



MINUTES

Regular Meeting

Reno City Planning Commission

Wednesday, September 15, 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 Munoz led the Pledge of Allegiance.

2 Roll Call

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

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

3 Public Comment

None

4 Approval of Minutes (For Possible Action)

4.1 Reno City Planning Commission - Regular - Jul 22, 2021 6:00 PM (For Possible Action) 6:03 PM

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

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

4.2 Reno City Planning Commission - Regular - Sep 1, 2021 6:00 PM (For Possible Action) 6:04 PM

It was moved by Commissioner Gower, seconded by Commissioner Velto, to approve the meeting minutes. The motion carried with four (4) in favor and one (1) abstention by Chair Taylor.

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

5 Public Hearings

5.1 Staff Report (For Possible Action - Recommendation to City Council): Case No. LDC22-00005 (NV Center 1 Rezoning) - A request has been made for a rezoning from Mixed-Use Suburban (MS) to Industrial Commercial (IC). The ±3.01 acre project site is located southeast of the intersection of North Virginia Street and Stead Boulevard. The site has a Master Plan land use designation of Industrial (I). [Ward 4] 6:04 PM

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

Brook Oswald, Associate Planner, presented the staff report. Staff can make all the findings and recommends that the Planning Commission recommend that City Council approve the zoning map amendment.

Disclosures: Familiar with the site

Public Comment: None

Discussion / Questions: None

It was moved by Commissioner Gower, seconded by Commissioner Munoz, in the case of LDC22-00005 (NV Center 1 Rezoning), based upon compliance with the applicable

findings, to recommend that City Council approve the zoning map amendment by ordinance. Motion carried unanimously with five (5) commissioners present.

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

- 5.2 Staff Report (For Possible Action - Recommendation to City Council): Case No. LDC22-00006 (NV Center 2 Rezoning) - A request has been made for a rezoning from Mixed-Use Suburban (MS) to Industrial Commercial (IC). The ±4.94 acre project site is located south of the intersection of North Virginia Street and Stead Boulevard. The site has a Master Plan land use designation of Industrial (I).
[Ward 4] 6:11 PM

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

Brook Oswald, Associate Planner, presented the staff report. Staff recommends that the Planning Commission recommend that City Council approve the zoning map amendment

Disclosures: None

Public Comment: None

Questions / Discussion: None

It was moved by Commissioner Munoz, seconded by Commissioner Gower, in the case of LDC22-00006 (NV Center 2 Rezoning), based upon compliance with the applicable findings, to recommend that City Council approve the zoning map amendment by ordinance. Motion carried unanimously with five (5) commissioners present.

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

- 5.3 Staff Report (For Possible Action): Case No. LDC22-00003 (Trinity Auto Wash)
- A request has been made for a special use permit to allow: a) a car wash land use, and b) nonresidential development within 300 feet of residential zoning. The ±1.12 acre project site is proposed at the northeast portion of a ±40 acre lot generally located south of the intersection of White Lake Parkway and Sandpiper Drive. The site is in the Neighborhood Commercial (NC) zone and has a Master Plan land use designation of Suburban Mixed-Use (SMU). 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] 6:14 PM**

Jason Gilles, Tec Engineering, gave an overview of the project.

Nathan Gilbert, Associate Planner, presented the staff report. This project was reviewed under the old code. Staff recommends approval.

Disclosures: None

Public Comment: None

Questions:

Mr. Gilbert explained for Commissioner Johnson that 24 hour use was originally requested. The applicant removed that request and will have standard business operating hours.

Mr. Gilles noted for Commissioner Munoz that the parking lot elevation is approximately four to five feet above the lake.

Mr. Gilles confirmed for Commissioner Munoz that the site was well above the flooding in the area two to three years ago.

Mr. Gilbert explained for Commissioner Gower that Condition No. 1 addresses landscape screening and noise buffer.

Discussion: None

It was moved by Commissioner Munoz, seconded by Commissioner Johnson, in the case of LDC22-00003 (Trinity Auto Wash), based upon compliance with the applicable findings, to approve the special use permit, subject to the conditions listed in the staff report. Motion carried unanimously with five (5) commissioners present.

