



# MINUTES

## Regular Meeting

### Reno City Planning Commission

Wednesday, January 19, 2022 • 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 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	Late	6:10 PM
Silvia Villanueva	Commissioner	Present	

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

### 3 Public Comment

None

Item 3 - Correspondence Received - *Presented/Distributed at Meeting*

Staff received general public comment related to future agenda items that were recorded and are part of the record.

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

4.1 Reno City Planning Commission - Regular - Dec 15, 2021 5:00 PM (For Possible Action) 6:04 PM

Commissioner Villanueva noted that her comments under Agenda Item 5.4 regarding Daybreak were not all completely articulated and she requested that the video minutes be incorporated.

Chair Taylor asked Michelle Fournier if she needed anything else for that request.

Ms. Fournier stated she will request clarification after the meeting.

***It was moved by Commissioner Gower, seconded by Commissioner Munoz, to approve the meeting minutes. The motion carried with five (5) in favor and one (1) abstention by Chair Taylor.***

<b>RESULT:</b>	<b>ACCEPTED [5 TO 0]</b>
<b>MOVER:</b>	Peter Gower, Commissioner
<b>SECONDER:</b>	Arthur Munoz, Commissioner
<b>AYES:</b>	Drakulich, Gower, Johnson, Munoz, Villanueva
<b>ABSTAIN:</b>	Kathleen Taylor
<b>ABSENT:</b>	Alex Velto

## 5 Public Hearings

5.1 Staff Report (For Possible Action): Case No. LDC22-00032 (9800 South Virginia) - A request has been made for a conditional use permit to allow for the establishment of an automobile, truck, mobile home, RV, boat, and trailer sales or rental in the Mixed-Use Suburban (MS) zone. The ±0.71 acre site is located on the southeast corner of South Meadows Parkway and South Virginia Street. The subject site has a Master Plan land use designation of Suburban Mixed-Use (SMU). **[Ward 2]** 6:05 PM

Dave Snelgrove, CFA, gave an overview of the project.

Grace Whited, Assistant Planner, presented the staff report. Staff is able to make all the applicable findings and recommends approval.

*(Commissioner Velto joined the meeting at 6:10 p.m.)*

Disclosures: Commissioner Villanueva visited the site. Commissioners Drakulich, Johnson, Gower, Munoz, Velto, and Taylor are familiar with the site.

Public Comment: None

***It was moved by Commissioner Gower, seconded by Commissioner Johnson, in the case of LDC22-00032 (9800 South Virginia), based upon compliance with the***

*applicable findings, to approve the conditional use permit, subject to conditions.  
Motion carried unanimously with seven (7) commissioners present.*

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Peter Gower, Commissioner
<b>SECONDER:</b>	Mark Johnson, Commissioner
<b>AYES:</b>	Taylor, Drakulich, Gower, Johnson, Munoz, Velto, Villanueva

5.2 Staff Report (For Possible Action): Case No. LDC22-00034 (Daybreak PUD Area 20A) - A request has been made for a tentative map to develop 106 single family attached dwelling units. The ±18.9 acre subject site is located northeast of the intersection of Echo Valley Parkway and South Meadows Parkway. The site is zoned Planned Unit Development Daybreak (PUD). The site has a Master Plan land use designation of Suburban Mixed-Use (SMU) and Parks, Greenways and Open Space (PGOS). **[Ward 3]** 6:14 PM

Andy Durling, Wood Rodgers, gave an overview of the project.

Brook Oswald, Associate Planner, presented the staff report. Staff can make all the applicable findings and recommends approval.

Disclosures: All commissioners are familiar with the site and read emails.

Public Comment: None

Questions:

Commissioner Villanueva stated she wants to incorporate by reference all her comments and concerns raised during the December 15th Planning Commission meeting regarding Daybreak.

Mr. Durling answered questions from Commission Johnson regarding a private, shared driveway for lots 18-20. He explained it would be mapped as common area with an access easement that will be maintained by the HOA. He confirmed that the city does not see any issues with the amount of space left to allow for that 25' wide roadway section.

Mr. Durling answered questions from Commissioner Gower regarding connectivity between planning areas. It is all interconnected. All the subdivisions have to stand on their own so every tentative map we have submitted shows the necessary shared roadways that will need to be constructed in order to build the subdivisions on their own.

Mr. Oswald confirmed for Commissioner Gower that they are seeing double access on

each tentative map with connectivity to previous tentative maps throughout the entire site.

Mr. Oswald answered questions from Commissioner Gower regarding Condition No. 8 for pedestrian and bike connectivity. We should see connectivity at a local level within the neighborhoods through sidewalks and the trail system as well as connecting into the larger regional system as we move forward.

Mr. Durling confirmed for Commissioner Gower there are plans for a sidewalk on the Daybreak side of South Meadows Parkway.

