



MINUTES

Regular Meeting

Reno City Planning Commission

Thursday, December 11, 2014 • 6:00 PM

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

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

1 Pledge of Allegiance

Vice-Chair Weiske led the Pledge of Allegiance.

2 Roll Call

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

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

3 Public Comment

Vice-Chair Weiske introduced Peter Gower as the newest Planning Commissioner.

4 Approval of Minutes (For Possible Action)

4.1 Reno City Planning Commission - Regular - Nov 5, 2014 6:00 PM (For Possible Action) 6:03 PM

It was moved by Commissioner Coffman, seconded by Commissioner Taylor, to approve the November 5, 2014, minutes. The motion carried with five (5) in favor and one (1) abstention by Commissioner Gower.

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

5 City Council Liaison Reports

Claudia Hanson, Planning and Housing Manager, stated she has nothing to report from Council Member Delgado.

6 Public Hearings

- 6.1 Staff Report (For Possible Action): Case No. LDC15-00023 (8220 Leroy Street) - This is a request for a variance to reduce the lot size of 8220 Leroy Street from ±40,948 square feet to ±37,864 square feet. The site is located on the south side of Leroy Street, ±650 feet east of Mae Anne Avenue in the Large Lot Residential – 1 Acre minimum (LLR1) zoning district. ah **[Ward 1]** 6:04 PM

Levi Kleiber, Truckee Meadows Water Authority (TMWA) Supervisor of Land, reviewed information regarding the requested variance.

Alexis Hill, Special Events Program Manager, reviewed information included in the staff report and stated that all four conditions were met. Staff received a phone call from an adjacent property owner in support of this request.

Commissioners Coffman, Olivas, Weiske, and Taylor disclosed that they have visited the site.

At this time, Vice-Chair Weiske opened this item to public comment. Seeing and hearing no public comment requests, Vice-Chair Weiske closed public comment.

Commissioner Reno asked why the applicant is TMWA and not the property owner. Ms. Hill stated TMWA is acting on behalf of the property owner's trust.

It was moved by Commissioner Coffman, seconded by Commissioner Reno, in the case of LDC15-00023 (8220 Leroy Street), based upon compliance with the applicable findings, to approve the variance, subject to conditions. The motion carried unanimously with six (6) members present.

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

6.2 Staff Report (For Possible Action): Case No. LDC15-00026 (Damonte Ranch Village 7) - A request has been made for a tentative map to develop a 58 lot single family residential subdivision. The ±16.93 acre site is located on the northeast corner of the Veterans Parkway/Carat Avenue intersection in the Planned Unit Development/Mixed Residential (PUD/MR-Damonte Ranch) zone. The site has a Master Plan land use designation of Special Planning Area/Southeast Neighborhood Plan. vak **[Ward 2]** 6:09 PM

Brett Hammond, Odyssey Engineering, reviewed information regarding a change from the application eliminating access through to Village 8 on a cul de sac, and stated he concurs with staff recommendations.

Vern Kloos, Senior Planner, stated that staff did not receive any phone calls or correspondence on this matter and recommends approval.

At this time, Vice-Chair Weiske opened this item to public comment. Seeing and hearing no public comment requests, Vice-Chair Weiske closed public comment.

Commissioner Coffman disclosed that he lives in Village 8 east of this project, and stated that he has no financial interest in this project. The Commissioners present, excluding Commissioner Gower, disclosed that they have visited the site.

Commissioner Gower asked about the ability to move from Village 7 to Village 8 with the removal of the road connection.

Mr. Kloos stated there is a walking path provided which doubles as a maintenance access road.

Commissioner Reno asked if people will be allowed to subdivide the lots.

Mr. Kloos responded no, and stated the minimum lot size is specified in the approval. An amendment to the subdivision map would be required to change that.

Commissioner Taylor asked about Finding No. 7 under Public Improvements.

Mr. Kloos stated the wrong finding was listed there.

