



**MINUTES**  
**Regular Meeting**  
**Reno City Planning Commission**

**Thursday, June 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 Johnson 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 | Present |         |
| Arthur Munoz      | Commissioner | Absent  |         |
| Alex Velto        | Commissioner | Present |         |
| Silvia Villanueva | Commissioner | Present |         |

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

**3 Public Comment**

Correspondence was received and was distributed to the Planning Commission before tonight's meeting. No voice mails or request to speak forms were received.

Item 3 - Correspondence Received - *Presented/Distributed at Meeting*

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

4.1 Reno City Planning Commission - Regular - May 4, 2022 6:00 PM (For Possible Action) 6:03 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.*

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

## 5 Planning Commission Training Series: American Planning Association (APA) Video presentation on "Managing the Planning Commission".

Jason Garcia-LoBue, Planning Manager, presented a video presentation about Managing the Planning Commission Meeting.

## 6 Public Hearings

6.1 Staff Report (For Possible Action): Case No. LDC22-00067 (LDS Church Security Fence) – A request has been made for a major deviation to allow for a security fence exceeding four feet in height to be located in the required front yard area and within 20 feet of each side of a primary driveway. The subject ±2.56 acre site is located in the Multi-Family Residential – 30 units per acre (MF-30) zoning district on the northwest corner at the intersection of Neil Road and Filbert Road. The subject site has a Master Plan land use designation of Mixed-Neighborhood (MX). **[Ward 3]** 6:04 PM

Mark Denison, LDS Church Facilities Manager, gave an overview of the project.

Bishop Dennis Ford and Stake President Brent Farr were also present and spoke regarding the project.

Leah Brock, Assistant Planner, gave an overview of the project.

Disclosures: visited site, familiar with site

Public Comment: none

Questions:

Ms. Brock confirmed for Commissioner Johnson that a survey is not required for a standard fence permit. That requirement has been added as a condition of approval. The site plan that will be required will be more detailed regarding the fence location.

Discussion:

Commissioner Villanueva thanked staff for requiring that the gate be moved in so a car can wait while it is opening. She also expressed appreciation that the applicant is requesting an ornamental fence and not just a chain link fence, noting it will fit in better in the area and with the neighboring site with a similar fence.

Commissioner Johnson stated that this is one of the few sites in the area that does not have a fence around it, which is probably contributing to some of the issues. It is easy to make the compatibility finding.

*It was moved by Commissioner Johnson, seconded by Commissioner Drakulich, in the case of LDC22-00067 (LDS Church Security Fence), based upon compliance with the applicable findings, to approve the major deviation, subject to the conditions listed in the staff report. The motion carried unanimously with five (5) commissioners present.*

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

## 7 Truckee Meadows Regional Planning Liaison Report

Commissioner Johnson gave a status update on the Peavine Employment Center case.

## 8 Staff Announcements

- 8.1 Report on status of Planning Division projects. 6:59 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, reported on actions taken by City Council. The Peavine project will be brought back to City Council on June 8th. Initiation requests for future Title 18 text amendments will also be brought to City Council on June 8th to clean up typos and other grammatical errors in the code and to address city Council priorities. Two new employees have joined planning staff. The next Planning Commission meeting on June 15th will include a presentation and update regarding sustainability.

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

Commissioner Drakulich asked when they will we see the tree ordinance item again.

Mr. Garcia-LoBue stated it is still in draft form and he does not have a date yet on when it will be back to the Planning Commission.

**10 Public Comment**

None

**11 Adjournment (For Possible Action)**

The meeting was adjourned at 7:03 p.m.