



MINUTES

Regular Meeting

Reno City Planning Commission

Wednesday, April 19, 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 Johnson led the pledge.

2 Roll Call

Commissioner Villanueva was absent.

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

Correspondence that was general in nature was received and forwarded to the Planning Commission and entered into the record.

4 Planning Commission By-Laws

- 4.1 Staff Report (For Possible Action – Recommendation to City Council): Staff presentation, discussion, and potential approval of the revised By-laws of the City of Reno Planning Commission, subject to City Council adoption.

Jason Garcia-LoBue, Planning Manager, presented the staff report and stated the proposed changes the the by-laws are administrative in nature.

Disclosures: none

Public Comment: none

Questions:

Commissioner Gower referenced proposed language in the second paragraph of Article V Section 7 regarding video conferencing. His interpretation of that language is that the Planning Commission will only be allowed to meet virtually if there is a State of Emergency.

Mr. Garcia-LoBue stated there is flexibility written into the previous paragraph that allows for virtual attendance in specific circumstances that would be outside of a State of Emergency.

Commissioner Gower stated that paragraph is regarding individual participation in a meeting. The second paragraph is for the whole meeting to be held virtually.

Mr. Garcia-LoBue stated there are other amendments in the by-laws that allow for both staff and the Chair to come up with a suitable location and that could be virtual.

Commissioner Johnson asked if language regarding virtual meetings applies to all city meetings.

Mr. Garcia-LoBue stated this is being addressed to all boards and commissions but because of the nature of the Planning Commission and the specific law surrounding that, this is specific to the Planning Commission.

Commissioner Johnson referenced Article VI Section 2 regarding opponents, proponents, or other members of the public making presentation, comment, and/or recommendations during public hearings. He asked if this is at odds with how the Planning Commission has heard from members of the public during Public Comment.

Mr. Garcia-LoBue stated that in staff's opinion, that is the three-minute Public Comment period.

Commissioner Johnson stated the way it is written in the by-laws is a little confusing.

Chair Velto asked if other issues in the by-laws can be addressed in the coming months.

Mr. Garcia-LoBue explained the process for bringing this back in the future to

propose additional changes to the by-laws.

Chair Velto expressed concern regarding proposed language that would prohibit a commissioner from being able to join a meeting virtually unless approval is given before 5:00 p.m. the day before the meeting. He asked what would happen if an extenuating circumstance comes up the day of a meeting preventing a commissioner from attending in person.

Mr. Garcia-LoBue stated staff would do their best to make it happen to allow a commissioner to log in remotely.

Discussion:

Angela Fuss, Assistant Director of Development Services, stated she has heard comments about needing additional clarity. The Commission can propose language or have staff make some language changes based on tonight's discussion.

(Commissioner Munoz left the meeting at 8:16 p.m. and returned at 8:19 p.m.)

Commissioner Gower suggested language changes to address comments made today.

There was discussion further clarifying the suggested language changes.

Mr. Garcia-LoBue confirmed that he understands the suggested changes.

It was moved by Mark Johnson, seconded by Peter Gower, to approve the revised Planning Commission By-laws and recommend that City Council approve and adopt the same Planning Commission By-laws, as presented in the staff report and modified during Planning Commission discussion. Motion Pass.

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

- 5 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.

- 5.1 Staff Report (For Possible Action): Case No. **LDC23-00051 (Stone Residence Major Deviation)**: A request has been made for a major deviation to reduce the required minimum side and rear yard setbacks from five feet to three feet. The ±0.08 acre parcel is located on the south side of W. Taylor Street ±182 feet east of its intersection with Plumas Street. The parcel is zoned Mixed-Use Midtown Residential (MU-RES) and has a Master Plan designation of Urban Mixed-Use (UMU). **[Ward 1]**

Gordon Magnin, applicant’s representative, gave an overview of the project and the request for major deviation.

Jeff Foster, Associate Planner, presented the staff report.

Disclosures: visited the site, familiar with the site

Public Comment:

Correspondence received was forwarded to the Planning Commission and entered into the record.

Questions:

Mr. Foster explained for Commissioner Johnson that the proposed addition is consistent with the patterns of development in the neighborhood.

Mr. Foster explained for Commissioner Gower that the height of the proposed addition is not taller than some surrounding structures. Approval of this application would not set a challenging precedent.

It was moved by Arthur Munoz, seconded by J.D. Drakulich, to approve the major deviation, subject to the 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, Gower, Munoz, Armstrong
NAYS:	
ABSENT:	Silvia Villanueva
ABSTAIN:	
RECUSED:	

- 5.2 Staff Report (For Possible Action) Case No. **LDC23-00030 (Firecreek**

Crossing Resort Casino) – A request has been made for a conditional use permit for: 1) the establishment of a hotel with non-restricted gaming operations and; 2) grading resulting in cuts exceeding 20 feet in depth and fills exceeding 10 feet in height. The ±19.92 acre subject site is generally located on the northwest corner of the intersection of South Virginia Street and Keitzke Lane. The site has a zoning designation of Mixed-Use Urban (MU) with a Gaming Overlay 1 (G1) and a Master Plan land use designation of Suburban Mixed-Use (SMU). The project requires a conformance review by the Truckee Meadows Regional Planning Commission (RPC) for a Project of Regional Significance (PRS) pursuant to Nevada Revised Statute (NRS) 278.0278. **[Ward 2]**

Andy Durling, applicant's representative, gave an overview of the project. The applicant is requesting a modification to Condition No. 2 extending the time to apply for a building permit from 18 months to 36 months.

Brook Oswald, Associate Planner, presented the staff report including the addition of Condition No. 15. Staff supports the applicant's request to modify Condition No. 2.

