



# MINUTES

## Regular Meeting

### Reno City Planning Commission

Wednesday, October 20, 2021 • 5:00 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	Present	
Arthur Munoz	Commissioner	Present	
Alex Velto	Commissioner	Absent	
Silvia Villanueva	Commissioner	Present	

*The meeting was called to order at 5:00 PM.*

### 3 Public Comment

Staff received one email regarding street racing that was forwarded to the Planning Commission and entered into the record.

Taissa Lytchenko spoke regarding student housing issues.

Item 3 - Request to Speak Form - *Presented/Distributed at Meeting*

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

4.1 Reno City Planning Commission - Regular - Aug 4, 2021 6:00 PM (For Possible Action) 5:05 PM

*It was moved by Commissioner Gower, seconded by Commissioner Drakulich, to*

*approve the meeting minutes. The motion carried unanimously with six (6) commissioners present.*

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

## 5 Public Hearings

5.1 Staff Report (For Possible Action): Case No. LDC21-00071 (United Nissan of Reno) - A request has been made for: 1) a conditional use permit to allow: a) an auto dealership use, and b) nonresidential development over one acre within 300 feet of residential zoning; and 2) a major deviation to exceed the 100,000 lumens per acre site lighting standard by less than 50%. The ±4.25 acre site is located on the east side of Kietzke Lane between East Grove and Linden Streets. The site is zoned General Commercial (GC) and has a Master Plan land use designation of Suburban Mixed-Use (SMU). **[Ward 3]** 5:05 PM

Nathan Gilbert, Senior Planner, stated the applicant has requested a postponement for this item. It will be renoticed for a future date.

<b>RESULT:</b>	<b>NO ACTION TAKEN</b>
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5.2 Staff Report (For Possible Action): Case No. LDC22-00009 (Scharr Residence) - A request has been made for a major deviation to reduce the front yard setback on La Fond Drive to ±7.25 feet (±50%) and the front yard setback on Scharr Circle to ±20.66 feet (±31%) to facilitate a building expansion. The ±0.37 acre site is located on the southeast side of the Scharr Circle and La Fond Drive intersection (2040 Scharr Circle) in the Single-Family Residential- 3 units per acre (SF-3) zone. The site has a Master Plan land use designation of Single-Family Neighborhood (SF). **[Ward 1]** 5:06 PM

Patrick Walsh, applicant, gave an overview of the project.

Nathan Gilbert, Senior Planner, presented the staff report. Staff recommends approval.

Disclosures: received and read emails, site visit, voicemails, familiar with site, spoke with applicant.

Public Comment:

Rita Greggio spoke in opposition and submitted comments in writing that were entered

into the record.

Krisztina Dombovari spoke in opposition.

Lynda Knepper did not wish to speak. Comments in opposition read into the record

Bill von Phul did not wish to speak. Comments in opposition read into the record.

Tom Distod did not wish to speak. Comments in opposition read into the record.

Public comments were forwarded to the Planning Commission and entered into the record.

Voicemails were heard at this time from:

Ryan Hoeck in opposition.

Tom Hoeck in opposition.

Warren Lerude in opposition.

Amanda Sama in opposition.

Frank Marfici in opposition.

Questions:

Commissioner Gower asked staff to reiterate the scope of the Planning Commission's decision tonight.

Mr. Gilbert explained the scope is the deviation to the front setbacks. He confirmed that staff will review building height and driveway design as part of a separate process outside of the scope for tonight's decision. Final building plans will be subject to all adopted zoning code standards.

Mr. Gilbert confirmed for Commissioner Villanueva that the Planning Commission's scope is limited with respect to CC&Rs. The city does not get involved in HOA or CC&R regulations. That would be a civil matter.

Discussion:

Commissioner Gower stated he understands the concerns and public comments made tonight and hopes it is understood that the scope of their decision tonight is limited to the major deviation request. He stated he can make all the findings.

