



MINUTES

Regular Meeting

Reno City Planning Commission

Wednesday, July 17, 2019 • 5:00 PM

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

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

1 Pledge of Allegiance

Commissioner Hawkins led the Pledge of Allegiance.

2 Roll Call

Attendee Name	Title	Status	Arrived
Mark Johnson	Chair	Present	
Britton Griffith	Vice-Chair	Present	
Ed Hawkins	Commissioner	Present	
Peter Gower	Commissioner	Absent	
John Marshall	Commissioner	Late	6:02 PM
Paul Olivas	Commissioner	Absent	
Kathleen Taylor	Commissioner	Present	

The meeting was called to order at 5:02 PM.

3 Public Comment

Tammy Holt-Still spoke regarding flood issues in the North Valleys.

Danny Cleous spoke regarding flood issues in the North Valleys.

Donna Keats spoke regarding the need for public awareness of their ability to participate in planning issues.

4 Approval of Minutes (For Possible Action)

Items 4.1 through 4.3 were skipped due to lack of quorum available to vote on the minutes. The approval of the minutes will be rescheduled for a later date.

- 4.1 Reno City Planning Commission - Regular - May 15, 2019 6:00 PM (For Possible Action) 5:17 PM

No action taken.

- 4.2 Reno City Planning Commission - Regular - Jun 6, 2019 6:00 PM (For Possible Action) 6:56 PM

No action taken.

- 4.3 Reno City Planning Commission - Regular - Jun 19, 2019 6:00 PM (For Possible Action) 6:56 PM

No action taken.

5 City Council Liaison Reports

None

6 Zoning Code Update

- 6.1 Staff Report (For Possible Action - Recommendation to City Council): Presentation, discussion, and potential recommendations on Zoning Code RENOVation issue sheets for site and building design standards. 5:16 PM

Arlo Stockham, Community Development Director, presented a preliminary review of the issue sheet for Site and Building Design Standards. He presented information and requested feedback on the following topics: 1) Mixed Use district exceptions to minimum densities; 2) Neighborhood district setback and stepback standards; 3) Downtown (Regional Center) district standards; 4) Community / Neighborhood Center standards; 5) Mixed Use Corridor standards; 6) Employment Area standards; and 7) Neighborhood standards.

Public Comment:

Leah Sanders expressed concern that not enough people know what is going on.

Donna Keats expressed concerns regarding the possible change in the definition of infill.

Mr. Stockham answered questions and received feedback on each of the topics presented.

1. Mixed Use District Exceptions to Minimum Densities

Commissioner Griffith commented on shadowing. I don't want to restrict more parks and plazas from coming, however it is not appropriate that we see high rises in the Riverwalk

District and Innovation Center and in the neighborhood so the downtown core looks different for high rises than if we were to put large apartment buildings up for shadowing so I want to be really careful with the shadowing. The Urban Mixed Use isn't the same to me as the downtown urban core so I think we should be protecting of the shadowing effects that we have.

Commissioner Taylor asked about comments from the technical group to tighten the minimum density up a little bit.

Mr. Stockham explained their recommendation was to retain some variation of the current exceptions but not as broad, so tightening up a little bit compared to the current exceptions in code but not to the point where there would be no path to get an exception. He also confirmed that the Planning Commission will see this again in three different forms as we go through the process.

Commissioner Taylor asked about the public outreach process.

Mr. Stockham explained that they will be launching the next round of public outreach in about a month and a half. They will be reaching out to the newspaper and the NABs as well as the email group. They are intending to have presentations from consultants and workshops with the release of each code module. The revisions will be brought to the Planning Commission.

(Commissioner Marshall present at 6:02 p.m.)

Commissioner Griffith asked that more specifics are included on what the encouragements are to encourage adaptive re-use of historic buildings.

Chair Johnson stated that the three options for Mixed Use reductions are too broad. He suggested that the adaptive re-use of existing buildings be quantified with a percentage of the building skeleton remaining in order to qualify. Any additional exceptions should require some level of public hearing.

