



# MINUTES

## Regular Meeting

### Reno City Planning Commission

Thursday, July 21, 2022 • 6:00 PM

Reno City Council Chamber, One East First Street, Reno, NV 89501

Commissioners			
Alex Velto, Chair 326-8858			
J.D. Drakulich, Vice Chair	326-8861	Arthur Munoz	326-8862
Peter Gower	326-8860	Kathleen Taylor	326-8859
Mark Johnson	326-8864	Silvia Villanueva	326-8863

#### 1 Pledge of Allegiance

Started meeting at 6:00 p.m. Commissioner Villanueva lead the Pledge of Allegiance.

#### 2 Roll Call

##### **Members Present**

Commissioner Mark Johnson, Commissioner J.D. Drakulich, Commissioner Peter Gower, Commissioner Silvia Villanueva

*Drakulich, Gower, Johnson, Villanueva  
Commissioners Velto, Munoz and Taylor were absent.*

#### 3 Public Comment (This item is for either public comment on any action item or for any general public comment.)

No voicemails. Correspondence was received, which was general in nature and not specific to any item on tonight’s agenda. Amy Pennington, City of Reno Community Liaison, gave public comment via zoom.

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

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

*It was moved by Silvia Villanueva, seconded by Peter Gower, to approve. Motion Pass.*

<b>RESULT:</b>	Approved [3 TO 0]
<b>MOVER:</b>	Silvia Villanueva, Commissioner
<b>SECONDER:</b>	Peter Gower, Commissioner
<b>AYES:</b>	Drakulich, Gower, Villanueva
<b>NAYS:</b>	
<b>ABSENT:</b>	Mark Johnson

Commissioner Johnson abstained.

## 5 Presentation and Discussion

None

## 6 Public Hearings – Any person who has chosen to provide his or her public comment when a Public Hearing is heard will need to so indicate on the Request to Speak form provided to the Secretary. Alternatively, you may provide your comment when Item 3, Public Comment, is heard at the beginning of this meeting.

- 6.1 Staff Report (For Possible Action): Case No. **LDC22-00080 (Elite Boat and RV Storage)** - A request has been made for a conditional use permit to allow a mini-warehouse facility. The ±1.77 acre subject site is located in the Foothill Commerce Center, with access from South Meadows Marketplace Drive. The subject site is within the Mixed-Use Suburban (MS) zoning district and has a Master Plan land use designation of Suburban Mixed-Use (SMU). **[Ward 2]**

Sheri Stanoff, project applicant, gave an overview of the project.

Joseph Winter, Associate Planner, presented the staff report.

Disclosures: familiar with site, received correspondence from neighboring property owner

Public Comment: No voicemails. No request to speak forms. Correspondence was received and was distributed to the Planning Commission before tonight's meeting.

Commissioner Villanueva stated this is generally a great site for this type of use. She asked staff if they see any access issues with large boats.

Mr. Winter stated that the Engineering staff looked at the site and feels there is adequate room for access to the site.

*It was moved by Commissioner Johnson, seconded by Commissioner Villanueva, in the case of LDC22-00080 (Elite Boat and RV Storage), 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 four (4) commissioners present.*

*It was moved by Mark Johnson, seconded by Silvia Villanueva, to approve. Motion Pass.*

<b>RESULT:</b>	Approved [4 TO 0]
<b>MOVER:</b>	Mark Johnson, Commissioner
<b>SECONDER:</b>	Silvia Villanueva, Commissioner
<b>AYES:</b>	Johnson, Drakulich, Gower, Villanueva
<b>NAYS:</b>	
<b>ABSENT:</b>	

- 6.2 Staff Report (For Possible Action): Case No. **LDC22-00081 (The Wheyfarer)** – A request has been made for a conditional use permit to allow for package alcohol sales accessory to the primary use of a restaurant/specialty food store in the Mixed-Use Downtown Riverwalk (MD-RD) zoning district. The subject ±0.61 acre site is located on the southeast corner of the intersection of California Avenue and Forest Street. The subject site has a Master Plan land use designation of Urban Mixed-Use (UMU). **[Ward 1]**

Amy Lemon, owner/operator of the Wheyfarer, gave an overview of the project.

Brook Oswald, Associate Planner, presented the staff report.

Disclosures: familiar with site

Public Comment: none

Ms. Lemon confirmed for Commissioner Johnson that both the front and rear entrances will be accessible to the public.

