



MINUTES

Regular Meeting

Reno City Planning Commission

Wednesday, March 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 Munoz led the Pledge of Allegiance.

2 Roll Call

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

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 - Feb 2, 2022 6:00 PM (For Possible Action) 6:05 PM

It was moved by Commissioner Drakulich, seconded by Commissioner Villanueva, to approve the meeting minutes. The motion carried unanimously with five (5) commissioners present.

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

5 Planning Commission Training Series: American Planning Association (APA) Video presentation on Roles & Responsibilities and discussion.

Jason Garcia-LoBue, Planning Manager, introduced the APA video on Roles & Responsibilities of the Planning Commission.

Below is the link to the video for the record.

<https://vimeo.com/637238913/a1f2f30e11>

Mr. Garcia-LoBue explained that videos from the APA series will not be included on every agenda but will be spread out to every couple of months or so.

Item 5 - Commissioner Roles & Responsibilities Presentation -
Presented/Distributed at Meeting

6 Public Hearings

- 6.1 Staff Report (For Possible Action): Case No. LDC22-00047 (975 Terminal Way)
- A request has been made for a conditional use permit to establish a “Heavy Machinery and Equipment, Rental, Sales, and Service” use in the Mixed Employment (ME) zoning district to accommodate a new forklift sales, rental, and service facility on a previously developed site containing two existing buildings. The ±1.64 acre site is located on the west side of Terminal Way, ±395 feet south of its intersection with Mill Street. The site has a Master Plan land use designation of Mixed-Employment (ME). **[Ward 3]** 6:11 PM

John Krmptic, KLS Design Group, gave an overview of the project. Chris Fairchild was also present on behalf of this project.

Joey Winter, Associate Planner, presented the staff report. Staff can make all the findings and recommends approval.

Disclosures: familiar with site, visited site

Public Comment: None

Commissioner Villanueva stated that she appreciates the repurposing of this building and is glad to see Condition No. 5 as it addresses concerns she may have had.

It was moved by Commissioner Munoz, seconded by Commissioner Drakulich, in the case of LDC22-00047 (975 Terminal Way), based upon compliance with the applicable findings, to approve the conditional use permit, subject to conditions listed in the staff report. Motion carried unanimously with five (5) commissioners present.

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

6.2 Staff Report (For Possible Action - Recommendation to City Council): Case No. LDC22-00044 (Coral Academy Rezoning) - A request has been made for a zoning map amendment from Neighborhood Commercial (NC) to Specific Plan District (SPD). The ±2.95 acre project site is located northwest of the intersection of Reno View Drive and Sky Mountain Drive. The site has a Master Plan land use designation of Suburban Mixed-Use (SMU). **[Ward 1]** 6:45 PM

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

Grace Whited, Assistant Planner, presented the staff report. Staff can make all the findings and recommends approval.

Disclosures: familiar with site, Commissioner Velto's law firm used to represent Coral Academy and legal counsel confirmed that is not a conflict.

Public Comment: None

Ms. Whited explained for Commissioner Villanueva that the SPD zoning would stay in place if the property is sold in the future.

Mr. Railey confirmed for Commissioner Munoz that there are no outdoor playgrounds planned at this point. It could be added in the future and would be on the north or west side of the building away from residential areas.

Mr. Railey responded to questions from Commissioner Drakulich regarding parking and traffic. The site is overparked for a school. That fact that the building set on the northern portion of the site allows traffic to come in and out. The school could do staggered start times to help with traffic flows. A traffic study will be done prior to occupancy.

Mr. Railey confirmed for Commissioner Velto that 800 students was the number agreed upon with staff that could adequately be accommodated without creating any additional impacts to the surrounding area.

It was moved by Commissioner Drakulich, seconded by Commissioner Gower, in the case of LDC22-00044 (Coral Academy 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:	J.D. Drakulich, Commissioner
SECONDER:	Peter Gower, Commissioner
AYES:	Drakulich, Gower, Munoz, Velto, Villanueva
ABSENT:	Kathleen Taylor, Mark Johnson

6.3 Staff Report (For Possible Action): Case No. LDC22-00037 (Coyote Crossing) - A request has been made for: 1) a tentative map to develop 33 single-family lots; and 2) a major site plan review to allow for: a) cluster development; b) fills exceeding 10 feet in height; and 3) hillside development. The ±8.76 acre site is located northwest of the terminus of Rockchuck Road ±184 feet west of its intersection with Lytton Road. The site is within the Single-Family - 8 Units per acre (SF-8) and Parks Greenways and Open Space (PGOS) zones. The site has a Master Plan land use designation of Single-Family Neighborhood (SF) and Parks Greenways and Open Space (PGOS). **[Ward 4]** 6:59 PM

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

Grace Whited, Assistant Planner, presented the staff report. Staff can make all the findings and recommends approval.

