



MINUTES

Regular Meeting

Reno City Planning Commission

Wednesday, March 3, 2021 • 6:00 PM

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

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

1 Pledge of Allegiance

Commissioner Olivas 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	
Alex Velto	Commissioner	Present	

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

3 Public Comment

A majority of the public comment received was for Canyon's Edge which will be scheduled for a future Planning Commission meeting. All public comment received has been entered as part of the record. Voicemails received were heard during the meeting and have been entered as part of the record.

Mike Dellolio
Dee Reece
Giselle Reyna
Norit Sausu
Raymond
Faby

General Public Comment and VM Transcriptions - *Presented/Distributed at Meeting*

4 Appreciation and recognition of Paul Olivas for his many years of service on the City of Reno Planning Commission.

Angela Fuss, Acting Community Development Director, presented Paul Olivas with a Certificate of Appreciation. Mr. Olivas has been on the Planning Commission since 2013.

5 Public Hearings

- 5.1 Staff Report (For Possible Action): Case No. LDC21-00016 (Copart) - A request has been made for a special use permit to expand the nonconforming use of a wrecking yard, salvage yard, or junk yard (outside). The subject site contains three parcels totaling ±34.07 acres and is located ±450 feet west of the intersection of North Virginia Street and Stead Boulevard. The site has a base zoning of Industrial Commercial (IC). The Master Plan land use designation is Special Planning Area/Reno Stead Corridor Joint Plan (SPA/RSCJP). [Ward 4] 6:47 PM

Dave Snelgrove, CFA, gave an overview of the project. He discussed the last sentence of Condition No. 9 and stated the language was confusing: "All paving and asphalt grindings shall be completed and installed on all three parcels comprising the subject site 18 months from the approval of this permit." Mr. Snelgrove stated that he assumes that is from the approval of a grading permit and not the approval of this special use permit.

Jeremy Meltebarger, Copart National Property Manager, discussed Condition No. 9 and explained that they typically use rock and ballast materials. They also adhere to any and all imposed stormwater regulations at all of their facilities.

Brook Oswald, Associate Planner, presented the staff report. This application is the result of an enforcement call made on this site. It was investigated and determined that they were not in compliance. Mr. Oswald clarified that the intent of Condition No. 9 was to be completed 18 months from the approval of this special use permit. He explained there are environmental and stormwater concerns on the site and they want to make sure they are addressed quickly. Staff can make all of the findings and recommends approval.

Disclosures:

visited the site and received email and/or voicemail

Public Comment:

One public comment was received and forwarded to the Planning Commission and entered into the record.

Questions:

Mr. Oswald explained for Commissioner Johnson the original special use permit was established through the county for an auto and wrecking yard. Through this special use permit the original special use permit can be limited back into something that would be more conforming and something that would be allowed within this zone. Condition No. 4 limits the use for auto wrecking to more of a towing use.

Mike Mischel, Engineering Manager, confirmed for Commissioner Johnson that he had a conversation with Mr. Snelgrove this afternoon about materials that would be acceptable for paving. Knowing that the surfacing material is a sensitive issue and knowing it is desirable for all parties to reduce the storm runoff, he recommends that we consider surface materials other than grinding and modify Condition No. 9 with an additional sentence at the end saying "Surfacing material other than asphalt grindings may be considered subject to the approval of the administrator".

Mr. Mischel explained for Commissioner Marshall that the applicant is required to have certain Best Management Practices (BMPs) in place to protect stormwater runoff. The applicant does have existing spill and containment plans in place today and they are subject to permits from the state to mandate that they have these spill and containment plans in place.

Commissioner Marshall discussed the need for clarity on the timing requirements for Condition No. 2 and Condition No. 9. He suggest adding language to Condition No. 9 stating that notwithstanding any other condition they have 18 months to do this. He also suggested that since this company violated city code twice with expansions without permits that a condition be added that says if there is further expansion without necessary permits, this permit becomes invalid.

Karl Hall, City Attorney, confirmed for Commissioner Marshall that his suggested additional condition can be legally imposed.

Mr. Oswald explained for Commissioner Gower that we do not have a requirement at this time for any remediation if this site is vacated. That would fall on the property owner to remediate the land and there is state and county oversight on that.

Discussion:

Commissioner Marshall proposed adding a condition stating that if there is further unpermitted expansion that this permit ceases to exist.

Commissioner Gower stated that while there are concerns regarding stormwater runoff, he is confident leaving it to staff to work out what is an acceptable material for paving that addresses those stormwater concerns.

There was discussion regarding the timing requirements in the conditions to bring the site into compliance.

Mr. Oswald stated that staff felt that 18 months was a reasonable timeline for the applicant to get this done and bring it into conformance.

Commissioner Marshall noted that the conditions allow 18 months to apply for their building permit, not 18 months to get all the stuff done to bring it into compliance.

Mr. Oswald stated another condition can be added that states all work under this permit shall be completed within 18 months of approval of the special use permit.

Mr. Hall confirmed for Commissioner Marshall that he is okay with the suggested additional condition as stated by Mr. Oswald.

