



MINUTES

Regular Meeting

Reno City Planning Commission

Wednesday, March 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 Armstrong led the Pledge of Allegiance.

2 Roll Call

Commissioners Munoz and Villanueva were 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. Those were forwarded to the Planning Commission and have been entered into the record.

4 Approval of Minutes (For Possible Action)

4.1 Reno City Planning Commission - Regular – February 1, 2023 6:00 PM
(For Possible Action)

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

RESULT:	Approved [5 TO 0]
MOVER:	Mark Johnson, Commissioner
SECONDER:	Peter Gower, Commissioner
AYES:	Velto, Johnson, Drakulich, Gower, Armstrong
NAYS:	
ABSENT:	Arthur Munoz, Silvia Villanueva

ABSTAIN:
RECUSED:

4.2 Reno City Planning Commission - Regular - February 15, 2023 6:00 PM
(For Possible Action)

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

RESULT: Approved [5 TO 0]
MOVER: Mark Johnson, Commissioner
SECONDER: Peter Gower, Commissioner
AYES: Velto, Johnson, Drakulich, Gower, Armstrong
NAYS:
ABSENT: Arthur Munoz, Silvia Villanueva
ABSTAIN:
RECUSED:

5 Truckee Meadows Regional Planning Agency Annual Report

5.1 Staff Report (For Possible Action): Acceptance of the City of Reno Annual Report to the Truckee Meadows Regional Planning Agency. [Wards 1, 2, 3, 4 and 5]

Grace Mackedon, Senior Management Analyst, gave an overview of the Annual Report to the Truckee Meadows Regional Planning Agency (TMRPA).

There were no questions or discussion.

It was moved by Mark Johnson, seconded by Harris Armstrong, to approve. Motion Pass.

RESULT: Approved [5 TO 0]
MOVER: Mark Johnson, Commissioner
SECONDER: Harris Armstrong, Commissioner
AYES: Velto, Johnson, Drakulich, Gower, Armstrong
NAYS:
ABSENT: Arthur Munoz, Silvia Villanueva
ABSTAIN:
RECUSED:

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. **LDC23-00047 (Luxelocker Condition Amendment)** - A request has been made to amend Condition No. 1 of a previously approved tentative map (LDC22-00029 – Luxelocker) to increase the number of commercial condominium

lots from 165 to 184, with associated common area for a mini-warehouse project. The ±8.15 acre site is located on four parcels north of Panther Drive ±300 feet east of its intersection with North Virginia Street. The site is within the Mixed-Use Suburban (MS) zoning district and has a Master Plan designation of Suburban Mixed-Use (SMU). **[Ward 4]**

David Ferrette gave an overview of the project.

Jeff Foster, Associate Planner, presented staff analysis.

Disclosures: familiar with the site

Public Comment: None

Discussion:

Commissioner Johnson expressed appreciation that the condition for horizontal shade structures discussed previously was included here.

It was moved by Mark Johnson, seconded by Peter Gower, to approve the modification of LDC22-00029 as proposed. Motion Pass.

RESULT:	Approved [5 TO 0]
MOVER:	Mark Johnson, Commissioner
SECONDER:	Peter Gower, Commissioner
AYES:	Velto, Johnson, Drakulich, Gower, Armstrong
NAYS:	
ABSENT:	Arthur Munoz, Silvia Villanueva
ABSTAIN:	
RECUSED:	

- 6.2 Staff Report (For Possible Action): Case No. **LDC23-00043 (Cool Classics International 2)** - A request has been made for a conditional use permit to allow the establishment of an automotive dealership with 12 or more automobiles, trucks, mobile homes, RVs, boats, or trailers stored on-site for sale or rental. The ±3.13 acre site is located on three parcels in the northern portion of 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]**

Derek Wilson, Rubicon Design Group, gave an overview of the project.

Jeff Foster, Associate Planner, presented staff analysis.

Disclosures: familiar with the site

Public Comment: none

Questions:

Mr. Foster confirmed for Commissioner Johnson that staff evaluated this request looking at the specific building design proposed and not so much the use because the use would be within the building rather than outdoors like more traditional car dealership sites.