*It was moved by Commissioner Drakulich, seconded by Commissioner Velto, in the case of LDC22-00034 (Daybreak PUD Area 20A), based upon compliance with the applicable findings, to approve the tentative map, subject to conditions. Motion carried unanimously with seven (7) commissioners present.*

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

5.3 Staff Report (For Possible Action): Case No. LDC22-00035 (Daybreak PUD Area 20B) - A request has been made for a tentative map to develop 64 single-family attached dwelling units. The ±12.0 acre subject site is located ±1,000 feet northeast of the intersection of Echo Valley Parkway and South Meadows Parkway. The site is zoned Planned Unit Development Daybreak (PUD). The site has a Master Plan land use designation of Suburban Mixed-Use (SMU). **[Ward 3]** 6:37 PM

Andy Durling, Wood Rodgers, gave an overview of the project.

Brook Oswald, Associate Planner, presented the staff report. Staff can make all the applicable findings and recommends approval.

Disclosures: Commissioner Villanueva is familiar with the site. Commissioners Drakulich, Johnson, Gower, Munoz, Velto, and Taylor are familiar with the site and read emails.

Public Comment: None

Questions:

Commissioner Villanueva stated she wants to incorporate by reference all her comments and concerns raised during the December 15th Planning Commission meeting regarding Daybreak.

Mr. Oswald answered questions from Commissioner Gower regarding the tentative map finding for availability of services including schools. The applicant has an agreement with the school district for a school site selection within this PUD. When the school district makes the determination that they are reaching capacity, they have the ability to build a school within this development.

Commissioner Gower asked if the handbook identifies a trigger in terms of the number of units for a new school.

Mr. Oswald explained that the school district has other mechanisms to relieve capacity pressure from schools so staff stayed away from including a trigger on population and the school district will make that decision.

Commissioner Gower asked if the handbook provides for infrastructure to support a new school to be in place before it comes online.

Mr. Oswald stated that is correct.

Mr. Oswald answered questions from Commissioner Gower regarding the timing of parks going in the development. A 10 acre public park will be included in the latter part of Phase II. Private parks will also be included within the northern and southern quadrants of the development.

Discussion:

Commissioner Johnson stated he is looking forward to seeing how this particular site development layout will work. The idea of alley loading to facilitate higher density combined with still having front yards and the walkable aspect is an interesting approach to doing a little bit more density on a site like this.

Commissioner Drakulich agreed with Commissioner Johnson's comments regarding the creativity of the site map.

***It was moved by Commissioner Johnson, seconded by Commissioner Drakulich, in the case of LDC22-00035 (Daybreak PUD Area 20B), based upon compliance with the applicable findings, to approve the tentative map, subject to conditions. Motion carried unanimously with seven (7) 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, Munoz, Velto, Villanueva

- 5.4 Staff Report (For Possible Action - Recommendation to City Council): Case No. LDC22-00018 (Peavine Employment Center) - A request has been made for: 1) A Master Plan amendment from ±207.35 acres of Large Lot Neighborhood (LL) and ±3.17 acres of Parks, Greenways, and Open Space (PGOS) to ±169.11 acres of Mixed Employment and ±41.41 acres of Parks, Greenways, and Open Space (PGOS) and; 2) A zoning map amendment from ±207.35 acres of Large Lot Residential 2.5 acres per dwelling unit (LLR2.5) and ±3.17 acres of Public Facility (PF) to ±210.52 acres of Specific Plan Area (SPA). The ±210.52 acre site is generally located to the southeast of the intersection of Red Rock Road and Trail Drive. **[Ward 4]** 6:55 PM - *Item Pulled*

Due to a noticing error, this item was pulled from the agenda. This project will be renoticed for a later date.

<b>RESULT:</b>	<b>NO ACTION TAKEN</b>
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## 6 Truckee Meadows Regional Planning Liaison Report

Commissioner Johnson reported that the Regional Planning Commission will be meeting 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.  
6:56 PM

Jason Garcia-LoBue, Planning Manager, reported that the Development Services Department has been very busy. He provided a brief update on the following projects they are working on:

Draft Tree Protection Ordinance - Title 8 and Title 18. Available on our website. [www.reno.gov/trees](http://www.reno.gov/trees).

Applications coming in will be reviewed under the new code. Applicants don't have

an option to review under the old Code effective January 13th 2022.

The city is looking at more programs: Carbon Footprint and Sustainability presentation to the Planning Commission on February 16th.

Affordable Housing Program - City Manager's office is taking the lead.

Staff is reaching out to the American Planning Association for specific Planning Commission training.

Mr. Garcia-LoBue also reported on the following planning items included in the January 12th City Council meeting:

Warren Way Project

North Valleys Distribution Center Rezoning

City Council also discussed abandonment projects and the Neon Line meeting.

Mr. Garcia-LoBue reviewed agenda items scheduled for the February 2nd Planning Commission meeting.

Mr. Garcia-LoBue answered questions from Commissioner Johnson regarding updates to Title 18. Staff has been putting together an ongoing list and will start bringing some of those changes forward. He also described the pre-application process where staff meets with applicants to help educate them on the city process.

Commissioner Villanueva asked about the timeline for staff responses to requests by Planning Commissioners for updates and presentations.

Mr. Garcia-LoBue explained that it depends on the type of response needed. Some responses will be through presentations and will take longer. Smaller items could be addressed through updates under this agenda item. He will follow up with Commissioner Villanueva to discuss this in more detail.

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

None

**9 Public Comment**

None

**10 Adjournment (For Possible Action)**

The meeting was adjourned at 7:06 p.m.