



MINUTES

Regular Meeting

Reno City Planning Commission

Wednesday, November 5, 2014 • 6:00 PM

Reno City Council Chamber, One East First Street, Reno, NV 89501

Commissioners			
vacant, Chair 326-8860			
Kevin Weiske, Vice Chair	326-8859	Charles Reno	326-8863
Doug D. Coffman	326-8864	Kathleen Taylor	326-8858
Paul Olivas	326-8861	Jason Woosley	326-8862

1 Pledge of Allegiance

Led by Commissioner Weiske.

2 Roll Call

Attendee Name	Title	Status	Arrived
Kathleen Taylor	Commissioner	Present	
Jason Woosley	Commissioner	Present	
Doug D. Coffman	Commissioner	Present	
Charles Reno	Commissioner	Present	
Dagny Stapleton	Chair	Present	
Kevin Weiske	Vice-Chair	Present	
Paul Olivas	Commissioner	Present	

The meeting was called to order at 6:00 PM.

3 Public Comment

Blake Franzman stated any help from the Planning Commission to speed things along with the request for replacement washing machines at the men's shelter would be appreciated.

Nikki Boyce asked that consideration be given to what can be done in the region about water constraints and food security.

Cynthia Ferris expressed concern regarding increased traffic and the lack of a crosswalk at Severn Drive and Gulling Street.

Rob Fitzgerald spoke in favor of Case No. LDC15-00016.

Kevin Weiske spoke regarding Chair Dagny Stapleton's resignation from the Planning Commission and presented her with a Certificate of Appreciation.

4 Approval of Minutes (For Possible Action)

4.1 Reno City Planning Commission - Workshop - Sep 17, 2014 6:00 PM (For Possible Action) 6:04 PM

Commissioner Weiske made a motion, seconded by Commissioner Reno, to approve the September 17, 2014, Planning Commission Workshop minutes. The motion carried with five (5) in favor and two (2) abstentions by Commissioners Coffman and Taylor.

RESULT:	ACCEPTED [5 TO 0]
MOVER:	Kevin Weiske, Vice-Chair
SECONDER:	Charles Reno, Commissioner
AYES:	Woosley, Reno, Stapleton, Weiske, Olivas
ABSTAIN:	Kathleen Taylor, Doug D. Coffman

4.2 Reno City Planning Commission - Regular - Sep 17, 2014 6:01 PM (For Possible Action) 6:20 PM

Commissioner Reno made a motion, seconded by Commissioner Woosley, to approve the September 17, 2014, Planning Commission Regular Meeting minutes. The motion carried with five (5) in favor and two (2) abstentions by Commissioners Coffman and Taylor.

RESULT:	ACCEPTED [5 TO 0]
MOVER:	Charles Reno, Commissioner
SECONDER:	Jason Woosley, Commissioner
AYES:	Woosley, Reno, Stapleton, Weiske, Olivas
ABSTAIN:	Kathleen Taylor, Doug D. Coffman

5 City Council Liaison Reports

None.

6 Public Hearings

6.1 Staff Report (For Possible Action): Case No. LDC15-00017 (Gulling Heights) A request has been made for: 1) a tentative map to develop a six lot single family residential subdivision; and 2) a special use permit to allow a small lot development. The ±1.0 acre site is located along the north side of Gulling Road between Gulling Court to the west and Harding Way to the east in the Single Family Residential - 6,000 square feet (SF6) zone. The site has a Master Plan land use designation of Mixed Residential. [Ward 5] 6:59 PM

The Commissioners present disclosed that they visited the site, received emails, and had communication with the applicant's representative.

Vern Kloos, Senior Planner, reviewed information included in the staff report for this item. Staff believes all the findings can be made and recommends approval.

John Krmpotic, KLS Design Group, stated the applicant agrees with all of the conditions as written.

[The public comment period of the hearing was opened.]

There were no requests to speak.

[The public comment period of the hearing was closed.]

