



MINUTES
Regular Meeting
Reno City Planning Commission

Thursday, June 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
J.D. Drakulich	326-8861	Arthur Munoz	326-8862
Peter Gower	326-8860	Alex Velto	326-8858

1 Pledge of Allegiance

Angela Fuss 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 6:07 PM.

3 Public Comment

Item 3 - General Public Comment - *Presented/Distributed at Meeting*

Staff received emails related to future agenda items. All emails received were forwarded to the Planning Commission and entered into the record.

No public comment cards were received for this item.

4 Approval of Minutes (For Possible Action)

4.1 Reno City Planning Commission - Regular - Apr 21, 2021 6:00 PM (For Possible Action) 6:08 PM

It was moved by Commissioner Gower, seconded by Commissioner Johnson, to approve the meeting minutes. The motion carried with six (6) in favor and one (1) abstention by Commissioner Marshall.

RESULT:	ACCEPTED [6 TO 0]
MOVER:	Peter Gower, Commissioner
SECONDER:	Mark Johnson, Commissioner
AYES:	Taylor, Drakulich, Gower, Johnson, Munoz, Velto
ABSTAIN:	John Marshall

4.2 Reno City Planning Commission - Regular - May 5, 2021 6:00 PM (For Possible Action) 6:09 PM

It was moved by Commissioner Gower, seconded by Commissioner Johnson, to approve the meeting minutes. The motion carried unanimously with seven (7) commissioners present.

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

5 Public Hearings

5.1 Staff Report (For Possible Action - Recommendation to City Council): Case No. LDC21-00067 (Master Plan Text Amendment – Zoning Districts) – Text amendment to the City’s Master Plan to: (1) update the names of all zoning districts and application types to conform to the City’s zoning code adopted in January 2021; (2) identify Parks, Greenways, and Open Space (PGOS), Public Facilities (PF), and Specific Plan District (SPD) zoning districts as conforming in all master plan categories; (3) expand the Single-Family Neighborhood, Mixed Neighborhood, Multi-Family Neighborhood, and Suburban Mixed-Use categories to allow for lower density residential zoning districts; (4) expand the Industrial category to include the Mixed Employment (ME) zoning district; (5) limit Industrial (I) and Industrial Commercial (IC) zoning districts within the Mixed-Employment category to existing properties with that zoning; (6) within the Mortensen-Garson Neighborhood Plan, add Mixed-Use Suburban (MS) as a conforming zoning district in the Suburban Mixed-Use category, and Single-Family Residential, 3 units per acre (SF3) as a conforming zoning district in the Single-Family Neighborhood category; and, (7) allow non-substantive typographical and grammatical errors in the Master Plan to be corrected administratively. This Master Plan text amendment applies to all properties citywide. 6:09 PM

Kelly Mullin, Principal Planner, gave an overview of the staff report.

Disclosures: No disclosures

Public Comment: None

Ms. Mullin explained for Commissioner Johnson that with the proposed changes the number of existing parcels with nonconforming uses would drop by about 800 or 850. She further explained that the changes will allow for a wider range of zoning districts within master plan categories. In terms of how that may impact density or density averages across the city, that would depend on the types of applications that are received.

Commissioner Johnson stated he is in favor of the changes. The changes give more flexibility but we will need to look at some of these to make sure we are maintaining some of the density figures and infill standards.

Ms. Mullin stated staff will be getting input from the public in terms of where they think it might be appropriate to result in additional intensification or de-intensification in certain areas.

Ms. Mullin explained for Commissioner Marshall that the terminology change to “use permit” in the master plan gives more flexibility to apply to both existing special use permits and new conditional use permits. She also explained the intent of eliminating some of the language in the category description.

Ms. Mullin explained for Commissioner Marshall that specific planned districts are similar to planned unit development.

Angela Fuss, Assistant Community Development Director, explained the history of specific planned districts and how they are similar to a planned unit development.

Ms. Mullin explained for Commissioner Marshall that the conversion in terms of the renaming of the districts in the master plan to match the new zoning code was a straight conversion. The additions to the categories are based on other reasons and not a renaming.