Mr. Stockham confirmed for Commissioner Hawkins that there will be a colored map showing zoning designations.

Mr. Stockham confirmed for Commissioner Taylor that two of the three exceptions are staff level exceptions and the third requires a special use permit. There is no public hearing for the staff level exceptions.

2. Neighborhood district setback and stepback standards

Commissioner Taylor asked what the technical committee said about this.

Mr. Stockham stated the technical committee liked this.

Chair Johnson stated this is the appropriate approach for infill. He is not sure he agrees with the side yard allowing two stories. He would like to see some visuals on that.

Mr. Stockham stated they are trying to balance the interests of housing and being able to fit housing units in neighborhoods with privacy. Historically two story homes are built right to the setbacks in many neighborhoods.

Chair Johnson stated his concern is that in a two story neighborhood you wouldn't need a pushback but in a one story neighborhood we are looking at a contextual issue rather than a building envelope issue and those need to work together as part of the code update.

Commissioner Griffith agreed with Chair Johnson's comments.

Mr. Stockham explained for Commissioner Taylor the note regarding side yard requirements being relaxed with consent of the neighbor.

Commissioner Griffith discussed possible issues with getting permission from neighbors for relaxed side yard requirements. There could be reasons the neighbors may feel they can't speaking up.

3. Downtown (Regional Center) district Standards

Mr. Stockham explained for Commissioner Taylor the possibility of writing the shadowing requirements with some flexibility to provide options for public plazas and spaces as part of private development projects. This is really most applicable downtown and deserves more discussion.

Mr. Stockham confirmed for Chair Johnson that there is no master plan policy regarding shadowing, it is an existing regulation.

Chair Johnson stated with regard to the University District it is problematic to require brick and concurrently say we are encouraging adaptive re-use of existing buildings, many of which are not brick.

4. Community/Neighborhood Center Standards

Commissioner Taylor discussed the need to balance the maintenance of the landscaping and infrastructure with the landscape parkway requirements. Also, one percent of the project cost for pedestrian amenities seems arbitrary.

Mr. Stockham confirmed that is existing code but could be re-looked at in conjunction with streetscape requirements.

Chair Johnson stated he does not think streetscape requirements in code should vary based on zoning districts. He also stated he is curious to see how to note under revitalization of existing centers to encourage adaptive re-use of vacant buildings is going to occur in code.

Mr. Stockham stated the direction they are leaning is some form of closer conformance standard.

5. Mixed Use Corridor Standards

Chair Johnson stated the language regarding massing being appropriate to the surrounding context and sensitive to nearby uses in terms of shadowing views and historic context is good but he is curious how it gets interpreted as code. He would like to see more discussion and feedback from neighbors as well as from staff in terms of how this is being reviewed and who is responsible for identifying whether it is appropriate context.

Commissioner Griffith included character and identity to Chair Johnson's comment.

Commissioner Taylor stated that mid-block access points in sound walls around neighborhoods might defeat the purpose of a sound wall.

6. Employment Area Standards

None

7. Neighborhood standards

Mr. Stockham explained for Commissioner Marshall the language regarding abrupt changes in residential densities.

Commissioner Taylor referred to public comment that the definition of infill should be reconsidered and asked what the process is to do that.

Mr. Stockham responded stating that there is a section of code dealing with infill development and it has been very challenging for years. It is subjective and is a challenge for staff to administer consistently. The recommendation from the consultants is to try to get more objective standards that are measurable and improve consistency.

Mr. Stockham responded to Chair Johnson's comments regarding infill requirements and stated that staff has been having some of the same discussions internally. If we have good site standards, we may not even need a term called infill in code.

7 Public Hearings - 6:30 PM (Items scheduled to be heard at a specific time will be heard no earlier than the stated time, but may be heard later.)

