



MINUTES

Regular Meeting

Reno City Planning Commission

Wednesday, March 01, 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

Meeting called to order at 6:06 p.m.

Commissioner Armstrong led the Pledge of Allegiance.

2 Roll Call

Commissioner Gower absent.

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

Correspondence was received that was general in nature and not specific to any agenda items. No voicemails or request to speak forms were received.

4 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.

- 4.1 Staff Report (For Possible Action): Case No. **LDC23-00033 (Golden Valley Commerce Center Major Site Plan Review)** – A request has been made for a major site plan review to allow for: 1) a nonresidential development adjacent to residentially zoned property; 2) fills greater than

ten feet in height; and 3) disturbance to a major drainage way. The ±6.08 acre site is located on the southeast side of W. Golden Valley Road approximately ±298 feet southwest of its intersection with N. Virginia Street. The subject site is within the Industrial Commercial (IC) zoning district and has a Master Plan land use designation of Industrial (I). [Ward 4]

Mike Railey, applicant representative, gave an overview of the project.

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

Disclosures: previously visited site, familiar with site, read and received emails

Public Comment: none

Questions:

Ms. Brock clarified for Commissioner Drakulich that staff recommends approval of the conditions as listed in the staff report regarding restricting 24 hour use. An applicant can come forward with any 24 hour use and they would have to apply for a Conditional Use Permit.

Mr. Railey confirmed for Commissioner Drakulich that if that is the interpretation of the condition, they are okay with it. Their concern was that the language in the condition meant that a Conditional Use Permit was not even an option for 24 hour use.

Jason Gilles, project engineer, confirmed for Commissioner Johnson that the entrance closest to Virginia Street is purely for emergency vehicles only and will be gated.

Discussion:

Commissioner Munoz commended the developers for not taking up commercial space and putting apartments on it. This is what the North Valleys is asking for. There were concerns initially from the neighbors but it sounds like that has been addressed.

It was moved by Arthur Munoz, seconded by J.D. Drakulich, to approve the major site plan review, subject to conditions listed in the staff report. Motion Pass.

RESULT:	Approved [6 TO 0]
MOVER:	Arthur Munoz, Commissioner
SECONDER:	J.D. Drakulich, Vice Chair

AYES:	Velto, Johnson, Drakulich, Munoz, Villanueva, Armstrong
NAYS:	
ABSENT:	Peter Gower
ABSTAIN:	
RECUSED:	

- 4.2 Staff Report (For Possible Action): Case No. **PAR23-00020 (Talus Valley Phase 2 Parcel Map #5)** – A request has been made for a sequential parcel map to establish four parcels. The ±174.88 acre subject site is generally located ±2500 feet north of the intersection of Echo Valley Parkway and South Meadows Parkway. The parcel is zoned Planned Unit Development Talus Valley (PUD). The site has a Master Plan land use designation of Mixed Neighborhood (MX), Single Family (SF), Suburban Mixed-Use (SMU), and Parks, Greenways, and Open Space (PGOS). **[Ward 3]**

Derek Kirkland, applicant representative, gave an overview of the project.

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

Disclosures: familiar with area, read and received emails

Commissioner Johnson disclosed that the firm he works for designs the schools for the Washoe County School District.

Public Comment: none

There were no questions or discussion.

It was moved by Arthur Munoz, seconded by Harris Armstrong, to approve the sequential parcel map, subject to conditions listed in the staff report. Motion Pass.

RESULT:	Approved [6 TO 0]
MOVER:	Arthur Munoz, Commissioner
SECONDER:	Harris Armstrong, Commissioner
AYES:	Velto, Johnson, Drakulich, Munoz, Villanueva, Armstrong
NAYS:	
ABSENT:	Peter Gower
ABSTAIN:	
RECUSED:	

- 4.3 Staff Report (For Possible Action): Case No. **LDC23-00045 (Peavine Substation)** – A request has been made for a conditional use permit for: 1) the establishment of major utility/ 120kV electrical substation and; 2) grading resulting in cuts deeper than 20 feet and/or fills greater than ten feet

in height. The vacant ±9.74 acre subject site is generally located on the southwest corner of the intersection of North Virginia Street and Peavine Peak Road. The site has a zoning designation of Single-Family Residential - 8 dwelling units per acre (SF-8) and a Master Plan land use designation of Special Planning Area (SPA). This is a Project of Regional Significance (PRS) for the establishment of an electrical substation. **[Ward 4]**

Mark Sullivan, NV Energy, gave an overview of the project.

