



# MINUTES

## Workshop Meeting

### Reno City Planning Commission

Wednesday, February 20, 2019 • 6:00 PM

Reno City Hall - One East First Street, 7th Floor - Caucus Room, Reno, NV 89501

Commissioners			
Mark Johnson, Chair 326-8864			
Britton Griffith, Vice Chair	326-8858	John Marshall	326-8863
Peter Gower	326-8860	Paul Olivas	326-8861
Ed Hawkins	326-8862	Kevin Weiske	326-8859

### 1 Pledge of Allegiance

Commissioner Weiske led the Pledge of Allegiance.

### 2 Roll Call

Attendee Name	Title	Status	Arrived
Mark Johnson	Chairman	Present	
Britton Griffith	Vice-Chair	Present	
Ed Hawkins	Commissioner	Present	
Peter Gower	Commissioner	Present	
John Marshall	Commissioner	Late	6:22 PM
Paul Olivas	Commissioner	Present	
Kevin Weiske	Commissioner	Present	

*The meeting was called to order at 6:01 PM.*

### 3 Public Comment

Tammy Holt-Still submitted a comment card regarding detention ponds at Amazon and at Military but was not present to speak.

### 4 Workshop Items

#### 4.1 Staff Report: Presentation and discussion on 2019 City of Reno Master Plan Performance Measures Report 6:03 PM

Sienna Reid, Senior Planner, gave a presentation on the Master Plan Performance Measures Report. The presentation included information on the following: plan monitoring tools; monitoring cycle; performance measure status; and a brief overview of infill and redevelopment activity, housing diversity, housing affordability, multi-modal transportation, fire service, air quality, and historic preservation performance measure findings. The report is informational item and did not require Planning Commission

action. Ms. Reid also reviewed the status of some measures that are still pending.

Ms. Reid confirmed for Commissioner Weiske the requirements for fire service response times. She also explained that she does not have information on the relationship of unhealthy air days and increased fire service calls to our population growth, but can explore that topic with the next report.

*(Commissioner Marshall present at 6:22 p.m.)*

Ms. Reid explained for Commissioner Weiske there was a change in how business license fees are calculated. This is one of the measures that may be changed over time.

Ms. Reid explained for Commissioner Weiske that there are caps on how fast business license fees can go up. We may find over time that the actual fees themselves are not the best measure. Staff will bring forward additional data next year and see if the fees are too variable to be used as a metric.

Commissioner Weiske noted this report may be beneficial in determining if we are over developing residential without enough retail or business.

Ms. Reid confirmed for Commissioner Hawkins that staff can look at the total number of active business to provide additional measures for next year. She also explained that there is some information in business license data that looks at the type of business and amount that is contributed but it does not let you get to the exact level of detail to distinguish between general business and commercial business producing millions dollars of merchandise a year.

Ms. Reid explained for Commissioner Gower that once they are able to get the walkability measure created that has the gaps, it will give you a better sense of where access is hindered due to a lack of connectivity. That is something to think about for next year.

Ms. Reid confirmed for Commissioner Gower that staff will work with the Urban Forester to determine if he has information regarding surface types where shade from tree canopies is needed.

Ms. Reid confirmed for Chair Johnson that staff has a list of the physical art assets and will look into including that information next year in a more visual manner. In terms of cultural activities, staff will reach out to the Arts and Culture and Special Events office to see if they are tracking those types of activities.

Commissioner Johnson noted how many items are flagged as going to be addressed as we

keep working through the zoning code update. He discussed linking the performance metrics to issues that will be addressed during the zoning code update.

Commissioner Griffith noted that the RSCVA may track information on cultural events. With regard to historic preservation, she suggested it may be helpful to inform certain wards that their NABs and citizens can work on proposals for why they should be included as historical neighborhoods.

Ms. Reid confirmed for Commissioner Hawkins that staff can work to include supplemental information on tracking income restricted properties.

Claudia Hanson, Planning Manager, explained for Commissioner Hawkins that staff we be working on affordable housing incentives through the Code Update.

Ms. Reid explained for Commissioner Gower that one area where it is difficult to obtain data is around business type and location. That data would be helpful to understand the non-residential side of our community better. It is going to be a learning experience over time as to what data is most useful and what other types of supplemental data can assist in better understanding on our community. There might be other categories that come up over time.

