



# MINUTES

## Regular Meeting

### Reno City Planning Commission

Wednesday, February 17, 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 Marshall 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	Present	
Mark Johnson	Commissioner	Present	
Arthur Munoz	Commissioner	Present	
Paul Olivas	Commissioner	Absent	
Alex Velto	Commissioner	Present	6:05 PM

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

### 3 Public Comment

None

### 4 Approval of Minutes (For Possible Action)

4.1 Reno City Planning Commission - Regular - Jan 20, 2021 6:00 PM (For Possible Action) 6:03 PM

*It was moved by Commissioner Johnson, seconded by Commissioner Marshall, to approve the meeting minutes. The motion carried with four (4) in favor and one (1) abstention by Commissioner Gower.*

<b>RESULT:</b>	<b>ACCEPTED [4 TO 0]</b>
<b>MOVER:</b>	Mark Johnson, Commissioner
<b>SECONDER:</b>	John Marshall, Vice Chair
<b>AYES:</b>	Kathleen Taylor, John Marshall, Mark Johnson, Arthur Munoz
<b>ABSTAIN:</b>	Peter Gower
<b>ABSENT:</b>	Paul Olivas, Alex Velto

4.2 Reno City Planning Commission - Regular - Feb 3, 2021 6:00 PM (For Possible Action) 6:03 PM

*It was moved by Commissioner Gower, seconded by Commissioner Johnson, to approve the meeting minutes. The motion carried with four (4) in favor and one (1) abstention by Commissioner Marshall.*

<b>RESULT:</b>	<b>ACCEPTED [4 TO 0]</b>
<b>MOVER:</b>	Peter Gower, Commissioner
<b>SECONDER:</b>	Mark Johnson, Commissioner
<b>AYES:</b>	Kathleen Taylor, Peter Gower, Mark Johnson, Arthur Munoz
<b>ABSTAIN:</b>	John Marshall
<b>ABSENT:</b>	Paul Olivas, Alex Velto

## **5 Presentation by Adam Searcy, Chief Facilities Management Officer, on the Washoe County School District Facility Planning**

*(Commissioner Velto present at 6:05 p.m.)*

Adam Searcy, WCSD, gave an overview of the WCSD Facility Plan and answered questions from commissioners.

Mr. Searcy explained for Commissioner Marshall that the facilities plan is tied to student enrollment and district funding from the State is also tied to enrollment.

Angela Fuss, Acting Community Development Director, confirmed for Commissioner Marshall that the school district's next facilities plan can come to the Reno Planning Commission for review and input. She also explained that it is reviewed by the Regional Planning Commission as well.

Mr. Searcy explained for Commissioner Johnson that they are working on a revitalization plan that looks at anticipated needs for existing facilities.

WCSD Presentation - *Presented/Distributed at Meeting*

## 6 Public Hearings

- 6.1 Staff Report (For Possible Action): Case No. LDC21-00014 (River Bend Power Line Relocation) - A request has been made for special use permits to allow for: a) the relocation of an overhead 120 kilovolt (kV) powerline; and b) development adjacent to residential zoning. This is considered a project of regional significance because it involves the relocation of a utility line with the capacity to carry 60 kV of electricity or more (120 kV). The ±22.13 acre site consists of five parcels located south of Highway 40, starting ±330 feet west of its intersection with Edinburgh Drive, running east for ±0.4 miles. The site is within the Single-Family Residential -6,000 (SF-6) and Community Commercial (CC) zones and has Single-Family Neighborhood (SFN) and Suburban Mixed Use (SMU) Master Plan land use designations. **[Ward 5]** 6:52 PM

John Krmptotic, KLS Design Group, gave an overview of the project.

Nathan Gilbert, Associate Planner, presented the staff report. Staff recommends approval with the conditions listed in the staff report.

Disclosures: site visits, read emails, discussed the matter with an NV Energy representative

Public Comment:

Comments from NV Energy were received, provided to the Commission and entered into the record. No other public comment or voice mails were received.

Questions:

Mr. Krmptotic confirmed for Commissioner Marshall that the applicant is the developer. This is not an NV Energy led application.

Commissioner Marshall asked why they want to relocate the line.

Mr. Krmptotic stated the applicant is preparing the property for future development.

Commissioner Johnson asked what the required setback is around a line of this voltage.

Mr. Gilbert stated the requirement is 150 foot separation from the footprint of a residential structure.

Discussion:

Commissioner Marshall stated that relocating the power line will have a significant increase in terms of the interference with views from one of the most heavily used bike routes we have. Going from a smaller power line to a larger more complex power line is a significant impact. He discussed the costs for undergrounding. This is an opportunity for us to avoid a circumstance where the public would bear some of the burden to allow a developer to realize profit.

Commissioner Velto asked Commissioner Marshall what finding that applies to.

Commissioner Marshall stated finding b and finding f would apply.

Commissioner Velto asked the applicant to weigh in on Commissioner Marshall's concern.

Mr. Krmpotic addressed the visual impact issue. We are relocating an existing corridor. The fact that we are eliminating a corridor should be of some benefit. There is an H frame structure going through the site today that has more visual impact than there would be with a single pole.

Commissioner Marshall stated the H frame goes through the parcel and crosses the roadway, it doesn't parallel the roadway like the proposed relocation would.

Commissioner Velto explained his concern with applying finding f to an environmental aesthetic.

Commissioner Marshall stated general aesthetics and scenic quality is in fact a recognized environmental impact.

Chair Taylor stated she is having a hard time not making the finding since there is already an existing power line there.

Commissioner Gower stated he understands where Commissioner Marshall is coming from and he does consider finding f to cover the aesthetic impact issue. There is an existing power line in this area and he sees this as a consolidation of infrastructure and a net improvement in the overall amount of infrastructure on the landscape.

Commissioner Johnson agreed with the comments by Chair Taylor and Commissioner Gower regarding the existing line. The eastern portion of the site does not have a power line and this would be an intensification but there is a utility corridor that makes this property not viable for much development. He does not believe this creates adverse environmental impacts.

*It was moved by Commissioner Munoz, seconded by Commissioner Gower, in the case of LDC21-00014 (River Bend Power Line Relocation), based upon compliance with the applicable findings, to approve the special use permit subject to the conditions listed in the staff report. Motion carried with five (5) in favor and one (1) opposition by Commissioner Marshall.*

<b>RESULT:</b>	<b>APPROVED [5 TO 1]</b>
<b>MOVER:</b>	Arthur Munoz, Commissioner
<b>SECONDER:</b>	Peter Gower, Commissioner
<b>AYES:</b>	Taylor, Gower, Johnson, Munoz, Velto
<b>NAYS:</b>	John Marshall
<b>ABSENT:</b>	Paul Olivas

## **7 Truckee Meadows Regional Planning Liaison Report**

Commissioner Johnson stated there has not been a Regional Planning Commission meeting since the last Reno Planning Commission meeting.

## **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.  
7:26 PM

Angela Fuss, Acting Community Development Director, reported on actions taken by City Council. The Echo Avenue zone change and Master Plan amendment was approved. The Canyon's PUD will be rescheduled for a first hearing at City Council in a couple of weeks.

Commissioner Olivas resigned as a Planning Commissioner. There will be another meeting or two before a new appointment is made.

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

None

## **10 Public Comment**

None

## **11 Adjournment (For Possible Action)**

The meeting was adjourned at 7:28 p.m.