



MINUTES
Regular Meeting
Reno City Planning Commission

Wednesday, May 4, 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	Absent	

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

3 Public Comment

None

4 Approval of Minutes (For Possible Action)

4.1 Reno City Planning Commission - Regular - Apr 6, 2022 6:00 PM (For Possible Action) 6:02 PM

It was moved by Commissioner Gower, seconded by Commissioner Johnson, to approve the meeting minutes. The motion carried with four (4) in favor and two (2) abstentions by Commissioners Drakulich and Velto.

RESULT:	ACCEPTED [4 TO 0]
MOVER:	Peter Gower, Commissioner
SECONDER:	Mark Johnson, Commissioner
AYES:	Kathleen Taylor, Peter Gower, Mark Johnson, Arthur Munoz
ABSTAIN:	J.D. Drakulich, Alex Velto
ABSENT:	Silvia Villanueva

5 Public Hearings

- 5.1 Staff Report (For Possible Action): Case No. LDC22-00059 (US-395 Exit 76 Gas Station and Warehouse) - A request has been made for a conditional use permit to establish: 1) a Gas Station in the Mixed-Use Suburban (MS) zone, 2) a Drive-Through Facility in the Mixed-Use Suburban (MS) zone, 3) crossing of a major drainage way, and 4) fills greater than 10 feet. The ±10.2 acre site is bordered by US Highway 395 to the north, Stead Boulevard to the east, North Virginia Street to the south, and the Stead Spur railway line to the west. The site has a Master Plan land use designation of Suburban Mixed-Use (SMU). This item was continued from the April 20, 2022 Planning Commission meeting. **[Ward 4]**
6:03 PM

John Krmptic, KLS Planning & Design Group, gave an overview of the project.

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

Disclosures: familiar with site

Public Comment: none

Questions:

Mr. Krmptic explained for Commissioner Gower there is not a specific user yet for the proposed warehouse.

Perry Schaffner, Kimley-Horn, reviewed information for Commissioner Gower regarding anticipated traffic generation and improvements needed. This project is not anticipated to add a significant impact to the existing traffic conditions.

David Giacomini, Kimley-Horn, explained for Commissioner Gower that a site of this size and square footage will not lend itself to a large distribution facility tenant.

Frank Lepori explained for Commissioner Gower that at this point they do not know who the tenant will be but he does feel there is a need for small warehouses.

Mr. Winter explained for Commissioner Gower that staff reviewed the traffic report from the applicant. It is a unique situation due to the number of entities that control the right-of-way. Staff and the applicant talked with NDOT and staff is comfortable with the conditions proposed in the staff report and the trip generation for the industrial use on the site.

Mr. Winter explained for Commissioner Munoz that 24-hour use is not allowed by right in the MS zone. They would have to operate between 6:00 a.m. and 11:00 p.m.

Mr. Krmptic confirmed for Commissioner Munoz that the footprint for the warehouse would be around 40,500.

Mr. Winter confirmed for Commissioner Johnson that any additional entitlements or anything that would trigger a conditional use permit is not being approved tonight but would need to come back.

Mr. Krmptic confirmed for Commissioner Johnson that the traffic issues in the traffic study need to be addressed as part of the NDOT permit that will be included as part of the building permit process.

Mr. Winter confirmed for Chair Taylor that the applicant is required to coordinate with NDOT to mitigate traffic concerns.

Discussion:

Commissioner Munoz stated he likes the project and it is a good use of the property.

It was moved by Commissioner Munoz, seconded by Commissioner Velto, in the case of LDC22-00059 (US-395 Exit 76 Gas Station and Warehouse), based upon compliance with the applicable findings, to approve the conditional use permit, subject to conditions listed in the staff report. The motion carried unanimously with six (6) commissioners present.

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

- 5.2 Staff Report (For Possible Action): Case No. LDC22-00060 (Victorian Auto Sales) – A request has been made for a: 1) conditional use permit to allow: a) the establishment of an automotive dealership with 12 or more automobiles, trucks, mobile homes, RVs, boats, or trailers stored on-site for sale; b) nonresidential development adjacent to a residential zoning district; and 2) alternative equivalent compliance to vary from the parking lot edge between parking lots landscaping requirement. The subject ±0.386 acre site is located in the General Commercial (GC) zoning district on the southwest corner of the intersection at Stewart Street and Kietzke Lane. The subject site has a Master Plan land use designation of Suburban Mixed-Use (SMU). **[Ward 3]** 6:31 PM

Lisa Nash, Christy Corporation, gave an overview of the project.

