



# MINUTES

## Regular Meeting

### Reno City Planning Commission

Wednesday, January 03, 2024 • 6:00 PM

City of Sparks, Legislative Building, 431 Prater Way, Sparks, NV 89431

Commissioners			
J.D. Drakulich, Chair 326-8861			
Harris Armstrong, Vice Chair	326-8859	Kerry Rohrmeier	326-8864
Manny Becerra	326-8860	Alex Velto	326-8858
Arthur Munoz	326-8862	Silvia Villanueva	326-8863

#### 1 Pledge of Allegiance

Commissioner Rohrmeier led the Pledge of Allegiance.

#### 2 Roll Call

*Commissioner Velto and Drakulich were 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 – December 7, 2023 6:00 PM  
(For Possible Action)

***It was moved by Kerry Rohrmeier, seconded by Manny Becerra, to approve. Motion Pass.***

<b>RESULT:</b>	Approved [4 TO 0]
<b>MOVER:</b>	Kerry Rohrmeier, Commissioner
<b>SECONDER:</b>	Manny Becerra, Commissioner
<b>AYES:</b>	Armstrong, Becerra, Rohrmeier, Villanueva
<b>NAYS:</b>	
<b>ABSENT:</b>	J.D. Drakulich, Alex Velto
<b>ABSTAIN:</b>	Arthur Munoz

**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. **LDC24-00027 (Muscle Motors Addition Time Extension)** - A request has been made for a six-month time extension for a previously approved auto sales and service facility located adjacent to residentially zoned property (LDC21-00068). The ±2.54 acre site is located on the southwest corner of the intersection of South Virginia Street and Holcomb Ranch Lane (9501 South Virginia Street). The site is within the Mixed-Use Suburban (MU) zoning district and has a Master Plan land use designation of Suburban Mixed-Use (SMU). **[Ward 2]**

Dave Snelgrove, CFA, gave an overview of the time extension request.

Carter Williams, Assistant Planner, presented the staff report and recommended approval.

Disclosures: present for the last time this was presented, familiar with the site

Public Comment: none

Questions:

Mr. Snelgrove explained for Commissioner Becerra the reason for the extension request. There have been interest rate hikes and things that have held them back from being able to move forward proactively. They are moving forward on getting plans together now. He also stated they are hopeful six months will be enough time.

***It was moved by Silvia Villanueva, seconded by Kerry Rohrmeier, to approve the six-month time extension for the conditional use permit LDC21-00068, subject to the existing conditions as amended by the minor modification ADM23-00028. Motion Pass.***

<b>RESULT:</b>	Approved [5 TO 0]
<b>MOVER:</b>	Silvia Villanueva, Commissioner
<b>SECONDER:</b>	Kerry Rohrmeier, Commissioner
<b>AYES:</b>	Armstrong, Becerra, Munoz, Rohrmeier, Villanueva
<b>NAYS:</b>	
<b>ABSENT:</b>	J.D. Drakulich, Alex Velto
<b>ABSTAIN:</b>	

- 5.2 Staff Report (For Possible Action): Case No. **LDC24-00026 (7-Eleven at Golden Valley)** - A request has been made for a conditional use permit to: a) establish a gas station use and b) allow operation between the hours of 11:00 p.m. and 6:00 a.m. The ±2.37 acre site is located on the south corner of West Golden Valley Road and North Virginia Street. The site is within the Mixed-Use Suburban (MS) zoning district and has a Master Plan land use designation of Industrial (I). **[Ward 4]**

Ryan Sims, applicant representative, gave an overview of the project.

Carter Williams, Assistant Planner, presented the staff report and recommended approval.

Disclosures: familiar with the site

Public Comment: none

Questions:

Mr. Sims explained for Commissioner Munoz there is no proposed semi truck parking on the site. They see the diesel fueling station more as a large vehicle diesel fueling rather than heavy semis for the most part. He also stated he is not aware of any affiliation with the 7-11 located about a half mile from this site.

Mr. Sims confirmed for Commissioner Becerra there will be four EV charging stations that he believes will be universal.

