



MINUTES

Regular Meeting

Reno City Planning Commission

Wednesday, August 4, 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

Arlo Stockham 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	Present	
Arthur Munoz	Commissioner	Absent	
Alex Velto	Commissioner	Present	
Silvia Villanueva	Commissioner	Present	

The meeting was called to order at 6:02 PM.

3 Public Comment

None

4 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.

- 4.1 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 and July 22, 2021 Planning Commission meetings. [**Ward 2**] 6:03 PM

John Krmptic, KLS Planning & Design, gave an overview of the project.

Nathan Gilbert, Associate Planner, presented the staff report including information on the zoning history of the site.

Disclosures: Site visits, read emails, spoke with applicant's representative, spoke to people in opposition

Public Comment: None

There was discussion regarding the west side parking lot.

Questions:

Mr. Gilbert clarified for Commissioner Velto that the applicant is requesting to strike Condition No. 8.

Mr. Krmptic explained for Commissioner Villanueva that eight washing and detailing bays were removed from the west side and they are now accessed from north-south bays.

Mr. Krmptic explained for Commissioner Villanueva that the height of the security cameras will be below the residences.

Mr. Krmptic responded to Commissioner Gower regarding how he reconciles a car dealership in what was previously the transit oriented development corridor for Reno. There are lower street volumes, lower speeds, and narrower streets. We don't have the population intensity or density to maintain that corridor this far south.

Mr. Gilbert confirmed for Commissioner Gower that there is no concern from staff's perspective of the use being contrary to previous vision because we have gone through a process to update the Master Plan to articulate the vision.

Mr. Gilbert confirmed for Chair Taylor that it would be prudent to add a condition that the site plan and orientation presented tonight by the applicant be included. He also explained the setbacks and parking being proposed.

Chair Taylor asked about a public commenter from a past meeting that felt intimidated by the owner of the property.

Mr. Krmptic explained what he knew of the situation and his conversation with that person.

Mr. Gilbert confirmed for Chair Taylor that Code Enforcement's concerns have been addressed.

Discussion:

Commissioner Johnson stated he is in favor of the proposed modification eliminating Condition No. 8 with a tie in to the current site plan as presented tonight.

Commissioner Villanueva stated her concerns have been addressed.

Commissioner Drakulich stated this is one of the better uses that could go on this site and he is happy with what is here.

Commissioner Gower stated it is difficult for him to reconcile the use being proposed with the previous vision for the corridor. The proposed use will perpetuate in this corridor to the point where in 15 years it will look a lot like Kietzke Lane. We need to consider whether that is consistent with the Master Plan. He still has trouble making findings 1 and 2 for the use and general finding.

Commissioner Velto stated he struggles to find it inconsistent with the Master Plan given it is a permitted use under the Code.

Chair Taylor stated her biggest problem with the project is the design not the use. The applicant has made positive changes to the project, however she will not be supporting the project because she cannot make conditional use permit finding 6. The fact that someone felt intimidated coming to a meeting here is not okay. The neighbor's health and benefit are not being taken into consideration.

It was moved by Commissioner Velto, seconded by Commissioner Drakulich, in the case of LDC21-00063 (Corwin Ford), based upon compliance with the applicable findings, to approve the conditional use permit, subject to the conditions listed in the

staff report, except for Condition No. 8 which shall be eliminated, and there shall be an additional condition that the site plan presented by the applicant shall be included. Motion carried with four (4) in favor and two (2) oppositions by Commissioners Taylor and Gower.

RESULT:	APPROVED [4 TO 2]
MOVER:	Alex Velto, Commissioner
SECONDER:	J.D. Drakulich, Commissioner
AYES:	J.D. Drakulich, Mark Johnson, Alex Velto, Silvia Villanueva
NAYS:	Kathleen Taylor, Peter Gower
ABSENT:	Arthur Munoz

5 Public Hearings

5.1 Staff Report (For Possible Action - Recommendation to City Council): Case No. TXT20-00002 (Packaged Alcohol Beverage Sales) - 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 18.03.304 “Commercial Uses”, Section 18.03.405 “Standards for Specific Accessory Uses”, Section 18.04.17 “Safe Scape Regulations”, Section 18.09.303 “Commercial Uses”, and Section 18.09.306 “Accessory Uses”. These amendments would specifically establish package alcohol sales as a principal and accessory use, add regulations and definitions associated with the principal and accessory uses, relocate Safe Scape Regulations to Chapter 5.07, and reference relocated provisions in Chapter 5.07; together with matters which pertain to or are necessarily connected therewith. 7:40 PM

Lance Ferrato, City of Reno Business Relations Manager, presented the staff report.

