



MINUTES
Regular Meeting
Reno City Planning Commission

Wednesday, July 7, 2021 • 6:00 PM

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

Commissioners			
Kathleen Taylor, Chair 326-8859			
Alex Velto, Vice Chair	326-8858	Mark Johnson	326-8864
J.D. Drakulich	326-8861	Arthur Munoz	326-8862
Peter Gower	326-8860	Silvia Villanueva	326-8863

1 Pledge of Allegiance

Commissioner Drakulich led the Pledge of Allegiance.

2 Roll Call

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

The meeting was called to order at 6:06 PM.

3 Public Comment

Staff received emails for future agenda items. They have been sent to the Planning Commission and have been entered into the record.

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

4 Election of Officers (For Possible Action)

It was moved by Commissioner Gower, seconded by Commissioner Drakulich, to elect Commissioner Taylor as Chair. Motion carried unanimously with six (6) commissioners present.

It was moved by Commissioner Drakulich, seconded by Commissioner Munoz, to elect Commissioner Velto as Vice Chair. Motion carried unanimously with six (6) commissioners present.

5 Approval of Minutes (For Possible Action)

5.1 Reno City Planning Commission - Regular - Jun 3, 2021 6:00 PM (For Possible Action) 6:10 PM

It was moved by Commissioner Gower, seconded by Commissioner Drakulich, to approve the meeting minutes. The motion carried with five (5) in favor and one (1) abstention by Commissioner Villanueva.

RESULT:	ACCEPTED [5 TO 0]
MOVER:	Peter Gower, Commissioner
SECONDER:	J.D. Drakulich, Commissioner
AYES:	Taylor, Drakulich, Gower, Munoz, Velto
ABSTAIN:	Silvia Villanueva
ABSENT:	Mark Johnson

5.2 Reno City Planning Commission - Regular - Jun 16, 2021 6:00 PM (For Possible Action) 6:10 PM

Moved to the next Planning Commission meeting as there were not enough votes to approve.

RESULT:	TABLED [3 TO 0]
MOVER:	Arthur Munoz, Commissioner
SECONDER:	J.D. Drakulich, Commissioner
AYES:	Kathleen Taylor, J.D. Drakulich, Arthur Munoz
ABSTAIN:	Peter Gower, Alex Velto, Silvia Villanueva
ABSENT:	Mark Johnson

6 Public Hearings

6.1 Staff Report (For Possible Action - Recommendation to City Council): Resolution No. 02-21 Case No. LDC21-00074 (Master Plan Text Amendment – Zoning Districts) – Text amendment to the City’s Master Plan to: (1) identify the Mixed-Use Airport (MA) zoning district as conforming in the Public Quasi-Public master plan category; (2) limit the MA zoning district within the Industrial, Mixed Employment, and Suburban Mixed-Use categories to existing properties with that zoning; and (3) identify the Mixed-Use Midtown Commercial (MU-MC) and Mixed-Use Midtown Residential (MU-RES) zoning districts as conforming within the Urban Mixed-Use category. This Master Plan text amendment applies to all properties citywide. This is a companion amendment to Case No. LDC21-00067, which updates the names of all zoning districts to conform to the City’s

current zoning code and updates the zoning districts allowed within each master plan category. 6:11 PM

Kelly Mullin, Principal Planner, presented the staff report on this Text Amendment.

Disclosures: None

Public Comment: None

Ms. Mullin answered clarifying questions regarding the amendment.

It was moved by Commissioner Velto, seconded by Commissioner Gower, in the case of LDC21-00074 (Master Plan Text Amendment - Zoning Districts), based upon compliance with the applicable 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. This adds to the changes previously adopted by this Commission for Case No. LDC21-00067. Motion carried unanimously with six (6) commissioners present.

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

6.2 Staff Report (For Possible Action): Case No. LDC21-00060 (Ventana Ridge) - A request has been made for: 1) a tentative map to develop 67 single-family detached dwelling units and, 2) a major site plan review for: a) cluster development; b) hillside development; c) grading resulting in cuts deeper than 20 feet and fills greater than ten feet in height; and d) grading that results in the disturbance of a major drainage way. The ±166.8 acre site, is composed of five parcels that are located north of the terminus of Sandestin Drive and ±450 north of the terminus of Peavine Pines Court. The site has the following established zonings districts: Specific Plan District (SPD) - Ventana Pointe, Single Family Residential - three dwelling units per acre (SF3), Single Family Residential - five dwelling units per acre (SF5) and, Parks, Greenways and Open Space. The site has a Master Plan land use designation of Parks Greenways and Open Space (PGOS) and Single Family Neighborhood (SF). [Ward 5] 6:16 PM

Garrett Gordon, on behalf of the applicant, gave an overview of the application and project.

