



MINUTES

Regular Meeting

Reno City Planning Commission

Wednesday, February 15, 2023 • 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	Mark Johnson	326-8864
Harris Armstrong	326-8859	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

Members Present
Chair Alex Velto, Commissioner Mark Johnson, Vice Chair J.D. Drakulich, Commissioner Peter Gower, Commissioner Arthur Munoz, Commissioner Silvia Villanueva, Commissioner Harris Armstrong

All commissioners were present at roll call.

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

Correspondence for a future agenda item was received. Correspondence was forwarded to the commissioners and entered into the record.

4 Approval of Minutes (For Possible Action)

4.1 Reno City Planning Commission - Regular - January 4, 2023 6:00 PM (For Possible Action)

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

RESULT:	Approved [6 TO 0]
MOVER:	Silvia Villanueva, Commissioner
SECONDER:	Peter Gower, Commissioner
AYES:	Velto, Johnson, Gower, Munoz, Villanueva, Armstrong
NAYS:	
ABSENT:	J.D. Drakulich

4.2 Reno City Planning Commission - Regular - January 18, 2023 6:00 PM
(For Possible Action)

It was moved by Silvia Villanueva, seconded by Arthur Munoz, to approve. Motion Pass.

RESULT:	Approved [7 TO 0]
MOVER:	Silvia Villanueva, Commissioner
SECONDER:	Arthur Munoz, Commissioner
AYES:	Velto, Johnson, Drakulich, Gower, Munoz, Villanueva, Armstrong
NAYS:	
ABSENT:	

**5 Regional Transportation Commission and Nevada Department of Transportation
Presentation on North Valleys Projects**

Xuan Wang, Senior Technical Planner, RTC, presented an overview of the 2050 RTP Improvements planning process.

Jeff Wilbrecht, Engineering Manager, RTC, gave a presentation on the engineering projects.

Pedro Rodriguez, NDOT, gave a presentation on NDOT projects.

Commissioner Munoz asked what triggers a re-evaluation of an area like Lemmon and Military.

Ms. Wang stated a specific area corridor level planning study is typically based on public input or a request from partner agencies.

Commissioner Munoz asked if there has been any input from the public that has triggered a new examination of the area since the housing boom in 2018.

Ms. Wang stated they do not have a plan to do a study on the same scale as the 2017 study. During the RTP update they do look into the North Valleys area and see if there are any additional projects they want to put in the plan. A lot of the projects in the plan are in addition to the projects recommended from the 2017 study.

Commissioner Munoz asked how the public would reach out to request studies for areas of concern.

Ms. Wang explained the different venues. Information on meetings were public comment will be heard can be found online at RTCwashoe.com.

Commissioner Villanueva asked about the process to get studies performed once the public requests them through the community working groups.

Ms. Wang explained they evaluate comments from the public internally and discuss with regional partners the priorities and funding availability.

Mr. Wilbrecht explained that they also report to the RTC Board which has representatives from Reno, Sparks and Washoe County.

Ms. Wang also explained the Unified Planning Work Plan (UPWP) process. It is done every two years and right now they are in the process of developing that plan. They are currently taking input from the public through the advisory committee meetings.

Mr. Wilbrecht answered questions from Commissioner Villanueva regarding the Regional Road Impact Fee (RRIF) program.

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. **LDC23-00038 (The Smog Place)** – A request has been made for a conditional use permit to establish an Auto Service and Repair use for emissions testing services. The ±1.52 acre project site is located on the northwest corner of Vine Street and West 4th Street. The project site is located within the Mixed-Use Downtown Northwest Quadrant (MD-NWQ) zoning district and has a Master Plan land use designation of Downtown Mixed-Use (DT-MU). **[Ward 5]**

Joshua Cook and Alex Malm, applicants, gave a presentation on the request.

Carter Williams, Assistant Planner, presented staff analysis.

Disclosures: received and read email, familiar with the site

Public Comment: Correspondence received was forwarded to the Planning Commission.

Questions:

Mr. Carter explained for Commissioner Munoz that a condition of approval is included to allow emission tests only, not repairs.

It was moved by Peter Gower, seconded by Harris Armstrong, to approve the conditional use permit, subject to conditions listed in the staff report. Motion Pass.

RESULT:	Approved [7 TO 0]
MOVER:	Peter Gower, Commissioner
SECONDER:	Harris Armstrong, Commissioner
AYES:	Velto, Johnson, Drakulich, Gower, Munoz, Villanueva, Armstrong
NAYS:	
ABSENT:	

- 6.2 Staff Report (For Possible Action): Case No. **LDC23-00035 (Green Acres Storage)** – A request has been made for: 1) a conditional use permit to establish a 310-unit mini-warehouse facility comprised of seven buildings and RV storage; and 2) an alternative equivalent compliance to vary from site landscape requirements. The ±1.85 acre project site is located south of the terminus of Green Acres Drive. The project site is located within the Mixed-Use Suburban (MS) zoning district and has a Master Plan land use designation of Suburban Mixed-Use (SMU). **[Ward 2]**

Russell Myers, representing the applicant, gave an overview of the project and stated the owner of the property also owns and runs the storage facility across the street.