Alex Woodley, Assistant Director Neighborhood Services, gave a presentation on the Title 5 Amendments.

Arlo Stockham, Community Development Director, provided a brief summary of what the Planning Commission is being asked to do.

Disclosures: Commissioner Villanueva spoke to a local store owner to see if they had concerns. Commissioner Velto spoke to an interested party that owns a store downtown.

Public Comment: Comments were received and entered as part of the record. No voice mails or comment cards were received.

Questions:

Mr. Woodley explained for Commissioner Drakulich that 20 businesses will be impacted in the downtown area.

Mr. Ferrato further explained that there are 20 businesses in the buffer area that will also be impacted.

Mr. Ferrato confirmed for Commissioner Villanueva that breweries would not be affected.

Mr. Woodley explained for Commissioner Gower the definition of fresh or frozen perishable food. He confirmed that staff is comfortable that they are meeting the intent of City Council that they are providing a healthy food option for residents.

Staff explained for Commissioner Gower the process for determining a 500 foot buffer for the conditional use permit process.

Mr. Woodley answered questions for Commissioner Villanueva regarding hours of operation and requirements for security.

It was moved by Commissioner Villanueva, seconded by Commissioner Drakulich, in the case of TXT20-00002 (Package Alcohol Beverage Sales), based upon compliance with the applicable findings, to recommend that City Council approve the text amendment by ordinance. Motion carried unanimously with six (6) commissioners present.

(Break at 8:19 p.m. Meeting resumed at 8:33 p.m.)

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

5.2 Staff Report (For Possible Action - Recommendation to City Council): Case No. LDC21-00056 (3690 Warren Way Zoning Map Amendment) – A request has been made for a zoning map amendment from Single-Family Residential – 3 units per acre (SF-3) to Multi-Family Residential – 21 units per acre (MF-21). The ±1 acre site is generally located on the east side of Warren Way, ±440 feet north of its intersection with West Peckham Lane. The site has a Master Plan land use designation of Suburban Mixed-Use (SMU). **[Ward 2] 8:33 PM**

Dave Snellgrove, CFA, gave a presentation on the project.

Kyle Chisholm, Assistant Planner, gave the staff presentation on the project. Staff received comments from community members with concerns related to traffic and one requesting more commercial use in the area.

Disclosures: Visited the site and read emails

Public Comment: Public comment received was entered as part of the record. No voice mails or comment cards were received.

Questions:

Mr. Snellgrove confirmed for Commissioner Johnson that he is not aware of any development constraints with this project.

Discussion:

Commissioner Villanueva stated this is a great infill location for MF21. It is near major arterial streets, RTC is not far, and it is easy to get in and out of the area.

It was moved by Commissioner Gower, seconded by Commissioner Johnson, in the case of LDC21-00056 (3690 Warren Way Zoning Map Amendment), based upon compliance with the applicable findings, to recommend that City Council approve the zoning map amendment by ordinance. Motion carried unanimously with six (6) commissioners present.

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

5.3 Staff Report (For Possible Action): Case No. LDC21-00072 (Public Safety Center Variance) - A request has been made for a variance to: 1) increase the allowed fence height within the required front yard setbacks; 2) eliminate a required parking lot perimeter landscape edge; 3) reduce the number of required trees, and; 4) reduce the number of required off-street loading spaces. The ±7.71 acre site is located on the northeast corner of the Kuenzli Street and Sutro Street intersection. This project has requested to be reviewed, analyzed, and heard using the Title 18 standards in existence immediately prior to January 13, 2021. The subject site is located within the Mixed-Use Urban (MU) zoning district (formerly Mixed

Use/Medical Regional Center Overlay) and has a Master Plan land use designation of Urban Mixed-Use (UMU). [Ward 3] 6:54 PM

Kerrie Koski, Public Works Deputy Director, presented background information and stated they want to extend the permitting up to four years to allow time to gather funding needed to go forward with this project.

