



# MINUTES

## Regular Meeting

### Reno City Planning Commission

Wednesday, February 16, 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

Commissioner Munoz 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 5:31 PM.*

### 3 Public Comment

Request to speak forms received from:

Ilya Arbatman spoke in support of Agenda Item 6.1.

Item 3 - Request to Speak Form for 2.16.22 PC mtg - *Presented/Distributed at Meeting*

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

4.1 Reno City Planning Commission - Regular - Jan 19, 2022 6:00 PM (For Possible Action) 5:37 PM

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

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

**5 Presentation and discussion by Suzanne Groneman and Adam Kramer regarding the City of Reno 24/7 carbon emissions tracking platform and portal that measures energy, emissions, and utility information.**

Josh Griffin, Ledger, and Suzanne Groneman, City of Reno Sustainability Program Manager, gave the presentation and answered questions from commissioners.

Item 5 - Emissions Tracking Platform Presentation - *Presented/Distributed at Meeting*

**6 Public Hearings - 6:00 p.m.**

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]** 6:06 PM

Brett Steinhardt, Washoe County, gave an overview of the project.

Brook Oswald, Associate Planner, presented the staff report.

*(Commissioner Drakulich left the meeting at 6:24 p.m. and returned at 6:26 p.m.)*

*(Commissioner Villanueva left the meeting at 6:27 p.m. and returned at 6:28 p.m.)*

Disclosures: familiar with site, read emails, visited the site

Public Comment:

Voicemail from Shaun Soleman was played for the Commission and has been entered as part of the record.

Questions:

Mr. Steinhardt confirmed for Commissioner Drakulich that they will only be using modpods. The tents currently being used on the site will be disposed of.

Mr. Oswald confirmed for Commissioner Drakulich that the bus rapid transit runs down 4th Street. He also explained there is a grading permit in for review to address drainage.

Mr. Steinhardt explained for Commissioner Villanueva that there will not be an option for people to bring their own tents. There is a maximum of 50 spaces that will all be modpods. He also confirmed there will be storage space available including a bike rack and space under the cots and on shelves in the modpods.

Mr. Steinhardt explained for Commissioner Johnson that he does not have answers to his questions regarding the intake process at this time. It is not a nightly stop in shelter.

Mr. Oswald answered questions from Commissioner Johnson regarding parking requirements and plans for parking. He also explained that the application staff reviewed stated that there would be showers associated with this project in the restroom facility. Tonight was the first he heard that there would not be showers with this project and he would have to do more research on that looking at our building code.

Commissioner Johnson stated he has some concerns that we are not providing the level of infrastructure we should be in order to support this project.

Commissioner Gower asked how staff addressed the compatibility issues that were raised during public comment by a business owner in the area.

Mr. Oswald stated that he spoke with Mr. Soleman earlier this week and he is seeing impacts related to vandalism, trash, theft, etc. Mr. Oswald directed Mr. Soleman to contact Reno Direct. He has also been advised that the County should be addressed and made aware of those issues. City staff can work with County's enforcement and staff to make sure we are deterring those activities that are having impacts on neighboring properties through the safety and security plan.

Commissioner Gower asked if these issues need to be worked into this use permit through safety and security planning to ensure continued viability of businesses in the surrounding area or if it is being handled outside of this permitting process.

Mr. Oswald stated there is a portion that is addressed outside this process through enforcement and RPD, but there is a condition of approval that requires city staff and RPD to come together and form a security plan to ensure we are trying to mitigate those

impacts.

Chair Taylor asked about showers and if they need to be part of this request.

Mr. Oswald stated he would like to hear Mr. Steinhardt's response to that. We do not want to restrict something that could hinder their larger plan.

Mr. Steinhardt stated they have done extensive design on the restroom/shower/laundry building at the main campus. The plan is to have that as a central hub for people to shower. We are trying to centralize everything to make it more efficient. It would be difficult to manage and staff showers in two locations.

Commissioner Johnson noted that Safe Camp is separated from the rest of the Cares Campus and it offers people their own private space. There is a certain level of autonomy that seems to warrant having shower facilities there. He stated that he has a problem with allowing this type of development without showers in the immediate area.