Commissioner Reno requested an explanation for the hammerhead. Mr. Krmpotic stated the hammerhead was needed for fire access and the fire department requested that it remains in place.

Commissioner Weiske asked if the north end of Gulling Way is a public street. Mr. Krmpotic stated it is private.

Commissioner Weiske asked for confirmation that the maintenance will not be deeded to the City. Mr. Krmpotic stated it will not be deeded to the city and will remain private.

Commissioner Coffman asked if there is public parking on the street. Mr. Krmpotic stated there is not enough room for parking. Each lot will have at least a two-car garage and two driveway spaces.

Chair Stapleton asked for more information regarding the parking. Mr. Krmpotic stated there will be signs posted on both ends of the street stating "not a thru street". There will be red curbs on both sides in addition to the no parking signs.

Chair Stapleton and Commissioner Weiske asked how the City will enforce the fire lane if it is a private driveway. Bill Gall, Senior Civil Engineer, stated the access easement is private with a fire lane and will be a code enforcement issue.

Commissioner Coffman asked if the builder is disclosing the no parking fire lane to property owners. Mr. Krmpotic stated they could add that disclosure. Chair Stapleton agreed that disclosure should be made.

Commissioner Woosley asked about the length of the driveways since there will be no parking on the street. Mr. Krmpotic stated the driveways will be 20' and the sidewalk is 4'.

Commissioner Taylor referred to an earlier public comment and asked if the private road would be a way for people to cut through. Mr. Krmpotic felt that it would be out of the way and would not be used as a short cut.

Commissioner Coffman made a motion, seconded by Commissioner Woosley, in the case of LDC15-00017 (Gulling Heights), based upon compliance with the applicable findings, to approve the tentative map, subject to conditions. Commissioner Coffman stated he can make all of the findings with the addition of Condition No. 14. The motion carried unanimously with seven (7) members present.

Condition No. 14 reads as follows: "Prior to approval of a final map, the applicant shall provide a copy of a disclosure statement to be provided to each home buyer with their closing documents, notifying them that no parking is allowed on the private street/access driveway."

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Doug D. Coffman, Commissioner
SECONDER:	Jason Woosley, Commissioner
AYES:	Taylor, Woosley, Coffman, Reno, Stapleton, Weiske, Olivas

Motion: Motion to allow a small lot development

Commissioner Coffman made a motion, seconded by Commissioner Weiske, in the case of LDC15-00017 (Gulling Heights), 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:	Doug D. Coffman, Commissioner
SECONDER:	Kevin Weiske, Vice-Chair
AYES:	Taylor, Woosley, Coffman, Reno, Stapleton, Weiske, Olivas

6.2 Staff Report (For Possible Action - Recommendation to City Council): Case No. LDC15-00019 (CVS – 7th Street Zone Change) A request has been made for a zoning map amendment to change the zoning designation from Neighborhood Commercial (NC) to Community Commercial (CC) on ±2.78 acres. The site is located on the southeast corner of the intersection of West 7th Street and Elgin Avenue (1250 West 7th Street) in the Urban Residential/Commercial Master Plan land use designation. **[Ward 5] 7:11 PM**

The Commissioners present disclosed that they have visited the site. Commissioner Taylor also disclosed that she corresponded with the applicant's representative.

Nathan Gilbert, Associate Planner, reviewed information included in the staff report on this item. There were three general inquiries received by staff. Staff can make the applicable findings and suggests a recommendation of approval to the City Council.

Mr. Krmptic gave a PowerPoint presentation reviewing details of a redevelopment project.

Mr. Gilbert reminded the Commissioners that the item before them today is a zone change and not a specific project.

[The public comment period of the hearing was opened.]

Anna Vierra expressed interest in having more information on the difference between Community Commercial (CC) and Neighborhood Commercial (NC) and what type of development will be allowed.

[The public comment period of the hearing was closed.]