Ms. Mullin explained for Commissioner Munoz that one reason for the change in density is the master plan categories are so discrete in terms of not allowing overlap between the zoning districts. We were seeing some issues with that and it led to City Council providing the direction to allow for lower intensity zoning in some of the categories.

Commissioner Marshall stated this is a fairly significant change and he does not feel it has been vetted to the degree that it should because it involved a lot of staff discretion work on assigning uses within areas. He expressed concern that it has not been run by the NABs or a stakeholder group.

Ms. Fuss confirmed for Commissioner Velto that today's vote will be forwarded to City Council and if one of the Planning Commission's comments is that this should go through a more robust stakeholder input process before City Council votes, staff will forward that information and they will make the decision if they want to move forward with the changes or take it back through a stakeholder process.

Chair Taylor asked Ms. Fuss what her recommendation would be.

Ms. Fuss stated a lot of these are cleanup items as part of the zoning code update. The other items are policy direction from City Council. They specifically said they would like to see lower intensity in some of the master plan categories so this is a reflection of Council's desire. However, for your vote tonight, her direction for the Planning Commission is to put it on the record so we can forward those comments to Council on why you agree or disagree with some of these changes.

Commissioner Marshall stated he cannot support a motion moving all of the changes forward. He could support a motion moving specific chapters forward. There is a certain amount of discretion that is exercised and it would be good to develop more information so Council has a basis upon which to really see the impacts of what they are doing.

Commissioner Velto asked Commissioner Marshall what he wants to see going forward to address his concerns.

Commissioner Marshall stated he would like to make certain that the impact of what we are doing in Chapter 4 is better known and better vetted through a number of different stakeholders that might have a little different interests.

Chair Taylor stated she would not be in support of voting on each chapter but rather a motion with comments and concern.

Commissioner Gower stated that if Commissioner Marshall were to articulate his comments into a motion, he would be willing to support that.

It was moved by Commissioner Marshall, seconded by Commissioner Munoz, in the case of LDC21-00067 (Master Plan Text Amendment - Zoning Districts), based upon compliance with the applicable findings and evaluation criteria, to adopt the

amendment to the Master Plan by resolution and recommend City Council approve the amendment, subject to conformance review by the Truckee Meadows Regional Planning Agency, for Chapters 1, 3, Appendix D and F, and that Chapter 4 be brought back to the Planning Commission for review after a robust stakeholder process.

Commissioner Velto asked if there are any negative impacts on delaying the process.

Ms. Mullin stated that in order to get this back to City Council when they are back from their summer break in July, it would need to be completed by the end of this month

Ms. Fuss suggested that staff can reengage the stakeholder group that was involved in the zoning code update to get input from them. That input can then be included in the staff report that goes to City Council.

Ms. Fuss clarified that Chapter 4 adds more zoning categories. It does not take away categories. The maximum densities are the same, we are just adding the option to add different zoning categories to have lower densities. It provides more flexibility for lower density options and this is being done at City Council's direction.

Motion failed with three (3) in favor and four (4) oppositions by Commissioners Taylor, Drakulich, Gower, and Johnson.

RESULT:	DEFEATED [3 TO 4]
MOVER:	John Marshall, Vice Chair
SECONDER:	Arthur Munoz, Commissioner
AYES:	John Marshall, Arthur Munoz, Alex Velto
NAYS:	Kathleen Taylor, J.D. Drakulich, Peter Gower, Mark Johnson

Motion: Motion to adopt the amendment to the Master Plan by resolution and recommend City Council approved the amendment, subject to conformance review by the Truckee Meadows Regional Planning Agency. 6:56 PM

It was moved by Commissioner Johnson, seconded by Commissioner Drakulich, in the case of LDC21-00067 (Master Plan Text Amendment - Zoning Districts), based upon compliance with the applicable findings and evaluation criteria, to adopt the amendment to the Master Plan by resolution and recommend City Council approve the amendment based on the conversations tonight as part of our recommendations, subject to conformance review by the Truckee Meadows Regional Planning Agency.