Brook Oswald, Associate Planner, presented the staff report.

Disclosures: site visit, spoke with the applicant's representative, received and read emails, and part of Commission in 2018 (Commissioner Gower)

Public Comment:

Staff received multiple emails in opposition and one in favor that were forwarded to the Planning Commission. No voice mails were received.

Bill Clayton expressed concerns regarding the safety of the western access road.

John Jorgesson spoke in opposition expressing concerns regarding quality of life in the area.

Dave Hooker discussed the impact of development on public schools.

Seth Summersett expressed concerns regarding fire response times.

Keith Doherty expressed concerns regarding the western connection and the removal of old growth trees.

Jacqueline May spoke in opposition for a variety of reasons including fire response times and infrastructure issues.

Johanna Summersett expressed concerns regarding emergency response times and traffic issues.

Shonna Giraud spoke in opposition of the development and the impact on schools.

James Barrett expressed concerns regarding emergency response times and traffic issues.

Jack Nolle is opposed but was not present when called to speak.

Kristen Clements expressed concerns regarding the grading of the site, emergency response time, and impacts on schools.

Marcia Neese expressed concerns regarding the western access.

Maria Dion spoke in opposition.

Howie Stockton expressed concerns regarding emergency response times and impacts on schools.

Steve Sutherland expressed concerns regarding developing on steep slopes.

Gary Kerwood expressed concerns regarding emergency response times.

Mark Hay expressed concerns regarding emergency response.

Bernard Colas is opposed but did not wish to speak.

Greg Cocca is opposed but did not wish to speak.

Philip Feiler is opposed but did not wish to speak.

Amaya Giaugue is opposed but did not wish to speak.

Jeff Eckert expressed concerns regarding emergency response.

Dianne Eckert is opposed but did not wish to speak.

Mr. Gordon demonstrated for Commissioner Munoz where the property line is located and the zoning of the property to the north of them.

Commissioner Munoz asked why the previous projects approved for 90 and 70 homes did

not move forward.

Mr. Gordon explained that in 2007 it was approved and never built due to market conditions. He also confirmed for Commissioner Munoz that the dwelling units per acre is an average of the entire acreage.

Mr. Gordon explained for Commissioner Munoz that they determined using the dirt road trail owned and controlled by Somersett HOA as another access was not a viable option and they will stick with the existing City of Reno easement and redesign it to keep car lights out of homes. He also noted that Condition No. 8 addresses screening and buffering.

Mr. Gordon responded to Commissioner Drakulich's question regarding pedestrian safety for access to trails and discussed the trails and recreation plan.

Chair Taylor asked Fire Marshall Tray Palmer to address some of the questions that have been asked.

Tray Palmer, Fire Marshal, discussed response times. The response times given by the applicant are to the entrance of the development. The houses inside the development will be outside of the six minute response time. The developer will be sprinklering the homes which does meet the fire code. We talked to the developer about having a snow removal plan since it is a private street. With the previous proposal some of the slopes were above 10% and that is a concern especially above the snow line. The applicant said for this proposal slopes do not exceed 8%. A vegetation management plan is required. What was proposed today does meet the fire code.

Mr. Palmer confirmed for Commissioner Munoz that they can adequately service this area. The use a national standard to mitigate any development that comes in. It will put more stress on us just like any other development would.

Mr. Palmer responded to Commissioner Gower's questions regarding the City of Reno responding to fires on public land.

Commissioner Velto asked if there is anything about this development design that could be done better to mitigate fire risk.

Mr. Palmer explained that he can only address what the fire code says and that the mitigations we follow have been proposed with this development.

Mr. Palmer confirmed for Commissioner Villanueva that he is comfortable with the evacuation routes.

Mr. Palmer explained for Chair Taylor that for existing homes in the area that are not sprinklered, vegetation management plans are part of their responsibility to ensure their safety.

Mr. Palmer explained for Commissioner Gower that the fire code mitigation addresses size of buildings. The number of stations needed and personnel is not addressed by the code.

