



MINUTES

Regular Meeting

Reno City Planning Commission

Wednesday, February 2, 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 Velto 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 6:00 PM.

3 Public Comment

We did receive public comment cards for future agenda items. All public comment was forwarded to the Commission and has been registered as part of the record.

No voicemails or request to speak forms were received for this item.

Item 3 - Correspondence Received for 2/2/22 mtg - *Presented/Distributed at Meeting*

4 Approval of Minutes (For Possible Action)

4.1 Reno City Planning Commission - Regular - Jan 5, 2022 5:30 PM (For Possible Action) 6:04 PM

It was moved by Commissioner Munoz, seconded by Commissioner Velto, to approve the meeting minutes. The motion carried unanimously with seven (7) commissioners present.

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

5 Presentation and discussion by John Flansberg, City of Reno Director of Public Works, on the Reno-Stead Water Reclamation Facility expansion and items related to sewer in the North Valleys.

John Flansberg, Director of Public Works, gave the presentation and answered questions from commissioners.

(Commissioner Munoz left the meeting at 6:22 p.m. and rejoined the meeting at 6:23 p.m.)

Item 5 - Presentation by John Flansberg - *Presented/Distributed at Meeting*

6 Public Hearings

- 6.1 Staff Report (For Possible Action): Case No. LDC22-00033 (Washoe County Safe Camp) – A request has been made for a conditional use permit to allow for the establishment of a homeless service provider within the Mixed-Use Urban (MU) zone. The ±7.42 acre site is generally located north of East 4 th Street, south of I-80, and west of I-580. The site has a Master Plan land use designation of Urban Mixed-Use (UMU). **[Ward 3]** 6:25 PM - *Item Pulled*

This item was pulled due to a noticing error and will be renoticed for a later date.

RESULT:	NO ACTION TAKEN
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- 6.2 **Resolution No. :** Staff Report (For Possible Action - Recommendation to City Council): Resolution No. 01-22 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 Public Quasi Public (PQP) to ±169.11 acres of Mixed Employment and ±41.41 acres of Parks, Greenways, and Open Space (PGOS); 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 District (SPD) and ; 3) A Project of Regional Significance. The ±210.52 acre site is generally located to the southeast of the intersection of Red Rock Road and Trail Drive. This request is contingent on approval of a related request for annexation and the

Washoe County zoning being translated to City zoning districts. **[Ward 4]** 6:25 PM

Garrett Gordon, representing Panattoni, gave an overview of the project.

Brook Oswald, Associate Planner, presented the staff report. Staff received some public comment in opposition due to compatibility concerns. Staff was able to make all of the findings and recommends approval.

Disclosures: familiar with or visited the site, spoke with applicant's representative, read emails

Public Comment:

Rebekka Rhodes
Jack Gall

Correspondence was received and forwarded to the Commission. No voicemails were received.

Questions:

Mr. Oswald answered questions from Commissioner Villanueva regarding details of the request and the process. He explained there are several other public processes that will happen before any rights are entitled to upzone this property.

Mr. Oswald answered questions from Commissioner Gower regarding this proposed shift from a rural area to a highly developed area. He stated there would be several review processes required and the format of buildings would require major site plan reviews.

Commissioner Gower asked if staff's conclusion is that the fiscal benefits of this transition from rural to something that has economic development potential for the City justifies the transition of this area.

Mr. Oswald stated correct, and not just based on economics. We are seeing that growth pattern and development pattern changing. The character of this area is changing throughout the North Valleys area. The decision before the Commission tonight is whether that is appropriate growth for our city or is it appropriate to maintain the rural character.

Mr. Oswald answered questions from Commissioner Johnson and explained that for the applicant's project to fit, they could have taken Industrial Commercial or Industrial and

toned it down or take Mixed Employment and go up. Staff felt that starting with the lower base of Mixed Employment and using the lower base was more appropriate than starting with the higher intensity zonings and conditioning those down.

Chair Taylor asked staff to address concerns raised from the public regarding specific projects and when in the process those concerns can be addressed.

Jason Garcia-LoBue, Planning Manager, explained that the request before the Commission is for a recommendation to City Council for the Master Plan and Zoning. There will be future plans that will come before the Commission in regards to grading and other items specific to an actual development. He confirmed that those questions from the public will most likely be addressed in future hearings.

