



MINUTES

Regular Meeting

Reno City Planning Commission

Wednesday, May 17, 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 Munoz led the Pledge of Allegiance.

2 Roll Call

Commissioner Johnson and Chair Velto absent.

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

None

4 Approval of Minutes (For Possible Action)

4.1 Reno City Planning Commission - Regular - April 5, 2023 6:00 PM (For Possible Action)

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

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

RECUSED:

4.2 Reno City Planning Commission - Regular - April 19, 2023 6:00 PM (For Possible Action)

It was moved by Arthur Munoz, seconded by Harris Armstrong, to approve. Motion Pass.

RESULT:	Approved [4 TO 0]
MOVER:	Arthur Munoz, Commissioner
SECONDER:	Harris Armstrong, Commissioner
AYES:	Drakulich, Gower, Munoz, Armstrong
NAYS:	
ABSENT:	Alex Velto, Mark Johnson
ABSTAIN:	Silvia Villanueva
RECUSED:	

5 Presentation by the Truckee Meadows Water Authority on the Source Water Protection Program

Kara Steeland, Truckee Meadows Water Authority (TMWA), gave the presentation.

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): **LDC23-00054 (Bighorn Tavern Patio MSPR & AEC)** – A request has been made for: 1) a major site plan review to allow for the expansion of a commercial development, including an outdoor patio for a restaurant, adjacent to residentially zoned property; and 2) an alternative equivalent compliance to vary from the required landscape screening standards between commercial and noncommercial zoning districts. The ±0.51 acre site is located on the north side of West 7th Street ±100 feet west of Elgin Avenue (1325 West 7th Street). The project site is located within the Neighborhood Commercial (NC) zoning district and has a Master Plan land use designation of Suburban Mixed-Use (SMU). **[Ward 5]**

Meeting recessed at 6:12 p.m. Meeting resumed at 6:23 p.m. Chair Velto joined the meeting at 6:23 p.m.

John Krmptic, Applicant’s Representative, gave a presentation on the applicant’s request.

Leah Brock, Development Services Associate Planner, presented the staff report. Staff received correspondence and that was forwarded to the Planning

Commissioners and entered into the record.

Disclosures: read email, visited and/or familiar with the site

Public Comment:

Monika Megyeri

Questions:

Mr. Krmptotic answered questions from Commissioner Gower regarding landscaping in the patio area.

Ms. Brock answered questions from Commissioner Gower regarding landscaping requirements.

Mr. Krmptotic confirmed for Commissioner Gower that the applicant is okay with clarifying in the conditions that the landscaping will be a species that provides year-round buffering.

Ms. Brock answered questions from Commissioner Villanueva regarding alternative equivalent compliance.

Kenya Palacios, Code Enforcement, confirmed for Commissioner Munoz that the past code compliance issue was from a complaint.

Mr. Krmptotic answered questions from Chair Velto regarding parking and explained they have a recorded easement that has no limitations or restrictions for parking for this retail center. He confirmed it includes the parking spaces in front of the tobacco shop.

Ms. Brock clarified for Chair Velto that this is an allowed use that requires a site plan review due to adjacent residential. If the applicant come in and applied for the site plan review before establishing the outdoor patio operation, we would have evaluated the use at that time. In this case we are doing the process backwards.

Ms. Brock answered questions from Commissioner Drackulich regarding noise levels and if the complaint has been addressed. Staff concurs with the conclusions of the noise study provided by the applicant. As long as the recommended mitigations are implemented the noise should be reduced.

Ms. Brock and Mr. Krmptotic answered questions from Commissioner Villanueva regarding noise mitigation conditions and how they will be met.

Mr. Krmptotic confirmed for Commissioner Gower that the applicant is okay with his suggestion to change Condition 16 to require compliance with the conclusions of the noise study rather than including a partial list of those conclusions in the condition.

It was moved by Peter Gower, seconded by Silvia Villanueva, to approve the request for a major site plan review and alternative equivalent compliance subject to conditions listed in the staff report with changes to Condition 9 clarifying that the hedges are to be a type of vegetation that provides year-round screening and that the screening under the patio reach the same height as the hedge at maturity, and changes to Condition 16 to say the applicant shall install the required sound mitigation measures as outlined in the Appendix J. Motion Pass.

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

7 Truckee Meadows Regional Planning Liaison Report

Commissioner Gower reported there is a meeting scheduled for next week.

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, Development Services Principal Planner, provided information regarding the May 10 Reno City Council meeting as well as future Planning Commission agenda items.

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

Commissioner Munoz requested clarification on requirements for road repairs during construction.

Commissioner Villanueva asked about legislative updates.

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 was adjourned at 7:12 p.m.