Evan Nikirk, Engineer for Wood Rodgers, confirmed for Commissioner Velto that the slope of the road would be flatter if the Somerset road were used. He confirmed that the slope of the proposed road does comply with city standards.

Mr. Gordon explained for Commissioner Villanueva that they do have to comply with wildlife standards.

Stacie Huggins, Wood Rodgers, further explained that they submitted a draft outline of a wildlife management plan to staff and it is consistent with NDOW mitigation plans. She also explained that they did a major drainageway analysis that looked at wildlife in the area and have had several conversation with NDOW representatives and they did not identify habitats that will be impacted by this development at this point. They may have to do more research as part of the NDOW wildlife mitigation plan, but preliminary analysis does not indicate any impacts at this point.

Chair Taylor stated that the report from NDOW says they have concerns about the mule deer.

Ms. Huggins discussed the corridors that NDOW identified as part of the major drainageway analysis that was done. When we put together the mitigation plan it will dig deeper into those corridors and what has to be done to mitigate for the mule deer habitat. NDOW did not have a concern with the development of this project.

Mr. Oswald explained for Commissioner Velto the reason for the deed restriction in Condition No. 12.

Commissioner Munoz asked Mr. Oswald if he feels that the developer has done their due diligence.

Mr. Oswald explained that his job is to review it per code, take in public comment, and make sure major site plan review findings are met.

Angela Fuss, Assistant Community Development Director, explained for Commissioner

Gower that we do have a two year landscape bond. If the required landscaping is not still growing at the end of that two years, they have to replace the trees and shrubs before the bond will be released.

Ms. Huggins answered questions from Commissioner Villanueva regarding public transportation and what the rock walls would look like.

Commissioner Gower stated his main concern is fire and the Fire Marshall has said that our fire code is sufficient that they can adequately serve this project. He stated he can make the findings.

Commissioner Velto stated he can make the findings for compatibility and consistency with the Master Plan.

Commissioner Drakulich stated he can make the findings.

Commissioner Villanueva discussed larger policies in the Master Plan that are not addressed, like expanding housing options near existing and future transit, increasing diversity of lifestyle options, the importance of wildlife and protecting habitat.

Commissioner Munoz stated that going by what the City and the Fire Marshal says and everything we have seen today, he does not see how we could deny this.

Chair Taylor discussed the issues that were raised today and stated that this project meets all of the requirements for those issues.

Commissioner Gower stated he would like to identify the findings that were of concern to him. Tentative map findings D, J, and Major Site Plan Review findings C and E. Based on the testimony provided by the Fire Marshall, staff, and the applicant, he can make those findings.

It was moved by Commissioner Velto, seconded by Commissioner Drakulich, in the case of LDC21-00060 (Ventana Ridge), based upon compliance with the applicable findings, to approve the tentative map, and associated major site plan reviews, subject to conditions, with the additional condition that prior to the approval of the first final map the applicant shall have a color palette with neutral tones approved by the city. Motion carried with five (5) in favor and one (1) opposition by Commissioner Villanueva.

Chair Taylor read the appeal process into the record.

Break taken at 9:00 p.m. Meeting resumed at 9:12 p.m.

RESULT:	APPROVED [5 TO 1]
MOVER:	Alex Velto, Commissioner
SECONDER:	J.D. Drakulich, Commissioner
AYES:	Taylor, Drakulich, Gower, Munoz, Velto
NAYS:	Silvia Villanueva
ABSENT:	Mark Johnson

- 6.3 Staff Report (For Possible Action): Case No. LDC21-00062 (5935 West Ranger Road) – A request has been made for a tentative map to establish an 18 lot single-family residential subdivision. The ±2.91 acre site is generally located south of the Panther Drive and West Ranger Road intersection and north of the terminus of Copper Leaf Drive. The site is within the Single-Family Residential – 11 units per acre (SF-11) zoning district and has a Master Plan land use designation of Mixed Neighborhood (MX). [**Ward 4**] 9:12 PM

Dave Snelgrove, CFA, gave an overview of the project.

Kyle Chisholm, Assistant Planner, presented the staff report for this tentative map request. Staff received one phone call opposed to the project in general.

Disclosures: no disclosures, familiar with site

Public Comment: None

Mr. Chisholm responded to Commissioner Munoz stating that he is not sure but does not think the subdivision this is attaching to has an HOA.