It was moved by Commissioner Olivas, seconded by Commissioner Gower, in the case of LDC15-00026 (Damonte Ranch Village 7), based upon compliance with the applicable findings, to approve the tentative map, subject to conditions. The motion carried unanimously with six (6) members present.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Paul Olivas, Commissioner
SECONDER:	Peter Gower, Commissioner
AYES:	Taylor, Coffman, Reno, Weiske, Olivas, Gower
ABSENT:	Jason Woosley

- 6.3 Staff Report (For Possible Action): Case No. LDC15-00036 (Village Apartments Phase II) - A request has been made for a special use permit to allow grading disturbance and modifications to a major drainageway. The ±15.33 acre site is located on the northeast corner of the Arrowcreek Parkway/Wedge Parkway intersection in the Mixed Use/South Virginia Street Transit Corridor (MU/SVTC) zones. The site has a Master Plan land use designation of Special Planning Area/South Virginia Street Transit Corridor. wjg [**Ward 2**] 6:17 PM

Melissa Lindell, Wood Rodgers, reviewed information regarding this request and stated that the proposed project is a 252 unit upscale apartment project. Over 32% of the site will be landscaped with this project. The applicant will construct a new access way that will provide access to the South Valleys Regional Park. The applicant is willing to provide a signal at Arrowcreek and Wedge Pkwy. The use itself does not require a Special Use Permit (SUP). There is a major drainageway on the property that will be enhanced with a crossing and pedestrian trails on each side. The applicant is in agreement with the staff report and the amended condition.

Bill Gall, Senior Civil Engineer, agreed with the applicant's presentation and staff can make all the findings with the recommended change to Condition No. 11. Staff received correspondence with one being informational only, and the second expressing concern regarding dust from a previous project.

The Commissioners present, excluding Commissioner Gower, disclosed that they have visited the site and spoken with the applicant's representative.

At this time, Vice-Chair Weiske opened this item to public comment.

Martha Leuty expressed concern regarding the well-established trees, and expressed interest in any environmental studies that may have been done.

Seeing and hearing no further public comment requests, Vice-Chair Weiske closed public comment.

Ms. Lindell stated that there are several old cottonwood trees on the site that are in poor condition that will be removed. The trees will be analyzed as the property is developed and it will be re-vegetated with native and formal landscaping. Cottonwood trees will not be replaced as they are not allowed in the City of Reno.

Commissioner Reno asked about the traffic study.

Mr. Gall stated that currently the left turns out of Arrowsprings and from Wedge onto Arrowcreek fail in the peak hours. When future projects in the area are completed a signal will be required.

Commissioner Gower asked about the possibility of a roundabout.

Mr. Gall stated a roundabout might be a good option. It does meet the access spacing criteria for signal placement as well. A roundabout would be considerably more expensive. The Regional Transportation Commission (RTC) has proposed widening in the 2023-2035 time frame and they would likely look at a roundabout as an enhancement. The RTC will be asked to analyze various improvements as part of their study.

Commissioner Gower expressed the idea that it may be better in the long run to put in a roundabout rather than installing a light and expanding the road only to later take out the light and install a roundabout.

Commissioner Reno asked about the possibility of requiring the applicant to financially support a roundabout instead of a light.

Mr. Gall stated that the way the condition is written and the way the impact fee program is written, an analysis of the intersection will need to be done. The RTC can prioritize that and could potentially do those improvements as an RTC project instead of asking the developer to do so. It is a matter of timing and discussion with the RTC.

It was moved by Commissioner Reno, seconded by Commissioner Taylor, in the case of LDC15-00036 (Village Apartments Phase II), based upon compliance with the applicable findings, to approve the Special Use Permit, subject to conditions, and with the memo change to Condition No. 11. The motion carried unanimously with six (6) members present.