Commissioner Marshall stated he will be voting no but only based on Chapter 4.

Motion carried with five (5) in favor and two (2) oppositions by Commissioners

Marshall and Velto.

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

- 5.2 Staff Report (For Possible Action - Recommendation to City Council): Case No. LDC21-00031 (Logisticenter I-80 West Phase 2 – Zoning Map Amendment) - A request has been made for a zoning map amendment to change the zoning designations from ±3.16 acres of Arterial Commercial (AC) and ±22.77 acres of Hotel Casino (HC) to Mixed-Use Suburban (MS) on ±25.93 acres. The project site includes two parcels totaling ±26.9 acres and is generally located north of Interstate 80, south of Boomtown-Garson Road, ±950 feet west of its intersection with Cabela Drive. The site is within the Mortensen-Garson Overlay District (MGOD) zone and has a Master Plan land use designation of Suburban Mixed-Use (SMU). [**Ward 5**] 7:02 PM

Ken Krater, representing the applicant, gave an overview of the project.

Nathan Gilbert, Associate Planner, presented the staff report.

Disclosures: familiar with site, visited site

Public Comment:

Two emails received in opposition were forwarded to the Planning Commission and entered into the record.

One voicemail was received and played during the meeting.

Walt Voight spoke in opposition and expressed concern regarding impact on views and traffic.

Charlotte Voight spoke in opposition and expressed concern regarding environmental impacts.

Mr. Gilbert confirmed for Commissioner Velto that the Planning Commission should evaluate all allowed uses for the existing and proposed zoning designations when evaluating findings for a zoning map amendment.

Commissioner Velto asked staff to address the public comment made about traffic impacts.

Mr. Gilbert explained for Commissioner Velto that a gaming use would have more of an impact on traffic.

Mr. Gilbert confirmed for Commissioner Marshall that hotel commercial allows uses other than just gaming. There are a limited amount of other commercial uses generally intended to support gaming but the purpose statement of hotel commercial designation is for destination resorts.

There was discussion regarding process questions. Ms. Fuss explained that the hotel commercial zoning designation no longer exists in our zoning code and the master plan was updated to reflect that change. The Mortensen-Garson Overlay District (MGOD) is unique and no changes were made to it. The text amendment coming forward next month for the MGOD is step two.

Commissioner Marshall discussed the growth of Reno impacting the community of Verdi and stated he does not think this change and what it allows to happen is what the community needs. We need to do a better job of community planning for the expansion that we are doing in Verdi so it's not just warehousing and houses. He would not support a change from hotel commercial to a land use designation that would allow moving away from that kind of specific community supporting services.

Commissioner Johnson stated the uses for what the zoning is proposed to be versus what they are now are almost identical with respect to what is permitted and what requires a conditional use permit.

It was moved by Commissioner Munoz, seconded by Commissioner Gower, in the case of LDS21-00031 (Logisticenter I-80 West Phase 2 - Zoning Map Amendment), based upon compliance with the applicable findings, to recommend the City Council approve the zoning map amendment by ordinance. Motion carried with six (6) in favor and one (1) opposition by Commissioner Marshall.

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

- 5.3 Staff Report (For Possible Action): Case No. LDC21-00057 (Logisticenter I-80 Phase 2) - A request has been made for: 1) a conditional use permit to allow: a) development of an industrial facility within 150 feet of residential zoning, and b) business operations between 11:00 p.m. and 6:00 a.m.; and 2) alternative equivalent compliance to vary from ground floor building transparency standards. The ±26.9 acre site includes two parcels and is generally located north of Interstate 80, south of Boomtown-Garson Road, ± 950 feet west of its intersection with Cabela Drive. The site is currently zoned Arterial Commercial (AC), Hotel Casino (HC), and Single-Family Residential - 6,000 square feet (SF-6) and is within the Mortensen-Garson Overlay District (MGOD) zone (a concurrent request for Mixed-Use Suburban (MS) zoning is in process). The site has a Master Plan land use designation of Suburban Mixed-Use (SMU). **[Ward 5]** 7:39 PM

Ken Krater, representing the applicant, gave an overview of the project.

