



# MINUTES

## Regular Meeting

### Reno City Planning Commission

Wednesday, January 20, 2021 • 6:00 PM

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

Commissioners			
Kathleen Taylor, Chair 326-8859			
John Marshall, Vice Chair	326-8863	Arthur Munoz	326-8862
Peter Gower	326-8860	Paul Olivas	326-8861
Mark Johnson	326-8864	Alex Velto	326-8858

#### 1 Pledge of Allegiance

Commissioner Velto led the Pledge of Allegiance.

#### 2 Roll Call

Attendee Name	Title	Status	Arrived
Kathleen Taylor	Chair	Present	
John Marshall	Vice Chair	Present	
Peter Gower	Commissioner	Absent	
Mark Johnson	Commissioner	Present	
Arthur Munoz	Commissioner	Present	
Paul Olivas	Commissioner	Present	
Alex Velto	Commissioner	Present	

*The meeting was called to order at 6:02 PM.*

#### 3 Public Comment

None

#### 4 Presentation by Amy Cummings, Deputy Executive Director/Director of Planning, Regional Transportation Commission (RTC), on the 2050 Regional Transportation Plan.

Amy Cummings and Daniel Doenges gave an overview of the 2050 Regional Transportation Plan.

Presentation - 2050 Regional Transportation Plan - *Presented/Distributed at Meeting*

#### 5 Public Hearings

- 5.1 Staff Report (For Possible Action - Recommendation to City Council): Case No. LDC21-00027 (5935 West Ranger Road Zoning Map Amendment) - A request has been made for a zoning map amendment from Large Lot Residential – 1 acre minimum lot size (LLR1) to Single-Family Residential – 4,000 square foot minimum lot size (SF4). The ±2.91 acre site is generally located south of the Panther Drive and West Ranger Road intersection and north of the terminus of Copper Leaf Drive. The site has a Master Plan land use designation of Mixed Neighborhood (MX). [**Ward 4**] 6:40 PM

Dave Snelgrove, CFA, gave an overview of the project. Spencer Bitz (applicant) was present as well.

Kyle Chisholm, Assistant Planner, presented the staff report.

Disclosures: visited the site, familiar with the site

Public Comment: None

*It was moved by Commissioner Marshall, seconded by Commissioner Munoz, in the case of LDC21-00027 (5935 West Ranger Road Zoning Map Amendment), based upon compliance with the applicable findings, to recommend that City Council approve the zoning map amendment by ordinance. The motion carried unanimously with six (6) commissioners present.*

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	John Marshall, Vice Chair
<b>SECONDER:</b>	Arthur Munoz, Commissioner
<b>AYES:</b>	Taylor, Marshall, Johnson, Munoz, Olivas, Velto
<b>ABSENT:</b>	Peter Gower

## 6 Truckee Meadows Regional Planning Liaison Report

Commissioner Johnson reported there is a meeting scheduled for January 28th.

## 7 Staff Announcements

- 7.1 Report on status of Planning Division projects.
- 7.2 Announcement of upcoming training opportunities.
- 7.3 Report on status of responses to staff direction received at previous meetings.
- 7.4 Report on actions taken by City Council on previous Planning Commission items.  
6:57 PM

Angela Fuss, Acting Community Development Director, reported on actions taken by City Council.

The Prado Development was reviewed by City Council last week and had a unanimous recommendation of denial. Both Daybreak Tentative Maps were appealed to City Council. The Zoning Code update was approved and adopted and will be on the City website this week or early next week. All applications were updated due to new code. There is a number of other new types of applications. Staff reports are being reformatted. The idea is to get all of the key information out in the beginning of the staff report. We have a twelve-month grandfathering of the old code.

Ms. Fuss explained that the sustainability code will go through a longer and more robust public outreach process and be adopted as a separate text amendment.

Ms. Fuss answered questions regarding the changes to the staff reports. If a finding cannot be met, it will be in the discussion of the staff report.

Commissioner Marshall stated he would like to see how the findings could be made included in the reports. It provides a basis upon which to take action. He understands meeting packets can be lengthy but there may be a middle ground where evidence in support of the findings can be provided in a document that is linked to the staff report.

Commissioner Olivas agreed with Commissioner Marshall and would like the staff reports to be finding based.

Commissioner Johnson also agreed with fellow commissioners regarding finding information being included in the reports. Staff presentation on how we can make those findings is crucial. He also asked about the status of bringing back the Neighborhood Advisory Boards (NAB).

Ms. Fuss discussed plans for bringing back the NABs. It's a City Council decision and up to the each Council Member when they want to bring their NAB back.

Ms. Fuss confirmed for Chair Taylor that the findings will be revised.

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

None

**9 Public Comment**

None

**10 Adjournment (For Possible Action)**

The meeting was adjourned at 7:17 p.m.