Disclosures: no disclosures, visited the site, previously visited site, familiar with site

Public Comment: None

Ms. Whited answered questions from Commissioner Villanueva regarding the proposed use of cluster development to utilize smaller lots than what would normally be allowed.

Mr. Railey provided more information on the history of the zoning on this site. He also confirmed for Commissioner Villanueva that there will not be any interference of drainageways.

Ms. Whited confirmed for Commissioner Drakulich that the Fire Department reviewed the application and it meets their standards. These houses will also be sprinklered.

Mr. Railey explained for Commissioner Gower that adjoining projects are required to make road improvements in front of their property. We will be required to finish that concurrently with our development.

Ms. Whited explained for Commissioner Gower that the site is outside of the Fire Department response time which is why the buildings are required to have sprinklers.

Mr. Railey stated fire sprinklers are becoming more common and adds about 1% to the total cost of construction. It is negligible in terms of impact to the pricing of the homes and they have no objections and can meet the market demand.

Ms. Whited explained for Commissioner Velto that it is not a condition for the applicant to put in no parking signs at the circular turnaround point but the curb will be painted red.

Mr. Railey stated it was their plan to have a no outlet sign and no parking signs. The turnaround is oversized to make sure that even if a car was parked there a truck could still turn around there. He confirmed they would accept an additional condition requiring that signage.

Mr. Railey explained for Commissioner Drakulich there will be the ability to have passive recreation. There is no formal trail system there now. The HOA to the north does not want people having access to their open space.

Mr. Railey explained for Commissioner Villanueva that they do not anticipate having issues arise regarding protected species in the area. If that issue does arise they will have to develop a mitigation plan to the satisfaction of the State and City.

Commissioner Villanueva stated that generally when there is a hillside development she is very cautious about allowing certain types of housing development. In this case they have accommodated quite a bit for open space and the hillside cut is pretty limited so she is not terribly concerned.

Commissioner Drakulich agreed they have done a good job in meeting a need of the community. Homeowners insurance comes down with sprinkler systems which helps with affordability.

It was moved by Commissioner Gower, seconded by Commissioner Drakulich, in the case of LDC22-00037 (Coyote Crossing), based upon compliance with the applicable findings, to approve the tentative map and major site plan review, subject to the conditions listed in the staff report with the addition of a condition requiring no parking signage on the cul de sac. Motion carried unanimously with five (5) commissioners present.

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

- 6.4 Staff Report (For Possible Action): Case No. LDC22-00019 (Reno Iron Works) - A request has been made for a Major Site Plan Review to construct a new ±40,000 square foot industrial manufacturing building that will result in: 1) grading cuts 20 feet or greater in depth and fills 10 feet or greater in height, and; 2) hillside development. The ±11.88 acre site is located on the east side of Spectrum Boulevard, ±1,552 feet north of its intersection with Dandini Boulevard. The site is located in the Mixed Use Suburban (MS) zoning district and has a Master Plan land use designation of Suburban Mixed-Use (SMU).
[Ward 4] 7:20 PM

John Krmpotic, KLS Design Group, gave an overview of the project.

Leah Brock, Assistant Planner, presented the staff report. The project was presented to the Ward 4 Neighborhood Advisory Board (NAB) and staff has not received any comments from the NAB. The proposed development meets code standards and staff recommends approval.

Disclosures: spoke with applicant's representative, visited the site, read letters from the Regional Public Safety Training Center, familiar with the site

Public Comment:

Jill Dobbs, SPCA Executive Director, spoke in opposition. The adjacent land owner did not receive notice about the February 22 meeting or today's meeting.

Commissioner Munoz asked how staff is justifying what is going on in this proposed project with the project that was approved across the street.

Ms. Brock explained that the proposed use is allowed in this zoning district. The

question today is not about use but about grading and hillside development.

Ms. Brock confirmed for Commissioner Gower that the compatibility finding is related to the design of the structure, landscaping and grading and not related to the use.

Justin Farley, Reno Engineering Corp, answered questions from Commissioner Gower regarding the finished floor elevation of the proposed structure relative to the street elevation.

Ms. Brock answered questions from Commissioner Gower regarding the proposed grading. The applicant in this case had gone above and beyond to design a project that would require the least amount of grading, preserve the most amount of open space, and preserve the outcropping closest to Spectrum Boulevard. She also stated that she thinks the decision to preserve the outcropping near the street and not the second outcropping was based on aesthetics and visibility from the street.

Mr. Krmptic responded to Commissioner Drakulich stating the top half of the building would probably be visible from the street.

