RENO CITY PLANNING COMMISSION

Members:	Voice Mail		
Doug D. Coffman, Chair	326-8864	Charles Reno	326-8863
Dagny Stapleton, Vice Chair	326-8860	Kathleen Taylor	326-8858
Paul Olivas	326-8861	Kevin Weiske	326-8859
		Jason Woosley	326-8862

Tuesday, January 7, 2014
6:00 p.m.

City Council Chambers
Reno City Hall
1 East First Street, Reno, Nevada

Posting: This Agenda is posted at Reno City Hall, One East First Street, Washoe County Library Downtown Branch - 350 South Center Street, Evelyn Mount Northeast Community Center, 1301 Valley Road, and McKinley Arts and Culture Center - 925 Riverside Drive, and further, in compliance with NRS 241.020, this agenda has been posted on the official website for the City of Reno - www.reno.gov.

Support Materials: Staff reports will be available for review the Friday prior to the above identified meeting at www.reno.gov. The designated contact to obtain support materials is the City Clerk, Lynette Jones, One East First Street, Second Floor, 775-334-2030.

Order of Agenda: A time listed next to a specific agenda item indicates that the specific item will not be heard before that time – it does not indicate the time schedule of any other items. Items on the agenda may be taken out of order and the public body may combine two or more agenda items for consideration. The Planning Commission may remove an item from the agenda or delay discussion relating to an item on the agenda at any time.

Public Comment: Public comment, whether on action items or general public comment, is limited no more than three (3) minutes. The public may comment by submitting a Request to Speak form to the Secretary.

Accommodations: We are pleased to make reasonable accommodations for members of the public who are disabled and wish to attend meetings. If you should require special arrangements for the meeting, please contact our offices at 775-334-2576 prior to the date of the meeting.

Appeal Process: Any action taken by the Planning Commission on a tentative map, special use permit, variance or skyway is final unless appealed. Any person aggrieved by the decision may file an appeal. Each person/entity must make his/her/its own appeal. Appeals must be filed with the City Clerk within 10 days of the Planning Commission hearing by submitting the appropriate form and fee. All other matters will be forwarded to the City Council with the Planning Commission recommendation.

AGENDA

I. PLEDGE OF ALLEGIANCE

II. ROLL CALL

III. PUBLIC COMMENT - This item is for either general public comment or for public comment on an action item. If commenting on an action item, please place the Agenda Item number on the Request to Speak form.

IV. APPROVAL OF MINUTES OF DECEMBER 5, 2013 REGULAR MEETING. **(For Possible Action)**

V. CITY COUNCIL LIAISON REPORTS

VI. APPROVAL OF THE 2014 PLANNING COMMISSION SCHEDULE **(For Possible Action)**

VII. UPDATE ON CURRENT PROJECTS FROM THE OFFICE OF COMMUNICATIONS AND COMMUNITY ENGAGEMENT DEPARTMENT – Deanna Gescheider

VIII. 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 III, Public Comment, is heard at the beginning of this meeting.

1. LDC14-00020 (Waste Management/Transfer Station Redevelopment) This is a request for: 1) special use permits to: a) add an indoor salvage and materials reclamation facility and support services containing ±60,933 square feet of building area to the existing ±124,843 square foot Waste Management Facility; b) to allow the facility to operate between the hours of 11:00 p.m. and 6:00 a.m. (24 hours a day); and c) to reduce the requirement that at least 75% of the total street frontage be comprised of building; and 2) variances to: a) modify the landscape parking lot edge requirements; and b) modify the tree requirements within the garbage truck fleet parking lot. The ±21.76 acre site is located on both the north and south sides of Commercial Row adjacent to the Truckee River beginning ±425 feet east of the Sage Street/Commercial Row intersection and extending west to ±520 feet west of the Sutro Street/Commercial Row intersection in the MU/E4TC (Mixed Use/East 4th Street Transit Corridor Overlay District) zone. The site has a Master Plan land use designation of Special Planning Area/East 4th Street Transit Oriented Development Corridor. vak [Ward 5] **(For Possible Action)**

2. TXT13-00005 (Amendment of TOD Standards) - This is a request to amend Reno Municipal Code Title 18, "Annexation and Land Development", Chapter 18.08, "Zoning," Section 18.08.101, entitled "Establishment and Purpose of Base and Overlay Zoning Districts," Section 18.08.201, entitled "Permitted Uses by Base Zone District," Section 18.08.301, entitled "Nonresidential and Mixed Use Base Zoning Districts," and Section 18.08.405, entitled "Regional Center and Transit Corridor Overlay Districts," together with other matters properly relating thereto. cch [All Wards] **(For Possible Action – Recommendation to City Council)**

IX. 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 III, Public Comment, is heard at the beginning of this meeting.

1. TXT14-00002 (Time Extensions for Open Lot Parking) - This is a request to amend Reno Municipal Code Title 18, "Annexation and Land Development", Chapter 18.08, "Zoning," Section 18.08.202, entitled "Additional Regulations for Principal Uses," to allow for a change to the length of time that may be granted for a time extension for open lot parking in the Downtown Reno Regional Center and the Redevelopment Districts, together with other matters properly relating thereto. kk/cch [All Wards] **(For Possible Action – Recommendation to City Council)**

   This item was continued from the December 5, 2013 public hearing.

X. TRUCKEE MEADOWS REGIONAL PLANNING LIAISON REPORT

XI. STAFF ANNOUNCEMENTS

1. Report on status of Planning Division projects.

2. Announcement of upcoming training opportunities.

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

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

XII. COMMISSIONER'S SUGGESTIONS FOR FUTURE AGENDA ITEMS **(For Possible Action)**

XIII. PUBLIC COMMENT – This public comment item is to allow the public to provide general public comment and not for comment on individual action items contained on this Agenda.

XIV. ADJOURNMENT **(For Possible Action)**

IF THE MEETING GOES BEYOND 11:00 P.M., THE PLANNING COMMISSION MAY POSTPONE REMAINING ITEMS.