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

Disclosures: familiar with site

Public Comment: none

Questions:

Mr. Nash confirmed for Commissioner Johnson that the existing lighting will be used.

Discussion:

Commissioner Johnson thanked Ms. Brock for the gap study graphic used in the staff report and stated it was helpful.

It was moved by Commissioner Johnson, seconded by Commissioner Gower, in the case of LDC22-00060 (Victorian Auto Sales), based upon compliance with the applicable findings, to approve the conditional use permit and the alternative equivalent compliance, subject to the conditions listed in the staff report. The motion carried unanimously with six (6) commissioners present.

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

- 5.3 Staff Report (For Possible Action): Case No. LDC22-00061 (Nevada Museum of Art Expansion) – A request has been made for a been made for: 1) a major site plan review to allow for: a) structural addition exceeding 20,000 square feet in size; b) building height greater than 45 feet; and 2) alternative equivalent compliance to vary from the Downtown Streetscape Design Manual related to sidewalk design standards on a ±1.79 acre site in the Mixed-Use Downtown Riverwalk District (MD-RD) zoning district. The project site is located on the northeast corner of the intersection of Hill Street and California Avenue. The subject site has a Master Plan land use designation of Downtown Mixed-Use (DT-MU). [Ward 1] 6:44 PM

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

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

Disclosures: familiar with site, received email

Public Comment: Correspondence was received and forwarded to Planning Commissioners. No request to speak forms or voicemails were received.

Questions:

Mr. Snelgrove answered questions from Commissioner Johnson regarding circulation in and out of the building and bus loading and unloading for school children.

Amy Oppio, Nevada Museum of Art, explained that the museum is building an education and research center. It will provide support for 6,000 Washoe County K-12 school children. She also explained the entrance designed to serve as the education entrance and stated they are still working to address the bussing issue.

It was moved by Commissioner Gower, seconded by Commissioner Munoz, in the case of LDC22-00061 (Nevada Museum of Art Expansion), based upon compliance with the applicable findings, to approve the major site plan review and the alternative equivalent compliance, subject to the conditions listed in the staff report. The motion carried unanimously with six (6) commissioners present.

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

- 5.4 Staff Report (For Possible Action): Case No. LDC22-00062 (NV Energy Gas Line) - A request has been made for a conditional use permit to allow for: 1) the establishment of a major gas line utility/regulator station and; 2) for grading resulting in cuts deeper than 20 feet and fills greater than ten feet in height. The ±24.11 acre station site is located ±2,700 feet northeast of the eastern terminus of South Meadows Parkway. The gas line runs east from the station approximately 5,700 feet to the Washoe/Storey County boundaries. The station site has a zoning of Public Facility (PF) and a Public/ Quasi-Public (PQP) Master Plan land use designation. The gas line is in the Sphere of Influence (SOI) and has a Master Plan land use designation of Unincorporated Transition (UT). This is a project of regional significance and will be reviewed by the Truckee Meadows Regional Planning Agency. **[Ward 3]** 7:05 PM

Mark Sullivan, NV Energy, gave an overview project.

Brook Oswald, Associate Planner, gave an overview of the staff report.

Disclosures: none

Public Comment: none

It was moved by Commissioner Munoz, seconded by Commissioner Velto, in the case of LDC22-00062 (NV Energy Gas Line), based upon compliance with the applicable findings, to approve the Conditional Use Permit, subject to conditions. The motion carried unanimously with six (6) commissioners present.

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

6 Truckee Meadows Regional Planning Liaison Report

Commissioner Johnson reported that last month's meeting was cancelled and there will be a meeting scheduled for later this month.

7 Staff Announcements

- 7.1 Report on status of Planning Division projects. 7:17 PM

Jason Garcia-LoBue, Planning Manager, gave an update on 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.

Jason Garcia-LoBue, Planning Manager, gave an update on the April 27 City Council meeting and upcoming items for the May 11 City Council meeting.

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 7:19 p.m.