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

6.4 Staff Report (For Possible Action): Case No. LDC15-00033 (United Federal Credit Union) - A request has been made for a special use permit to establish a bank with drive through lanes. The ±1 acre site is located on the south side of Summit Sierra Boulevard, ±300 feet west of its intersection with South Virginia Street in the Mixed Use/Redfield Regional Center Planning Overlay (MU/RRC) zones. The site has a Master Plan land use designation of Special Planning Area/Redfield Regional Center/Retail Commercial/Academic. vak **[Ward 2]**
6:33 PM

Melissa Lindell, Wood Rodgers, reviewed information regarding this request for an SUP. The credit union will have two drive thru lanes, which requires an SUP. The applicant is in agreement with the staff report and conditions.

Vern Kloos, Senior Planner, stated staff did not receive any calls or comments on this project and can make all the findings.

The Commissioners present, excluding Commissioner Gower, disclosed that they have visited the site and spoken with the applicant's representative.

At this time, Vice-Chair Weiske opened this item to public comment. Seeing and hearing no public comment requests, Vice-Chair Weiske closed public comment.

Commissioner Reno asked for clarification regarding whether there will be a berm or a hedge.

Ms. Lindell stated there will be a 3 foot hedge.

Commissioner Reno asked about the grade differential between the pad and the lower parking adjacent to BJ's.

Mark Cendagorda, Wood Rodgers, stated that on the east side they are showing a roughly 2 to 3 foot tall wall.

Commissioner Reno asked why there is no planting on the east side.

Mr. Kloos stated that is because it is not adjacent to the main street and screening is not required.

It was moved by Commissioner Gower, seconded by Commissioner Taylor, in the case of LDC15-00033 (United Federal Credit Union), based upon compliance with the applicable findings, to approve the Special Use Permit, subject to conditions. The motion carried unanimously with six (6) members present.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Peter Gower, Commissioner
SECONDER:	Kathleen Taylor, Commissioner
AYES:	Taylor, Coffman, Reno, Weiske, Olivas, Gower
ABSENT:	Jason Woosley

6.5 Staff Report (For Possible Action): Case No. LDC15-00030 (Motorsports Unlimited) – This is a request for a special use permit to expand the existing automobile sales facility, located at 2070 Mill Street and 2071 Market Street, to the south by ±9,148 square feet. The entire site is ±17,398 square feet and located on the south side of Mill Street, ±150 feet east of Redwood Place. This site is located within the Mixed Use/Mill Street Transit Corridor (MU/MSTC) zone. ah
[Ward 3] 6:41 PM

Gene Rosnis, Motorsports Unlimited, reviewed information regarding the request for an SUP.

Alexis Hill, Special Events Program Manager, reviewed information included in the staff report regarding this request and stated staff did not receive any correspondence on this item.

The Commissioners present, excluding Commissioner Gower, disclosed that they have visited the site.

At this time, Vice-Chair Weiske opened this item to public comment. Seeing and hearing no public comment requests, Vice-Chair Weiske closed public comment.

Commissioner Reno asked about the required landscaping.

Ms. Hill stated that landscaping will be on the south portion on the lot on either side of the driveway on Market Street. Landscaping requirements are being met and will be 20% of the parcel.

It was moved by Commissioner Reno, seconded by Commissioner Gower, in the case of LDC15-00030 (Motorsports Unlimited), based upon compliance with the applicable findings, to approve the Special Use Permit, subject to conditions. The motion carried unanimously with six (6) members present.

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

7 Unfinished Business/Public Hearing - 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 (This item is for either public comment on any action item or for any general public comment.) - *Addendum Item*

7.1 Staff Report (For Possible Action): Case No. LDC15-00032 (Summit Sierra Master Signage Plan) -A request has been made for a special use permit to modify the freestanding sign standards of the Redfield Regional Center Plan to: 1) increase the number of freestanding signs; 2) increase their heights; 3) increase their square footage; and 4) add a ±73 foot tall electronic reader board sign. The ±55.86 acre site is located in the area bounded by I-580 to the north, South Virginia Street to the east and the Mt. Rose Highway to the south in the Mixed Use/Redfield Regional Center Planning Overlay (MU/RRC) zones. The site has a Master Plan land use designation of Special Planning Area/Redfield Regional Center/Retail Commercial/Academic. vak This item was continued from the December 4, 2014 public hearing. [**Ward 2**] 6:53 PM

Vice-Chair Weiske called for a recess at 6:47 p.m. The meeting resumed at 6:53 p.m.