Commissioner Weiske discussed the need for the Regional Transportation Commission (RTC) and the Reno City Council to review the multi-model information and see where growth is occurring. He expressed concern regarding the lack of needed bus routes.

Commissioner Gower stated that he understands the frustration but we have told RTC where the TOD corridors are and they are planning their investments in those corridors.

Ms. Reid confirmed for Commissioner Marshall that staff can add how many and what type of new dwelling units are establishing within a half mile of a bus stop. She also noted some of the challenges the RTC faces with regard to transit service funding sources and stated that the RTC will be starting their Regional Transportation Plan update in the fall.

*It was moved by Commissioner Gower, seconded by Commissioner Griffith, to accept the report. The motion carried unanimously with seven (7) commissioners present.*

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Peter Gower, Commissioner
<b>SECONDER:</b>	Britton Griffith, Vice-Chair
<b>AYES:</b>	Johnson, Griffith, Hawkins, Gower, Marshall, Olivas, Weiske

4.2 Staff Report (For Possible Action) 2019 Planning Commission Goal Setting Workshop 7:11 PM

Heather Manzo, Associate Planner, presented the staff report and led workshop discussions regarding 2018 Planning Commission goals, future items identified during 2018 Planning Commission meetings, and a list of advance planning projects. She explained the process stating that Planning Commission suggestions will be brought forward to the March 6, 2019 Planning Commission meeting and then go to City Council for approval.

AnnMarie Lain, Assistant Planner, was introduced and will be recording detailed notes on the workshop discussions.

The 2018 Planning Commission goals discussed include: 1) Communications; 2) Sustainability; 3) Infill Incentives and Strategies; 4) Area Compatibility; 5) Schools; 6) Air Quality; 7) Residential Adjacency; 8) Connectivity; 9) North Valleys Development; and 10) Housing Diversity.

Goal 1 - Communication

Commissioner Weiske stated it might be helpful if the NAB liaisons would send us meeting minutes and information on scheduled meetings.

Staff will reach out to the NAB liaisons to find out if the Planning Commissioners can be added to a common email distribution list for the NAB agendas and meeting minutes.

Commissioner Marshall asked if there is substantially more information in the meeting minutes than what they see in project comments.

Commissioner Weiske stated there is more conversation details including concerns for the neighborhoods that are in the meeting minutes and not included in project comments.

Commissioner Weiske requested more clarity be provided on the Police Department calls for service reports.

Staff received positive comments from Planning Commissioners in response to the new staff report format and analysis by findings.

Commissioner Marshall suggested the staff reports include more context on cumulative impacts to infrastructure.

Ms. Manzo will add that, where possible, staff will provide cumulative information on projections for infrastructure based on approved projects.

Commissioner Marshall asked staff to bring forward presentations on topics they feel the Planning Commission could benefit from.

Claudia Hanson, Planning Manager, confirmed for Commissioner Hawkins that the Planning Commission will continue to get updates on the sewer capacity issue.

#### Goal 2 - Sustainability

Chair Johnson suggested that the language under the first bullet item can be similar to the last bullet item under the communication goal. Can be part of the Annexation and Land Development code update.

Commissioner Gower discussed the need to be mindful of where development is occurring relative to wildland interface and the threat of wild fires.

#### Goal 3 - Infill Incentives and Strategies

Chair Johnson stated that he likes the tie in to the development code

#### Goal 4 - Area Compatibility

After some discussion regarding the Title 18 Update, Ms. Hanson suggested removing Goals 3, 4 and 7 as stand alone goals and including them as bullet points under a new goal to Complete a Draft Title 18 Update.

Ms. Manzo suggested that after going through the rest of the goals, we can revisit the new goal of items that should be addressed with the Title 18 Update and explore other options for more bullet points to include under that goal.

#### Goal 5 - Schools

Ms. Hanson stated that new schools come in as Site Plan Reviews not as Special Use Permits so the Planning Commission does not review school sites.

Commissioner Weiske stated that the Regional Planning Agency Director is working with the School District to have school sites seen at the Regional Planning Commission if they are over a certain capacity.

Ms. Hanson clarified that in most cases the Reno Planning Commission does not review school sites.

Commissioner Hawkins stated the Reno Planning Commission should be seeing charter schools.

Ms. Hanson clarified for Commissioner Hawkins that charter schools are still considered a school in Code.

Commissioner Gower suggested changing the language in the last two bullet items for this goal from encourage to ensure.