Commissioner Woosley requested clarification on the difference between CC and NC. Mr. Gilbert provided that clarification. CC is intended to serve the community at large with more intense uses and NC promotes walkability between residential districts and general personal service types of uses. Claudia Hanson, Planning and Housing Manager, added that casinos are not an allowed use.

Commissioner Taylor requested information on the traffic issues. Paul Solaegui stated that the trip generation will be slightly less with the new proposed uses.

Commissioner Weiske stated the list of permitted uses allowed under CC is 14 pages long and is available in the staff report.

Commissioner Reno stated that changing this to CC is an appropriate zone change.

Commissioner Woosley made a motion, seconded by Commissioner Reno, in the case of LDC15-00019 (CVS - 7th Street Zone Change), based upon the applicable findings, to recommend the City Council approve the zoning map by ordinance. The motion carried unanimously with seven (7) members present.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Jason Woosley, Commissioner
SECONDER:	Charles Reno, Commissioner
AYES:	Taylor, Woosley, Coffman, Reno, Stapleton, Weiske, Olivas

- 6.3 Staff Report (For Possible Action): Case No. LDC15-00018 (Palisades) A request has been made for: 1) a tentative map to develop in up to seven phases, a 260 lot single family residential subdivision; and 2) special use permits to allow: a) grading disturbance within a major drainageway; b) hillside development; c) grading resulting in cuts of 20 feet or more and fills of 10 feet or more; and d) cluster development. The ±189.56 acre site is located south, east and northeast of the McCauley Ranch Boulevard/Gold Mine Drive roundabout in the Single Family Residential - 15,000 square feet (SF15) and Unincorporated Transition – 40 acres (UT40). The site has a Master Plan land use designation of Single Family Residential and Unincorporated Transition. **[Ward 2] 6:21 PM**

[This item was moved to the beginning of the public hearings.]

Commissioner Coffman disclosed that he lives in the area but it will not influence his decision. The Commissioners present disclosed that they received emails and visited the site. Commissioner Weiske also disclosed that he spoke with the applicant's representative.

Mr. Kloos stated they have received a request from the applicant to continue this item to either the December 4, 2014, or December 11, 2014, Planning Commission meeting.

Melissa Lindell, Wood Rogers, requested a continuance for this item so the applicant can work with the property owner to the east.

[The public comment period of the hearing was opened.]

Brad Stanley stated he is the property owner to the east and that there are some easement and entitlement issues as well as environmental and wildlife issues that need to be addressed. Mr. Stanley expressed support for the request for a continuance.

Henry Bills requested that access to open space be available in the development.

Henry Kimbell suggested there is goodwill to be engendered by the developer by making this community a wild horse safe community.

Cindy Cherrigan expressed concern regarding wild horses in the area and suggested the developer install a legal fence around the perimeter of the development and install cattle guards to keep horses out of the neighborhood.

Shannon Windle spoke regarding the importance of barriers to keep horses on the range land where they are safe.

Carol Cooke expressed concerns regarding public access to public lands in the Virginia Range area.

Terri Farley spoke regarding the benefits of the preservation of wild horses.

Tina Broderick requested consideration be given to free roaming horses.

Dona Fong requested that the horses are taken into consideration.

Ruth Diehr expressed concerned for the horses.

Craig Downer spoke regarding sharing land with horses.

Sharon Stanley clarified that all forty-acre parcels up to the Storey County line are privately owned and not open space.

Mary Ann Oelsner stated the developer should advertise this as a horse friendly community.

The following people agreed to hold their public comments since there is a request to continue this item to a future meeting: Susan Noble, Patrick Colletti, Margaret Rick, Valerie Lebel-Flatley, Louise Martin, and Anna Orchard.

[The public comment period of the hearing was closed.]

Ms. Hanson recommended continuing this item to the December 4, 2014, meeting.

Commissioner Weiske made a motion, seconded by Commissioner Coffman, to continue this agenda item to the December 4, 2014, meeting. The motion carried unanimously with seven (7) members present.