Chair Taylor asked if staff still supports this project as is or if they would make a recommendation that we include shower facilities.

Mr. Oswald stated he understands Commissioner Johnson's concerns and offering those facilities does facilitate the overall goal of what the modpods are about. He also understands Mr. Steinhardt's point of view regarding the challenges with staffing, safety and security and the desire to centralize those services in one area. Mr. Oswald stated he would support the project as proposed. This Commission has the ability to move forward and request the shower facilities be placed in the area of the Safe Camp and staff can write a condition that would require that prior to the approval of a building permit.

Commissioner Gower stated he would be comfortable with a condition that says as part of this development there will be some measure of expedited access or easy access to a shower facility so they don't have to go on a hike to get to a shower.

Commissioner Villanueva asked how far away the showers are from this location.

Mr. Steinhardt used a map to show the plans for the restroom and shower location. It is a little bit of a walk. They are talking about having golf carts available to provide help getting from one place to another.

Mr. Oswald confirmed the sidewalk will have to meet ADA standards.

Discussion:

Commissioner Drakulich stated he would like to see this move forward without an additional condition related to showers. He discussed his tour of the site and attendance at CHAB meetings where he heard about the limited resources. He does not want to impede the progress of this project.

Commissioner Munoz discussed his visit to the site and stated the walk from the Governor's Bowl to the main campus where the restrooms are was only around a 60 second walk. He does not believe an additional condition is warranted and would recommend going forward without an added condition.

Chair Taylor stated she understands the concern but wants to see this move forward and not impede the process.

Commissioner Johnson stated he is not trying to derail the process and discussed the need to make this facility as good as we can for the people that will be there. He suggested the terminology for the security plan be more of an operational plan including the way the facilities are going to be used and accessed. He also recommended this be revisited as more portions of the site come online and a determination can be made if shower facilities need to be added as a part of the project.

Commissioner Villanueva suggested including communication with neighboring business owners for input regarding the security plan.

Mr. Oswald stated he can reach out to Mr. Soleman again and continue to have communication with him to address his concerns, as well as potential concerns from other neighbors.

Mr. Steinhardt stated they want to be good neighbors and he does not see any issue with that request.

Mr. Oswald read the following language for a modification to Condition 5: Prior to beginning operations, the operator shall develop a security and operations plan that addresses onsite and offsite concerns in coordination with City of Reno staff, City of Reno PD and other applicable law enforcement agencies. Said security and operations plan shall be implemented while the facility is open and operating. The plan shall be revised to reflect any future expansion of the campus.

Mr. Steinhardt confirmed for Chair Taylor that he is okay with the revised condition.

***It was moved by Commissioner Drakulich, seconded by Commissioner Villanueva, in***

*the case of LDC22-00033 (Washoe County Safe Camp) based upon compliance with the applicable findings, to approve the conditional use permit, subject to conditions with modification to Condition 5 as stated by staff. Motion carried unanimously with seven (7) commissioners present.*

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

6.2 Staff Report (For Possible Action): Case No. LDC22-00043 (Vista Enclave Time Extension) - This is a request for a two year time extension for a previously approved 130 lot single-family residential tentative map subdivision (LDC18-00051 - Vista Enclave). The ±30.70 acre site is located north of Sky Vista Parkway, west of Lemmon Drive, and east of Stead Boulevard in the Single Family - 6,000 square foot (SF-6) zone. The site has a Master Plan land use designation of Special Planning Area/Reno-Stead Corridor Joint Plan/High Density Suburban/Low Density Residential (3-7 dwelling units per acre). This project will be reviewed, analyzed, and heard using the Title 18 standards in existence immediately prior to January 13, 2021. **[Ward 4]** 7:23 PM

*(Chair Taylor called for a recess at 7:13 p.m. The meeting resumed at 7:23 p.m.)*

Billy Anderson, Lumos and Associates, gave an overview of the project and the time extension request.

Nathan Gilbert, Senior Planner, presented the staff report.

Disclosures: familiar with the site, no disclosures

Public Comment: none

Questions:

Commissioner Velto asked staff what extensions have been granted in the past.