Disclosures: visited the site, met with applicant's representative, received emails, familiar with the site, Chair Velto represents the airport

Public Comment:

Linda Sanchez asked about the future of existing businesses in the area. She also asked about an existing noise ordinance in the neighborhood.

Daniel Langshaw expressed concerns regarding intersection traffic.

Questions:

Mr. Durling discussed the comprehensive traffic study and explained for Commissioner Drakulich the planned traffic enhancements, including an intersection traffic signal.

Mr. Durling confirmed for Commissioner Gower that the existing businesses the public commenter asked about would be going away. He also confirmed they did analyze noise as part of their due diligence but did not submit it to the City as it is not a requirement. He answered questions regarding the proposed landscaping.

Mr. Durling confirmed for Commissioner Johnson that there is the potential for additional hotel rooms on the property in the future.

Mr. Oswald explained for Commissioner Johnson the applicant will have to submit a lighting plan as part of their final plan. Staff does not anticipate seeing much of a lighting impact on residential property. The building tower may be lit but impacting neighboring properties would have to be shielded and done per code.

Mr. Oswald explained for Commissioner Johnson the cuts and fills involved with the project.

Discussion:

Commissioner Johnson stated he is happy to see a number of elements of this project. The pedestrian orientation including a crossing across Virginia Street. The proposed landscaping will be a positive feature. It is great to see electric vehicle charging infrastructure. This is an infill project that ticks a huge box for the Master Plan. The project does a good job of incorporating a lot of elements into this that we are looking for from a Master Plan perspective.

Commissioner Armstrong agreed with Commissioner Gower. He gave credit to the applicant for their work with the neighborhood. The design is unique with a lot of outdoor features and it will be a really nice space when it is completed.

Commissioner Drakulich agreed and stated it looks like a great project. He expressed support for the requested change to Condition No. 2.

Commissioner Johnson stated the last time this came before the Planning Commission the project did not include hotel rooms and he was on the record that he did not support it without hotel rooms. The fact that this proposal has hotel rooms alleviates that initial concern.

It was moved by Mark Johnson, seconded by J.D. Drakulich, to approve the conditional use permit, subject to conditions listed in the staff report including the addition of Condition No. 15 as presented and the modification of Condition No. 2 for the time extension to 36 months. Motion Pass.

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

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- 5.3 Staff Report (For Possible Action – Recommendation to City Council):
Case No. **LDC23-00039 (Reno-Stead Corridor Joint Plan Master Plan Amendment)** - A request has been made to sunset the Special Planning Area/Reno-Stead Corridor Joint Plan (SPA/RSCJP) and associated land use designation to generally translate RSCJP land uses to equivalent standard City of Reno Master Plan land use designations. The request includes a Master Plan amendment from Special Planning Area/Reno-Stead Corridor Joint Plan on ±1,957.68 acres to: Parks, Greenways, and Open Space (PGOS) on ±498.78 acres; Unincorporated Transition (UT) on ±276.91 acres; Large-Lot Neighborhood (LL) on ±330.34 acres; Single-Family Neighborhood (SF) on ±357.78 acres; Suburban Mixed-Use (SMU) on ±218.24 acres; Industrial (I) on ±268.73 acres; Public-Quasi Public (PQP) on ±6.31 acres; and ±0.59 acres of Multi-Family Neighborhood (MF). The subject area includes 1,158 parcels of land and is generally located on both sides of US 395 between the Golden Valley area and Red Rock Road. **[Ward 4]**

Grace Mackedon, Development Services Senior Management Analyst, presented the staff report. The presentation included background information on the Reno-Stead Corridor Joint Plan (RSCJP). During the update process of the 2019 Truckee Meadows Regional Plan it was recommended to sunset the RSCJP. The policies in the joint plan are addressed in the City of Reno Master Plan policies and in the City of Reno Title 18 zoning code. The presentation also included information on the changes this proposed amendment will make to the Master Plan designations.

Disclosures: read emails

Public Comment:

Correspondence received was forwarded to the Planning Commission and entered into the record.

One voicemail was heard at this time.

Christine Gilbert made public comment.

Questions:

Ms. Mackedon answered questions from Commissioner Johnson and confirmed that right now some Master Plan designations are tied to an outdated plan. This amendment will not change anybody's zoning. It is changing the Master Plan overlay to match what the underlying zoning already

is. Any future projects on these parcels would be subject to the same allowable uses and conditions they currently have.

Ms. Mackedon answered questions from Commissioner Gower and confirmed this is just a formality. Regional Planning and Washoe County have sunsetted this and the City of Reno is the last to do so.

Discussion:

Commissioner Munoz stated we have approved multiple residential projects up there. We have people continue to show up with concern. He stated for the record that people are concerned with the growth in Ward 4. He wants to make sure we continue to recognize that.

It was moved by Peter Gower, seconded by Harris Armstrong, to recommend that City Council approve the Master Plan amendment. Motion Pass.

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

6 Truckee Meadows Regional Planning Liaison Report

Nothing to report.

7 Staff Announcements

- 7.1 Report on status of Planning Division projects.
- 7.2 Announcement of upcoming training opportunities.
- 7.3 Report on status of responses to staff direction received at previous meetings.
- 7.4 Report on actions taken by City Council on previous Planning Commission items.

Angela Fuss, Assistant Director, said there has been a request for the number of building permits by ward. That information is not available by ward. There is new information being stored on our website that can be viewed for building permits. She also provided information on the zoning code update. A consultant has been hired to review cell tower ordinance, appeals and sign ordinance.

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

None

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

None

10 Adjournment (For Possible Action)

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

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