



**MINUTES**  
**Regular Meeting**  
**Reno City Planning Commission**

**Thursday, July 22, 2021 • 6:00 PM**

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

<b>Commissioners</b>			
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 Villanueva led the Pledge of Allegiance.

**2 Roll Call**

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

*The meeting was called to order at 6:00 PM.*

**3 Public Comment**

None

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

**4 Approval of Minutes (For Possible Action)**

4.1 Reno City Planning Commission - Regular - Jun 16, 2021 6:00 PM (For Possible Action) 6:02 PM

*It was moved by Commissioner Johnson, seconded by Commissioner Drakulich, to approve the meeting minutes. The motion carried with four (4) in favor and one (1) abstention by Commissioner Villanueva.*

<b>RESULT:</b>	<b>ACCEPTED [4 TO 0]</b>
<b>MOVER:</b>	Mark Johnson, Commissioner
<b>SECONDER:</b>	J.D. Drakulich, Commissioner
<b>AYES:</b>	Kathleen Taylor, J.D. Drakulich, Peter Gower, Mark Johnson
<b>ABSTAIN:</b>	Silvia Villanueva
<b>ABSENT:</b>	Arthur Munoz, Alex Velto

## **5 Presentation by Regional Transportation Commission (RTC) on North Valleys Roadway Projects and Improvements**

Xuan Wang, RTC, gave the presentation to the Planning Commission.

Commissioner Johnson asked if there can be reevaluation of only the long range plan or if mid-range plans can also be reevaluated.

Ms. Wang explained there are more details on short term projects within five years. As we move along and we hear more community input we may take that into consideration and reevaluate those projects. We will take your input back and do an analysis to see if we can move the time frame of any of the projects.

Commissioner Drakulich asked if the plan to widen Military Road includes any traffic signals.

Ms. Wang explained that project was from the North Valleys Planning Study and was more of a high level analysis. As we move closer to starting that project we will consider evaluation of the entire corridor to see what intersections would be best for signals.

Dale Keller, RTC Engineering Manager, further explained that when they get to the 2026-2030 time line they will set the scoping meeting and do a traffic analysis to determine where signals are warranted.

Chair Taylor asked what RTC's approach is when developments come in to make sure we are mitigating traffic impacts.

Ms. Wang and Mr. Keller explained the evaluation process and the Regional Road Impact Fees.

RTC Presentation - *Presented/Distributed at Meeting*

## **6 Unfinished Business/Public Hearings - (Items scheduled to be heard at a specific time will be heard no earlier than the stated time, but may be heard later) Any person who has chosen to provide his or her public comment when a Public Hearing is heard will need to so indicate on the Request to Speak form provided to the Secretary. Alternatively, you may provide your comment when Item 3, Public Comment, is heard at the beginning of this meeting.**

- 6.1 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. This item was continued from the July 7, 2021 Planning Commission meeting. **[Ward 4]** 6:26 PM

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

Kyle Chisholm, Assistant Planner, presented the staff report.

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

Public Comment: none

Ms. Downs confirmed for Commissioner Drakulich that there is no turn pocket for the right turn out. The left turn movement out turns directly into Military Road.

Mike Mischel, Engineering Manager, confirmed for Commissioner Johnson that RTC will determine whether turn lanes are needed here when they get into final design for the widening of Military Road.

Ms. Downs responded to questions from Commissioner Gower regarding the stacking capacity for the left turn in and confirmed they do not anticipate any issues with traffic backing up into Military Road going northbound.

Mr. Mischel confirmed for Chair Taylor that he is comfortable with the traffic for this project.

Mr. Mischel explained for Commissioner Villanueva that if flood mitigation requirements are not in the conditions, they are a code requirement.

Mr. Chisholm explained for Commissioner Gower how they determine which side of the roadway gets a sidewalk when it is only on one side. He also confirmed that staff is comfortable with the assumption that people are going to be using a portion of the street surface for pedestrian activities.

Ms. Downs confirmed for Commissioner Johnson that the drainageway channel and the retention basins are four feet deep.

Ms. Downs explained for Commissioner Johnson that the specific location that will be improved to make sure there is adequate flow is north of the site.