Justin George, Public Works Associate Civil Engineer, presented information regarding the project and the variances being requested.

Kyle Chisholm, Community Development Assistant Planner, presented the staff report. Staff is able to make all the applicable findings and recommends approval.

Disclosures: visited or are familiar with the site, received emails. Commissioner Velto disclosed that he represents the Reno Police Protective Association and he sits on the Reno Police Chief's Advisory Board. He has been advised by Legal Counsel that there is no conflict of interest because there is no pecuniary interest involved.

Public Comment: None

Questions:

Mr. Chisholm explained for Commissioner Johnson that the permit was submitted under the old Code.

Mr. George explained for Commissioner Villanueva the plans for trees on the site. They plan to preserve quite a few of the trees identified by the Urban Forester as high priority trees.

Mr. Chisholm confirmed for Chair Taylor that staff is okay with the requested four year extension time frame.

Mr. George responded to concerns from Commissioner Johnson regarding the access to public parking.

Lieutenant Scott Dugan, RPD, explained for Commissioner Johnson the necessity of an eight foot tall security fence for a facility like this.

Arlo Stockham, Community Development Director, replied to Commissioner Johnson's question regarding using the variance process versus a Code exemption. It could be addressed in a Code section but it is not in our current Code. Typically you don't write a city ordinance for what is likely to be a single facility and an isolated event. The

exceptional situation in this case is it is already developed. It is not a vacant site where they can move the building back five feet to allow a landscape buffer.

Mr. Stockham responded to Commissioner Villanueva stating this truly is a unique situation and we don't see it being precedent setting.

Lieutenant Dugan explained for Commissioner Villanueva that the substation locations are off site locations that are only temporarily occupied for officers to do reports and they do not have the same type of security fencing. He also explained that the current dispatch center does have fencing around it but it will be moved into the new facility.

Discussion:

Commissioner Johnson will support the motion because it is a unique situation for the police. He does not feel that the variance standards have been met but he does not see another vehicle open to us.

It was moved by Commissioner Velto, seconded by Commissioner Drakulich, in the case of LDC21-00072 (Public Safety Center Variance), based upon compliance with the applicable findings, to approve the variance, subject to the conditions listed in the staff report, including the 48 month request in Condition No. 2. Motion carried with five (5) in favor and one (1) opposition by Commissioner Villanueva.

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

5.4 Staff Report (For Possible Action): Case No. LDC21-00058 (Echo Avenue Concrete Batch Plant) – A request has been made for a conditional use permit to allow for: 1) a concrete batch plant; and 2) operations between the hours of 11:00 p.m. and 6:00 a.m. The ±3.4 acre site is located on the southwest corner of the intersection of Echo Avenue and Mount Anderson Street. The site has a Master Plan land use designation of Industrial (I) and is within the Industrial (I) zoning district. [**Ward 4**] 8:47 PM

Derek Wilson, Rubicon Design for 3D Concrete, gave a presentation on the project.

Kyle Chisholm, Assistant Planner, gave a staff presentation on the project. Staff did not receive any public comment regarding this request.

Disclosures: Visited the site

Public Comment: None

Questions:

Mr. Wilson explained for Commissioner Villanueva how dust control is addressed.

Vance DeMars, 3D Concrete Vice President, explained for Commissioner Gower that the backup alarms are louder than the facility itself.

It was moved by Commissioner Johnson, seconded by Commissioner Gower, in the case of LDC21-00058 (Echo Avenue Concrete Batch Plant), based upon compliance with the applicable findings, to approve the conditional use permit, subject to the conditions of approval contained in the staff report. Motion carried unanimously with six (6) commissioners present.

