



MINUTES

Regular Meeting

Reno City Planning Commission

Wednesday, May 19, 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
J.D. Drakulich	326-8861	Arthur Munoz	326-8862
Peter Gower	326-8860	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	
J.D. Drakulich	Commissioner	Present	
Peter Gower	Commissioner	Present	
Mark Johnson	Commissioner	Present	
Arthur Munoz	Commissioner	Present	
Alex Velto	Commissioner	Present	

The meeting was called to order at 6:10 PM.

3 Public Comment

Emails were received for future agenda items.

One voicemail was heard at this time from Laurie Marin.

Item 3 - All General Public Comment and Voicemail Received -
Presented/Distributed at Meeting

4 Public Hearings

- 4.1 Staff Report (For Possible Action - Recommendation to City Council): Case No. LDC21-00051 (Moya Industrial Complex Rezoning) - A request has been made for a zoning map amendment from Single Family Residential – 8 units per acre (SF-8) to Industrial (I). The ±13.31 acre site is located on the northwest side of

Moya Boulevard ±140 feet south of Resource Drive. The subject site has a Master Plan land use designation of Industrial (I). [Ward 4] 6:13 PM

Matthew Lepire gave an overview of the project.

Grace Whited, Assistant Planner, presented the staff report. Staff received one public comment in favor of the zone change but concern regarding future development due to the bird population in the drainageway, and one public comment opposed to the project due to potential traffic congestion. Staff can make all the findings and recommends approval of the zoning map amendment.

Disclosures: familiar with the site, read emails

Public Comment: Two emails were received, entered into the record and forwarded to the Planning Commission. No voicemails were received.

There was discussion regarding the proximity of the parcel to a flood zone. It was noted that the Planning Commissioner is being asked to recommend a zone change to City Council and not a project. It was also noted that during the master plan update several years ago there was a push to identify industrial land use and now there is more of a shortage of land for housing.

It was moved by Commissioner Gower, seconded by Commissioner Velto, in the case of LDC21-00051 (Moya Industrial Complex Rezoning), based upon compliance with the applicable findings, to recommend that City Council approve the zoning map amendment by ordinance. The motion carried unanimously with seven (7) commissioners present.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Peter Gower, Commissioner
SECONDER:	Alex Velto, Commissioner
AYES:	Taylor, Marshall, Drakulich, Gower, Johnson, Munoz, Velto

- 4.2 Staff Report (For Possible Action): Case No. LDC21-00053 (Mount Limbo) – A request has been made for a special use permit for grading that will result in cuts greater than 20 feet in depth and/or fills greater than ten feet in height. The ±11.24 acre site is located on the east side of Mount Limbo Street ±200 feet to the north of its intersection with Echo Avenue. The site has a Master Plan land use designation of Industrial (I) and is within the Industrial Commercial (IC) zoning district. This project has been requested to be reviewed, analyzed, and heard using the Title 18 standards in existence immediately prior to January 13, 2021. [Ward 4] 6:35 PM

Kerry Rohrmeier, on behalf of the applicant, gave an overview of the project.

(Commissioner Munoz absent at 6:37 p.m.)

Heather Manzo, Associate Planner, presented the staff report. Staff can make all of the findings and recommends approval of the special use permit.

(Commissioner Munoz present at 6:44 p.m.)

Disclosures: site visit

Public comment: none

Ms. Manzo confirmed for Commissioner Gower that it is a code requirement that the applicant be annexed and get a Will-Serve letter from Truckee Meadows Water Authority (TMWA) before they will be issued any permits for the project. It is not a condition of approval anymore.

Jonathan Browning, Tectonics Design Group, confirmed for Commissioner Johnson that the sewer access details have been addressed. In coordinating with the neighbor of the site, we found that due to the shallow nature of their sewer lines they could benefit from additional flows and we are working with them as our primary alternative to get an easement to tie in to their sewer that is about 15' from our property line.

Commissioner Johnson discussed the special use permit finding for cuts and fills that states the grading is necessary to provide safe and adequate access to the development. It is the project type that is causing the need for the fills, not the access to the development. The roadway and the site are essentially at the same elevation so the 30' plus fills are being done not to access the development but to accommodate the particular development this applicant wants to do. He also expressed concern that a 30' fill with a 4:1 slope is not going to be treated in a way that doesn't look man made.