Mr. Mischel explained for Commissioner Johnson that he considers this to be a master drainage facility. This enhances the regional downstream drainage. It will drain within seven days, which is standard. He has no concerns with the flood control aspects of the project.

Chair Taylor asked RTC if they have any traffic concerns with this project.

Dale Keller, RTC Manager, explained that their role is to ensure that their policies and guidelines are met. He confirmed that the RTC does not have any concerns with this project.

Ms. Downs confirmed for Commissioner Villanueva that they did a sewage study and do not have any concerns with the sewage infrastructure capacity.

*It was moved by Commissioner Drakulich, seconded by Commissioner Villanueva, in the case of LDC21-00066 (Arroyo Crossing), based upon compliance with the applicable findings, to approve the tentative map and major site plan reviews, subject to conditions. Motion carried unanimously with five (5) commissioners present.*

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	J.D. Drakulich, Commissioner
<b>SECONDER:</b>	Silvia Villanueva, Commissioner
<b>AYES:</b>	Taylor, Drakulich, Gower, Johnson, Villanueva
<b>ABSENT:</b>	Arthur Munoz, Alex Velto

6.2 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). This item was continued from the July 7, 2021 Planning Commission meeting. **[Ward 2]** 7:03 PM

Mike Railey, Christy Corporation, gave an overview of the project. He proposed an additional condition related to gate monitoring in response to a suggestion from Traci Wilson with Wild Horse Connection.

Nathan Gilbert, Associate Planner, presented the staff report and stated staff supports the additional condition presented by the applicant.

Disclosures: visited site, received emails

Public Comment: none

Mr. Railey confirmed for Commissioner Johnson that the digital sign will be visible from onsite or from offsite to the northeast. It is basically for advertising the specials within the storage units. It will not be overly bright and will not have flashing pictures. Based on where it will be located, it will not be very visible from outside the site.

Mr. Railey explained for Commissioner Johnson that the pole signs will be for advertising the entire complex. He also confirmed that the wall signs are limited in size by code.

Mr. Gilbert explained for Commissioner Gower the sign standards for the pole signs. He also confirmed that code does allow for internal illumination of signs.

Mr. Gilbert explained for Chair Taylor that Condition No. 4 regarding a decorative screening wall is related to the accessory drive-through use.

Mr. Railey explained for Commissioner Johnson that the restaurant will be something like a sit down coffee shop and will not be a high turnover restaurant. He also explained that the restaurant would have its highest peaks in the morning and during the lunch hour and would not conflict with traffic from the flex space.

Commissioner Johnson appreciated the input regarding the signage. He has no concerns with the 35 foot sign height. The conversations tonight regarding the bulk of the site being self-storage and limiting the internal traffic for the other uses on the site helped address his concerns and he is able to make the findings.

Commissioner Gower stated he is not thrilled with the 35 foot pole signs and he would prefer monument signs to be able to make findings. This is at the base of the Mt. Rose Highway which is a scenic corridor.

Commissioner Villanueva asked if the signage height can be reduced.

Chair Taylor asked the applicant's representative to comment on the sign height discussion.

Mr. Railey stated that the applicant would be willing to consider lowering the pole sign height. He clarified that they will be architecturally designed to blend. We could go down to 25 or 30 feet at the entrance.

There was discussion regarding the different locations and purposes of the two pole signs.

*It was moved by Commissioner Johnson, seconded by Commissioner Drakulich, in the case of LDC21-00064 (Steamboat Mixed Use Development), based upon compliance with the applicable findings, to approve the conditional use permit, subject to the conditions listed in the staff report, with the addition of Condition No. 14 and Condition No. 15 limiting the pole signage height to 30 feet at the northern location and 20 feet at the southern location. Motion carried unanimously with five (5) commissioners present.*

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Mark Johnson, Commissioner
<b>SECONDER:</b>	J.D. Drakulich, Commissioner
<b>AYES:</b>	Taylor, Drakulich, Gower, Johnson, Villanueva
<b>ABSENT:</b>	Arthur Munoz, Alex Velto

6.3 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). This item was continued from the July 7, 2021 Planning Commission meeting. **[Ward 2]** 6:17 PM

John Krmpotic, KLS Design Group, requested a postponement to the August 4th Planning Commission meeting.

