



MINUTES

Regular Meeting

Reno City Planning Commission

Wednesday, April 6, 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 Gower led the Pledge of Allegiance.

2 Roll Call

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

The meeting was called to order at 6:04 PM.

3 Public Comment

Due to technical difficulties, voice mails were unable to be retrieved. Once they are accessed they will be entered into the record at a future Planning Commission meeting under general public comment.

Correspondence was received for future agenda items and they were forwarded to the Planning Commission.

Item 3 - Correspondence Received for the 4/6 PC meeting -
Presented/Distributed at Meeting

4 Approval of Minutes (For Possible Action)

- 4.1 Reno City Planning Commission - Regular - Mar 2, 2022 6:00 PM (For Possible Action) 6:06 PM

It was moved by Commissioner Gower, seconded by Commissioner Villanueva, to approve the meeting minutes. The motion carried with three (3) in favor and two (2) abstentions by Commissioner Johnson and Chair Taylor.

RESULT:	ACCEPTED [3 TO 0]
MOVER:	Peter Gower, Commissioner
SECONDER:	Silvia Villanueva, Commissioner
AYES:	Peter Gower, Arthur Munoz, Silvia Villanueva
ABSTAIN:	Kathleen Taylor, Mark Johnson
ABSENT:	J.D. Drakulich, Alex Velto

5 Public Hearings

- 5.1 Staff Report (For Possible Action): Case No. LDC22-00055 (The Canyons/Canyons Edge Water Tanks) – A request has been made for a major site plan review to allow for cuts greater than 20 feet/fills greater than 10 feet associated with the placement of two new water tanks on a portion of a ±120 acre site in the Unincorporated Transition (UT-40) zoning district and the Single-Family Residential (SF-3) zoning district. The project site is located approximately 1,500 feet northeast of the eastern terminus of Mine Shaft Drive. The subject site has a Master Plan land use designation of Unincorporated Transition (UT) and Single-Family Neighborhood (SF). **[Ward 2]** 6:07 PM - *Item Pulled*

This item was pulled from the agenda.

- 5.2 Staff Report (For Possible Action): Case No. LDC22-00051 (Stone & Key) - A request has been made for a conditional use permit to allow for: 1) amusement or recreation, outside; 2) live entertainment; and 3) a bar, lounge, or tavern to be operated in conjunction with the proposed indoor/outdoor flex-space including general retail, art exhibits, and an outdoor event space. The site is located in the General Commercial (GC) zoning district and the Industrial (I) zoning district. The ±3.26 acre site is located on the northwest corner of Keystone Avenue and West Commercial Row. The subject site has a Master Plan land use designation of Suburban Mixed-Use (SMU) and Mixed Employment (ME). **[Ward 1]** 6:07 PM

Dominic Gonzales and Breck Dolan gave an overview of the request.

Leah Brock, Assistant Planner, gave an overview of the staff report.

Disclosures: visited the site

Public Comment: None

Questions:

Mr. Gonzales confirmed for Commissioner Johnson that the exit on the south side of the site is two way traffic.

Ms. Brock confirmed for Commissioner Johnson that if this moves through for a conditional use permit, the events will be allowed by right with no additional permitting requirements.

Ms. Brock explained the parking requirement for Chair Taylor. The applicant originally proposed the project with the 28 required parking spaces. As staff looked into it further, there is no on street parking or much pedestrian access in the area. Staff looked at the proposed number of people that would be on site and suggested that the applicant increase the number of required parking spaces. The applicant came back with 73 parking spaces and staff felt that was adequate.

Discussion:

Commissioner Munoz stated this looks like a great project. He does have some concerns with noise monitoring equipment and feels it is not necessary.

It was moved by Commissioner Johnson, seconded by Commissioner Gower, in the case of LDC22-00051 (Stone & Key), 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 five (5) commissioners present.

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

- 5.3 Staff Report (For Possible Action - Recommendation to City Council): Case No. LDC22-00056 (Moana Park and Fields Zoning Map Amendment) - A request has been submitted for a zoning map amendment from ±4.10 acres of General Commercial (GC), ±9.57 acres of Neighborhood Commercial (NC) and ±8.12 acres of Single-Family Residential (SF-8) to ±21.79 acres of Public Facility (PF). The ±21.79 acre site is located south of Moana Lane, west of Baker Lane and east of Grant Drive. The site has a Master Plan land use designation of Parks, Greenways and Open Space (PGOS). **[Ward 2]** 6:31 PM

Angela Fuss, Assistant Development Services Director, gave an overview of the amendment request.