Mr. Chisholm explained for Commissioner Drakulich there will be a solid six foot standard wood fence on the railroad boundary line and the eastern boundary line will have vinyl fencing.

Commissioner Munoz stated this area is prone to dumping and infill is a good idea.

Mr. Snelgrove explained for Commissioner Gower there will be an elevation change and the fence will be on top of a retaining wall.

It was moved by Commissioner Gower, seconded by Commissioner Drakulich, in the case of LDC21-00062 (5935 West Ranger Road), based upon compliance with the applicable findings, to approve the tentative map, 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:	J.D. Drakulich, Commissioner
AYES:	Taylor, Drakulich, Gower, Munoz, Velto, Villanueva
ABSENT:	Mark Johnson

- 6.4 Staff Report (For Possible Action): Case No. LDC21-00065 (Military 8) – A request has been made for: 1) a tentative map to establish a 60 lot single-family residential subdivision; and 2) a special use permit for cluster development utilizing small lot development standards. The ±8 acre site is located on the east side of Military Road, ±231 feet south of its intersection with Tulear Street. The site is within the Multifamily – 14 units per acre (MF14) zoning district and has a Master Plan land use designation of Mixed Neighborhood (MX). This project has requested to be reviewed, analyzed, and heard using the Title 18 standards in existence immediately prior to January 13, 2021. [**Ward 4**] 9:29 PM

Karen Downs, Manhard Consulting, gave an overview of the project.

Kyle Chisholm, Assistant Planner, presented the staff report. Mr. Chisholm discussed the shared drainage and retention with the Arroyo Crossing project. A condition was added requiring a 1.3:1 stormdrain mitigation so that if the Arroyo Crossing project does not move forward, this project will be able to stand alone. Staff received two comments from neighbors in opposition of the project with concerns regarding traffic and congestion.

Disclosures: spoke with applicant's representative, read an email in opposition, live 150 yards from the site (Commissioner Munoz), familiar with the site.

Public Comment: Staff received emails that were forwarded to the Planning Commission and entered into the record. No public comment cards or voice mails were received.

Commissioner Munoz asked where the retention/detention would be located for this project if the Arroyo Crossing project does not go through.

Mike Mischel, Engineering Manager, explained that both projects share retention facilities. This property will drain across Military to retention basins in Arroyo Crossing. If Arroyo Crossing is not approved, the developer will still have to dedicate the property necessary for the basin.

Commissioner Munoz asked about the mitigation ratios for the old Title 18 compared to the new Title 18.

Mr. Mischel explained the new code requires 1.3:1 and the old code required 1:1

mitigation. He confirmed that this project would have to meet the 1.3:1 ratio.

Commissioner Gower asked what the option is for people that want to exit this project and go south on Military.

Ms. Downs explained that with the right in, right out access, traffic would need to exit turning right and make a U-turn at Finnsech Drive to go south on Military.

Commissioner Gower asked what will be in place to prevent people from turning left out of the project.

Ms. Downs stated it is proposed to be signed and striped for right turn out only.

Commissioner Villanueva asked about the expected traffic volume.

Ms. Downs reviewed information from the traffic report on trip generation that was done for both this project and the Arroyo Crossing project.

Commissioner Munoz discussed issues regarding traffic and the time it takes to turn left onto Military from Mahon Drive and asked if anything is being planned for the short term to help.

Paul Solaegui discussed the traffic study. The Regional Transportation Commission (RTC) plans to do a four lane widening of Military Road in the 2026-2030 timeframe. He clarified that his study does recommend a left in as well as the right in, right out. Before the RTC's improvement is done, they will do a corridor study to determine what each intersection needs.

Commissioner Munoz expressed concern that the suggestion to go to Finnsech and make a U-Turn does not solve congestion issues for anybody.

Commissioner Villanueva asked where the drainage area will be if the Arroyo Crossing project is not approved.

Ms. Downs demonstrated where it will be located.

Commissioner Gower asked why people wouldn't just go to the closer left turn pocket at Charlene Drive to make a U-turn.

Mr. Solaegui responded stating because there is not room to receive the turn, they would have to drive off into the dirt shoulder.

Commissioner Munoz asked if signage will be sufficient to keep people from turning left onto Military from this project.

Mr. Solaegui stated that from his experience, signage is not that effective. They may have to do something to channelize it to force the right turn out. He explained that he does not have a specific design for something like that.

Commissioner Villanueva asked if there was a technical survey performed for water and drainage.