7.1 Staff Report (For Possible Action): Case No. LDC19-00066 (Summerset Reno Assisted Living and Memory Care) - A request for a special use permit to allow for: 1) the establishment of nursing home/assisted living facility in the Multi-family – 21 dwelling units per acre (MF21) zoning district; and 2) grading with fills in excess of ten feet in height. The ±6.66 acre site is located at the eastern terminus of Sharlands Avenue and north of Interstate 80 within the MF21/McQueen Neighborhood Planning Overlay zoning district. The site has a Master Plan land use designation of Multi-family Neighborhood. skr **[Ward 1]**
6:44 PM

Mike Railey, Rubicon Design, gave an overview of the project.

Sienna Reid, Senior Planner, presented the staff report and focused on conditions related to compatibility and how the buildings are oriented on the site in relation to the adjacent residences to the north. The noise study was not updated since the last special use permit request but it is still relevant. This was scheduled to be heard by the Ward 1 NAB in July but that meeting was cancelled so it was forwarded directly to the NAB and no comments were received. The item was heard by the Ward 5 NAB and there was one comment generally noting the appropriateness of the use for the site. Staff received one call requesting clarification on the emergency secondary access.

Chair Johnson and Commissioner Marshall had no disclosures. The remaining commissioners present disclosed that they are familiar with the site.

At this time Chair Johnson opened public comment for this item. Hearing and seeing no public comment requests, Chair Johnson closed public comment.

Ms. Reid confirmed for Commissioner Hawkins that there is an existing six foot fence on the property line.

Ms. Reid explained for Commissioner Taylor the number of parking spaces proposed by the applicant is discussed in a parking summary that includes information on the various overlapping employee work shifts.

Mr. Railey explained for Chair Johnson they are varying the slope and it will primarily be a 3:1 slope.

It was moved by Commissioner Marshall, seconded by Commissioner Hawkins, in the case of LDC19-00066 (Summerset Reno Assisted Living and Memory Care), based upon compliance with the applicable findings, to approve the special use permit, subject to conditions in the staff report. The motion carried unanimously with five (5) commissioners present.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	John Marshall, Commissioner
SECONDER:	Ed Hawkins, Commissioner
AYES:	Johnson, Griffith, Hawkins, Marshall, Taylor
ABSENT:	Peter Gower, Paul Olivas

7.2 Staff Report (For Possible Action - Recommendation to City Council): Case No. TXT19-00002 (Changeable/Digital Sign Standards - NRS Requirements) - A request has been made to amend Reno Municipal Code Title 18, "Annexation and Land Development", Chapter 18.16 "Signs," Section 18.16.701 "Permanent On-Premises Sign Regulations By Zoning District," and Section 18.16.702 "Additional Regulations For Animated Signs," in order to enable digital representation of material regulated by Nevada Revised Statutes, together with other matters properly relating thereto. njg 6:57 PM

Nathan Gilbert, Associate Planner, presented the staff report.

At this time Chair Johnson opened public comment for this item.

Lori Wray spoke in support of the text amendment with restrictions. She also asked what happens to a gas station sign if the use changes.

Hearing and seeing no further public comment requests, Chair Johnson closed public comment.

Mr. Gilbert confirmed for Commissioner Marshall that this would most commonly be applied to a gas station use.

Mr. Gilbert confirmed for Chair Johnson that if a gas station use changed, the digital representation would be limited to what is regulated in NRS for petroleum products.

Commissioner Taylor stated she is inclined to support the amendment as proposed in the staff report without the addition of a 24 hour limitation.

Commissioner Hawkins stated he would not want to restrict a gas station owner to only be able to change the sign once in 24 hours.

Commissioner Griffith stated that she would support a motion that includes the 24 hour flip time restriction as staff and Scenic Nevada were able to work together to come to that recommendation.

Commissioner Marshall stated that if gas station owners want to have the ability to change their signs more than once in 24 hours, they can have a non-digital sign. We know that digital signs are controversial and we want to emphasize the community's efforts to try to arrive at a compromised solution, and we don't have any gas station owners here saying this is unworkable for them.

It was moved by Commissioner Marshall, seconded by Commissioner Griffith, in the case of TXT19-00002 (Changeable/Digital Sign Standards - NRS), based upon compliance with the applicable findings, to recommend that City Council approve the text amendment by ordinance, with the 24 hour flip time limitation. The motion carried with four (4) in favor and one (1) opposition by Commissioner Hawkins.