Joey Winter, Associate Planner, gave an overview of the staff report.

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

Public Comment:

Fred Turnier spoke in favor of the zone change to public facility.

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

Questions:

Ms. Fuss explained for Commissioner Gower the thinking behind determining which zoning category would best fit the needs.

Ms. Fuss explained for Commissioner Johnson that potential street abandonment to make this a contiguous parcel would be addressed in the future since this application is not for development.

Ms. Fuss explained for Commissioner Villanueva that the aquatics center is the big focus right now for the site. They will also be making improvements to soccer fields. She also stated that the three parcels are actively used and the city is not selling any of the property.

Ms. Fuss explained for Commissioner Gower the planned capital improvements for the area.

Commissioner Gower requested periodic updates as it develops since the Planning Commission will not be reviewing a lot of the projects.

Discussion:

Commissioner Villanueva stated the definition of PGOS and what kind of uses that entails. She agreed that Public Facilities is more appropriate for those uses.

Commissioner Johnson referred to the issues brought up under public comment and expressed concern that there will not be a lot of oversight for final design in this very active area.

Commissioner Gower responded stating Commissioner Johnson's points are valid. He stated that for him it goes back to consistency of the proposed zoning and there is some consistency in terms of what is being proposed here. We have a tendency as planning commissioners to want to be involved in projects going forward but the last thing we want to do is insert ourselves as another stage of bureaucracy in a process we want to see move forward quickly. We can voice concerns from a citizen perspective.

It was moved by Commissioner Gower, seconded by Commissioner Munoz, in the case of LDC22-00056 (Moana Park and Fields Zoning Map Amendment), based upon compliance with the applicable findings, to recommend that City Council approve the zoning map amendment by ordinance.

Commissioner Johnson stated he appreciates Commissioner Gower's response. The idea of bureaucracy is something he is sensitive to. Another challenge he has is there are not any findings to point to that address his concerns. He noted that this will have community meetings and involvement and he asked the city to be as forthcoming and proactive as possible in noticing those meetings to allow for as many people as possible to review and respond. He will support the motion.

Motion carried unanimously with five (5) commissioners present.

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

5.4 Staff Report (For Possible Action - Recommendation to City Council): Case No. LDC22-00053 (85 Keystone Avenue Specific Plan District) - A request has been made for a rezoning from Professional Office (PO) to Specific Plan District (SPD). The ±0.47 acre site is located on the southwest corner of the intersection between Keystone Avenue and West 1st Street. The site has a Master Plan land use designation of Suburban Mixed-Use (SMU). **[Ward 1]** 7:01 PM

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

Grace Whited, Associate Planner, gave an overview of the project.

Disclosures: familiar with site, visited site, received email

Public Comment:

No Request to Speak forms were received for this item. One email was received and was forwarded to the Planning Commission and entered into the record.

Questions:

Ms. Whited confirmed for Commissioner Villanueva that any non-residential uses operating between 11:00 p.m. and 6:00 a.m. would need a Conditional Use Permit.

Mr. Snelgrove confirmed for Commissioner Munoz that 27 residential units are proposed and 28 parking spaces.

Ms. Whited explained for Commissioner Johnson that this is currently one building and if the applicant decides to propose a new building, the SPD would still apply.

Ms. Whited explained for Commissioner Johnson that the lot would have two front yards, a rear and a side. The alley would be the rear yard. She also explained that when it abuts an alley, code allows for a zero foot setback as long as there is 24 feet of backup space.

Mr. Snelgrove confirmed for Commissioner Johnson that the driveway that comes in between the alley and Keystone Avenue will be eliminated. The plan is to be down to three ways to access the site.

Ms. Whited explained for Commissioner Gower that some of the recent SPDs have come in a little bit as a clump so it seems like you are seeing a lot at once. The SPDs are intended to facilitate a unique situation and targeted development. Staff anticipates seeing these SPDs where there is some sort of development in mind that doesn't meet the letter of code but it is beneficial to the city. When we are able to place very specific

standards around SPDs that don't fit the letter of code, they end up being able to facilitate a great development. Staff does not think it is not indicative that we need to change code because it is not a once size fits all.

Discussion:

Commissioner Gower stated his concern is the types of projects coming in under the SPD are the types the city wants to see and it seems that using the SPD is an option to get around the standard code. He is deferring to staff because they are reviewing them as they come it but it is just a trend he noticed.

Commissioner Villanueva stated it is an interesting point made by Commissioner Gower. This is the type of development we want to see in that area. It is interesting that we have to see it through an SPD, but it works.