Mr. Gilbert stated the most recent one was Meridian 120 North in Verdi. They were in a similar situation and were granted a two year time extension.

Chair Taylor referred to a letter from Mr. Anderson included in the staff report that says due to lending restrictions imposed in 2020 and 2021 they were not able to secure funding. She asked if the supply chain issue is also part of the request.

Mr. Anderson confirmed it is.

Commissioner Villanueva asked if Phase 2 has begun on this project.

Mr. Anderson stated Phase 2 has been mass graded.

Mr. Gilbert confirmed for Commissioner Gower there are city standards in place for mass graded sites to ensure compliance with dust control measures.

*It was moved by Commissioner Munoz, seconded by Commissioner Drakulich, in the case of LDC22-00043 (Vista Enclave Time Extension) based upon compliance with NRS 278.360 (Requirements for presentation of final map or series of final maps: extension of time), to approve a two year time extension on the Vista Enclave tentative map, subject to original conditions of approval. Motion carried unanimously with seven (7) commissioners present.*

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

6.3 Staff Report (For Possible Action): Case No. LDC22-00040 (Daybreak PUD Area 16A) - A request has been made for a tentative map to develop 54 single-family attached dwelling units. The ±10.0 acre subject site is located ±1,500 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) and Parks, Greenways and Open Space (PGOS). **[Ward 3]** 7:36 PM

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

Brook Oswald, Associate Planner, presented the staff report.

Disclosures: received and read emails, spoke with the applicant's representative, previously visited the site

Public Comment:

Correspondence was received and forwarded to the Commission and has been entered into the record.

Request to speak form received from:

William Mantle spoke in opposition.

Questions:

Commissioner Velto referenced the concerns raised during public comment and asked staff to explain where we are in the process.

Mr. Oswald explained the Daybreak PUD has already been approved by City Council and what is before the Planning Commission tonight is a tentative map request.

Mr. Durling explained for Commissioner Gower the rationale for the proposed additional parking is out of convenience. The alleyways within the triplex areas don't have full driveways so there is not an opportunity to park in the alley.

Commissioner Gower discussed the need to make sure the overall concept of this development as mixed use is still being carried forward through the process for these tentative maps.

Mr. Durling explained planned uses and stated all of the uses will work together to create the town center feel for this area.

Commissioner Villanueva stated that she wants to incorporate by reference all her comments and concerns raised during the December 15 and January 19 Planning Commission meetings regarding Daybreak.

Commissioner Johnson discussed the previous plans for a commercial component in a mixed use development and noted the presentation today does not include that.

Mr. Durling explained there is a lot of balancing that goes on with market conditions and land availability. The retail environment has changed considerably since this project was originally planned with the mix of uses. Demand is for housing and we are trying to balance that need with the concept that retail is becoming more difficult to attract to these locations.

Commissioner Johnson stated there was an expectation of how this portion of the development was going to be different with small retail, service oriented with maybe a restaurant or two and he is not seeing that.

Mr. Durling confirmed for Chair Taylor that a maximum of 3,995 units are permitted.



They cannot vary by more than 10% of the acreage for commercial. We are not adding more residential than what was originally planned for Daybreak as a whole and will come in under the 3,995 maximum.

Discussion:

Chair Taylor commented on the mention of the missing middle housing but the applicant's presentation shows mansion-style looking houses.

Mr. Durling explained that those are meant to look like a mansion but they include three units. It is a way to use architecture so it does not just look like a row townhouse.

Commissioner Villanueva stated some of this discussion is a good lesson for me as I move forward on this Commission to take some of what the applicants say with a grain of salt because when they are presenting and we are approving PUDs and they say one thing and a couple years later they decide they are going to switch it up on us, that is something we need to keep in the back of our mind for the future.

Chair Taylor asked Commissioner Villanueva if she had an opportunity to talk with the applicant.

Commissioner Villanueva stated she did not because applicants before the Commission is a due process property right being considered. In my opinion, to do so would be a violation of quasi-judicial ex parte communication.