RESULT:	CONTINUED [UNANIMOUS]
MOVER:	Kevin Weiske, Vice-Chair
SECONDER:	Doug D. Coffman, Commissioner
AYES:	Taylor, Woosley, Coffman, Reno, Stapleton, Weiske, Olivas

- 6.4 Staff Report (For Possible Action - Recommendation to City Council): Case No. LDC15-00020 (The Church at Reno, Inc) A request has been made for a zoning map amendment to change the zoning designation from Multifamily – 21 Units per Acre (MF21) to Arterial Commercial (AC) on ±2.04 acres. The site is located ±420 feet northwest of the intersection of North McCarran Boulevard and Clear Acre Lane (1205 North McCarran Boulevard) in the Urban Residential/Commercial Master Plan land use designation. **[Ward 4]** 7:28 PM

The Commissioners present disclosed that they had visited the site.

Mr. Gilbert reviewed information included in the staff report regarding this request and stated that one statement of opposition was received from Barbara Poole indicating that residential zoning should remain residential zoning. Staff can make the applicable findings and suggests a recommendation of approval to the City Council.

The applicant's representative was not present.

[The public comments period of the hearing was opened.]

There were no requests to speak.

[The public comment period of the hearing was closed.]

Commissioner Coffman expressed concern with MF30 and the lighting from the sign. Mr. Gilbert stated that a Special Use Permit will have to be presented to the Planning Commission if a sign change is proposed.

Commissioner Reno disclosed that the applicant, Jon Loder, has worked for him and stated that it will not affect his decision in any way.

Commissioner Taylor asked for confirmation that this zoning change would allow a sign that is 35' high. Mr. Gilbert stated that is correct.

Commissioner Weiske made a motion, seconded by Commissioner Taylor, in the case of LDC15-00020 (The Church at Reno, Inc.), based upon compliance with the applicable findings, to recommend the City Council approve the zoning map amendment. The motion carried unanimously with seven (7) members present.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Kevin Weiske, Vice-Chair
SECONDER:	Kathleen Taylor, Commissioner
AYES:	Taylor, Woosley, Coffman, Reno, Stapleton, Weiske, Olivas

- 6.5 Staff Report (For Possible Action - Recommendation to City Council): Case No. LDC15-00007 (Bella Vista Ranch Village B-2) A request has been made for a tentative map to develop in three phases a 121 lot single family residential subdivision. The ±23.5 acre site is located on the west side of Echo Valley Parkway west of its intersections with Wind Walker Drive and Long Meadow Drive in the Planned Unit Development (PUD-Bella Vista Ranch) zone. The site has a Master Plan land use designation of Special Planning Area. **[Ward 3] 7:38 PM**

The Commissioners present disclosed that they had visited the site. Commissioner Coffman also disclosed that he lives close to this area. Commissioner Reno also disclosed that he received a phone call and responded but did not speak with the applicant.

Mr. Kloos reviewed information included in the staff report regarding this item. Staff is recommending approval subject to conditions.

Randy Walter, PLACES Consulting, reviewed information regarding the project and stated that he concurs with the conditions in the staff report.

[The public comment period of the hearing was opened.]

Mike Boster, Washoe County School District, provided updated numbers for the schools in this area. Double Diamond Elementary went from 777 to 849, Dapoli went from 1,105 to 1,148 and Damonte Ranch High School went from 1,606 to 1,617. There is no money to build a school but having the dedicated school site from the developer is a good start. Mr. Boster stated they have included on their most recent tentative map a requirement that a disclosure shall be made by the developer to each home buyer on their closing documents that students in this subdivision may be assigned to the nearest schools with available capacity in the event that the zoned schools can not accommodate additional students.

Ms. Hanson stated the disclosure is in the staff report under Condition No. 12.

[The public comment period of the hearing was closed.]

Commissioner Weiske made a motion, seconded by Commissioner Olivas, in the case of LDC15-00007 (Bella Vista Ranch B-2), based upon compliance with the applicable findings, to approve the tentative map, subject to conditions.