Chair Taylor referred to the comment received via email expressing concerns regarding parking and the business to the east. If there is a development that goes in there, be cognizant of the people over there and make sure there is no overlap. She also noted it is a positive thing that the SPD mentions shielding neighbors from lighting because there are residential properties to the east.

Commissioner Johnson stated the projects we seeing here were not anticipated in code. He originally had some reservations about the SPD process. There was a lot of opportunity for skirting things we didn't want. He stated that to this point, he has been proven wrong and what we are seeing is taking advantage of things that are ultimately what the Master Plan is looking for. It would be good for staff to consider a text amendment to make this a little less onerous if they start to see a theme.

It was moved by Commissioner Johnson, seconded by Commissioner Villanueva, in the case of LDC22-00053 (85 Keystone Avenue Specific Plan District), 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:	Mark Johnson, Commissioner
SECONDER:	Silvia Villanueva, Commissioner
AYES:	Taylor, Gower, Johnson, Munoz, Villanueva
ABSENT:	J.D. Drakulich, Alex Velto

- 5.5 Staff Report (For Possible Action): Case No. LDC22-00054 (Grab & Go) – A request has been made for a conditional use permit to allow for package alcohol sales accessory to the primary use of a convenience store in the Mixed-Use Urban (MU) zone. The ±1.09 acre site is located on the northwest corner of West 4th Street and Cemetery Road. The subject site has a Master Plan land use designation of Urban Mixed-Use (UMU). **[Ward 1]** 7:31 PM

(Break taken at 7:31 p.m. Meeting resumed at 7:38 p.m.)

Deep Singh, representative of Gurpreet Kaur, gave an overview of the project.

Leah Brock, Assistant Planner, gave an overview of the staff report.

Disclosures: visited the site, familiar with the site

Public Comment: None

Questions:

Ms. Brock confirmed for Commissioner Munoz that the access to the nearest residential zoning district is not directly off of 4th Street, it is off of Dickerson.

Ms. Brock explained for Commissioner Villanueva that the mobile home site behind this site is considered a residential use but it is not in a residential zoning district.

Ms. Brock confirmed for Commissioner Villanueva that this conditional use permit would run with the land. The use would be allowed if there was a change of owner but a new owner would have to apply for the business and liquor license.

Ms. Brock explained that staff did not see a need to restrict the hours of operation.

Discussion:

Commissioner Villanueva stated she has concerns with the package liquor in this area because there is residential use directly behind the facility. The condition of the building is very deteriorated and she is concerned about health and safety in the area. There is a liquor store less than a mile from this store and we don't need multiple liquor places that sell package liquor that close to each other, particularly given some of the changes we are seeing in that area. She would like to see some of the changes put into place before granting a conditional use permit.

Commissioner Johnson stated the sale of package liquor existed on the site until 2020 without the improvements that are conditioned here. This is not creating something new, but an improvement on something that has been an existing use on the site.

Chair Taylor stated the conditions of approval are not a recommendation. They are binding and have to be in place to get the conditional use permit.

Ms. Brock confirmed that the business license will not be issued to allow the sale of package alcohol until the conditions are met.

It was moved by Commissioner Munoz, seconded by Commissioner Johnson, in the case of LDC22-00054 (Grab & Go), based upon compliance with the applicable findings, to approve the conditional use permit, subject to the conditions listed in the staff report. Motion carried with four (4) in favor and one (1) opposition by Commissioner Villanueva.

RESULT:	APPROVED [4 TO 1]
MOVER:	Arthur Munoz, Commissioner
SECONDER:	Mark Johnson, Commissioner
AYES:	Kathleen Taylor, Peter Gower, Mark Johnson, Arthur Munoz
NAYS:	Silvia Villanueva
ABSENT:	J.D. Drakulich, Alex Velto

6 Truckee Meadows Regional Planning Liaison Report

Commissioner Johnson reported on the meeting from a week and a half ago. There was a consent agenda item to clean up some zone changes and information on the ongoing Natural Resources Plan.

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.
8:00 PM

Jason Garcia-LoBue, Planning Manager, reported that City Council will hold a special workshop to discuss housing on April 11. The Reno Iron Works appeal will be on April 13th.

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

Commissioner Gower requested an updated presentation regarding the recent grant award for LEED Cities for sustainability.

Commissioner Munoz requested an update on parks in the North Valleys and the Moana Aquatics Center.

9 Public Comment

None

10 Adjournment (For Possible Action)

The meeting was adjourned at 8:01 p.m.