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

- 5.4 Staff Report (For Possible Action): Case No. LDC22-00004 (TMWA US 40 Water Tank) - A request has been made for conditional use permits to: 1) establish a major utility, and 2) allow for grading with cuts deeper than 20 feet and fills greater than ten feet in height. The ±3.71 acre project area is proposed at the center portion of a ±57.44 acre lot and a portion of a ±15.066 acre lot generally located ±630 feet north of the intersection of Burks Boulevard and Doretta Lane and ±120 feet south of the Somerset Parkway-River Hill Way roundabout. The site is located within the City and the City's Sphere of Influence and has Master Plan land use designations of Unincorporated Transition (UT) and Mixed Neighborhood (MX) and Washoe County zoning designation of General Rural (GR) and City of Reno zoning designation of Multi-Family Residential (14 units/acre) (MF-14). **[Ward 5]** 6:20 PM

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

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

Disclosures: Spoke with applicant's representative

Public Comment:

One public comment card was received electronically from Warren Lyons in opposition. This was forwarded to the Planning Commission and has been entered into the record.

Ken McNeil spoke and asked who will pay for this.

Questions:

Commissioner Velto asked how this water tank will be paid for, and if the applicant thinks that falls under any of the necessary findings.

Mr. Pagni stated no, he does not think it is relevant to the findings today. He also stated that his understanding is this will be funded through development fees collected in area seven.

Kelly McGlynn, Principal Design Engineer from Truckee Meadows Water Authority (TMWA), explained that 67% of the cost of the tank would be paid for by new growth in area seven and area three, and 33% would be paid for by existing TMWA customers because this tank has been identified in TMWA's capital improvement plan and offers backup to existing areas.

Mr. Gilbert confirmed for Commissioner Velto that staff does not find a link between the findings and how this will be paid for.

Chris Baker, Manhard, answered questions from Commissioner Gower regarding the existing tank and waterline. If we were to put a new roadway over that waterline, it would not meet today's standards. That water tank was inherited by TMWA and the waterline was not designed in accordance with current standards.

Mr. McGlynn explained for Commissioner Gower that they are aware there are grade issues on the existing access but it has not been fully evaluated by TMWA with a submitted plan. He confirmed that access is part of the improvement they are looking at. He stated he would like to evaluate a submitted plan before determining whether the new access road being proposed is the preferred method to access the tank.

Chair Taylor asked where they should direct residents with questions regarding the cost associated with this project.

Mr. Pagni suggested they contact TMWA.

Discussion:

Commissioner Gower expressed concern with discussion regarding the access road and the lack of a final vote of confidence from TMWA. He does recognize that TMWA has a well established set of standards for their facilities so he does feel comfortable that what is ultimately approved for access to the tank will meet TMWA and City of Reno standards.

It was moved by Commissioner Velto, seconded by Commissioner Munoz, in the case of LDC22-00004 (TMWA US 40 Water Tank), based upon compliance with the applicable findings, to approve the conditional use permit, subject to the conditions listed in the

staff report. Motion carried unanimously with five (5) commissioners present.

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

6 Truckee Meadows Regional Planning Liaison Report

Commissioner Johnson reported that the next meeting will be held next Thursday.

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.
6:46 PM

Arlo Stockham, Community Development Director, reported there will not be a quorum for the October 6 Planning Commission meeting so the next meeting will be October 20. He also reported on an upcoming training opportunity and action taken at the last Reno City Council meeting.

Chair Taylor stated she appreciates the security presence at this meeting.

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

Commissioner Johnson expressed appreciation for the summary in the staff report for zone changes and allowable uses. He suggested still including the list as well.

Commissioner Munoz stated they had their first little league baseball game at the new Mayor's Park.

9 Public Comment

Ken McNeil discussed the issue of the TMWA representative here tonight not knowing which developer would pay for a portion of the water tank.

Item 9 - General Public Comment - *Presented/Distributed at Meeting*

10 Adjournment (For Possible Action)

The meeting was adjourned at 6:50 p.m.