Public Comment:

Chris Scott spoke in opposition.

*It was moved by Commissioner Gower, seconded by Commissioner Drakulich, to continue this item to August 4, 2021. The motion carried unanimously with five (5) commissioners present.*

<b>RESULT:</b>	<b>CONTINUED [UNANIMOUS]</b>
<b>MOVER:</b>	Peter Gower, Commissioner
<b>SECONDER:</b>	J.D. Drakulich, Commissioner
<b>AYES:</b>	Taylor, Drakulich, Gower, Johnson, Villanueva
<b>ABSENT:</b>	Arthur Munoz, Alex Velto

## 7 Public Hearings

7.1 Staff Report (For Possible Action): Case No. LDC21-00068 (Muscle Motors Addition) - A request has been made for a conditional use permit to allow for: 1) the expansion of an existing automobile, truck, mobile home, RV, boat, and trailer sales or rental use; and 2) nonresidential development adjacent to residential zoning. The ±3.05 acre site is located on the southwest corner of the intersection of South Virginia Street and Holcomb Ranch Lane. The site has a Master Plan land use designation of Suburban Mixed Use (SMU) and is within the Mixed Use Suburban (MS) zoning district. **[Ward 2] 7:31 PM**

Jim Wallace, representing the applicant, gave an overview of the project.

Kyle Chisholm, Assistant Planner, presented the staff report. Staff received several emails and a phone call from neighborhood residents with concerns about the previous entitlement and test driving onto adjacent streets. He explained the condition for test driving was not carried forward because it is an unenforceable condition. Speeding is handled by the Reno Police Department.

Disclosures: read and received emails, visited the site

Public Comment: none

Mr. Wallace explained for Commissioner Drakulich that the owner is happy to have a no right turn sign going out onto Sierra Manor Drive. He also stated it is a staff policy to coach their clients to stay out of Sierra Manor Drive.

Mr. Chisholm explained for Commissioner Villanueva which existing driveway will be eliminated. He also explained there is a condition that requires them to include in their employee manuals that there will be no right turns onto Sierra Manor Drive when test driving vehicles. Staff is not recommending signage for that.

Commissioner Villanueva asked if the applicant would be willing to add signage.

Mr. Wallace confirmed they would be willing to include a sign.

Mr. Chisholm confirmed for Chair Taylor that all residents in the area have been properly noticed of this project.

Mr. Wallace answered questions from Commissioner Johnson regarding building elevations and traffic flow.

*It was moved by Commissioner Gower, seconded by Commissioner Drakulich, in the case of LDC21-00068 (Muscle Motors Addition), based upon compliance with the applicable findings, to approve the conditional use permit, subject to the conditions listed in the staff report, including a condition to require a left turn only sign on Sierra Manor Drive and a right turn sign on Holcomb Ranch. Motion carried unanimously with five (5) commissioners present.*

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Peter Gower, Commissioner
<b>SECONDER:</b>	J.D. Drakulich, Commissioner
<b>AYES:</b>	Taylor, Drakulich, Gower, Johnson, Villanueva
<b>ABSENT:</b>	Arthur Munoz, Alex Velto

## **8 Truckee Meadows Regional Planning Liaison Report**

Commissioner Johnson reported the next meeting is scheduled for August 2nd.

## **9 Staff Announcements**

- 9.1 Report on status of Planning Division projects.
  - 9.2 Announcement of upcoming training opportunities.
  - 9.3 Report on status of responses to staff direction received at previous meetings.
  - 9.4 Report on actions taken by City Council on previous Planning Commission items.
- 8:02 PM

Angela Fuss, Assistant Community Development Director, reported the Bridge Church zone change was approved for a first reading. There were four appeals on the Daybreak project by Council Member Brekhus. City Council upheld the recommendation of the Planning Commission for approval.

Heather Manzo and Jeff Borchardt are no longer with the City of Reno. We are in the process of hiring for several planner positions.

## **10 Commissioner's Suggestions for Future Agenda Items (For Possible Action)**

Commissioner Villanueva requested an update for sewage capacity in North Reno and Verdi.

**11 Public Comment**

None

**12 Adjournment (For Possible Action)**

The meeting was adjourned at 8:05 p.m.