Chair Stapleton stated that she can not make finding number 4 regarding school capacity and will be voting in opposition to this motion.

Commissioner Reno stated that with the disclosure to home buyers he can make the findings.

The motion carried with six (6) in favor and one (1) opposition by Chair Stapleton.

[Chair Stapleton called a recess at 7:48 p.m. The meeting was called back to order at 7:55 p.m.]

RESULT:	APPROVED [6 TO 1]
MOVER:	Kevin Weiske, Vice-Chair
SECONDER:	Paul Olivas, Commissioner
AYES:	Taylor, Woosley, Coffman, Reno, Weiske, Olivas
NAYS:	Dagny Stapleton

6.6 Staff Report (For Possible Action - Recommendation to City Council): Case No. LDC15-00006 (Bella Vista Ranch Villages C & D) A request has been made for a tentative map to develop in eight phases a 553 lot single family residential subdivision. The ±113.7 acre site is located along the east side of Veterans Parkway between South Meadows Parkway to the north and Steamboat Creek to the south in the Planned Unit Development (PUD-Bella Vista Ranch) zone. The site has a Master Plan land use designation of Special Planning Area. **[Ward 3]**
7:56 PM

The Commissioners present disclosed that they have visited the site.

Mr. Kloos reviewed information included in the staff report regarding this item. Staff is recommending approval subject to conditions.

Mr. Walter reviewed information regarding the difference between the regional tentative map that was approved in 2006 and the revised tentative map. There are 51 fewer lots in Village C than there were originally. Mr. Walter stated that he concurs with the conditions in the staff report.

[The public comment portion of the hearing was opened.]

Mr. Boster spoke regarding the school district's planning efforts and stated it is up to the legislature and us as a community to step up and fund schools in a different way.

[The public hearing portion of the hearing was closed.]

Commissioner Reno stated that he agreed there is a real need in the community to provide funding for schools and that he will be voting in favor of this request.

Commissioner Weiske stated this proposal allows the school district enough time to plan and make adjustments for the future and he can make all the findings.

Chair Stapleton pointed out that even though there is time to make adjustments, there is no requirement that they wait for the school district to adjust before building.

Commissioner Taylor stated that she can make the finding because there is nothing in the findings about funding for schools.

Commissioner Woosley stated that he can support the request because funding is not included in the finding.

Commissioner Coffman made a motion, seconded by Commissioner Reno, in the case of LDC15-00006 (Bella Vista Ranch Villages C & D), based upon compliance with the applicable findings, to approve the tentative map, subject to conditions. The motion carried with six (6) in favor and one (1) opposition by Chair Stapleton.

RESULT:	APPROVED [6 TO 1]
MOVER:	Doug D. Coffman, Commissioner
SECONDER:	Charles Reno, Commissioner
AYES:	Taylor, Woosley, Coffman, Reno, Weiske, Olivas
NAYS:	Dagny Stapleton

6.7 Staff Report (For Possible Action): Case No. LDC15-00016 (39 Ventures Materials Processing Facility) This is a request for special use permits: 1) to resume an abandoned nonconforming use of Outdoor Manufacturing, Processing, Assembly or Fabrication; 2) allow a nonresidential development to be located within 300 feet of residentially zoned property; and 3) to allow the use to operate between the hours of 11:00 p.m. and 6:00 a.m. (24 hours). The ±6.5 acre site is located on the southwest corner of Crystal Park Road and Quilici Ranch Road in the Community Commercial (CC) zone. The site has a Master Plan Land Use designation of Urban Residential/Commercial. **[Ward 5] 8:07 PM**

The Commissioners present disclosed that they have visited the site and received emails. Chair Stapleton and Commissioner Weiske also disclosed that they have spoken with the applicant's representative.