Vice-Chair Weiske disclosed that his employer has a contract with Summit Sierra and recused himself from this item. Commissioner Coffman took over as Vice-Chair.

John Frankovich, applicant's representative, reviewed information regarding this request. Based on prior discussions with staff, the application was amended with regard to the issues with the proposed signs at the Sierra Summit Center. The sign that has a digital component to it is not a billboard and is not governed by the digital billboard ordinance.

Stephanie Grigsby, Design Workshop, gave a PowerPoint presentation including information on the proposed signs.

Mr. Frankovich reviewed information regarding findings G and F that have to do with compatibility with the surrounding areas. There is an approved hotel casino with 3 digital signs substantially bigger than the one proposed here. Therefore, this type of signage is appropriate and anticipated in this area. The City adopted a digital billboard ordinance with standards determining appropriate areas for digital billboards. This site was determined to be appropriate for a digital billboard. If it is appropriate for digital billboards then it is appropriate for on premise signs. There are no moving parts, no animation and no flashing on the proposed sign. The proposed sign will have light but this location has freeway lights, signs, headlights, and soccer/baseball field lights which are brighter than the proposed digital sign. An advantage of a digital sign is you can adjust the height of the sign and focus where the light goes, resulting in less light pollution than standard signs.

Vern Kloos, Senior Planner, reviewed alternate motions for approval and denial that were provided to the Commissioners.

Commissioners Reno and Taylor disclosed that they visited the site and received correspondence. Commissioner Olivas disclosed that he visited the site, received correspondence, and spoke with the applicant's representative. Commissioner Gower disclosed that he received correspondence and watched the video from the last Reno Planning Commission meeting. Vice-Chair Coffman disclosed that he visited the site, received correspondence, and talked to the mall manager.

At this time, Vice-Chair Coffman opened this item to public comment.

Alexia Bratiotis submitted written comments in favor of the proposal.

Barbara Rainey, south Reno resident, spoke in opposition of the proposal.

Mark Wray spoke in opposition of the proposed signs.

Lori Wray spoke in opposition of the proposal. City Council agreed to work towards a moratorium for on premise signs.

Peter Neumann spoke in opposition of the proposal.

Ms. Neumann spoke in opposition of the proposal.

Seeing and hearing no further public comment requests, Vice-Chair Coffman closed public comment.

Claudia Hanson, Planning and Housing Manager, stated that City Council directed staff to come back with a resolution for a six month moratorium for on premise digital signs, which excluded gaming and large retail establishments.

Commissioner Taylor asked for a summary on measuring ambient light.

Ms. Grigsby explained how ambient light is measured.

It was confirmed that the sign would be 35 feet above the road grade of the I-580 freeway.

It was confirmed that what is currently allowed without an SUP is 10 foot tall, sixty square foot monument signs.

It was confirmed that, based on the project frontage along I-580 and South Virginia Street, and the 1,000 foot spacing requirements, roughly 4 to 5 digital billboards are allowed with a building permit.

It was confirmed that the moratorium currently in place is in regard to off premise digital signs.

Mr. Kloos also confirmed that the Redfield Regional Center zoning ordinance for signs says signs are limited as indicated, but if the site is 20 acres or more in size, the sign standards can be modified through the SUP process.

Commissioner Gower discussed the opportunity to find a middle ground in terms of the illuminance value of the digital sign.

Mr. Kloos explained staff's concerns in the original report and ultimately felt it would be better for the community to have one sign instead of five or six. Mr. Kloos agreed that the lighting should be as minimal as possible.

Commissioner Gower spoke about the opportunity to find a middle ground recognizing that the applicant is willing to deed restrict the property to prohibit billboards as currently allowed.