***It was moved by Commissioner Drakulich, seconded by Commissioner Velto, in the case of LDC22-00040 (Daybreak PUD Area 16A) based upon compliance with the applicable findings, to approve the tentative map, subject to conditions.***

Commissioner Gower stated he appreciates the discussion and understands the market forces that are in play. He expressed concern that a lot of time was spent and he met with Mr. Durling on many occasions during the PUD process and a vision was presented. That window is squeezing down a little bit as I see these residential areas continue to dominate the PUD. I understand that is where we are at as a market but thinking ahead 30 years I want to make sure we are creating places that when we do have enough residential supply it is a place where there are a mix of uses where people are able to walk to a coffee shop. This development does a fantastic job with front facing landscaping and architecture and deemphasizing the automobile in terms of design and creating walkability. I just want to make sure there are places to walk. That is a key element as part of the PUD that we have to carry forward.

Commissioner Johnson stated the PUD allows for this type of development in neighborhood commercial which creates a challenge for me to point to a specific finding as a reason to not support this. As a result, I will be in support of it. As Mr. Durling said, you can only modify these areas up to 10% and according to what was submitted the neighborhood commercial has already been reduced by 8.5% which is why it is not being rezoned now because that change would make it greater than 10%. Anything else that comes through that modifies or reduces the commercial aspect of this I will not be in support of because that was a major component of this PUD.

Commissioner Velto stated he appreciates the conversation and it was helpful for Commissioner Johnson to bring the issue up. In the future those are conversations that are very valuable for us to have with the applicant outside of the meetings so we can identify issues we see outside of this process subject to our ability to disclose it.

Commissioner Munoz stated he agrees with Commissioner Johnson's comments.

***Motion carried unanimously with seven (7) commissioners present.***

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|------------------|---|
| <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 |

6.4 Staff Report (For Possible Action): Case No. LDC22-00041 (Daybreak PUD Area 16B) - A request has been made for a tentative map to develop 82 single-family attached dwelling units. The ±15.3 acre subject site is located ±1,500 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) and Parks, Greenways and Open Space (PGOS). **[Ward 3] 8:18 PM**

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

Brook Oswald, Associate Planner, presented the staff report.

Disclosures: read and received emails, visited site, familiar with site, correspondence from applicant's representative

Public Comment:

Correspondence was received and forwarded to the Commission and has been entered into the record.

Request to speak form was received from the following:

William Mantle spoke in opposition.

Questions:

Commissioner Johnson asked if Washoe County School District (WCSD) provided a number for anticipated students in this area.

Mr. Oswald mentioned there is a school site selection agreement with Daybreak and stated we rely on the WCSD to monitor the development and make changes if needed.

Mr. Durling stated they do have regular conversations with WCSD staff on this planning and they selected the proposed school site location.

Discussion:

Commissioner Villanueva stated that she wants to incorporate by reference all her comments and concerns raised during the last agenda item and the December 15 and January 19 Planning Commission meetings regarding Daybreak.

***It was moved by Commissioner Velto, seconded by Commissioner Drakulich, in the case of LDC22-00041 (Daybreak PUD Area 16B) 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>    | Alex Velto, Commissioner                                    |
| <b>SECONDER:</b> | J.D. Drakulich, Commissioner                                |
| <b>AYES:</b>     | Taylor, Drakulich, Gower, Johnson, Munoz, Velto, Villanueva |

- 6.5 Staff Report (For Possible Action): Case No. PAR22-00015 & PAR22-00016 (Daybreak Phase 2 Parcel Map #3 and #4)- A request has been made for a sequential parcel map to establish seven parcels. The ±73.57 acre subject site is located northeast of the intersection of Echo Valley Parkway and South Meadows Parkway. The parcel 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] 8:35 PM**

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

Brook Oswald, Associate Planner, presented the staff report.

Disclosures: familiar with the site, visited site, previously visited site, spoke with applicant's representative

Public Comment:

Correspondence was received and forwarded to the Commission and has been entered into the record.

Request to speak forms received from the following:

William Mantle spoke in opposition.

Questions:

Mr. Oswald explained the process for Commissioner Villanueva. The proposal is for seven parcels overlaying the approved tentative maps.

