



MINUTES

Regular Meeting

Reno City Planning Commission

Wednesday, June 16, 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

Jeff Borchardt led the Pledge of Allegiance.

2 Roll Call

Attendee Name	Title	Status	Arrived
Kathleen Taylor	Chair	Present	
John Marshall	Vice Chair	Absent	
J.D. Drakulich	Commissioner	Present	
Peter Gower	Commissioner	Absent	
Mark Johnson	Commissioner	Present	
Arthur Munoz	Commissioner	Present	
Alex Velto	Commissioner	Absent	

The meeting was called to order at 6:00 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 voicemails were received.

4 Approval of Minutes (For Possible Action)

4.1 Reno City Planning Commission - Regular - May 19, 2021 6:00 PM (For Possible Action) 6:07 PM

It was moved by Commissioner Johnson, seconded by Commissioner Drakulich, to approve the meeting minutes. The motion carried unanimously with four (4) commissioners present.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Mark Johnson, Commissioner
SECONDER:	J.D. Drakulich, Commissioner
AYES:	Kathleen Taylor, J.D. Drakulich, Mark Johnson, Arthur Munoz
ABSENT:	John Marshall, Peter Gower, Alex Velto

5 Appreciation and recognition of John Marshall for his years of service on the City of Reno Planning Commission.

Jeff Borchardt, Community Development Planning Manager, presented the Certificate of Appreciation and recognized John Marshall for his service.

6 Public Hearings

- 6.1 Staff Report (For Possible Action - Recommendation to City Council): Case No. LDC21-00061 (Bridge Church Rezoning) - The City of Reno Community Development Department received an application for a zoning map amendment from Multi-Family 14 units per acre (MF-14) to Public Facility (PF). The ±3.89 acre project site is located ±170 feet east of the intersection of Foster Drive and Hunter Lake Drive. The site has a Master Plan land use designation of Public/Quasi Public (PQP) [**Ward 1**] 6:08 PM

Dan Carne, applicant's representative, gave an overview of the project and zone change request.

Grace Whited, Assistant Planner, presented the staff report. Staff received a couple of inquiries from are property owners but there were no significant concerns after discussion of the details of the request.

Disclosures: familiar with the site

Public Comment:

David Rankine did not wish to speak. Comment read into the record.

It was moved by Commissioner Johnson, seconded by Commissioner Drakulich, in the case of LDS21-00061 (Bridge Church Rezoning), based upon compliance with the applicable findings, to recommend that City Council approve the zoning map amendment by ordinance. Motion carried unanimously with four (4) commissioners present.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Mark Johnson, Commissioner
SECONDER:	J.D. Drakulich, Commissioner
AYES:	Kathleen Taylor, J.D. Drakulich, Mark Johnson, Arthur Munoz
ABSENT:	John Marshall, Peter Gower, Alex Velto

- 6.2 Staff Report (For Possible Action - Recommendation to City Council): Case No. TXT21-00003 (Public Meal and Homeless Service Providers) - A request has been made to amend the Reno Municipal Code Title 18 "Annexation and Land Development", Section 18.03.206 "Table of Allowed Uses", Section 18.03.303 "Public, Institutional, and Civic Uses", and Section 18.09.302 "Public, Institutional, and Civic Use Definitions" to update allowed locations, use-specific standards, and definitions for the Public Meal and Homeless Service Provider land use, together with matters which pertain to or are necessarily connected therewith. 6:17 PM

Arlo Stockham, Community Development Director, gave an overview of the staff report reviewing each of the substantive changes. The purpose for this amendment is to allow incremental development and improvements at the Nevada Cares Campus and the surrounding areas with a full suite of homeless services as an allowed use and some targeted changes for minor additions.

Mr. Stockham clarified that this amendment is for land uses on specific properties and does not impact people that are sharing meals or goods with other people. Many of the comments addressed concerns that this amendment would prohibit the sharing of food between individuals.

Disclosures: received and read emails, spoke with members from the homeless advocate community, visited the site.

Public Comment:

Staff received two (2) emails in favor and twenty-one (21) emails in opposition. All emails received were forwarded to the Planning Commission and entered into the record. No voicemails were received.