***It was moved by Commissioner Gower, seconded by Commissioner Drakulich, in the case of LDC22-00009 (Scharr Residence), based upon compliance with the applicable findings, to approve the major deviation subject to conditions listed in the staff report. Motion carried unanimously with six (6) 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, Munoz, Villanueva
<b>ABSENT:</b>	Alex Velto

- 5.3 Staff Report (For Possible Action): Case No. LDC22-00007 (Santerra-Quilici Properties Secondary Access) - A request has been made for a special use permit to allow: a) grading with fills greater than ten feet; and b) grading within the Open Space (OS) zone. The grading would facilitate revised secondary access to the Santerra-Quilici Properties subdivision. The ±2.12 acre project area is located on portions of three parcels generally located east of the Union Pacific Railroad tracks and Gavica Lane, extending east from Crystal Park Road and south from South Verdi Road. The site is in the Large Lot Residential – 0.5 Acres (LLR-.05), Open Space (OS), and Public Facility (PF – upon translation) zones and has Large-Lot Neighborhood (LL), Parks, Greenways, and Open Space (PGOS), and Public/Quasi Public (PQP) Master Plan land use designations. A limited portion of the site area is located within the Mortensen-Garson Overlay District (MGOD). This project has requested to be reviewed, analyzed, and heard using the Title 18 standards in existence immediately prior to January 13, 2021. **[Ward 5]** 5:42 PM

Michael Pagni, on behalf of the applicant, gave an overview of the project.

Nathan Gilbert, Senior Planner, presented the staff report. Staff recommends approval.

Disclosures: received emails, spoke with applicant's representative, familiar with the site, read emails.

Public Comment:

Staff received an email in opposition that was forwarded to the Planning Commission and has been entered into the record. No voicemails were received.

Chance Reading spoke in opposition.

Carly Borchart spoke in opposition.

Questions:

Commissioner Drakulich referenced public comment and asked staff if there is reason to believe this will become a primary access point.

Mr. Gilbert stated it is a secondary access.

Commissioner Johnson asked about the seedling revegetation being required rather than larger trees for mitigation.

Mr. Gilbert stated it is similar to a condition imposed on Ventana. This is a reforestation as opposed to a mature tree in an urban area being replaced. The intent is to have more of a reforestation with a plan from a licensed arborist or other qualified professional.

Commissioner Johnson asked if that includes a one to two year irrigation program.

Mr. Gilbert stated typically it would not, but there would be a required plan by a certified arborist or other qualified individual to ensure a long term process for mitigation.

Commissioner Johnson asked about Condition 5 referencing an MGOD Text Amendment which this body hasn't heard yet.

Mr. Gilbert stated it is a technicality and explained that the Santerra-Quilici master plan, zoning map amendment, tentative map, and special use permit were bundled. The adoption of the zoning is contingent on the base zoning map that would need to be addressed in order to effectuate that zoning. It is intended to ensure that the tentative map is fully implemented.

Commissioner Villanueva asked about Condition 12 requiring written documentation from CSIC.

Mr. Pagni explained the process with the Steamboat Ditch Company as they get closer to final design.

Commissioner Villanueva asked how this will impact Steamboat Ditch.

Mr. Pagni stated they will make sure the project is designed in such a way that it won't impact irrigation operations.

Commissioner Villanueva asked about roads and traffic impacts.

Mr. Pagni answered questions regarding traffic and stated a traffic study was prepared. The intersection traffic was considered, debated and approved by Council.

Commissioner Villanueva asked what happens if the Planning Commission does not approve this alignment.

Mr. Pagni stated that would be problematic. This is the railroad's preferred alignment and they have agreed to allow us to construct it. The only reason this had to come before the Planning Commission is because part of it is in the open space on our property and for the fills.

Commissioner Gower asked staff to confirm that the design of this roadway does not facilitate a type of access that would be more consistent with a primary access way versus a design that would be more in line with a secondary type access

Mr. Gilbert stated no, it is a residential collector.

Commissioner Gower asked who would be maintaining the roadway.

Mr. Gilbert stated this would be a city maintained roadway.

Commissioner Gower asked if the city ever implements security fees or deposits to ensure mitigation programs for revegetation come to fruition.