Discussion:

Commissioner Munoz stated there was a similar instance where there was a small 7-11 put out of business because a newer one was built ½ mile away. He expressed concern that might happen again here. This is a great use for the area and is a good location as it is right off of the freeway.

Mike Railey, Planning Manager, confirmed for Commissioner Rohrmeier that economic considerations are not one of the required findings.

***It was moved by Arthur Munoz, seconded by Kerry Rohrmeier, to approve the conditional use permit, subject to conditions listed in the staff report. Motion Pass.***

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<b>RESULT:</b>	<b>Approved [5 TO 0]</b>
<b>MOVER:</b>	Arthur Munoz, Commissioner
<b>SECONDER:</b>	Kerry Rohrmeier, Commissioner
<b>AYES:</b>	Armstrong, Becerra, Munoz, Rohrmeier, Villanueva
<b>NAYS:</b>	
<b>ABSENT:</b>	J.D. Drakulich, Alex Velto
<b>ABSTAIN:</b>	
<b>RECUSED:</b>	

5.3 Staff Report (For Possible Action): Case No. **LDC24-00025 (Ralston Fraternity-Sorority House)** – A request has been made for a conditional use permit to allow for the establishment of a fraternity or sorority house. The ±0.41 acre site is located on the northwest corner of the intersection of University Terrace and Ralston Street. The site has a zoning designation of Multi-Family Residential - 30 units per acre/West University Neighborhood Plan (MF-30/WUNP) overlay and a Master Plan land use designation of Multi-Family Neighborhood (MF). **[Ward 5]**

Emily Stevenson, applicant, gave an overview of the project and agreed with the findings provided in the staff report. They are willing to get permits for items installed by previous owners without permits. She also reviewed plans for security and future improvements.

Carter Williams, Assistant Planner, presented the staff report including information on the history of the property and conditions to address enforcement of prohibited activities. Staff is able to meet all findings with the recommended conditions.

Disclosures: received emails and voicemails, visited and/or familiar with the site

Public Comment:

Vicki Bischoff spoke in opposition. The new neighbors have not been respectful. She discussed issues with noise and trash and stated they never received notice for a Neighborhood Advisory Board meeting.

Marissa Fernandez comments in opposition were read into the record.

Voicemails in opposition from the following were heard:

- Dale McCombs
- Jaundice Resue
- Jed Hoffman
- Lou Hoffman
- Pamela Saralegui

Questions:

Commissioner Becerra asked the applicant if they have spoken with the surrounding residents since October.

Kurt Stevenson stated he has spoken to the neighbor to the west of the property numerous times and they work well together. His friend owns the apartments to the northeast and has his number to contact him in case of any issues.

Commissioner Becerra asked staff how the recommended conditions address the concerns heard today.

Mr. Williams discussed some back history for the conditions. Another frat/sorority house was presented for review and there was a coordinated effort between the Police Department, Code Enforcement and the Planning Department to come up with conditions that can apply for all frat/sorority houses. Conditions that would address concerns heard today include a reduced number of people allowed at social gatherings, signage on the building is prohibited without a sign permit, and the occupancy limit is based on required parking.

Commissioner Becerra asked what recourse there is to respond to complaints.

Mr. Williams explained a Social Host Ordinance was adopted to address disruptive social gatherings throughout the city and fines can be administered for violations.

Mr. Williams explained for Commissioner Villanueva that he is unaware of complaints for other fraternity houses in the area. He is also unaware if any of them received a conditional use permit in the past. This house would be more restrictive than any of the other fraternity houses in this area.

Ms. Stevenson explained for Commissioner Villanueva that they have commercial insurance to cover liability.

Ms. Stevenson explained for Commissioner Munoz that they did not purchase the property with the intention to make it a fraternity house. They were looking to have an investment property. Their son was a Kappa Sigma and still talks to the members and found out they were looking for a house. She also stated the fraternity is in good standing with UNR.

Discussion:

Commissioner Rohrmeier stated she is torn in this particular case. There has been a lot of reference to the occupants as kids and boys but these are grown men over the age of 18 and they have not been good neighbors. From a land use perspective the conditions being put on the conditional use permit are very strong. She could be encouraged by the discussion of her fellow commissioners.