Ms. Hanson suggested that a condition could be written stating that, should the lighting standards change, it will apply to the proposed sign.

Vice-Chair Coffman asked the applicant's representative to review all of the findings and make each finding.

Mr. Frankovich reviewed the findings and stated that only finding G specifically refers to signage and that the project signage is compatible to surrounding uses. The finding by the City Council when they adopted the digital billboard ordinance determined that digital billboards are appropriate in this project location. No one from the surrounding area has come forward to complain about the signs.

Commissioner Gower requested that a Scenic Nevada Representative explain the mission of Scenic Nevada.

Mark Wray stated the mission is to preserve and enhance the scenic beauty of Nevada, to advocate as they have since the year 2000 when they sponsored the billboard ordinance that was adopted by the City of Reno to stop the proliferation of unsightly billboards which are public nuisances under State Law chapters 405 and 410. Scenic Nevada defended the Supreme Court appeal in which the billboard industry fought that issue. Scenic Nevada went to the Supreme Court with the City Attorney's office to uphold the people's right to vote.

There was discussion regarding the banked billboard process.

There was discussion regarding requirements for what is allowed currently, and the moratorium on digital billboards.

Commissioner Taylor asked if a condition on standards can be added.

Jon Shipman, City Attorney, stated that a cap can be set. If the standard were to go below the cap, the applicant would have to comply with the standard.

Commissioner Reno stated that City staff is professional and has provided recommendations in good faith. Commissioner Reno stated he has an issue with a digital sign and cannot make finding G.

Commissioner Taylor stated the proposed sign is not a billboard, but an on premise sign and she can make the findings.

Commissioner Gower asked if the development of the digital billboard standards will be a public process.

Ms. Hanson stated the digital billboard standards have already gone to ordinance but there is also a moratorium in code. Review of the on premise sign standards will be a public process.

Commissioner Olivas stated that this is a contentious issue and he is conflicted. Getting the standards for on premise signs will be helpful. Commissioner Olivas stated that he cannot quite make the findings.

Commissioner Gower stated he would be more comfortable making the findings if a condition is added that the applicant will comply if the standard is changed.

Vice-Chair Coffman stated that he can make all the findings and will support the project.

It was moved by Commissioner Taylor, seconded by Commissioner Reno, in the case of LDC15-00032 (Summit Sierra Master Signage Plan), based upon compliance with the applicable findings, to approve the special use permit, to allow one, 25 feet, 5 inch tall freestanding sign with a maximum 180 square feet of display area, subject to conditions as modified in the staff memo dated December 4, 2014. The motion carried unanimously with five (5) members present.

RESULT:	APPROVED [5 TO 0]
MOVER:	Kathleen Taylor, Commissioner
SECONDER:	Charles Reno, Commissioner
AYES:	Taylor, Coffman, Reno, Olivas, Gower
ABSENT:	Jason Woosley
RECUSED:	Kevin Weiske

Motion: Based upon compliance with the applicable findings, I move to approve the special use permit, to allow one ±71 foot tall, 950 square foot internally illuminated project identification sign which includes a 646 square foot electronic reader board sign and three tenant panels, subject to conditions as modified in the staff memo dated December 4, 2014.

It was moved by Commissioner Taylor, seconded by Commissioner Gower, in the case LDC15-00032 (Summit Sierra Master Signage Plan), based upon compliance with the applicable findings, to approve the special use permit, to allow one ±71 foot tall, 950 square foot internally illuminated project identification sign which includes a 646 square foot electronic reader board sign and three tenant panels, subject to conditions, and the condition of digital sign standards adopted by the City Council if they are stricter within the next six months through the public process, and conditions as modified in the staff memo dated December 4, 2014. The motion failed with three (3) in favor and two (2) oppositions by Commissioners Olivas and Reno.