(Commissioner Marshall absent at 7:39 p.m.)

(Commissioner Marshall present at 7:40 p.m.)

Nathan Gilbert, Associate Planner, presented the staff report. The staff presentation included a recommendation for additional language in Condition 13 and that the rock wall along Building 1 as presented by the applicant be included.

Disclosures: familiar with the site and read emails

Public Comment:

Three emails received were forwarded to the Planning Commission and entered into the record. No voicemails were received.

Didier Mafus expressed his concerns and is opposed to 24-hour operation.

Walt Voigt expressed concern regarding emergency exits.

Charlotte Voigt did not wish to speak and her comment in opposition was read into the record.

Mr. Krater explained for Commissioner Velto that the conditional use permit for the 24-hour use is very important for the project.

Mr. Gilbert confirmed for Commissioner Velto that the language in the condition regarding compatibility with surrounding development is the verbatim language in the standard conditional use permit. He agreed with Commissioner Velto that the language seems to be more focused on what is surrounding the area as opposed to what is allowed to be surrounding the area. He also confirmed that staff is able to support that specific finding for the proposed project as conditioned.

Mr. Gilbert confirmed for Commissioner Munoz that the four warehouses to the north are 24-hour operation.

Mr. Gilbert explained for Commissioner Johnson that the access to the site routing personal vehicles through truck traffic areas was proposed by the applicant's representative.

Mr. Krater explained for Commissioner Johnson that the only place the building will be eight feet higher than Boomtown-Garson Road is the far east end and that is because Boomtown Garson Road drops in elevation at that point.

Mr. Krater explained for Commissioner Johnson that the reason for the amount of fill that is planned for the northern side is that there is a big existing hole there.

Mr. Krater confirmed for Commissioner Johnson that they set the grade based on what works for the existing site conditions.

Mr. Krater responded to Commissioner Johnson's concerns regarding traffic circulation on the site and explained they have an exterior drive isle for passenger vehicles so all employees will be directed to enter into the east driveway. Trucks will split off and go to the loading dock areas.

Mr. Krater responded to questions from Commissioner Johnson regarding the requirement for storefront windows. With the proposed clerestory windows they will exceed the requirement.

Mr. Gilbert confirmed for Commissioner Gower that the applicant would need to meet fire code standards.

Mr. Gilbert responded to questions from Commissioner Gower regarding the level of service rating for traffic and stated that is based on traffic volume and not the interaction

of different types of vehicles. He confirmed that the finding gives the Planning Commission the discretion to take that qualitative perspective. Staff's analysis is based on an engineering analysis and that is the functionality of the road network meeting adopted levels of service and all Public Works design standards.

Mr. Gilbert confirmed for Commissioner Gower that the bridge over I-80 in this area is subject to the level of service C standard and it is on the Nevada Department of Transportation's (NDOT) to do list. He also explained that the structural integrity of the bridge is not in question but the work by NDOT would be to provide shoulder capacity for pedestrians.

Mr. Gilbert explained for Commissioner Gower that he is not familiar with the concern regarding accommodating pedestrian access at the underpass. NDOT did a review of this request and that was not an issue that was identified.

Chair Taylor asked Mr. Krater to respond to the public comment regarding potentially burying the building.

Mr. Krater stated they have the site as low as they can get it and still make driveway grades and utilities work. Putting it any lower would cause safety and feasibility issues.

Mr. Krater explained for Chair Taylor the outreach efforts that were made. They worked with Reno, Washoe County, and Carly Borchard to develop a comprehensive stakeholder list for the overall Verdi area. He also stated that he spoke with several people that live on Scott Court.

Mr. Gilbert explained for Chair Taylor the triggers for the conditional use permit and the discretionary review for this project.

Commissioner Marshall referenced Mr. Krater's comments about jobs housing balance and asked staff how many of the new homes in the area will be priced so that a standard warehouse employee could afford them.