Mr. Gilbert confirmed that all grading projects are required to submit security for revegetation.

Commissioner Gower asked if this design and alignment is consistent with the open space and corridor approach that was approved as part of the tentative map that allowed the open space corridors for wildlife to move.

Mr. Gilbert stated yes, in fact it significantly reduces grading in the open space.

Commissioner Gower referenced special use permit finding d and asked the applicant's representative how they can make the finding regarding a safe pedestrian environment.

Mr. Pagni stated this will provide a six foot sidewalk that will provide pedestrian connectivity consistent with the MGOD trails and access requirements. Trails within the project will be maintained by the HOA and the sidewalk is part of the city's right-of-way.

Commissioner Munoz asked about studies for wildlife to ensure this corridor isn't taken from the wildlife.

Mr. Pagni stated they have had extensive outreach with NDOW and they were able to develop a wildlife mitigation plan.

Chair Taylor asked if this was a secondary access or emergency access when the tentative map was approved.

Mr. Gilbert stated it is a secondary access.

Chair Taylor asked in response to a public comment made if there is a way to add a condition to tie this road to improvements or recommendations that come from the RTC Verdi improvement study.

Mr. Gilbert stated that would not be staff's recommendation.

Commissioner Villanueva asked how to ensure this will not generate more traffic.

Mr. Gilbert stated applications are reviewed by engineering when final maps are submitted. This alternate alignment does not change the traffic count or the mitigation conditions of approval.

Discussion:

Commissioner Villanueva expressed concern regarding safety and infrastructure not developing as fast as some of the developments are.

Commissioner Gower stated he feels the project this is associated with is fundamentally not compatible with existing surrounding land uses and development and is not in substantial conformance with the master plan. The challenge is that our scope narrows and we are looking at specific pieces of a project. In this case those pieces are related to the grading of a secondary access already approved as part of the tentative map.

***It was moved by Commissioner Drakulich, seconded by Commissioner Johnson, in the case of LDC22-00007 (Santerra-Quilici Properties Secondary Access), based upon compliance with the applicable findings, to approve the special use permit, subject to the conditions listed in the staff report.***

Commissioner Gower stated that fundamentally he does not think this development is appropriate for the area. Verdi is unduly under pressure as a community by this and other development associated with MGOD without the sufficient infrastructure in place to support the development and avoid impacts on the community of Verdi. It is a fundamental issue going on in that area that this city needs to get a handle on. In that sense he is not for this. In the context of meeting findings for a grading plan, he can make the findings.

Commissioner Drakulich agreed there are infrastructure issues and Council needs to look at the pressure Verdi is under.

Commissioner Villanueva does not agree that the proposed use is compatible with the existing surrounding land uses and development.

Commissioner Munoz stated he cannot make all of the findings.

***Motion carried with four (4) in favor and two (2) oppositions by Commissioners Munoz and Villanueva.***

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

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

Commissioner Johnson reported on action taken by the Regional Planning Commission.

Commissioner Gower reported that Commissioner Johnson is the new Chair of the Regional Planning Commission.

Commissioner Johnson reported the meeting scheduled for October has been cancelled. The next meeting is scheduled for December 6, 2021.

## **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.  
6:36 PM

Chris Pingree, Director of Development Services, announced that Community Development has been rebranded to Development Services. Arlo Stockham is no longer with the City of Reno as of September 28. Nathan Gilbert has been promoted to Senior Planner. Jason Garcia-LoBue will start on November 8 as the Planning Manager in Development Services. Angela Fuss will be back on October 26 as the Assistant Director.



Mr. Pingree reported the following actions taken by City Council: Las Brisas Blvd. rezone was approved; NV 1 and NV 2 rezoning was approved for second reading and adoption.

The November 3 Planning Commission meeting will begin at 5:00 p.m.

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

Commissioner Villanueva requested a future presentation on the Washoe Lands Bill.

**9 Public Comment**

None

**10 Adjournment (For Possible Action)**

The meeting was adjourned at 6:37 p.m.