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

Disclosures: familiar with area

Commissioner Armstrong made the following disclosure: “My employer, Estuary Power, has an ongoing business relationship with NV Energy. On this matter I have sought guidance from the City Attorney’s office. Pursuant to NRS 281a.420 Section 4 Subsection a, the law presumes that the independence of judgment of a reasonable person in the public officer’s situation would not be materially affected by the public officer’s commitment in a private capacity to the interests of another where the resulting benefit or detriment accruing to the other person is not greater than that accruing to any other member of any general business, profession, occupation or group that is affected by the matter. Here I have a commitment in a private capacity to my employer and a pecuniary interest in my employment. Item 4.3 is a request for a conditional use permit for the Peavine Substation by NV Energy. The independence of judgment of a reasonable person in my situation would not be materially affected by my commitment to my employer, which has an ongoing business relationship with NV Energy, nor is my pecuniary interest in my employment affected by their request. Because this is not a clear case of disqualifying conflict of interest, I am making this disclosure but do not intend to recuse myself from this item.”

Public Comment: none

Questions:

Mr. Oswald clarified for Commissioner Johnson that both driveways that lead into the facility will be required to be paved. Along the spur road connecting to Virginia Street, they are required to pave a minimum of 50 feet.

Mr. Oswald confirmed for Commissioner Johnson that they will require native seed mix on the disturbed areas.

Mr. Oswald answered questions regarding the process for approving

substations.

It was moved by Mark Johnson, seconded by J.D. Drakulich, to approve the Conditional Use Permit, subject to conditions, and recommend that the City Council sponsor the corresponding Regional Plan amendment to the Truckee Meadows Regional Planning Agency. Motion Pass.

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

- 4.4 Staff Report (For Possible Action - Recommendation to City Council):
Case No. **LDC23-00029 (3655 Warren Way Rezoning)** - A request has been made for a zoning map amendment from Single-Family Residential – 3 units per acre (SF-3) to Multi-Family Residential – 14 units per acre (MF-14). The ±1.0 acre project site is located on the west side of Warren Way ±425 feet south of its intersection with West Moana Lane. The site has a Master Plan land use designation of Suburban Mixed-Use (SMU). **[Ward 2]**

Lisa Nash, Christy Corp applicant representative, gave an overview of the project.

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

Disclosures: familiar with site, received and read correspondence

Public Comment: No request to speak forms were received. Correspondence was received and distributed to the Commission before tonight's meeting. Voicemails were also received before the January 18 Planning Commission meeting which were played in chambers at this time.

Questions:

Ms. Brock confirmed for Commissioner Johnson that this item is looking at a zone change and not a project. Concerns regarding issues like traffic, building height and parking would be analyzed at the time a use application is submitted.

Discussion:

Commissioner Drakulich thanked the applicant for postponing at the last meeting and going back to the NAB and listening to the neighbors.

Commissioner Johnson stated the density in this area is appropriate. They are probably limited in the number of units they could get in there regardless of the zoning.

It was moved by Mark Johnson, seconded by Silvia Villanueva, to recommend that City Council approve the zoning map amendment by ordinance. Motion Pass.

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

- 4.5 Staff Report (For Possible Action - Recommendation to City Council):
Case No. **LDC23-00036 (First Congregational Church Zoning Map Amendment)** – A request has been made for a zoning map amendment from the Single-Family Residential - 8 units per acre (SF-8) zoning district to the Public Facilities (PF) zoning district. The ±3.40 acre project site is located at the terminus of Sunnyside Drive approximately 150 feet west of its intersection with Novelty Drive. The subject site has a Master Plan land use designation of Single-Family Neighborhood (SF). **[Ward 5]**

Leah Brock, Associate Planner, gave an overview of the staff report. Staff received eight public comments specifically in support of a daycare facility. Staff also received nine public comments, plus more received today, specifically in opposition to the zoning map amendment with concerns about traffic.

Richard Odynski, applicant, gave an overview of the project triggering the request for a zoning map amendment.

Disclosures: received and read emails, familiar with site, live close by

Public Comment: Correspondence has been received and was distributed to the Commission before tonight's meeting.

Voicemails have been received and were played in chambers at this time.

The following members of the public gave in-person public comment:

Denise Rubinfeld (via Zoom)

James Walker

Kathleen Mathisen

Todd Renwick

Stacey Halecky

Fredrick Woody

Elizabeth Flahgety

Kelly (via Zoom)

Questions:

Ms. Brock explained for Commissioner Villanueva that any expansion of an existing approved use would have to go back through the site plan review process.