Discussion:

Commissioner Munoz expressed concern that to him this doesn't fit the area. The applicant said this is an extension of North Virginia and the building that is going on there but that is not the case. This is its own island surrounded by homes and federal land.

Commissioner Velto stated that it makes sense to him that this would be a continuation of Virginia because the area between where there is Industrial development and where this is proposed is only around 2,000 feet. He stated that he sees it as being compatible. The housing in the surrounding area is far enough away to make it so it is not incompatible. This is the next step in how our city is going to grow. We have to grow outward because there has been a lot of push back on a lot of the infill projects.

Commissioner Munoz stated he agrees with Commissioner Velto to a point but once you go past the storage unit you have to go over a hill and that is a natural barrier that separates the proposed area. If you keep going east you hit the hillside going into Cold Springs which is another barrier which makes the proposed area its own little valley. If you look at it just driving down the freeway and see it as a continuation from North Virginia then it does make sense, but knowing there are those natural barriers, that is where I'm getting stuck and don't see this fitting in the area.

Commissioner Drakulich stated he does not see this area being Large Lot Residential as an advantage for the growth of the community as a 10 to 15 year outlook. He stated he is a little torn but does agree with Commissioner Velto more on a 10 to 15 year outlook on the area.

Commissioner Villanueva expressed concerns regarding changing the master plan. It is

appropriate sometimes to make changes to a master plan but with the frequency that we do it I wonder what is the point. This type of application does not fit into the character of the community. It is not really compatible.

Commissioner Johnson stated he does appreciate the way staff and the applicant have been taking advantage of the way we have put the Special Planning District together to attempt to carve out something that is more sensitive to the site than a straight zoning would be. The intensification from Large Lot Residential to Industrial is just a leap too far. What is before us is a step back from that. He questioned how close this is skewing to Industrial versus something that is more transitional. He stated he is struggling because there is a desire to create a project here that takes advantage of some of the things the master plan identified but just as easily we could demonstrate how this area could be used for denser housing. The fundamental question is what is what does this want to be and what is the best way to approach this?

Commissioner Gower agreed it is a fundamental question of what this area should look like. The master plan currently says one thing and we are being asked whether it is appropriate for it to say something else. He discussed whether the pros outweigh the cons for this proposal. Sometimes it is more obvious but in this case it is pretty even.

It was moved by Commissioner Velto, seconded by Commissioner Drakulich, in the case of LDC22-00018 (Peavine Employment Center), based upon compliance with the applicable findings, to adopt the amendment to the Master Plan by resolution and recommend that City Council adopt the Master Plan amendment, subject to approval of the associated annexation and conformance review by the Truckee Meadows Regional Planning Commission. Motion failed as a technical denial with four (4) in favor and three (3) oppositions by Commissioners Gower, Johnson, and Villanueva.

RESULT:	APPROVED [4 TO 3]
MOVER:	Alex Velto, Commissioner
SECONDER:	J.D. Drakulich, Commissioner
AYES:	Kathleen Taylor, J.D. Drakulich, Arthur Munoz, Alex Velto
NAYS:	Peter Gower, Mark Johnson, Silvia Villanueva

6.3 **Motion:** Motion to recommend that City Council adopt the zoning map amendment, subject to the approval of the associated annexation. 7:10 PM

It was moved by Commissioner Velto, seconded by Commissioner Drakulich, in the case of LDC22-00018 (Peavine Employment Center), based upon compliance with the applicable findings, to recommend that City Council adopt the zoning map amendment to ME with the SPD overlay, subject to approval of the associated annexation by the Truckee Meadows Regional Planning Commission. Motion carried with four (4) in

favor and three (3) oppositions by Commissioners Gower, Johnson, and Villanueva.

RESULT:	APPROVED [4 TO 3]
MOVER:	Alex Velto, Commissioner
SECONDER:	J.D. Drakulich, Commissioner
AYES:	Kathleen Taylor, J.D. Drakulich, Arthur Munoz, Alex Velto
NAYS:	Peter Gower, Mark Johnson, Silvia Villanueva

7 Truckee Meadows Regional Planning Liaison Report

Commissioner Johnson reported on last week's meeting.

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.
8:01 PM

Jason Garcia-LoBue, Planning Manager, reported on City Council actions. He also reported on educational opportunities for the Planning Commission and future Planning Commission agenda items.

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

None

10 Public Comment

None

11 Adjournment (For Possible Action)

The meeting was adjourned at 8:04 p.m.