Commissioner Velto asked for a response to Commissioner Johnson's concerns.

Ms. Rohrmeier stated that code is clear on our responsibilities to make the natural visual appeal of manufactured slopes.

Mr. Browning, Techtonic Design Group, stated that they will make sure that they create a slope that is stable and that what is in place is sustainable and successful. He also explained that access is the constraint with the site. They looked at a lot of different options for this parcel and there is really no way to get away from these fills unless you just don't develop.

Karl Hall, City Attorney, explained for Commissioner Velto that the findings are subject to interpretation and it is up to the Planning Commission's discretion as to how to interpret the finding regarding grading being necessary to provide safe and adequate access to the development.

Commissioner Munoz stated he has no concerns with this request.

Commissioner Marshall discussed the need for sustainability criteria for developments. This is piling more truck traffic into a closed air basin with significant diesel emissions. He discussed the need to start thinking about conditioning projects to have an electrified fleet within a certain time period.

Commissioner Gower agreed with Commissioner Marshall's thought process and stated we missed an opportunity with the Title 18 update to comprehensively address things like sustainability that can be consistently applied to projects like this.

Commissioner Drakulich agree with the concerns regarding air quality in a closed basin.

It was moved by Commissioner Drakulich, seconded by Commissioner Velto, in the case of LDC21-00053 (Mount Limbo), based upon compliance with the applicable findings, to approve the special use permit, subject to conditions.

Commissioner Marshall asked the maker of motion if he would add a condition to require electrification of the truck fleet within five years.

Ms. Manzo explained that this is a special use permit for fills alone and there is no development proposed as a part of this project aside from the fills to support a development in the future.

Commissioner Drakulich stated he is not ready to put Commissioner Marshall's suggested condition on the applicant right now with this motion.

The motion carried with five (5) in favor and two (2) oppositions by Commissioners Marshall and Johnson.

RESULT:	APPROVED [5 TO 2]
MOVER:	J.D. Drakulich, Commissioner
SECONDER:	Alex Velto, Commissioner
AYES:	Taylor, Drakulich, Gower, Munoz, Velto
NAYS:	John Marshall, Mark Johnson

4.3 Staff Report (For Possible Action): Case No. LDC21-00054 (Daybreak Plan Area 18A) A request has been made for a tentative map to develop an 81-unit single-family detached subdivision. The ±21.5 acre site is located +/- 2,000 feet north of the intersection of South Meadows Parkway and Echo Valley Parkway. The site is in the Daybreak Planned Unit Development (PD) zoning district and has a Master Plan land use designation of Suburban Mixed-Use (SMU). **[Ward 3]** 7:06 PM

Derek Kirkland, Wood Rodgers, gave an overview of the project. His PowerPoint presentation went over Agenda Items 4.3 and 4.4.

Brook Oswald, Associate Planner, presented the staff report. Staff did not receive any public comments on this item. Staff recommends approval of this request.

Disclosures: communicated with the applicant's representative, previously visited site, familiar with the site

Public Comment: none

Mike Mischel, Engineering Manager, confirmed for Commissioner Marshall that there will be ample time to make any changes necessary after the CLMR process is done.

(Commissioner Munoz absent at 7:30 p.m. Present again at 7:32 p.m.)

Mr. Kirkland also confirmed there is a condition in the tentative map that says they can't grade on the site until the CLMR is in place.

Commissioner Marshall expressed concern with having to rely on CLMR findings and the mitigation package to make our findings when that hasn't been finalized yet.

Mr. Kirkland explained for Commissioner Gower that the PUD does not specify a time frame for completion of the smaller park. In the interim, they will have access to Cyan Park that is less than a half a mile away.

Mr. Oswald further explained the intention for the flexibility on the timing of the smaller parks. He also noted there is an 11.5 acre central park that will be planned that is timed to come in during a certain phase.

Mr. Oswald explained for Commissioner Marshall there is a requirement for an elementary school that is anticipated to be developed in this quadrant/southwest side. They are comfortable that the current school can accommodate the students they anticipate with this, knowing that as this further develops a new elementary school will be built on the project site.

Commissioner Johnson asked if there is any concern from a traffic standpoint with respect to how close the buildings are shown in relation to the street.