The following people spoke in opposition to the amendment or concerns with portions of the amendment:

Daniel Abbott
 Heather Carpenter
 Father Chuck Durante
 Suzanne Del Sarto

Bridgette Tevnan
Jane Dunn
Gary Farrell
Adam Barrington
Kailey Barnett
Molly McGregor
Jeanette Nadimi
Maria Gomez
Jessica Castro
Stephanie Coronado
Michael Pagni
Pam Gormly

Mr. Stockham clarified for Commissioner Drakulich that all facilities that are legally established can continue operations. There is a review process for proposed expansions. The implications of this are really on future facilities, expansions, and relocations. He also reiterated that this is for land uses on specific properties and does not impact people that are sharing meals or goods with other people.

Mr. Stockham explained for Commissioner Johnson there was no intended distinction between a public meal facility and a public meal provider. The key language in the definition is that the use of land must persist for more than 24 days per year at a specific site to be considered a Public Meal or Homeless Service Provider.

Mr. Stockham explained for Chair Taylor that the Reno Burrito project does not appear to meet the definition of a Public Meal or Homeless Service Provider because they offer assistance in various locations and are not a permanent land use at a specific location. Therefore, they can continue operations.

Commissioner Drakulich asked Catholic Charities to comment on the clarifications that have been given.

Marie Baxter stated their concern with this is that they will never be able to move from the building they are in now unless they choose to move within the new yellow zone. It is unlikely that they would move to the CARES Campus because they provide services that are far beyond the scope of just people who are served by the CARES Campus. They need more space than what would be available in that area for Catholic Charities. They would like a provision that would allow them to relocate outside of that area.

Mr. Stockham confirmed for Chair Taylor that he supports discussion of the issue raised by Catholic Charities. This has until July 28th when it goes to City Council and staff

recommendation would be that a motion include a recommendation to have further discussions to come to a mutually acceptable resolution.

Mr. Stockham responded to questions from Commissioner Munoz and stated the CARES Campus has been open for over a month and it will take years for the different phases to be complete. The Reno Housing Authority will take ownership of the adjoining five acres around the new year and will provide transitional housing.

Mr. Stockham explained for Commissioner Johnson that with the provision that directs new facilities to the defined area around East 4th Street, the effect would be to not have facilities allowed in the innovation district.

Commissioner Johnson stated there are a limited number of operators for these services and he does not see a provision that limits an operator from having more than one facility. If an existing provider wants to supplement that and have more than one location, it seems like they would be allowed in that area with a conditional use permit because it is not technically a new provider.

Mr. Stockham confirmed that is true. The existing limitation under Subsection K states those providers have to be associated with a homeless shelter. He also explained they are going to work on modifying Subsection J. The existing language can be confusing. That was the outcome of a lengthy settlement agreement and a lot of negotiating over every word so we wanted to tread softly on all the settlement agreement provisions. Subsection O was added as a direct statement that new homeless service providers would go to that general area. That could be deleted if the Planning Commission and City Council choose.

Mr. Stockham clarified for Commissioner Johnson that we could not add 100 square feet to the 45,900 square foot building without a conditional use permit today, unless we are using the allowances of a state of emergency. This amendment would allow an addition of just under 23,000 square feet and that would be allowed administratively.

Commissioner Johnson asked if allowing for this administrative approval we would be allowing for 23,000 square feet of additional development on only that parcel.

Mr. Stockham stated our intent with this was not to limit it to that specific section of the CARES Campus but so that this would cover the Safe Camp area as well.

Commissioner Johnson stated he has a problem with that. That is potentially a huge piece of construction. To grant a blanket administrative elimination of a public hearing, especially as it would apply to all three of the parcels, is a step too far.

Mr. Stockham stated that in the event that the Governor lifts the state of emergency before this fall, that would likely delay construction of a permanent Safe Camp.

Commissioner Johnson stated he is not trying to put a damper on that but up until this point the only thing we have seen is the outline of the baseball field, which is not the intent of what is going to be there.