Ms. Downs confirmed that Manhard Consulting did the hydrology report.

Commissioner Gower expressed concern regarding the right out. Without some sort of structure deterrent for turning left, he would have some trouble making the finding.

Chair Taylor stated that having traffic go further up the road to make a U-turn does not seem like a reasonable solution.

Commissioner Munoz stated he is struggling with this project and if we providing housing in a way that makes sense for people that live their now. He does not think he can make the findings because the solutions proposed for traffic aren't good solutions.

Commissioner Drakulich asked Commissioner Munoz if he has any ideas to address the traffic issue.

Commissioner Munoz stated that he thinks one stop light anywhere on Military would stop the flow of traffic enough to be able to turn left off of his street. He did speak to the applicant and asked if that was a possibility and was told that was something for RTC to address.

Commissioner Drakulich asked if they can push this to City Council to figure out if a light can be installed somewhere on Military.

Ms. Downs stated they are open at looking for solutions. RTC is looking at this issue in their 2026-2030 timeline.

Mr. Solaegui explained that they did look at putting a signal there but the access intersection for this project does not meet traffic signal warrants. During preliminary discussions with RTC, they are not interested in putting in an unwarranted signal at this location.

Ms. Downs stated they would be interested in a continuance of this item in order to look

for other solutions.

Commissioner Velto stated he would be in favor of a continuance if that is what the applicant is requesting. The finding we have to make is whether the project mitigates traffic impacts. A barrier that prevents people from making a left turn onto Military would be sufficient to make the finding because they are doing something that mitigates traffic impacts.

Chair Taylor asked if there is a traffic study that looks at the area and not just one project.

Mr. Chisholm stated the applicant can request a continuance but he does not know that it would get us any further. A traffic signal is not in the cards with this development.

Commissioner Velto asked Mr. Chisholm how he would say the applicant mitigates the traffic impacts.

Mr. Chisholm stated it has been addressed with the traffic report in that they are maintaining the level of service. They are mitigating the impacts for this project knowing that there are plans in the works to redevelop this whole corridor.

Commissioner Velto asked the applicant what they are doing to mitigate traffic.

Dan Birchfield, Manhard Consulting, stated they are providing extra space for the future widening of Military. He also stated they are willing to accept a condition to install a structure to insure traffic turns right out of the project.

Commissioner Munoz stated he would never expect a stop light to go in at this intersection but asked if there is any way to have a stop light down at Lear so we don't have to wait until 2030 for that to happen.

Mr. Chisholm stated they don't have the information to answer that question right now.

Angela Fuss, Assistant Community Development Director, stated this is a big picture, big policy question. This development does not have the ability to tell RTC they need to put in a light at that intersection now. What we can do is let our City Council Members that sit on the RTC Board know that this is a priority area. A condition can be added that more than just a right turn sign is added.

Commissioner Drakulich stated that with a pork-chop forcing right turns he would be comfortable moving forward with a message to City Council about how important this is.

Commissioner Velto stated that the traffic impact fee alone is not enough to make the

finding, but the other steps are sufficient to make the finding.

Commissioner Villanueva asked what kind of traffic we are talking about.

Mr. Solaegui stated this would be standard subdivision household traffic.

Commissioner Munoz stated there is truck traffic on Military all day, every day.

Mr. Chisholm clarified that the trips generated from this project are standard subdivision household traffic.

Chair Taylor discussed the need for information on cumulative traffic impacts in the area.

Commissioner Velto stated he would like to hear from Commissioner Munoz about his thoughts on driving in the area.

Commissioner Munoz stated he is torn because on one hand he wants the development, more businesses to shop at, more places to eat, but not at a cost of more inconvenience to the neighbors and his family. One traffic light would change everything.

It was moved by Commissioner Drakulich, seconded by Commissioner Velto, in the case of LDC21-00065 (Military 8), based upon compliance with the applicable findings, to approve the tentative map and special use permit, subject to the conditions listed in the staff report, including a condition for a pork chop traffic barrier to force the right out. Motion failed with three (3) in favor and three (3) oppositions by Commissioners Gower, Munoz, and Villanueva.

Chair Taylor read the appeal process into the record.

Break taken at 10:38 p.m. Meeting resumed at 10:49 p.m.