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

RESULT:	Approved [5 TO 0]
MOVER:	Peter Gower, Commissioner
SECONDER:	Harris Armstrong, Commissioner
AYES:	Velto, Johnson, Drakulich, Gower, Armstrong
NAYS:	
ABSENT:	Arthur Munoz, Silvia Villanueva
ABSTAIN:	
RECUSED:	

- 6.3 Staff Report (For Possible Action): Case No. **LDC23-00046 (Battle Born Futbol Club Complex)** – A request has been made for a conditional use permit to: 1) allow for development of a sports arena/stadium in the Mixed Employment (ME) zoning district, 2) grading resulting in cuts deeper than 20 feet and/or fills greater than ten feet in height, and 3) hillside development. The ±29.56 acre site is located on three parcels southeast of Bennie Lane ±1,590 feet south of its intersection with Parr Boulevard. The site is zoned Mixed Employment (ME) and has a Master Plan designation of Mixed-Employment (ME). **[Ward 4]**

Gabe Wittler, Odyssey Engineering, gave an overview of the project.

Jeff Foster, Associate Planner, presented staff analysis. The presentation included a memo with information on a request submitted by the applicant for revisions to seven of the conditions of approval. Staff is recommending a full peer review traffic study.

Disclosures: familiar with the site, received and reviewed emails, met with the applicant and the applicant’s representative

Public Comment: Correspondence was received with 110 in favor and 2 opposed. One voicemail was received from Joni Hammond in support of the

project.

Jared Souther provided public comment.

Questions:

Commissioner Armstrong asked if the traffic concerns expressed would be addressed with a peer review traffic study.

Mr. Foster explained for Commissioner Armstrong that the report deals with when temporary traffic control measures would be necessary and not necessarily full scale improvements.

Mike Mischel, Engineering Manager, stated this is a great project but traffic is a concern. He discussed some of the specific issues that would need to be addressed in a peer review.

Christopher Moltz, traffic engineer, answered questions from Commissioner Drakulich and stated that most of the traffic concerns being discussed have been addressed in the traffic study. The Regional Transportation Commission's (RTC) 2050 traffic model was used in the traffic study and that does take into account future projects and improvements. The 2,115 seats was based on the 2050 traffic model and RTC did review it and said that because we are using weekday trips it would be conservative. Mr. Moltz stated he has no problem working with the City of Reno and NDOT to perform additional analysis but it is a little unorthodox to get a third party review, especially in terms of time and effort. He also discussed existing issues with Parr Blvd. backing up onto the freeway during rush hour. For that reason his analysis says they can't do special events within an hour of rush hour on weekdays.

Marc Radow, applicant, explained there are just three fields so they will not be having mega tournament events. He also discussed the need for a facility like this in Northern Nevada.

(Chair Velto absent from 7:43 p.m. to 7:44 p.m.)

Mr. Radow answered questions from Commissioner Gower regarding the spectrum of events that could occur at the facility.

Commissioner Johnson asked what the path forward would be for addressing traffic concerns that may be identified with a peer review of the traffic study.

Mr. Mischel explained the reason for the peer review would be to set the threshold number for requiring a special event permit. In that special event

permit process, applications are reviewed and conditions are set to address concerns.

Commissioner Johnson asked why staff is recommending a limit of 12 special events per year if everything is put into place through the special event permit process to mitigate traffic issues.

Mr. Foster discussed the reasoning for recommending 12 special events per year. They wanted to set the limit at a number that would be appropriate in terms of allowing events where traffic controls are necessary so the community there are not impacted by those controls for an unlimited number of times. That number is a starting point for the Commission to consider.

Mr. Foster confirmed for Commissioner Johnson that if the applicant reaches a point where they want to exceed that number of special events, they could come in and request an amendment the conditional use permit.

Commissioner Gower asked why requirements were not suggested for improvements to intersections similar to other projects that generate traffic.

Mr. Foster stated that in NDOT's email to him yesterday, they indicated that the Parr Blvd. and Highway 395 intersection is planned to be signalized.

Commissioner Gower asked about opportunities for intersection improvements at Parr Blvd. and Bennie Lane that could potentially reduce the number of special event permit requirements.

Mr. Mischel stated that he would expect the final traffic study to address that intersection. If the final traffic study shows there is a line of sight issue, he would expect improvements to be made by the applicant. There are a number of things that could come out of that final traffic study.

Commissioner Gower expressed concern with the results of a third party study being conditioned versus the Planning Commission having the results of that study to inform their decision on issuing the conditional use permit.

Mr. Foster explained that when staff was evaluating this application they asked for a waiver of time to have additional vetting of things like traffic. That waiver of time was not granted. As a result, staff crafted conditions that limit the city's exposure and put proper precautions in place where they could make sure that if the project was approved tonight, you are not left with something down the road that is not satisfactory. That is why the peer review traffic study was conditioned to happen at a later time.

Mr. Foster confirmed for Commissioner Gower that a possible option could be to move forward with the approval of the project minus the stadium component and come back for a secondary conditional use permit for the stadium piece.

