the decision space we are operating in tonight. He expressed concern related to the information provided on fire related to general special use finding c and tentative map findings d and j. He expressed concern related to connectivity. We heard that the project maintains an adequate level of service for automobiles but in terms of the connectivity component we have over 600 homes proposed and we are proposing a single point of access under a freeway through a potential truck stop with an easement to be determined. His concerns with that are relative to special use permit findings d and b and tentative map related to the master plan finding for connectivity. Lastly, he expressed
concern related to affordability. As a city we are trying to develop strategies for increasing housing affordability. In addition to price points, when we start adding on other fees for mitigation efforts it does not improve our affordability issue.

Commissioner Velto stated it seems like we are evaluating a lot of things we should not be evaluating like whether or not the city is going to fund a fire station. He stated that they should not be considering costs and that their job is not to make the policy but to apply code as written. If the code allows what is being proposed, it should be approved. It is not our job to say we don't like the plan because it doesn't create affordable housing. If you increase supply, you lower the price point. The discussion regarding this procedural issue that we should wait for a text amendment is a violation of due process. With the conditions that are in place he can make all the findings.

Commissioner Taylor stated that sometimes this body operates outside of the perimeters of what we are supposed to be doing. She stated she does not see any findings that say to look at the general fund or the City Council priorities. That is not what we are directed to do and we don't have the authority to do that. She stated she heard concerns about fire, traffic, water, drainage, and wildlife and that she can make all of the findings because they had answers from subject matter experts who will be involved through the whole process.

Commissioner Marshall disagreed that the Planning Commission is stepping outside our boundaries. It is our job to look at what we are trying to do with implementing the master plan and code. He discussed concerns with the project's placement in growth tiers identified in the master plan. He also discussed concerns with infrastructure not being in place. We have to rely on things like discretionary approval of future budgets if infrastructure is to be in place concurrent with the demand. If you look at the structure of our master plan, including some of the key implementation and growth policy concerns, as a general matter I can't make the findings of consistency because this is developing at the fringes where we don't have infrastructure in place.

Commissioner Olivas stated this is a tough one and it is also unique as we have asked the developer to bring all phases to us at once. We don't normally see it that way and some things are too far out into the future to know exactly how they will shape up so there will be unanswered questions. He stated the infrastructure issues have been addressed. The residents have rights to not just be run over by developers, but the developers are also land owners and have rights as well. Our goal is to balance everything and minimize the negative externalities.

Commissioner Hawkins stated he cannot make findings related to infrastructure.
It was moved by Commissioner Velto, seconded by Commissioner Olivas, in the case of LDC17-00061 (Meridian 120 South Villages 1 & 2) and LDC20-00013 (Meridian 120 South Villages 1 & 2 Cluster Development), based upon compliance with the applicable findings, to approve the tentative map and special use permit, subject to conditions. Motion carried with four (4) in favor and three (3) oppositions by Commissioners Gower, Hawkins, and Marshall.

RESULT: APPROVED [4 TO 3]
MOVER: Alex Velto, Commissioner
SECONDER: Paul Olivas, Commissioner
AYES: Mark Johnson, Kathleen Taylor, Paul Olivas, Alex Velto

Motion: Motion to approve the tentative map and special use permits, subject to conditions for Case No. LDC18-00087 (Meridian 120 South Villages 3 & 4) 7:28 PM

It was moved by Commissioner Velto, seconded by Commissioner Olivas, in the case of LDC18-00087 (Meridian 120 South Villages 3 & 4), based upon compliance with applicable findings, to approve the tentative map and special use permit, subject to conditions.

Chair Johnson stated he is not able to make special use permit finding e based on the additional density for that area.

Motion failed with three (3) in favor and four (4) oppositions by Commissioners Gower, Hawkins, Johnson, and Marshall.

RESULT: DEFEATED [3 TO 4]
MOVER: Alex Velto, Commissioner
SECONDER: Paul Olivas, Commissioner
AYES: Kathleen Taylor, Paul Olivas, Alex Velto

Motion: Motion to approve the tentative map and special use permits, subject to conditions for Case No. LDC20-00018 (Meridian 120 South Villages 5 & 6) 7:28 PM

It was moved by Commissioner Velto, seconded by Commissioner Olivas, in the case of LDC20-00018 (Meridian 120 South Villages 5 & 6), based upon compliance with applicable findings, to approve the tentative map and special use permit, subject to conditions. Motion carried with four (4) in favor and three (3) oppositions by Commissioners Gower, Hawkins, and Marshall.
Chair Johnson read the appeal process into the record.

**RESULT:** APPROVED [4 TO 3]

**MOVER:** Alex Velto, Commissioner

**SECONDER:** Paul Olivas, Commissioner

**AYES:** Mark Johnson, Kathleen Taylor, Paul Olivas, Alex Velto

**NAYS:** Peter Gower, Ed Hawkins, John Marshall

6  **Truckee Meadows Regional Planning Liaison Report**
Commission Gower had no updates to report.

7  **Staff Announcements**

7.1 Report on status of Planning Division projects.

7.2 Announcement of upcoming training opportunities.

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

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

Angela Fuss discussed results of appeals to City Council for Majestic and Verdi Boat and RV Storage projects.

8  **Commissioner's Suggestions for Future Agenda Items  (For Possible Action)**
Commissioner Olivas requested a future agenda item for more information about revenue related to new developments.

Commissioner Marshall requested including discussed regarding concurrency findings.

9  **Public Comment**

None

10  **Adjournment (For Possible Action)**
The meeting was adjourned 11:46 p.m.