



MINUTES

Regular Meeting

Reno City Planning Commission

Wednesday, January 5, 2022 • 5:30 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

Jason Garcia-LoBue, Planning Manager, 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	Present	
Silvia Villanueva	Commissioner	Present	

The meeting was called to order at 5:32 PM.

3 Public Comment

None

4 Approval of Minutes (For Possible Action)

4.1 Reno City Planning Commission - Regular - Sep 15, 2021 6:00 PM (For Possible Action) 5:33 PM

It was moved by Commissioner Velto, seconded by Commissioner Munoz, to approve the meeting minutes. The motion carried with five (5) in favor and two (2) abstentions by Commissioners Villanueva and Drakulich.

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

5 Presentation and update by Jeremy Smith, Executive Director of Truckee Meadows Regional Planning Agency on regional population and job growth.

Jeremy Smith, Director of Regional Planning, gave the presentation.

(Commissioner Villanueva left the meeting at 5:54 p.m. and returned at 5:58 p.m.)

Mr. Smith answered questions from commissioners and discussed topics including: how the City of Reno Planning Commission can use this data to inform their decision-making process; information that will come from the Natural Resource Plan that is being developed; affordable housing; infill development; high density projects; and triggers for projects that need to be reviewed by Regional Planning.

5.1 Presentation from TMRPA - *Presented/Distributed at Meeting*

6 Public Hearings 6:00 p.m.

6.1 Staff Report (For Possible Action): Case No. LDC22-00021 (Planet Auto Self-Serve) – A request has been made for: 1) a conditional use permit to allow an automobile wrecking and salvage yard use in the Industrial (I) zone, and 2) Alternative equivalent compliance to vary from front yard landscaping requirements. The ±8.22 acre site is located on two parcels generally located north of the Union Pacific Railroad tracks and ±315 feet south of the intersection of Parr Boulevard and Parr Circle (276 Parr Boulevard). The site is zoned I and has the Industrial (I) Master Plan land use designation. **[Ward 4]** 6:32 PM

Mike Railey, Christy Corporation, gave an overview of the project.

Nathan Gilbert, Senior Planner, presented the staff report. Staff did not receive any general public comments or Neighborhood Advisory Board (NAB) comments on this item.

Disclosures: Chair Taylor disclosed that she visited the site.

Public Comment: None

Questions:

Commissioner Gower asked about finding 6.a under the Conditional Use Permit regarding vibration.

Mr. Gilbert explained for Commissioner Gower that there is a vibration standard in code. Given the heavy industrial nature and long-standing industrial uses on the site, staff felt comfortable with the limited hours of operation and did not require a sound study for this project.

Mr. Railey explained the hydraulic crushing process that will be used has very little vibration.

It was moved by Commissioner Velto, seconded by Commissioner Villanueva, in the case of LDC22-00021 (Planet Auto Self-Serve), based upon compliance with the applicable findings, to approve the conditional use permit and alternative equivalent compliance, subject to the conditions listed in the staff report. Motion carried unanimously with seven (7) commissioners present.

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

7 Truckee Meadows Regional Planning Liaison Report

Commissioner Johnson reported the next meeting is scheduled for later this month.

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.
6:47 PM

Jason Garcia-LoBue, Planning Manager, announced new staff members. Leah Brock, Assistant Planner - staff reports and Jeff Foster, Assistant Planner - plan review.

There were no City Council meetings since the last Planning Commission meeting.

There has been an uptick in COVID cases and the City is going back to remote meetings. Commissioners provided feedback on preferences for virtual or hybrid meeting options. A hybrid option is preferred so commissioners have the option of attending virtually or in person.

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

Commissioner Gower requested Title 18 update information be included under the Staff Announcements agenda item for the next meeting.

10 Public Comment

None

11 Adjournment (For Possible Action)

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