Mr. Gilbert explained that he does not have an updated median home price for the Verdi area but it is higher than most of the Truckee Meadows. The Bluffs Apartments will be built right up the street from this site.

Mr. Gilbert confirmed for Commissioner Gower that the proposed open space buffer area is a concern for unwanted activity. The applicant has proposed lighted bollards along the trail network and that is subject to a final approval by staff.

Commissioner Drakulich referenced comments made by Commissioner Marshall regarding the future of Verdi and asked him what he sees as a good fit for this parcel in the future if this project is not approved.

Commissioner Marshall stated that decision is the first zoning decision. We make zoning decisions based on what range of uses you want to have on a site. Once we made that change, this use is permissible with a conditional use permit.

Chair Taylor discussed concerns with conditional use permit finding 2 and asked how that compatibility finding can be made.

Mr. Krater stated there is a large commercial component existing and they feel that putting the 400 foot landscaped buffer along the freeway is a good way to allow that finding to be made.

Mr. Gilbert explained how staff made the finding noting the substantial warehouse and distribution use north of the site combined with the proposed mitigations and the site history as a truck stop.

Chair Taylor asked if landscaping between the homes and this site is as much as we can do.

Mr. Gilbert stated this is more robust buffering on the western portion than any project he can think of. The addition of the rock wall with the extensive front landscaping is sufficient.

Commissioner Velto stated he is struggling with conditional use permit finding 2 and asked for thoughts from the other commissioners.

Commissioner Johnson stated the proposed land use and project design is the key point of discussion here. There is a land use pattern design that changes significantly from residential to a continuous wall of project development. That is the piece of residential compatibility that can't be solved with landscaping and distance. It is a fundamental design differential. The project design being presented is not compatible with what is immediately adjacent.

Commissioner Munoz noted the efforts that have been made to minimize the impact to the houses on the west but where he is struggling is that the houses on Scott Court will look at the side of a building instead of Mt. Rose.

Commissioner Gower stated that with conditional use permit finding 2, we painted

ourselves into a corner a little bit with the zone change. A lot of the allowed uses with that zoning will be by nature incompatible with residential development no matter how you design it. With regard to mitigating traffic impacts, there is one component of traffic that we look at and that is volume. There are so many other aspects of mitigating impacts from traffic that are not captured under the level of service rating and one of those is the mix of the types of vehicles using the roadways. With regard to consistency with the Reno Master Plan, it is interesting that Mr. Krater pointed out that this would be a highlight or landmark when entering Reno on I-80. Commissioner Gower noted that all four inlets to our region are punctuated by industrial development. It's saying our master plan says we are a city that emphasizes industrial development and he is struggling with that.

Chair Taylor stated a warehouse is a compatible use but the way it is designed is what she is having an issue with.

It was moved by Commissioner Marshall, seconded by Commissioner Velto, in the case of LDS21-00057 (Logisticenter I-80 Phase 2), based upon the inability to make the applicable findings, in particular conditional use permit finding 2, to deny the conditional use permit.

Chair Taylor stated she will support the motion and that she would like to see more outreach to the neighbors to the north and some additional screening in order to help make finding 2.

Motion carried unanimously with seven (7) commissioners present.

Chair Taylor read the appeal process into the record.

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

6 Truckee Meadows Regional Planning Liaison Report

Commissioner Johnson reported on last Thursday's meeting.

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.
9:08 PM

Angela Fuss, Assistant Community Development Director, reported on City Council actions. They approved the zone change for the 22 Lakeside project and made changes to the tentative map project.

Ms. Fuss discussed the mass email she sent out to update on the stakeholder outreach group. She also discussed what is happening in Community Development.

A new commissioner will fill Commissioner Marshall's seat starting in July.

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

None

9 Public Comment

Commissioner Marshall expressed appreciation to fellow commissioners and staff.

Item 9 - General Public Comment - *Presented/Distributed at Meeting*

10 Adjournment (For Possible Action)

The meeting was adjourned at 9:13 p.m.