Mike Mischel, Engineering Manager, confirmed for Commissioner Johnson that he would have no concern with the capacity of the street section. It can carry the traffic volumes that we are looking for it to carry.

It was moved by Commissioner Johnson, seconded by Commissioner Munoz, in the case of LDC21-00054 (Daybreak Plan Area 18A), based upon compliance with the applicable findings, to approve the tentative map, subject to conditions.

Commissioner Marshall stated he will not support the motion because he cannot make finding 8 on the timing of the CLMR.

The motion carried with six (6) in favor and one (1) opposition by Commissioner Marshall.

RESULT:	APPROVED [6 TO 1]
MOVER:	Mark Johnson, Commissioner
SECONDER:	Arthur Munoz, Commissioner
AYES:	Taylor, Drakulich, Gower, Johnson, Munoz, Velto
NAYS:	John Marshall

4.4 Staff Report (For Possible Action): Case No. LDC21-00055 (Daybreak Plan Area 19B) A request has been made for a tentative map to develop a 72-unit single-family attached townhome subdivision. The ±11.4 acre site is located +/-1000 feet north of intersection of South Meadows Parkway and Echo Valley Parkway. The site is in the Daybreak Planned Unit Development (PD) zoning district and has a Master Plan land use designation of Suburban Mixed-Use (SMU). **[Ward 3]**
7:44 PM

Derek Kirkland, Wood Rodgers, gave his PowerPoint presentation during Agenda Item 4.3.

Brook Oswald, Associate Planner, presented the staff report. Staff recommends approval of the tentative map.

Disclosures: spoke with applicant's representative, previously visited the site, familiar with the site

Public Comment: none

Mr. Kirkland confirmed for Commissioner Drakulich that there will be no parking on Talus.

Commissioner Gower noted there is no traffic study triggered for these individual tentative maps and asked how we are addressing traffic cumulatively in this area.

Mr. Oswald explained for Commissioner Gower that there was a master traffic study done with the overall PUD. The Traffic Engineer proposed traffic mitigation or improvements that would need to occur. The major one with this is the signalized intersection that will happen along South Meadows on Echo Valley that will become Talus.

Commissioner Gower noted there was not a requirement in the traffic study for any ongoing monitoring to validate the information.

Mr. Oswald stated that the traffic study done prior to City Council reducing the original number of units and we are feeling comfortable that the original study is still valid. There will be a constant monitoring of the plan and updates as we move through this development process.

Mr. Kirkland added that they are required in the PUD to also submit trip generation letters with each tentative map application.

Mike Mischel, Engineering Manager, agreed with Commissioner Johnson that the alleys are basically driveways. They will be low volume alleys and we will review the site distance to ensure that it is adequate.

It was moved by Commissioner Drakulich, seconded by Commissioner Munoz, in the case of LDC21-00055 (Daybreak Plan Area 19B), based upon compliance with the applicable findings, to approve the tentative map, subject to conditions. The motion carried unanimously with seven (7) commissioners present.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	J.D. Drakulich, Commissioner
SECONDER:	Arthur Munoz, Commissioner
AYES:	Taylor, Marshall, Drakulich, Gower, Johnson, Munoz, Velto

- 4.5 Staff Report (For Possible Action): Case No. PAR21-00034 (Daybreak Plan 17, 18, 19 - Map 1) A request has been made for a merger and re-subdivision of parcels with the intent to create Village Parcels. This parcel map creation process is allowed per Section 2.8 (Subdivision into Village Parcels) of the Daybreak Planned Unit Development Handbook. The ±302.2 acres are located directly north of the intersection of South Meadows Parkway and Echo Valley Parkway. The site has a Master Plan land use designation of Suburban Mixed-Use (SMU) and is

in the Daybreak Planned Unit Development (PD) zoning district. [Ward 3] 8:12 PM

Chair Taylor called for a recess at 7:59 p.m. The meeting resumed at 8:12 p.m.

Agenda Items 4.5 and 4.6 were opened together.

Derek Kirkland, Wood Rodgers, gave an overview of the project parcel maps.

Brook Oswald, Associate Planner, presented the staff report for this item and Agenda Item 4.6. Staff recommends approval of the parcel maps.

Disclosures: visited site, familiar with the site, spoke with applicant's representative

Public Comment: none received for Agenda Item 4.5 or 4.6

Commissioner Marshall expressed concern regarding potential vulnerability with piecemealing subdivisions.