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

5.5 Staff Report (For Possible Action): Case No. LDC21-00069 (Yorkshire Subdivision) - A request has been made for: 1) a tentative map to develop 16 single-family attached dwelling units and, 2) a major site plan review for: a) grading resulting in cuts deeper than 20 feet and fills greater than ten feet in height and; b) disturbance of a major drainageway. The ±1.89 acre site is located on the northeast corner of the intersection of West Golden Valley Road and Yorkshire Drive. The site has a zoning of single family with eight dwelling units allowed per acre (SF8) and a Master Plan land use designation of Single-Family Neighborhood (SF). [**Ward 4**] 9:01 PM

Michelle Duggan, Community Housing Land Trust, gave a presentation on the project.

Brook Oswald, Associate Planner, gave a staff presentation on the project. Staff can make all of the findings and recommends approval.

Disclosures: Received emails, familiar with the site. Chair Taylor disclosed that she is a sub-consultant to CME on other projects. She will not receive any pecuniary benefit from this project.

Public Comment: Public comment received was entered as part of the record. No voice mails were received.

Carolyn Van Stralen spoke in opposition of the project.

Greg Alston spoke in opposition of the project.

William Dee spoke in opposition of the project.

Questions:

Mr. Oswald explained for Commissioner Gower that there is no access easement along the north property line of this property. The access referenced during public comment should go through the railroad property onto Golden Valley and not through the subject property.

Mr. Oswald responded to questions from Commissioner Johnson regarding cuts and fills and drainage on the subject site.

Mr. Oswald explained for Commissioner Johnson the traffic access for the subject site.

Mr. Oswald explained for Commissioner Villanueva the elevation separation between the project and the railroad.

Mr. Oswald explained for Chair Taylor how the maintenance plan will work between the land owner and the home owners.

Mr. Oswald responded to Commissioner Velto stating that the applicant would be open to a condition for a fence between the project and the railroad tracks as opposed to a solid wall.

Discussion:

Commissioner Drakulich spoke regarding the importance of a project like this serving our low income individuals.

Commissioner Villanueva agreed with Commissioner Drakulich. She also expressed appreciation having the fence added.

Commissioner Gower expressed appreciation for the public comments made here tonight. There were some good answers based on our discussion tonight. He also supports the addition of the fence for safety.

It was moved by Commissioner Drakulich, seconded by Commissioner Villanueva, in the case of LDC21-00069 (Yorkshire Subdivision), based upon compliance with the applicable findings, to approve the tentative map and major site plan review, subject to conditions, including an additional condition that prior to approval of a final map the applicant shall provide plans demonstrating a fence will be provided on the eastern boundary of the subject site. Motion carried unanimously with six (6) commissioners present.

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

5.6 Staff Report (For Possible Action): Case No. LDC21-00073 (Military Road Powerline Relocation) - A request has been made for a special use permit to allow for the relocation of an overhead 120 kilovolt (kV) powerline. This is considered a project of regional significance as it involves the relocation of a utility line with the capacity to carry 60 kV of electricity or greater. The ±1.73 acre site is located on the southwest corner of the Lemmon Drive and Military Road intersection. This project has requested to be reviewed, analyzed, and heard using the Title 18 standards in existence immediately prior to January 13, 2021. The subject site is located within the General Commercial (GC) zoning district (formerly Arterial Commercial) and has a Master Plan land use designation of Suburban Mixed-Use (SMU). **[Ward 4]** 9:39 PM

Mark Sullivan, NV Energy, gave a presentation on the project.

Kyle Chisholm, Assistant Planner, gave a staff presentation on the project. Staff did not receive any public comment on this item.

Disclosures: Visited the site

Public Comment: None

Questions: None

It was moved by Commissioner Velto, seconded by Commissioner Johnson, in the case of LDC21-00073 (Military Road Powerline Relocation), based upon compliance with the applicable findings, to approve the special use permit, subject to conditions listed in the staff report. Motion carried unanimously with six (6) commissioners present.

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

6 Truckee Meadows Regional Planning Liaison Report

Commissioner Johnson reported on actions taken at the last Regional Planning Commission 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.
9:51 PM

Arlo Stockham, Community Development Director, reported on actions taken by City Council. He also announced that Angela Fuss will be leaving her position with the City of Reno.

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

Chair Taylor requested a future agenda item addressing security for meetings.

9 Public Comment

None

10 Adjournment (For Possible Action)

The meeting adjourned at 9:54 p.m.