Ms. Brock explained for Commissioner Drakulich that this did not have a traffic study done at the last meeting because it was such a minimal use with only 24 students. She confirmed that a traffic study would be done if a daycare is proposed.

Mike Mischel, Engineering Manager, confirmed that they will do a traffic safety analysis in conjunction with this application.

Ms. Brock answered questions from Chair Velto regarding uses that would be allowed with an approval of a site plan review. She also reviewed the zoning map amendment findings of promoting health and general welfare, and ensuring protection of existing neighborhoods.

Jason Garcia-LoBue, Planning Manager, pointed out which possible allowed uses would have conditions of approval. The city has protective measures in place to mitigate issues.

Ms. Brock explained the administrative process for a site plan review when a public meeting is not required. In those cases the staff report and conditions of approval are not available to the public until after it is approved or denied.

Commissioner Johnson stated he is not concerned that staff is not reviewing those site plans correctly, but he is concerned that the community cannot review materials before a decision is made.

Ms. Brock answered questions from Commissioner Villanueva regarding the administrative review process.

Ms. Brock confirmed for Commissioner Johnson that the vacant lot to the east that was brought up during public comment is not part of this zoning map amendment.

Commissioner Drakulich asked if there is a mechanism where the citizens can participate in an administrative review process, like a neighborhood meeting.

Ms. Brock explained that neighborhood meetings are not required in an administrative review process. It is fairly common that administrative review processes are elevated to the Planning Commission.

Ms. Brock explained for Chair Velto that they cannot condition a zoning map amendment to have a future project come before the Planning Commission.

Mr. Garcia-LoBue confirmed that they can't condition zoning map amendments, but they will have the ability through the entitlement process to put conditions of approval on that.

Discussion:

Commissioner Johnson stated this is a recommendation to City Council. The Planning Commission is not the ultimate arbiter on decisions of zoning maps so there are avenues for having that looked at by the public. With regard to the finding on mitigating traffic impacts, staff committed to review that area regardless of an entitlement. He is hearing from staff that there is an understanding of what the concerns are.

Commissioner Munoz stated in addition to comments about traffic concerns we have heard over and over that the church is a good neighbor. I don't believe he going to try to come in and obliterate the neighborhood with 200 cars in the morning and 200 cars in the afternoon. He also stated that he knows safeguarding the neighborhood is important to the city and staff too.

Commissioner Drakulich expressed support for comments by Commissioners Munoz and Johnson. This is a good faith applicant doing great things for the community and providing for a need with a daycare. He also understands the concerns of the neighbors and we have commitments from staff regarding addressing traffic concerns.

Commissioner Villanueva discussed concerns that though a childcare facilities is needed, this zoning change could open up the door to other things. She stated she is comfortable with staff's review process and she can make the findings.

Commissioner Armstrong stated he respects the perspective of the community members. He can make the findings for the zoning amendment. It is important that we are careful not to look too far ahead in terms of what could be. He believes the applicant will act in good faith. He would like to see the applicant elevate any future proposal to a public hearing so we can address some of the concerns of the community.

Chair Velto stated he respects the commissioners' opinions but he sees this a little differently. He expressed concern with evaluating what the purpose could be as opposed to just the zone change. Some of the uses that would be allowed are concerning. He is also concerned that there is a vacant parcel nearby that could point to this change in zoning and make a request for a change saying it would be compatible.

It was moved by J.D. Drakulich, seconded by Arthur Munoz, to recommend that City Council approve the zoning map amendment by ordinance. Motion Pass.

RESULT:	Approved [5 TO 1]
MOVER:	J.D. Drakulich, Vice Chair
SECONDER:	Arthur Munoz, Commissioner
AYES:	Johnson, Drakulich, Munoz, Villanueva, Armstrong
NAYS:	Alex Velto
ABSENT:	Peter Gower
ABSTAIN:	
RECUSED:	

5 Truckee Meadows Regional Planning Liaison Report

Commissioner Johnson reported on actions taken at the Regional Planning Commission.

6 Staff Announcements

6.1 Report on status of Planning Division projects.

Jason Garcia-LoBue, Planning Manager, reported there will be three items at the March 15 meeting. The Green Acres Storage project was appealed and will be going to City Council in April. The next agenda will include discussion on the annual report for Regional.

6.2 Announcement of upcoming training opportunities.

6.3 Report on status of responses to staff direction received at previous meetings.

6.4 Report on actions taken by City Council on previous Planning Commission items.

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

None

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

None

9 Adjournment (For Possible Action)

The meeting adjourned at 8:37 p.m.