Carter Williams, Assistant Planner, presented staff analysis.

Disclosures: familiar with the site, read and received emails

Public Comment: Correspondence received was forwarded to the Planning Commission.

Tony May
Voicemail received from Clay Alder
Craig Olson

Questions:

Commissioner Munoz asked staff if they have any information regarding easement access to the neighboring property’s sign as discussed under public comment.

Mr. Williams explained they do not have information on an easement and staff views that as a civil issue that would not be part of their analysis.

Commissioner Gower asked staff to respond to public comment regarding the displacement of flood waters. He is looking for assurance that there are measures in place to prevent this project from creating flooding on neighboring properties.

Mr. Williams stated those measures are established through conditions and it is a requirement in code as well. The flood area is not allowed to be expanded.

Mr. Williams answered questions from Commissioner Gower regarding the living wall/fence component for the view from the freeway. The living landscape wall also serves to captures landscaping requirements.

Craig Olson explained for Commissioner Villanueva that he spoke with Tom Dolan who said he has an easement that allows access to the billboard. Mr. Olson offered to assist in obtaining the easement document.

Mr. Olson stated for Commissioner Villanueva that he purchased the property from NDOT in July 2021.

Mr. Myers answered questions from Commissioner Johnson regarding building heights that was part of the presentation but not included in the meeting packets.

Discussion:

Commissioner Munoz stated with the recommendations included and what code requires, he does not have any concerns with flooding. It is a great use of the area and he does not have any issues with this.

Commissioner Gower stated he appreciates the public comments that were made. Staff addressed those comments and concerns in the process of evaluating the site. He is comfortable with making the finding. In terms of the easement, it is outside our purview and hope it is able to be resolved.

Chair Velto read the appeal process into the record.

It was moved by Peter Gower, seconded by J.D. Drakulich, to approve the conditional use permit and the alternative equivalent compliance, subject to conditions listed in the staff report. Motion Pass.

RESULT:	Approved [7 TO 0]
MOVER:	Peter Gower, Commissioner
SECONDER:	J.D. Drakulich, Vice Chair
AYES:	Velto, Johnson, Drakulich, Gower, Munoz, Villanueva, Armstrong
NAYS:	

7 Planning Commission Training: Staff Presentation and Discussion on Annexations

Jason Garcia-LoBue, Planning Manager, gave the training presentation.

Mr. Garcia-LoBue answered questions from Commissioner Armstrong regarding the annexation application process. The process is broken down by types of applications. With the annexation application process, there are things that staff looks at and evaluates and there are things at the City Council level such as fiscal and infrastructure components.

Commissioner Gower stated we have seen items in the past where we have had bundling that creates a disjointed issue. There is a solution that is as simple as adding the Planning Commission to the review process for a 670 voluntary annexation. It seems like a logical change to code and would like to see Council consider that.

Commissioner Drakulich asked if there is any reason Council would not want to make that change.

Mr. Garcia-LoBue stated there are a number of reasons it was put into place. One is to streamline our city processes and the functionality of staff.

Commissioner Johnson agreed with Commissioner Gower's comments. This isn't the first time this request has come from this body. It came during the Title 18 update. At the time there wasn't a discussion about the fact that everything was bundled, it was purely about the annexation process. This has been requested before and he supports it being requested again.

Mr. Garcia-LoBue answered questions from Commissioner Johnson regarding the process for updating the sphere of influence. At this point in time it is on a case by case basis with applications. It can be prioritized in the list of priorities to update that.

8 Truckee Meadows Regional Planning Liaison Report

There will be a meeting next week.

9 Staff Announcements

- 9.1 Report on status of Planning Division projects.
- 9.2 Announcement of upcoming training opportunities.
- 9.3 Report on status of responses to staff direction received at previous meetings.
- 9.4 Report on actions taken by City Council on previous Planning Commission items.

The March 1 meeting will have five items on the agenda.

Two appeals were filed and will be heard at City Council on March 8 – Aspire and Riviera project.

On February 8, City Council appointed Alex Velto to the Regional Planning Commission.

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

Commissioner Villanueva requested a future agenda item for information on a Washoe County Lands Bill.

Chair Velto requested a future agenda item for information on legislative updates that may affect our job.

Commissioner Munoz requested that future staff reports include information on Certificates of Occupancy in the last year so we know what's coming in the area.

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

None

12 Adjournment (For Possible Action)

The meeting adjourned at 7:51 p.m.