Mr. Stockham stated one potential arrangement would be to provide authorization for camping on the Governor's Bowl portion of the site. He is just a little concerned that it could result in a delay of a camp ground into winter.

Commissioner Johnson stated he thinks there are ways to go about it. The potential for combining the sites as a boundary line adjustment to allow tent structures gets you close to that without having to get into the full level of development. There are ways to go about it, this is a little too aggressive for something that is not defined for the public to look at.

Mr. Stockham explained for Chair Taylor that when City Council initiated amendments to the sections of Title 18 dealing with land use, there was a second ordinance they also initiated that is on hold right now. That deals with our generally applicable camping regulations. Current camping regulations say you can't camp in a park or within 350 feet of the Truckee River. There was discussion of possibly consolidating and refining those standards and those are the ones not being touched by this amendment and would not be subject to Planning Commission review. On the land use piece, we are touching camping by defining camping for emergency sheltering purposes as an allowed component of a homeless service facility. Camping is not currently allowed as a component of the use.

Mr. Stockham explained for Chair Taylor that plans for the other two parcels are very conceptual at this point and there is no known design. Washoe County is completing an emergency camping area and is working on a design for a larger managed camping facility on the Governor's Bowl portion. They are hoping to get it built and occupied before winter. There is a lot of time pressure and urgency to do all of this and that is why what is in front of you is an allowance to expand administratively. These are government facilities so it will be the governing bodies of Reno, Sparks and Washoe County making these decisions.

Mr. Stockham explained for Chair Taylor that the camping issue will ultimately be considered at a higher level by City Council and other governing bodies. This would remove a prohibition on camping. Managed camping is a controversial topic nationwide. If camping is allowed as a component of a homeless service facility, it needs to be

managed and supervised.

Mr. Stockham stated for Chair Taylor that the Community Homelessness Advisory Board is supporting a pilot program to give camping a try.

Mr. Stockham confirmed for Commissioner Drakulich that he does support further discussion on Subsection O before final approval to deal with relocations.

Commissioner Drakulich asked Mr. Stockham if he would recommend the verbiage from Mr. Pagni in regards to deleting Subsection O and combining it with Subsection L.

Mr. Stockham stated that is a clarification and rewording of how we interpret the existing regulations and we have no objection to that.

Mr. Stockham clarified for Chair Taylor that if you keep Subsection O, new facilities will be in that defined area shown on the map. If you delete Subsection O, there is potential for facilities in a broader area.

Mr. Stockham explained for Commissioner Munoz that the process for a new shelter if Subsection O is deleted would be a conditional use permit with a public hearing. It would come before the Planning Commission and be appealable to City Council. Subsection O is an additional restriction and is not critical to what needs to happen at the CARES Campus. It is more aligned with trying to have abundant services in the general area.

Commissioner Drakulich discussed the fact that we do not have central wrap around services. The CARES Campus has a long way to go and he understands the concerns but supports the Campus and the Safe Camp initiative. Data is a big piece of solving the problem and centralization has a lot to do with gathering better information for public grants.

Mr. Stockham confirmed for Chair Taylor that he will pass information along to the team that was noted under public comment regarding security and ADA access issues.

Commissioner Johnson stated he has no issues with the modification of the 600 foot residential barrier and the text change clarifying the types of structures that can be available. Those two were the greatest impediments to moving forward immediately. His concerns are with some of the items that are not as critical immediately and could do with some additional review and discussion. There are a lot of things in here with respect to the food services and the area of work and the administrative changes that he does not support in their current form without some additional feedback from the broader

population that is dealing with these issues.

Commissioner Drakulich agreed there is a lot in here that is a little convoluted but we need to push something through that gets a couple of those big items moving forward.

Mr. Stockham explained for Chair Taylor that City Council values the input of the Planning Commission but they wouldn't be constrained in their options by the recommendation.

Mr. Stockham clarified for Chair Taylor that we currently prohibit camping and this amendment eliminates that prohibition.

Mr. Stockham confirmed for Commission Munoz that this is an allowance for camping as a component of a homeless service facility and does not remove the prohibition of camping on the river.

Commissioner Munoz asked about setting some type of precedent and the potential for legal action or issues.