Mr. Oswald confirmed for Commissioner Marshall that they will revise Condition No. 9 with the language proposed by Mr. Mischel regarding surface materials and remove the language related to timing as that will be addressed in a new condition.

Mr. Snelgrove responded to Commissioner Munoz stating that there is about 23 to 25 acres in terms of paved area out of a total of 34 acres. Because this is in three parcels it cannot be done all at once. A lot of staging will be needed. He stated that he does understand the points that have been made tonight regarding this being a code enforcement issue.

Mr. Snelgrove responded to Chair Taylor stating that he would prefer a longer timeframe to accommodate for seasonality or other unforeseen issues.

Commissioner Gower stated he is not clear on the outcome of Commissioner Marshall's proposed condition if this special use permit were nullified.

Angela Fuss, Acting Community Development Director, suggested another alternative that if they don't have all of their final construction work done within 18 months, they can come back to the Planning Commission to ask for a one year time extension.

It was moved by Commissioner Marshall, seconded by Commissioner Gower, in the

case of LDC21-00016 (Copart), based upon compliance with the applicable findings, to approve the special use permit, subject to conditions listed in the staff report as modified and summarized by staff.

Mr. Oswald summarized the condition changes.

Condition No. 9 - Prior to the issuance of a grading permit, the applicant will be required to provide plans depicting the areas with asphalt grindings, provide structural sections for the areas with asphalt grindings, disclose the origin of the grindings, and provide a gradation table for the grindings for the approval of Community Development Department. The plans shall also demonstrate all interior drive aisles will be paved per code. Alternative paving materials may be approved by the administrator.

Condition No. 16 - Any further expansion of the non-conforming use without permits invalidates the special use permit subject to this approval.

Condition No. 17 - All construction work as outlined in the SUP shall be completed within 18 months of the sup approval.

Motion carried unanimously with six (6) commissioners present.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	John Marshall, Vice Chair
SECONDER:	Peter Gower, Commissioner
AYES:	Taylor, Marshall, Gower, Johnson, Munoz, Velto

5.2 Staff Report (For Possible Action): Case No. LDC21-00029 (Mountain View Mortuary) - A request has been made for a special use permit to establish a crematorium in an existing $\pm 30,720$ square foot mortuary building. The ± 2.87 acre site is located on the northwest corner of the West 4th Street and Stoker Avenue intersection. The subject site is located within the Mixed Use/West 4th Street Transit Corridor Overlay (MU/W4TC) zoning district and has a Master Plan land use designation of Suburban Mixed-Use (SMU). This project was submitted prior to the comprehensive update to the zoning code (Zoning Code RENOVation) and will be reviewed, analyzed, and heard using the Title 18 standards in existence immediately prior to January 13, 2021. [**Ward 1**] 6:22 PM

This item was heard before Agenda Item 5.1.

Paul Noell, Mountain View Mortuary, gave an overview of the project.

Kyle Chisholm, Assistant Planner, presented the staff report. Staff received one voice message that was forwarded to the Planning Commission. Staff is able to make all the findings and recommends approval.

Disclosures:

Familiar with the site, received communication.

Public Comment:

Two voicemails were received and heard during the meeting.

Questions:

Commissioner Gower asked if staff had a conversation with Code Enforcement about whether they will be able to enforce Condition No. 4.

Mr. Chisholm stated he did not run it by Code Enforcement.

Jeff Borchardt, Planning Manager, explained that condition is similar to language used in code for different types of nuisance provisions and Code Enforcement typically takes over enforcement. The condition is needed on this project so that Code Enforcement has the ability to enforce the provisions if this is taken over by someone else in the future.

Commissioner Munoz asked if there was any validity to the public comment made about shutting down the restaurant.

Mr. Chisholm stated that is not a part of this application.

Mr. Noell stated he has no plan to take over the restaurant. They share a parking lot with them and have always had a good relationship with them. He sends families over to them after services.

Commissioner Johnson stated that the applicant indicated they will be dismantling and getting rid of the existing crematory that is a non-conforming use on the PF zone and asked if there is a way or a need to track that.

Mr. Chisholm stated he is not aware of a tracking mechanism or a process in place for non-conforming uses. It is a different parcel and is not tied to this request.

It was moved by Commissioner Gower, seconded by Commissioner Marshall, in the case of LDC21-00029 (Mountain View Mortuary), based upon compliance with the applicable findings, to approve the special use permit, subject to the conditions listed in the staff report. Motion carried unanimously with six (6) commissioners present.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Peter Gower, Commissioner
SECONDER:	John Marshall, Vice Chair
AYES:	Taylor, Marshall, Gower, Johnson, Munoz, Velto

6 Truckee Meadows Regional Planning Liaison Report

Commissioner Johnson reported that the February meeting was cancelled. The next meeting is scheduled for March 25.

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.
7:52 PM

Angela Fuss, Acting Community Development Director, reported the following actions taken by City Council: Council approved the West Ranger zone change; Appeal for a Daybreak Tentative Map was withdrawn.

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

None

9 Public Comment

None

10 Adjournment (For Possible Action)

Commissioner Munoz stated the Mayor's Park was completed and he commended the Planning Commission and City Council for everything they've done there.

The meeting was adjourned at 7:53 p.m.