Mr. Kloos reviewed information included in the staff report regarding this item. Mr. Kloos stated he received phone calls concerning the hours of operation including associated truck noise. Mr. Kloos also received an email from a property owner in the area indicating that this would take all economic viability from his property. Mr. Kloos stated that the changes to Condition Nos. 2, 5, 7, and 8 requested by the applicant are minor changes and staff is in agreement with the changes.

Tom Gallagher, Summit Engineering, displayed the access plan that was submitted with the application. Mr. Gallagher clarified that this will be a recycling facility and not a pit. Mr. Gallagher also requested changes to the hours of operation as specified in Condition No. 6.

Ryan Kautz spoke about his background and experience and stated they will be adding landscaping for screening and noise on this site.

[The public comment portion of the hearing was opened.]

Chair Stapleton read written comments in opposition of the proposal submitted by the following people: Michael Pierczyk and Steve Marsh.

Chair Stapleton read written comments in favor of the proposal submitted by the following people: Mr. Ruppert; Laura Tadman; Robert Quilici; Marjorie Quilici; Robert Cole; Karen Gates and Beth Kohn-Cole.

Mitch Gurlinger, Geo Science Associates, stated he is available to answer any questions about the environmental aspects of the project.

Reed Simmons, Avis and Young, spoke in favor of the project and the property owner.

Carly Borchard expressed concern regarding the 24 hour operation and pointed out that trucks did use the small town road under the previous owner.

Chance Reading spoke in opposition to the proposed project.

James Fernhoff spoke in favor of the proposed project.

[The public comment portion of the hearing was closed.]

Commissioner Taylor asked about noticing to the public when 24 hour operation will be going on. Mr. Kloos stated that portable, changeable signs will be displayed 24 hours in advance and remain posted until the operation is complete. Mr. Gallagher stated they are aware they will need permission in advance of putting signs on NDOT right-of-way.

Commissioner Taylor asked for information about the debris and dust concerns from trucks entering and leaving the site. Mr. Gallagher stated that the whole operation will be constantly watered and debris will be cleaned from the roads.

Commissioner Coffman asked about the site access. Colin Hayes, Summit Engineering, displayed a map showing the access points to the site.

Chair Stapleton asked about roads being designed for truck traffic. Bill Gall, Senior Civil Engineer, stated that all access will be on NDOT controlled roads and that NDOT had no concern with the level and intensity of use. Mr. Gall stated that the Garson Interchange and the roundabout were designed for truck traffic.

Commissioner Coffman asked if it is possible to put up signage at the freeway exits so the drivers don't go through Verdi. Mr. Gallagher responded that would be a possibility and they will make sure the truckers are notified by signage or mandate.

Commissioner Weiske asked for confirmation that the applicant understands that they can lose their Special Use Permit (SUP) and the business can be shut down if they violate the conditions of the SUP. Mr. Kautz stated he is aware of that.

Commissioner Reno asked for information regarding a bike route for the Reno Tahoe link. Mr. Gallagher presented a letter from Janet Phillips, President of Tahoe-Pyramid Bikeway, stating they are okay with the project.

Commissioner Taylor asked for staff's opinion on Condition No. 6 regarding hours of operation. Mr. Kloos stated they are requesting 7 am to 7 pm Monday through Friday for the crusher operations and 24 hour operations only during emergency. Staff believes that is reasonable.

Commissioner Weiske asked how runoff from the site will be maintained and controlled to prevent it from going to the river or the flume. Mr. Gallagher stated it will be channeled into an onsite detention facility.

Commissioner Woosley asked for clarification on the impact this project will have on the Verdi Canal and the Steamboat Ditch. Levi Kleiber, Truckee Meadows Water Authority (TMWA), stated they do not see a negative impact to the River or the Canal.

Commissioner Woosley asked if there are any concerns with the contaminated soils. Alison Oakley, NDEP, stated the contamination is very low level petroleum hydrocarbon contamination soil only and at levels that would not leach into groundwater or into the Canal.

