



MINUTES

Regular Meeting

Reno City Planning Commission

Wednesday, May 18, 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 Drakulich 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	Absent	
Mark Johnson	Commissioner	Present	
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 - Apr 20, 2022 6:00 PM (For Possible Action) 6:04 PM

It was moved by Commissioner Johnson, seconded by Commissioner Drakulich, to approve the meeting minutes. The motion carried with four (4) in favor and one (1) abstention by Commissioner Villanueva.

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

5 Planning Commission Training Series: American Planning Association (APA) Video presentations on "Comprehensive Plans" and "Zoning & Ordinances".

Jason Garcia-LoBue, Planning Manager, presented "Comprehensive Plans" and "Zoning & Ordinances" video presentations.

6 Public Hearings

6.1 Staff Report (For Possible Action): Case No. LDC22-00063 (Maverik 2nd & Kietzke) – A request has been made for: 1) a conditional use permit to allow a gas station west of I-580 within ¼ mile of the intersection of East 2nd Street and the freeway on-ramp; and 2) a major deviation for a 50% reduction in the floor area ratio (FAR) requirements. The ±1.77 acre site is located on the northwest corner of Kietzke Lane and East 2nd Street within the Mixed-Use Urban (MU) zoning district and has a Master Plan land use designation of Urban Mixed-Use (UMU).
[Ward 3] 6:22 PM

Richard Piggott, Maverik, gave an overview of the project.

Joey Winter, Associate Planner, gave an overview of the project.

Disclosures: drove past site, familiar with area

Public Comment: None

Questions:

Mr. Winter confirmed for Commissioner Drakulich there is no entrance to this site going north on Kietzke.

Mike Mischel, Engineering Manager, explained for Commissioner Johnson the plans for access to the site. The applicant was adamant that they wanted a full turn access on the 2nd Street entrance. The problem was that the driveway alignment and Gould Avenue did not line up and that could have caused potential traffic conflicts. In discussion with the applicant staff decided they could have full turn access at that location provided that Gould Avenue is limited to right in-right out and they make sufficient improvements to

the median in that location.

Mr. Mischel confirmed for Commissioner Johnson that changes required to make Gould Avenue right in-right out will be a condition of the permit, but not for this conditional use permit.

Mr. Winter confirmed for Commissioner Villanueva that the freestanding sign will be removed as required in Condition 5.

Discussion:

Commissioner Johnson complimented the applicant and staff for the work on the elevations on the back side.

It was moved by Commissioner Johnson, seconded by Commissioner Munoz, in the case of LDC22-00063 (Maverik 2nd & Kietzke), based upon compliance with the applicable findings, to approve the conditional use permit and major deviation, subject to conditions listed in the staff report. The motion carried unanimously with five (5) commissioners present.

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

6.2 Staff Report (For Possible Action): Case No. LDC22-00066 (Ridge Park) - A request has been made for: 1) a tentative map to develop an 80 lot single-family attached townhome subdivision and associated common area; 2) a conditional use permit to allow: a) more than 20 single-family attached dwellings, b) grading with cuts greater than ten feet, and c) hillside development; and 3) alternative equivalent compliance to vary from interior residential street tree requirements. The ±11.65 acre site is located ±150 feet northwest of the intersection of Sky Vista Parkway and Vista Knoll Parkway. The site has a Master Plan land use designation of Special Planning Area (SPA) and is zoned General Commercial (GC). [Ward 4] 6:49 PM

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

Gil Bates & Scott Montgomery, property owners, are present.

Billy Anderson, Lumos & Associates, is present.

Nathan Gilbert, Senior Planner, gave an overview of the project.

Disclosures: familiar with site, drove around site and corresponding neighborhoods, received email.

Public Comment: Correspondence was received that was distributed to the Planning Commission prior to this meeting.

Questions:

Mr. Gilbert confirmed for Commissioner Munoz that this will have a full turn access movement.

Marissa Harned, Headway Transportation, explained for Commissioner Munoz that their analysis operates with the assumption that the road widening will be done before this project is complete.

Mr. Snelgrove answered questions from Commissioner Munoz regarding the drainageway on site. He also explained that with information provided by city staff they found this is not classified as a major drainageway as they originally thought.

Commissioner Villanueva stated this project has public transportation access, she does not see major fire threats, and it is not a major drainageway. It appears that the road widening will be done before the project. Concerns she normally has with these types of developments are alleviated.

Mr. Gilbert responded to questions from Commissioner Johnson regarding sewer capacity and confirmed there is a specific condition that addresses enhancing the lift station.

Mike Mischel, Engineering Manager, also confirmed there are some modifications needed to a lift station that are included in the conditions. Improvements to the Reno Stead Water Reclamation Treatment Plant that the city is in charge of are on schedule.

Discussion:

Commissioner Munoz expressed concern that it seems like we have a 10:1 ratio of things coming in the North Valleys where it is housing and warehouses and none of the amenities we need up there to alleviate some of our traffic issues. He is looking forward to developers bringing some commercial projects as there are a lot of things needed that

they are not getting up there. He stated he does not see any issues with this project but is just expressing some frustrations that people living in the North Valleys deal with.

It was moved by Commissioner Villanueva, seconded by Commissioner Drakulich, in the case of LDC22-00066 (Ridge Park), based upon compliance with the applicable findings, to approve the tentative map, conditional use permit, and alternative equivalent compliance, subject to the conditions listed in the staff report. The motion carried unanimously with five (5) commissioners present.

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

7 Truckee Meadows Regional Planning Liaison Report

Commissioner Johnson gave an update on Truckee Meadows Regional Planning. There is one project on the agenda for the next meeting.

8 Staff Announcements

8.1 Report on status of Planning Division projects. 7:23 PM

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.

Jason Garcia-LoBue, Planning Manager, gave an update on Planning Division items as well as actions taken by City Council. The next meeting will be on June 2.

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

Commissioner Johnson requested a presentation on the micro mobility project on Virginia Street.

Commissioner Munoz requested an update on the Verdi Executive Mini Storage that is now open and why the landscaping has not been installed yet.

10 Public Comment

None

11 Adjournment (For Possible Action)

The meeting was adjourned at 7:27 p.m.