Commissioner Munoz stated that after reading emails and hearing voice mails, he has not heard one positive statement in favor of this. He knows these organizations can have positive impacts but he also understands the people in this area not wanting to have to deal with this nightmare. He is curious about what the rest of the commissioners have to say before making a decision.

Commissioner Becerra agreed with Commissioners Rohrmeier and Munoz and asked to hear testimony beyond what has been heard to try and balance things out. He suggested hearing from representatives of the fraternity.

Garrett Olson, Alumnist Advisory for Kappa Sigma at UNR, stated he is in charge of all chapter operations and has a great relationship with the fraternity/sorority life director at the university. He was told recently that they do not get many complaints about their fraternity so hearing today's public comments sound like it is directed more specifically with an individual that is an alumni, Derek Stevenson. Mr. Stevenson is not on the housing board. He stated that he has been an advisor for this fraternity for six years and has never signed a lease stating that this fraternity will rent from anyone other than Kurt and Emily Stevenson. So to say that we as an organization have rented from another individual and destroyed their property, I cannot say that is true. We have a very large alumni and advising group that oversees chapter development. We did address complaints that were received and told residents that if it does not stop people will be evicted.

Scott Sawamura stated that he helped start this organization and has been involved with them for ten years. He is also the risk management director for the housing corporation and he is aware of what goes on in the house. They have bylaws that they follow and he has never seen them destroy any property.

Mr. Olson stated he is not on the housing corporation but he stands as the chapter's representative for all matters. We enforce a code of conduct with members of the fraternity. There are also housing bylaws they have to adhere to.

Ms. Stevenson explained for Commissioner Becerra what their plan would be if this is not approved.

Commissioner Villanueva shares same sentiments as the other commissioners. She cares about neighbors and at the same time acknowledges there are other fraternities or sororities nearby with no issues. She is confident they will be good neighbors. Within the land use purview, she does not see how they can say no to the applicant. She is concerned about gatherings being pushed into the park.

Commissioner Armstrong stated this is difficult for him. On one hand, it is not the ideal neighbor and there have been a lot of legitimate issues cited. But, it seems to be in the appropriate location for something like this given the sorority/fraternity row nearby. He can get more comfortable because staff has put rigid conditions on this. It seems also that the landlord has some rigid requirements in place. It is harder to not approve it based on the scope and the findings we have to make.

Commissioner Becerra stated he is a stickler for community outreach. There was no effort by the applicant to reach out and address concerns cited by neighbors other than the two immediate neighbors mentioned. There is a Plan B and as of now, he will be voting no.

Commissioner Villanueva stated staff did a good job with the conditions of approval. She appreciates the additional standards and will support this.

Mr. Williams confirmed for Commissioner Becerra that the conditional use permit exists unless the use changes.

Commissioner Rohrmeier stated she will support this because the conditions that have been put on it are very lofty. If the conditions are not met and there are code enforcement issues, it can be recinded.

Commissioner Munoz stated he would be very cautious supporting something like this in his neighborhood. He appreciates the lengths staff went to in order to protect the neighborhood. If it were not for the other sororities and fraternities in the area, he would be a no.

***It was moved by Silvia Villanueva, seconded by Kerry Rohrmeier, to approve the conditional use permit, subject to conditions listed in the staff report. Motion Pass.***

<b>RESULT:</b>	Approved [4 TO 1]
<b>MOVER:</b>	Silvia Villanueva, Commissioner
<b>SECONDER:</b>	Kerry Rohrmeier, Commissioner
<b>AYES:</b>	Armstrong, Munoz, Rohrmeier, Villanueva
<b>NAYS:</b>	Manny Becerra
<b>ABSENT:</b>	J.D. Drakulich, Alex Velto

**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.

Mike Railey, Planning Manager, reported the next Planning Commission meeting will be in February. The year-end summary of projects requested by Commissioner Becerra at the last meeting will be presented at the second meeting in February. Angela Fuss will give a presentation on affordable housing in February. Code amendment workshops will begin in March.

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

Mr. Railey confirmed for Commissioner Villanueva that Code amendments will come back to the Planning Commission and the ADU update will be part of the Housing update.

**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)**

Meeting adjourned at 7:41 p.m.