Mr. Stockham explained there is the potential for another facility to propose camping. It is hard to imagine it would fit in any of the other facilities but it wouldn't prohibit that.

Chair Taylor stated she needs some assurance that somebody with more information and knowledge of the camping issue will be making the decisions on this.

Mr. Stockham explained that the recommendations come through the Community Homelessness Advisory Board and the decisions are made at the elected official level. In this case Washoe County is the lead agency for the camping component.

Commissioner Johnson asked Mr. Stockham what changes he is looking at as critical.

Mr. Stockham stated the change to the land use table to prohibit the use of industrial is not critical. Subsection F with the 600 foot spacing is critical. Subsection I is highly recommended to be included because we anticipate the need for more than one meal provider. Subsection L is not critical. For Subsection M, not including some allowance for the addition of the Safe Camp could push us into winter. Subsection N is not critical but is also not a substantive change and is a good clarification so it should be included. Subsection O is not critical. The definition change to allow camping is critical.

Commissioner Johnson stated he has a problem with the full 50 percent total floor area that was included in the administrative change and he would not be supportive of the

second part of Subsection I without some additional discussion from the community. His recommendation to City Council would be to address Subsection F, Subsection I without the requirements for the change in area, Subsection N, and the definition change at the end. He would not want to put anything forward to City Council for the other items without input from the community.

Chair Taylor stated that with those changes we don't give them a lot to work with and staff said Subsections I and M are critical.

Mr. Stockham stated that City Council can add them back in or add additional language. On Subsection M, perhaps a more targeted allowance could be developed for expedited approval of camping.

Commissioner Munoz suggested allowing camping just in the Governor's Bowl area.

Mr. Stockham stated that would address immediate concern.

Chair Taylor stated she would support the whole text amendment as it is.

Commissioner Drakulich expressed support for deleting Subsection O or at least looking at some of the verbiage discussed. He also expressed comfort with the package as proposed.

Commissioner Munoz agreed.

Commissioner Johnson stated his biggest concern with Subsection M is that it is open-ended. He understands the immediate need and thinks there is language that can be put in place that addresses that without opening it up to put a 23,000 square foot structure somewhere on the site. Because this is a recommendation he is not opposed to the general consensus, he just believes a lot of the language would benefit from additional input from a lot of people in this room.

Mr. Stockham asked that the motion include ancillary clean up items to reflect the changes. He also suggested including a recommendation for further work on the issues raised by Catholic Charities and some flexibility there.

It was moved by Commissioner Johnson, seconded by Commissioner Drakulich, in the case of TXT21-00003 (Public Meal and Homeless Service Providers), based upon compliance with applicable findings, to recommend that City Council approve the text amendment by ordinance with the following changes: delete changes to the land use table, administrative cleanup in Item F; Item I retained without the limitations on

allowed locations in the MU district; Item L deleted; Item M deleted; and Item O deleted. Additionally the recommendation includes support for further discussions and recommendations to the City Council on the issues brought up by Catholic Charities to expand relocation options for existing meal providers as well as development of a more targeted administrative expansion provision to accommodate a safe camp, but not allow 50% expansions to approved buildings as was proposed. Motion carried unanimously with four (4) commissioners present.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Mark Johnson, Commissioner
SECONDER:	J.D. Drakulich, Commissioner
AYES:	Kathleen Taylor, J.D. Drakulich, Mark Johnson, Arthur Munoz
ABSENT:	John Marshall, Peter Gower, Alex Velto

7 Truckee Meadows Regional Planning Liaison Report

Commissioner Johnson reported the next meeting will be on Monday to review the Santerra Quilici Master Plan and Zone Change.

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.
8:17 PM

Jeff Borchardt, Community Development Planning Manager, reported that the 22 on Lakeside zone change was adopted. City Council sponsored an amendment to remove a number of properties from the Sphere of Influence. A new Planning Commissioner will be starting on July 7, Silvia Villanueva.

Carter Williams was promoted to an Assistant Planner.

Mr. Borchardt announced that he is leaving the City on June 25.

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 8:20 p.m.