Chair Stapleton asked if there are any permits required by NDEP for this use. Ms. Oakley stated that no permit is required for the contaminated soils, but a Soil Management Plan would be required if any of the contaminated soil is moved.

There was discussion regarding the language used for hours of operation.

[Chair Stapleton called a recess at 9:19 p.m. The meeting was called back to order at 9:28 p.m.]

Mr. Kloos read the following suggested language for Condition No. 6. "Project operations which include truck deliveries of raw materials, stockpile management, truck pickups of processed materials and crusher operations shall be limited to between the hours of 7:00 a.m. to 7:00 p.m. Monday-Friday; and 24 hours a day only during emergencies and when supporting public works projects that are constrained under contract for hours of operation. All other uses allowed by right in the CC (Community Commercial) zone shall be allowed to operate seven days a week between the hours of 6 am and 11 pm."

Commissioner Coffman made a motion, seconded by Commissioner Taylor, based upon compliance with the applicable findings, to recommend the City Council approve the Special Use Permit, subject to conditions, to resume an abandoned non-conforming use of outdoor manufacturing, processing, assembly or fabrication, with the revised conditions as submitted. The motion carried unanimously with seven (7) members present.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Doug D. Coffman, Commissioner
SECONDER:	Kathleen Taylor, Commissioner
AYES:	Taylor, Woosley, Coffman, Reno, Stapleton, Weiske, Olivas

Motion: Motion to recommend City Council allow nonresidential development to be located within 300 feet of residentially zoned property to include changes to conditions

Commissioner Coffman made a motion, seconded by Commissioner Taylor, in the case of LDC15-00016, based upon compliance with the applicable findings, to recommend the City Council approve the Special Use Permit, subject to the revised conditions, to allow a non-residential development to be located within 300 feet of residentially zoned property. The motion carried unanimously with seven (7) members present.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Doug D. Coffman, Commissioner
SECONDER:	Kathleen Taylor, Commissioner
AYES:	Taylor, Woosley, Coffman, Reno, Stapleton, Weiske, Olivas

Motion: Motion to recommend City Council allow the use to operate between the hours of 11p -6p 24 hours subject to amended conditions

Commissioner Coffman made a motion, seconded by Commissioner Taylor, in the Case of LDC15-00016, based upon compliance with the applicable findings, to recommend the City Council approve the Special Use Permit, subject to the revised conditions, to allow the use to operate between the hours of 11:00 p.m. and 6:00 a.m. or 24 hours. The motion carried unanimously with seven (7) members present.

The appeal process was read into the record.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Doug D. Coffman, Commissioner
SECONDER:	Kathleen Taylor, Commissioner
AYES:	Taylor, Woosley, Coffman, Reno, Stapleton, Weiske, Olivas

7 Truckee Meadows Regional Planning Liaison Report

Commissioner Weiske stated there is a Regional Planning Commission meeting scheduled for next week and a replacement will be needed for Commissioner Stapleton. Ms. Hanson stated that Commissioner Olivas is the alternate and he will attend that meeting.

A recommendation to the City Council for an alternate needs to be put on the next agenda.

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.
9:41 PM

Ms. Hanson stated that the City Council approved the amendment for the boundary between UNRC and DRRC.

Ms. Hanson stated they have received a grant this year to conduct the architectural survey for the Newlands neighborhood. The Wells grant will be revisited after the Newlands survey is complete.

Officers for the Planning Commission will be addressed on the next agenda.

Ms. Hanson thanked Michelle Fournier and Jaime Schroeder for getting the Planning Commission meeting packet onto the MinuteTraq system.

Ms. Hanson stated there are 15 cases to be heard and it was decided to split them up between two meetings on December 4, 2014, and December 11, 2014.

Ms. Hanson thanked Chair Stapleton for her service on the Planning Commission.

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

None.

10 Public Comment

Chair Stapleton thanked everyone for their comments in appreciation of her service.

11 Adjournment (For Possible Action)

There being no further business, the meeting adjourned at 9:47 p.m.