Mr. Foster explained for Commissioner Gower that signage limitations would be addressed at the building permit phase.

Mr. Foster explained for Commissioner Johnson that traditionally, non-marketing based signage internal to a site is not considered as signage regulated by Code.

Mr. Foster explained for Commissioner Drakulich that the lighting analysis was recommended as a condition because staff is not able to determine the lighting glare impacts on Highway 395 with in-house resources.

Discussion:

Commissioner Johnson discussed the need for language in the conditions that state the applicant is required to comply with the findings made in the traffic study peer review.

Commissioner Gower agreed and stated we are being asked to make a decision based on a set of conditions that is pushing the information we would normally get further down the line.

Mr. Radow stated the information being discussed is included in the report done by Mr. Moltz.

Commissioner Gower stated his concern is that staff is asking for a third party peer review of the information the applicant provided that would generate an additional set of information further down the road from our decision-making process. Traffic is one component. There is also the outstanding issue of how many special event permits should be issued. There is the lighting component and a question relating to signage we can't answer, and a design component related to restrooms that we can't answer. Those are fundamental questions to our decision making process that we don't have the answers to right now.

Commissioner Gower asked the applicant why they declined staff's request for additional time to get this information.

Mr. Radow discussed the reasons a decision is needed right away. U.S. Soccer tells him when there is an opportunity. If this door closes, it does not open again.

Commissioner Drakulich expressed concern with pushing this through if they don't have enough information and it ends up not being enough to hit the applicant's goals to have a team here. He asked about the possibility of continuing this item.

Commissioner Armstrong asked the applicant what opportunity they lose by allowing the Commission time to get more information.

Mr. Radow explained that if the grandstands are not complete he gets a waiver but that waiver is contingent on the fact that it will be complete. If they can't go back and tell major league soccer that there will be a stadium with 5,000 seats, they're out and it's handed to somebody else.

Mr. Radow stated they have a lighting study and a sound study. The signage issue is not a major issue. Whatever the Code allows them to put on the building is fine. The issue with traffic, we know the exact number in 2050 that triggers the level of service concern but it's not a trigger until 2050.

Mr. Foster stated he does not think the lighting is an issue so much because NDOT's email that came in yesterday did say they have no concerns about glare on 395. He would still recommend leaving the condition in there to have the glare analysis done by a professional but NDOT said they did not have any concerns on the glare issue. With regard to the traffic study, Mr. Mischel has provided potential condition language that the traffic study and the improvements identified in the traffic study would be implemented prior to a phase wherein they would be necessary.

Commissioner Johnson expressed concern with the wording of some of the conditions and thinks that is what is tripping them up.

A RECESS WAS CALLED AT 8:35 P.M. THE MEETING RESUMED AT 8:49 P.M.

Jason Garcia-LoBue, Planning Manager, provided additional proposed language for Condition No. 13 regarding traffic improvements. With regard to Condition No. 14, staff's perspective is that if the appropriate mitigations are made for traffic and other code requirements then the maximum number of special event permits could be modified.

Commissioner Johnson asked if the revision to Condition No. 13 is acceptable to the applicant.

Mr. Radow expressed concern regarding requiring a review of the traffic study

if there has been no deficiency noted of the study that was already done.

Mr. Mischel confirmed for Commissioner Johnson they are not asking for another traffic study to be done, just a third party peer review of the existing study. Comments from that review will come to city staff for review.

There was discussion regarding whether or not a cap was needed on the number of special even permits allowed.

It was moved by Harris Armstrong, seconded by Alex Velto, to approve the conditional use permit, subject to the conditions listed in the staff report with modifications to Condition Nos. 2, 5, 16 and 17 as proposed by the applicant, and Condition No. 13 as read into the record by staff, and Condition No. 14 as discussed with no cap on the number of special events. Motion Pass.

RESULT:	Approved [5 TO 0]
MOVER:	Harris Armstrong, Commissioner
SECONDER:	Alex Velto, Chair
AYES:	Velto, Johnson, Drakulich, Gower, Armstrong
NAYS:	
ABSENT:	Arthur Munoz, Silvia Villanueva
ABSTAIN:	
RECUSED:	

7 Truckee Meadows Regional Planning Liaison Report

Commissioner Johnson reported the next meeting will take place on April 3.

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.

Jason Garcia-LoBue, Planning Manager, reported on upcoming meetings and training.

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

Commissioner Johnson requested a presentation on the City's LEED certification.

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)

The meeting adjourned at 9:24 p.m.