*It was moved by Commissioner Villanueva, seconded by Commissioner Gower, in the case of LDC22-00081 (The Wheyfarer), 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 four (4) commissioners present.*

*It was moved by Silvia Villanueva, seconded by Peter Gower, to approve. Motion Pass.*

<b>RESULT:</b>	Approved [4 TO 0]
<b>MOVER:</b>	Silvia Villanueva, Commissioner
<b>SECONDER:</b>	Peter Gower, Commissioner
<b>AYES:</b>	Johnson, Drakulich, Gower, Villanueva
<b>NAYS:</b>	
<b>ABSENT:</b>	

- 6.3 Staff Report (For Possible Action): Case No. **LDC22-00078 (Ormat Solar Project)** - A request has been made for: 1) a major site plan review to allow the installation of a 7-megawatt photovoltaic solar field that will result in hillside development; and 2) an alternative equivalent compliance to vary from landscape standards. The ±104.03 acre site is located approximately ±3,500 feet south of Mt. Rose Highway, directly south of the Steamboat Ditch in between South Virginia Street and Interstate 580. The subject site has a zoning designation of Industrial (I) and a Master Plan land use designation of Industrial (I). This is a project of regional significance and will be reviewed by the Truckee Meadows Regional Planning Agency. [**Ward 2**]

Eric Hasty, Wood Rodgers, gave an overview of the project.

Grace Whited, Associate Planner, presented the staff report.

Disclosures: previously visited site, reviewed correspondence, familiar site, read emails

Public Comment: Correspondence was received and was distributed to the Planning Commission before tonight's meeting. One voicemail was received. Barbara Rainey gave public comment.

Commissioner Villanueva noted the change to Condition 7 suggested by the State Lands Planner and asked about the botonist that would survey the site.

Mr. Hasty stated he is not sure exactly what the city will require for the botonist qualifications but it would be done by a third party.

Commissioner Johnson noted the staff report mentions that the solar field will be used by the geothermal facility. He asked for an explanation on how this is considered an accessory use.

Ms. Whited explained that all of the power generated will only go to the geothermal facility, none will go back into the grid.

Commissioner Villanueva expressed concern with blocking off open space with the fencing around the solar panels mentioned by the applicant.

Ms. Whited stated this is probably the least impactful use for this area and the applicant should have the ability to protect the solar panels.

Mr. Hasty answered questions from Commissioner Drakulich regarding their need for 7 mega watts.

Mr. Hasty answered questions from Commissioner Johnson regarding the support posts for the panels and confirmed they do not anticipate any excavation.

Ms. Whited confirmed for Commissioner Villanueva that a preliminary geotechnical report was done and no mercury was found. She also explained the process if a remediation plan was needed.

Commissioner Villanueva stated she feels like she needs time to look into this more. It is a pretty big project on a significant hillside.

Commissioner Gower stated he understands the concerns. He has visited the site and seen Ormat's operations and they are doing a good job. His level of confidence in this project is quite high.

Commissioner Drakulich stated the City of Reno included conditions that satisfied some of his initial concerns and he is in agreement with Commissioner Gower's comments.

Commissioner Johnson stated that overall he is in support of the idea of the solar project. His concerns are more with our own process than with the project.

Commissioner Villanueva discussed the need for more than a couple days to do a thoughtful review on a project like this. Ultimately, with the information provided, she can make all the findings.

***It was moved by Commissioner Gower, seconded by Commissioner Johnson, in the case of LDC22-00078 (Ormat Solar Project), based upon compliance with the applicable findings, to approve the major site plan review and alternative equivalent compliance, subject to conditions listed in the staff report, including the recommended revision to Condition 7 provided by the State Lands Planner. Motion carried unanimously with four (4) commissioners present.***

*It was moved by Peter Gower, seconded by Mark Johnson, to approve.  
Motion Pass.*

<b>RESULT:</b>	Approved [4 TO 0]
<b>MOVER:</b>	Peter Gower, Commissioner
<b>SECONDER:</b>	Mark Johnson, Commissioner
<b>AYES:</b>	Johnson, Drakulich, Gower, Villanueva
<b>NAYS:</b>	
<b>ABSENT:</b>	

**7 Truckee Meadows Regional Planning Liaison Report**

Commissioner Johnson reported there will be a meeting next week. Agenda items will include the Verdi project and election of new officers.

**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.

Nathan Gilbert, Senior Planner, gave an update on recent City Council actions. The next Planning Commission meeting will be on August 3<sup>rd</sup> and will have six agenda items.

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

None

**10 Public Comment (This item is for either public comment on any action item or for any general public comment.)**

None

**11          Adjournment (For Possible Action)**

Adjourned at 7:12 p.m.