RESULT:	DEFEATED [3 TO 2]
MOVER:	Kathleen Taylor, Commissioner
SECONDER:	Peter Gower, Commissioner
AYES:	Kathleen Taylor, Doug D. Coffman, Peter Gower
NAYS:	Charles Reno, Paul Olivas
ABSENT:	Jason Woosley
RECUSED:	Kevin Weiske

Motion: Based on non-compliance with the applicable findings I move to deny the ±71 foot tall, 950 square foot internally illuminated project identification sign which includes a 646 square foot electronic reader board sign and three tenant panels.

It was moved by Commissioner Reno, seconded by Commissioner Olivas, in the case of LDC15-00032 (Summit Sierra Master Signage Plan), based on non-compliance with the applicable findings, to deny the ±71 foot tall, 950 square foot internally illuminated project identification sign which includes a 646 square foot electronic reader board sign and three tenant panels. Commissioner Reno cannot make findings G and A. The motion failed with two (2) in favor and three (3) oppositions by Commissioners Coffman, Gower, and Taylor.

Vice-Chair Coffman read the appeal process into the record.

It should be noted that after the public hearing, the City Attorney determined that a simple majority vote by the Planning Commission members present was all that was necessary to approve the signs. Therefore, the first motion to approve the ±950 square foot, 71 foot tall internally illuminated project identification sign including a 646 square foot electronic reader board sign and three tenant panels was approved by the Planning Commission with three in favor and two opposed. The approval is subject to the conditions in the staff report as modified in the staff memo dated December 4, 2014 and with the additional modification to Condition No. 7 requiring the applicant to use any new or more restrictive illumination standards subsequently adopted by City Council for digital on premises, as applicable to Regional Centers.

The City Attorney clarification memo dated December 18, 2014 and the amended Planning Commission decision letter dated December 19, 2014, and both are on file with the Community Development Department for reference.

RESULT:	DEFEATED [2 TO 3]
MOVER:	Charles Reno, Commissioner
SECONDER:	Paul Olivas, Commissioner
AYES:	Charles Reno, Paul Olivas
NAYS:	Kathleen Taylor, Doug D. Coffman, Peter Gower
ABSENT:	Jason Woosley
RECUSED:	Kevin Weiske

8 Truckee Meadows Regional Planning Liaison Report

Vice-Chair Weiske returned at 8:20 p.m.

Vice-Chair Weiske stated the Regional Planning Commission (RPC) continued an item last month and suggested the same 3 Reno Commissioners, including Olivas as alternate, stay in place at this time to complete the continued item. Vice-Chair Weiske suggested waiting until next month to make a recommendation to City Council to replace Commissioner Stapleton on the RPC.

9 Recommendation to City Council for Appointments to the Truckee Meadows Regional Planning Commission from the members of the Reno City Planning Commission: Doug Coffman, Peter Gower, Paul Olivas, Charles Reno, or Kathleen Taylor. (For Possible Action - Recommendation to City Council) This item was continued from the December 4, 2014 Planning Commission meeting. - *Addendum Item*

Commissioner Coffman requested a presentation of qualifications from the Commissioners that would like to serve on the RPC.

There was discussion regarding timing requirements to get a recommendation to the City Council.

It was moved by Commissioner Olivas, seconded by Commissioner Taylor, to move Item 9 to the next Reno Planning Commission meeting. The motion carried unanimously with six (6) members present.

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.
8:34 PM

An update to the on premise sign ordinance will be started in within the next 6 months.

The City Council deferred the zone change to The Church at Reno back to the Planning Commission to consider. Minutes from City Council will be provided.

The annexation and SUP for 39 Ventures went to City Council and City Council directed staff to hold a neighborhood meeting for further review. The item was postponed and a waiver of time submitted.

The Gulling Abandonment was approved.

The zone change on 7th Street for CVS was approved. An SUP for the project would come before the Planning Commission.

West Meadows and Selmi Drive zone change were both adopted at City Council yesterday.

City Council gave direction to staff to look at bringing back the Neighborhood Advisory Boards.

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

None

12 Public Comment

None

13 Adjournment (For Possible Action)

The meeting was adjourned at 8:39 p.m.