Angela Fuss, Assistant Community Development Director, provided some background information. Both the old code and the new code have the same process that follows state law. Subsequent parcel maps can be submitted if you go through a public hearing process.

Ms. Fuss answered questions from Commissioner Marshall and explained the process of subdividing multiple times through subsequent parcel maps. In this case they created smaller parcels to match their tentative map boundaries.

Mr. Kirkland explained for Commissioner Marshall that the net loss of open space is 0.5 acres. When we look at the east side tentative maps that were approved we are actually gaining back quite a bit of open space.

Mr. Oswald explained for Commissioner Marshall that they are looking at this as the whole of the PUD and he is hesitant to condition one tentative map to have zero open space loss. The applicant is keeping a running tally of the overall open space.

Commissioner Johnson stated it would be incumbent upon us to look at the open space in the tentative map stage because that is where we can add conditions. He asked if that can be looked at on subsequent tentative maps before we are the parcel map stage.

Mr. Oswald confirmed that is something they can include in future staff reports at the tentative map stage. He also noted that the handbook does allow for a 10% loss of open space.

Mr. Kirkland agreed to include that information in future tentative maps. The reason you didn't see it in the previous tentative maps is because we were within the 10% allowed in the PUD.

Mr. Kirkland explained for Chair Taylor that this request is being made in an effort to clean it up and have the village boundaries match the tentative map.

Karl Hall, City Attorney, confirmed for Commissioner Marshall that he is confident that this process is legal.

It was moved by Commissioner Drakulich, seconded by Commissioner Munoz, in the case of PAR21-00034 (Daybreak Plan 17, 18, 19 - Map 1), based upon compliance with the applicable findings, to approve the parcel maps. The motion carried unanimously with seven (7) commissioners present.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	J.D. Drakulich, Commissioner
SECONDER:	Arthur Munoz, Commissioner
AYES:	Taylor, Marshall, Drakulich, Gower, Johnson, Munoz, Velto

4.6 Staff Report (For Possible Action): Case No. PAR21-00035 (Daybreak Plan 17, 18, 19 - Map 2) - A request has been made for a merger and re-subdivision of parcels with the intent to create Village Parcels. This parcel map creation process is allowed per Section 2.8 (Subdivision into Village Parcels) of the Daybreak Planned Unit Development Handbook. The ±302.2 acres are located directly north of the intersection of South Meadows Parkway and Echo Valley Parkway. The site has a Master Plan land use designation of Suburban Mixed-Use (SMU) and is in the Daybreak Planned Unit Development (PD) zoning district. **[Ward 3]** 8:54 PM

This item was opened with Agenda Item 4.5.

It was moved by Commissioner Drakulich, seconded by Commissioner Velto, in the case of PAR21-00035 (Daybreak Plan 17, 18, 19 - Map 2), based upon compliance with the applicable findings, to approve the parcel maps. The motion carried unanimously with seven (7) commissioners present.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	J.D. Drakulich, Commissioner
SECONDER:	Alex Velto, Commissioner
AYES:	Taylor, Marshall, Drakulich, Gower, Johnson, Munoz, Velto

5 Truckee Meadows Regional Planning Liaison Report

Commissioner Johnson reported there is a meeting scheduled for next week.

6 Staff Announcements

- 6.1 Report on status of Planning Division projects.
- 6.2 Announcement of upcoming training opportunities.
- 6.3 Report on status of responses to staff direction received at previous meetings.
- 6.4 Report on actions taken by City Council on previous Planning Commission items.
8:56 PM

Angela Fuss, Assistant Community Development Director, reported on the ranking of the work program. Planning Commission numbers came back with affordable housing as the top choice, sustainability as the second choice, and residential use compatibility as the third choice. City Council's top three choices for future text amendments are affordable housing, appeals and related procedures, and sustainability.

Ms. Fuss reviewed projects that will be coming before the Planning Commission over the next three months related to the master plan and zoning code.

Ms. Fuss announced that City Hall is open to the public. The next Planning Commission meeting will be in person. There will be no more zoom meetings.

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

None

8 Public Comment

None

9 Adjournment (For Possible Action)

The meeting was adjourned at 9:03 p.m.