RESULT:	APPROVED [4 TO 1]
MOVER:	John Marshall, Commissioner
SECONDER:	Britton Griffith, Vice-Chair
AYES:	Mark Johnson, Britton Griffith, John Marshall, Kathleen Taylor
NAYS:	Ed Hawkins
ABSENT:	Peter Gower, Paul Olivas

- 7.3 Staff Report (For Possible Action - Recommendation to City Council): Case No. TXT19-00003 (Title 18 General Revisions) - A request has been made to amend Reno Municipal Code Title 18, "Annexation and Land Development" specifically in 1) Chapter 18.08 "Zoning," Section 18.08.301 "Nonresidential and Mixed Use Base Zoning Districts," and 2) Chapter 18.12 "General Development and Design Standards," Section 18.12.302 "Residential Site and Building Design Standards," and Section 18.12.1102 "Off-street Parking Requirements," Section 18.12.1103 "Permitted Adjustments to Required Parking," Section 18.12.1205 "Required Landscape Area," Section 18.12.1108 "Tandem Parking," and Table 18.12-8 "Off-street Parking Requirement Table," and 3) Chapter 18.24 "Rules of

Measurement and Definitions,” Section 18.24.203.4940 “Tandem Parking.” 7:16 PM

Arlo Stockham, Community Development Director, gave an overview of the staff report.

(Commissioner Marshall absent at 7:16 p.m.)

Don Tatro, Builders Association of Northern Nevada, discussed the Housing Task Force efforts.

(Commissioner Marshall present at 7:18 p.m.)

At this time Chair Johnson opened public comment for this item.

Donna Keats submitted comments in opposition of amendments 3, 5, and 7 but was not present to speak.

Hearing and seeing no further public comment requests, Chair Johnson closed public comment.

Commissioner Marshall asked why we have site design standards for single family residence in MF14.

Mr. Stockham explained this appears to be just a glitch from when new standards were developed a decade and a half ago for single family development. These standards for single family and multifamily districts address the same topics so they are redundant and in some ways inconsistent. It has a negligible if any impact on what happens.

Mr. Stockham answered questions from Chair Johnson regarding tandem parking.

It was moved by Commissioner Marshall, seconded by Commissioner Hawkins, in the case of TXT19-00003 (Title 18 General Revisions), based upon compliance with the applicable findings, to recommend that City Council approve the text amendment by ordinance. The motion carried unanimously with five (5) commissioners present.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	John Marshall, Commissioner
SECONDER:	Ed Hawkins, Commissioner
AYES:	Johnson, Griffith, Hawkins, Marshall, Taylor
ABSENT:	Peter Gower, Paul Olivas

8 Truckee Meadows Regional Planning Liaison Report

Commissioner Hawkins reported on the July 10 Regional Planning meeting. The next meeting will be on July 24.

9 Staff Announcements

9.1 Report on status of Planning Division projects.

Arlo Stockham announced that Angela Fuss has accept the Planning Manager position with the City of Reno and will be starting on August 12.

Mortensen North Property and StoneGate first phase were submitted; building permit application for student housing across from Lawlor Event Center is in review; there have been pre-application meetings for a second student housing project; there have been discussions on some large scale downtown development projects.

If all of these projects materialize, our Building Division will be extremely busy so we are working with contract plan reviewers.

The applicant for the concrete batch plant for the North Valleys Commerce Center withdrew the application so it will not be heard at the City Council meeting.

9.2 Announcement of upcoming training opportunities.

None

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

None

9.4 Report on actions taken by City Council on previous Planning Commission items.
7:32 PM

None

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

Commissioner Hawkins requested a Public Works presentation on how they plan on repairing roads after we decide to allow three big subdivisions to build with no relief on the roads from Sky Vista to Lemmon Drive.

Commissioner Marshall requested that the Washoe County School District letters for development requests be revised to include the number of students.

11 Public Comment

None

12 Adjournment (For Possible Action)

The meeting was adjourned at 7:41 p.m.