RESULT:	DEFEATED [3 TO 3]
MOVER:	J.D. Drakulich, Commissioner
SECONDER:	Alex Velto, Commissioner
AYES:	Kathleen Taylor, J.D. Drakulich, Alex Velto
NAYS:	Peter Gower, Arthur Munoz, Silvia Villanueva
ABSENT:	Mark Johnson

6.5 Staff Report (For Possible Action): Case No. LDC21-00066 (Arroyo Crossing) A request has been made for: 1) a tentative map to develop a 265 lot single family residential subdivision; and 2) a major site plan review for: a) cluster development; and b) disturbance of a major drainageway. The ±55.02 acre site is located on the west side of Military Road, south of Charlene Drive, east of Cassilis Drive, and north of Tholl Drive in the Single Family Residential - 5 units per acre (SF5) zone. The site has a Master Plan land use designation of Special Planning Area. **[Ward 4]** 10:51 PM

This item was continued.

Public Comment: None

It was moved by Commissioner Velto, seconded by Commissioner Gower, to continue this item to July 22, 2021. The motion carried unanimously with six (6) commissioners present.

RESULT:	CONTINUED [UNANIMOUS]
MOVER:	Alex Velto, Commissioner
SECONDER:	Peter Gower, Commissioner
AYES:	Taylor, Drakulich, Gower, Munoz, Velto, Villanueva
ABSENT:	Mark Johnson

6.6 Staff Report (For Possible Action): Case No. LDC21-00064 (Steamboat Mixed Use Development) - A request has been made for a conditional use permit to allow: a) a mini-warehouse facility; b) an accessory drive-through facility; c) hillside development; d) grading that results in fills greater than ten feet; and e) disturbance of a major drainageway. The ±6.29 acre site is located southeast of the intersection of South Virginia Street and State Route 341. The site is zoned Mixed-Use Suburban (MS) and has a Master Plan land use designation of Suburban Mixed-Use (SMU). **[Ward 2]** 10:53 PM

This item was continued.

Public Comment: None

It was moved by Commissioner Velto, seconded by Commissioner Gower, to continue this item to July 22, 2021. The motion carried unanimously with six (6) commissioners present.

RESULT:	CONTINUED [UNANIMOUS]
MOVER:	Alex Velto, Commissioner
SECONDER:	Peter Gower, Commissioner
AYES:	Taylor, Drakulich, Gower, Munoz, Velto, Villanueva
ABSENT:	Mark Johnson

6.7 Staff Report (For Possible Action): Case No. LDC21-00063 (Corwin Ford) - A request has been made for a conditional use permit to allow: a) an auto dealership use; and b) nonresidential development adjacent to residential zoning. The ±15.92 acre project site is located on the southern portion of a vacant ±24 acre lot northwest of the intersection of South Virginia Road and South Hills Drive. The site is zoned Mixed-Use Suburban (MS) and has a Master Plan land use designation of Suburban Mixed-Use (SMU). **[Ward 2]** 10:54 PM

This item was continued.

Public Comment:

Adriana Marin expressed concern regarding the entrances, but they have been moved further down.

Sharon Van Vleet expressed concern regarding backyard view and the need for a higher fence.

Ronald Lewis comment in opposition were read into the record.

Denise Lewis comment in opposition were read into the record.

Larry Walburn spoke in opposition of the project.

Curtis Van Vleet expressed concern regarding traffic.

It was moved by Commissioner Velto, seconded by Commissioner Gower, to continue this item to July 22, 2021. The motion carried unanimously with six (6) commissioners present.

RESULT:	CONTINUED [UNANIMOUS]
MOVER:	Alex Velto, Commissioner
SECONDER:	Peter Gower, Commissioner
AYES:	Taylor, Drakulich, Gower, Munoz, Velto, Villanueva
ABSENT:	Mark Johnson

7 Truckee Meadows Regional Planning Liaison Report

Commissioner Gower reported that at the June 21 meeting the Santerra Quilici project was found in conformance with the Regional Plan.

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.
- 11:07 PM

Angela Fuss, Assistant Community Development Director, reported that City Council is on their summer break. Jeff Borchardt is no longer working with the City of Reno and Ms. Fuss is filling in until a replacement is found. Heather Manzo has resigned. Tonight was her last Planning Commission meeting.

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

Commissioner Drakulich requested a future agenda item regarding traffic lights.

Commissioner Velto suggested future agendas not have seven items for public hearings.

10 Public Comment**11 Adjournment (For Possible Action)**

The meeting adjourned at 11:09 p.m.