Karl Hall, City Attorney, confirmed for Commissioner Johnson that both parcel maps can be addressed in one motion.

Discussion:

Commissioner Villanueva stated that she wants to incorporate by reference all her comments and concerns raised during the previous agenda items and the December 15 and January 19 Planning Commission meetings regarding Daybreak.

***It was moved by Commissioner Johnson, seconded by Commissioner Velto, in the case of PAR22-00015 and PAR22-00016 (Daybreak Phase 2 Parcel Map #3 and #4) based upon compliance with the applicable findings, to approve the parcel maps. Motion carried unanimously with seven (7) commissioners present.***

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

6.6 Staff Report (For Possible Action): Case No. LDC22-00036 (Copper Mesa Multi-Family) - A request has been made for a conditional use permit to allow 1) a 290 unit multi-family development in the General Commercial (GC) zone; and 2) disturbance of a major drainageway. The ±13.52 acre site is located north of Silver Lake Road ±346 feet west of its intersection with Red Rock Road. The subject site has a Master Plan land use designation of Special Planning Area (SPA). **[Ward 4]** 8:52 PM

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

Grace Whited, Assistant Planner, presented the staff report.

Disclosures: familiar with site, read emails, spoke with applicant's representative, brief correspondence with the applicant's representative

Public Comment:

Correspondence was received and forwarded to the Commission and has been entered into the record.

Questions:

Commissioner Munoz asked if the site has been graded already.

Mr. Durling stated he does not believe so. There has been grading activity to the north.

Commissioner Munoz noted that the Regional Transportation Commission (RTC) improvements to the roadway will stop at Stead Blvd. and asked if that will be revisited.

Ms. Whited stated the RTC did review the plans and provided comments. One of the conditions is to provide any additional right-of-way for RTC and to coordinate with RTC if that is necessary.

Commissioner Villanueva asked what the reasoning is for the decision to do 290 units.

Mr. Durling explained that proposing more than 100 units triggers a conditional use permit and less than 100 units is a site plan review. It is just a trigger point in code for what type of review you would have to apply for but it has nothing to do with the allowed number of units on the site.

Mr. Durling explained for Commissioner Villanueva the flow of the drainageway.

Commissioner Johnson asked if there are any traffic restrictions or modifications on the secondary access off of Red Rock Road.

Mr. Durling explained that with the existing gas station to the south and the proposed project to the north it was a little tight to get a left turn pocket in there so we opted to have a restricted access for right in, right out only on Red Rock Road.

Ms. Whited confirmed for Commissioner Johnson that the traffic report was reviewed with the recommended right in, right out and that was determined to be sufficient.

Mike Mischel, Engineering Manager, stated the traffic study is part of the record. The record indicates it is right in, right out and that is what it will be. There is no need to add a condition for that.

Chair Taylor stated the RTC letter says without the intersection analysis at Red Rock Road and Silver Lake intersection they were concerned with the cueing.

Mr. Durling stated this project did not trigger a full traffic impact analysis, it only required an entry and access study. The traffic engineer provided additional information to RTC and found there was sufficient cueing capacity in the existing turn pocket.

Mr. Durling confirmed for Commissioner Villanueva that there will be an entry and exit on Silver Lake and Red Rock.

#### Discussion:

Commissioner Munoz stated there are traffic concerns for all the projects going on in the North Valleys. Not having the traffic improvements continue up above Stead Blvd. where a lot of new residents are coming in is a huge problem for everybody that lives up there. He also stated that this is a good project.

Commissioner Gower stated this is an exciting product to see. The housing affordability crisis we are dealing with as a region can be solved through projects like this and I would like to see more of them closer to town. He discussed the need to get a better understanding of the cumulative implications of these projects as they come online.

Chair Taylor stated we always have questions regarding traffic and resources available. We had a presentation from RTC not long ago and they said they look at these projects from a regional perspective when the applications come in. I look at what the RTC says in their letters and what other agencies say in their letters to us to make these decisions.

Commissioner Johnson stated we are seeing something we haven't seen in this area before. This is an opportunity to get more of a live/work mix in there. He also stated that he appreciates the way the developer is addressing the drainage issue.