Mr. Krmptic explained for Commissioner Villanueva the proposed mitigation for the grading. He also explained the traffic flow and confirmed it meets design criteria for trucks.

Mr. Krmptic responded to questions from Commissioner Velto explaining that the SPCA's outdoor kennels are about a couple hundred feet from the proposed building. The sound that would be generated by this site would be unloading and loading of materials.

Commissioner Velto expressed concern regarding dogs at the animal shelter that are likely scared and loud noises would contribute to them feeling unsafe.

Bill Pelter, Reno Iron Works, responded stating that he hears the gun range from his existing building on Parr Boulevard and assumes the guns would scare the dogs more than a forklift or tractor trailer. In comparison with neighboring sites, the noise from this site would be insignificant.

Ms. Brock explained for Commissioner Velto the noticing requirements and confirmed that the SPCA should have been notified.

Jason Garcia-LoBue, Planning Manager, stated the SPCA is on our noticing list so it was sent out and he can't speak to why they did not receive it.

Mr. Krmptic answered questions from Commissioner Munoz regarding how much of the building would be visible from the SPCA parking lot. The building will probably be 20 feet higher than the existing SPCA.

Mr. Farley confirmed for Commissioner Munoz that it is 300 to 350 feet from the back of the SPCA to the front of Reno Iron Works.

Mr. Krmptic confirmed for Commissioner Villanueva that the site meets the response time requirement for the Fire Department. The closest station is near the corner of Parr and Virginia.

Commissioner Drakulich discussed potential uses on the site and stated he feels this is a potentially strong project.

Commissioner Villanueva expressed concerns with safety related to traffic on the hillside. There are other types of development that could do a better job of mitigating some of the hill grading. There is a housing development across the street and the infrastructure is terrible for something like this. She expressed concern about the safety of people in the area. That is one of the factors we are to consider in a major site plan review and her biggest concern is safety. It is zoned MS but it is not compatible. There could be other better compatible types of uses that are also permitted under MS. This is not an appropriate development for this.

Commissioner Gower discussed finding e regarding limits on grading. The finding becomes moot because the ridgeline is being flattened. He expressed concern about the magnitude of the grading and if it is appropriate to make this finding based on mitigating those visual impacts because it just takes the ridgeline away. He also expressed concern that the criteria for understanding what significance is maybe not be well defined.

Commissioner Munoz stated that being very familiar with the area and knowing where the entrance is coming in leaves him a lot less concerned. The grading is leveling the area out. The ridgeline there is not all that significant because of the large ridgeline behind it. The grading is significant but it makes good use of the area the way it is being proposed. He expressed concern with the compatibility of the area but that is not what we are looking at.

Commissioner Velto asked the applicant if there is anything else they should know.

Mr. Krmptic responded to Commissioner Gower's comments and stated this is not a prominent ridgeline. There is a difference in a hillside that meets hillside criteria and a

prominent ridgeline. This is like a conical section and we have graded that down.

Commissioner Velto stated he struggles with framing this issue as less than what he reads the code as permitting the commission to look at. To his reading of code it means that they have to look at all the general criteria when there is an application. That allows them to look at the consistency with the Master Plan. He stated that he struggles with some of the consistencies. He does not know if it is well managed growth to have this development right across the street from apartments. Having a healthy inclusive community includes having a safe environment and there are concerns there. It might have been helpful to get SPCA's buy-in and to talk with them about the project. It is also concerning that the SPCA feels they were not noticed.

It was moved by Commissioner Drakulich, seconded by Commissioner Munoz, in the case of LDC22-00019 (Reno Iron Works), based upon compliance with the applicable findings, to approve the major site plan review, subject to the conditions listed in the staff report. Motion carried with three (3) in favor and two (2) oppositions by Commissioners Velto and Villanueva.

Commissioner Gower clarified his decision was particularly in response to the applicant's clarification of prominent ridgelines and reminding him of the importance of that particularly terminology. He stated that he does feel strongly about the extent of the grading but the project as proposed mitigates those impacts.

Commissioner Velto read the appeal process into the record.

RESULT:	APPROVED [3 TO 2]
MOVER:	J.D. Drakulich, Commissioner
SECONDER:	Arthur Munoz, Commissioner
AYES:	J.D. Drakulich, Peter Gower, Arthur Munoz
NAYS:	Alex Velto, Silvia Villanueva
ABSENT:	Kathleen Taylor, Mark Johnson

7 Truckee Meadows Regional Planning Liaison Report

Commissioner Gower reported that the meeting included an update on the TMRPA Natural Resource Plan.

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.
8:26 PM

Jason Garcia-LoBue, Planning Manager, reported on City Council actions taken. There was a workshop for affordable housing on February 22.

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 8:27 p.m.