#### Goal 6 - Air Quality Goal

Ms. Manzo stated that staff has started receiving comments from Washoe County Air Quality that have been incorporating into staff reports for Planning Commission consideration. An Air Quality presentation is schedule to be given to the Planning Commission in March.

Commissioner Hawkins asked about recent projects the Planning Commission has reviewed that include information from Air Quality regarding the need to use a specific type of diesel vehicle on the site.

Ms. Hanson indicated that staff will get a report back to the Planning Commission on where that stands.

Commissioner Gower discussed the Ozone Advance Program and whether or not it needs to be included here.

Commissioner Weiske stated that it is covered under conditions that projects will meet all local City, County, State ordinances and laws.

Commissioner Marshall expressed support for adding the Ozone Advance Program into this goal.

Chair Johnson expressed support for the enhancement of this goal.

Commissioner Gower stated it could be as easy as adding a phrase to include Ozone Advance.

Commissioner Marshall asked if it should say consistency with the Ozone Advance Plan.

Chair Johnson stated that adding just the language to include ozone is good and keeps it broad.

Commissioner Griffith stated that gets us to where we want to be as a goal that we are aware of the ozone as well.

Commissioner Olivas stated this is referring to the development code update and asked if air quality should be a standalone goal or another bullet point under that.

Chair Johnson stated this is a broader issue than just the development code and he would not move it under the development code category.

Ms. Manzo suggested that a part of that goal can stand alone and the portion that refers to the Code update can be added as one of the elements in the Title 18 update goal.

Chair Johnson stated that would be acceptable.

Ms. Hanson confirmed for Commissioner Hawkins that they are not currently doing anything regarding carbon credits.

*(Recess at 8:08 p.m. Meeting resumed at 8:13 p.m.)*

#### Goal 7 - Residential Adjacency

Ms. Manzo stated that, as discussed earlier, staff will roll this goal into the code update goal that is being developed.

#### Goal 8 - Connectivity

Commissioner Weiske stated that narrowing streets does not make for safer bike paths and response times.

Ms. Hanson explained for Commissioner Hawkins that findings are set in Reno Municipal Code (RMC) and will be reviewed in the third phase of Title 18 Update.

#### Goal 9 - North Valleys Development

Commissioner Weiske discussed the significance of this goal that was set last year and the progress that has been made in looking at the North Valleys differently.

Commissioner Griffith stated it is important to keep this goal.

Chair Johnson agreed we need to continue to move forward with this goal.

Commissioner Marshall asked about the possibility of saying in this goal that we would

like to see a unified or development plan up there that takes into account the various capacities we talk about so we can have something to measure that against.

Commissioner Weiske stated it is a goal of the Planning Commission to make the North Valleys better tomorrow than it is today and yesterday.

Commissioner Marshall stated we have to have the infrastructure in place so we as planning commissioners can say with confidence this is an appropriate place and an appropriate intensity of use given our infrastructure.

Chair Johnson stated there is a mechanism in place. The master plan and zoning tells us what is intended for the sites that are out there. The reason for this goal is that in the North Valleys a simple implementation of what the master plan tells us we want doesn't really work because of the infrastructure issues that are out there.

#### Goal 10 - Housing Diversity

There was discussion regarding the possibility of adding Accessory Dwelling Units (ADU) to this goal.

Commissioner Griffith stated the housing diversity speaks for itself and to call out specific items like ADUs and other housing types might look like those are the only things we are looking for instead of leaving it broad.

Ms. Manzo stated that the last sentence under this goal will be removed.

Ms. Manzo stated goals 3, 4, and 7 will be incorporated into a new goal for a Draft Title 18 Update. An air quality component will also be included under this new goal.

Commissioner Gower and Chair Johnson noted that the last bullet item under the connectivity goal would fall under the code update goal as well.

***It was moved by Commissioner Griffith, seconded by Commissioner Gower, to accept the 2019 goals as updated today to be incorporated into the Planning Progress and Priorities report for possible acceptance on March 6. The motion carried unanimously with seven (7) commissioners present.***

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Britton Griffith, Vice-Chair
<b>SECONDER:</b>	Peter Gower, Commissioner
<b>AYES:</b>	Johnson, Griffith, Hawkins, Gower, Marshall, Olivas, Weiske

**5 Public Comment**

None

**6 Adjournment (For Possible Action)**

The meeting was adjourned at 8:41 p.m.