Commissioner Drakulich stated that he supports everything Commissioner Munoz said and we should be talking about it as much as possible when we can. This project is the epitome of reasonable development that we should be focusing on.

***It was moved by Commissioner Munoz, seconded by Commissioner Gower, in the case of LDC22-00036 (Copper Mesa Multi-Family) 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 seven (7) commissioners present.***

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

6.7 Staff Report (For Possible Action): Case No. LDC22-00039 (Riverpoint at Idlewild) - A request has been made for: 1) a tentative map to develop: a) 120 residential condominiums, and b) 92 non-residential condominiums; and 2) a conditional use permit to develop more than 100 residential attached units in the Multi-Family – 30 units per acre (MF-30) zone. The ±5.59 acre site is located north of Idlewild Drive ±352 feet west of its intersection with Foster Drive. The site is within the MF-30 zone and has a Master Plan land use designation of Multi-Family Neighborhood (MF). **[Ward 1]** 9:34 PM

*(Chair Taylor called for a recess at 9:33 p.m. The meeting resumed at 9:40 p.m.)*

Chris Baker, Manhard Consulting, gave an overview of the project.

Grace Whited, Assistant Planner, presented the staff report.

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

Public Comment:

Correspondence was received and forwarded to the Commission and has been entered into the record.

Request to speak forms were received from the following:

Norman Huckle spoke in opposition.

Marie Robinson spoke in opposition.

Questions:

Mike Mischel, Engineering Manager, explained for Commissioner Drakulich that traffic generation did not rise to the level of requiring a full traffic analysis. It needed an entry and circulation analysis only.

Mr. Baker explained for Commissioner Villanueva that the buildings in this development would be shorter than the surrounding developments.

Mr. Baker explained for Commissioner Villanueva the change in location of the dumpster in response to input from surrounding HOAs. He also explained that there was concern regarding some ponding on the site but with development that would be remedied.

Mr. Baker confirmed for Commissioner Johnson that the non-residential parking units are intended for purchase with an assigned residential unit that does not have a contiguous garage. They are not to be used as storage.

Ms. Whited stated the parking units are to remain as parking and not storage in perpetuity.

Discussion:

Commissioner Villanueva referred to the public comment concerns regarding pedestrian traffic and stated she has the opposite view and feels that this development actually brings benefit because of the location. It allows the residents to have walkability and the ability to use public transit. This site is true infill.

Commissioner Drakulich agreed with Commissioner Villanueva's comments. This site is long overdue to be developed.

Commissioner Velto agreed with everything that was said. He stated the chart on page 3 of the staff report is extremely helpful. If there are other projects where the proposal is less than the requirement it would be helpful to have a similar chart.

***It was moved by Commissioner Drakulich, seconded by Commissioner Villanueva, in the case of LDC22-00039 (Riverpoint at Idlewild) based upon compliance with the***



*applicable findings, to approve the tentative map and conditional use permit, subject to the conditions listed in the staff report. 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> | Silvia Villanueva, Commissioner                             |
| <b>AYES:</b>     | Taylor, Drakulich, Gower, Johnson, Munoz, Velto, Villanueva |

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

Commissioner Johnson reported the next meeting will be on February 24.

## **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.  
10:13 PM
- 8.4 Report on actions taken by City Council on previous Planning Commission items.  
10:13 PM

Jason Garcia-LoBue, Planning Manager, reported on City Council actions on: North Valley's Commerce Center; Little City Landscape; and the Vulcanizing Alley abandonment.

Staff is looking into doing future workshops and training.

On February 22 the City Council will be having an Affordable Housing Workshop.

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

Chair Taylor suggested a future agenda item for direction on what might be appropriate and not appropriate regarding meeting with applicants in response to concerns that were raised tonight.

Jason Garcia-LoBue, Planning Manager, stated he will put that on the training list. Staff is also looking at APA trainings that address the roles of the planning commissioners.

## **10 Public Comment**

None

## **11 Adjournment (For Possible Action)**

The meeting was adjourned at 10:16 p.m.