



MINUTES

Regular Meeting

Reno City Planning Commission

Wednesday, March 20, 2024 • 6:00 PM

Reno City Council Chamber, One East First Street, Reno, NV 89501

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

Meeting called to order at 6:03 p.m. and Commissioner Rohrmeier led the Pledge of Allegiance.

2 Roll Call

Commissioners Velto and Villanueva were absent at roll call.

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

(Commissioner Velto present at 6:06 p.m.)

Frank Schenk spoke regarding infrastructure needs.

Louise Souffron via Zoom asked if there are any health issues due to White Lake playa dust.

Aaron Fabbri via Zoom spoke regarding building permit process issues and conflicting information he received from the Planning and Engineering departments.

Rebecca Flannery via Zoom spoke regarding infrastructure issues related to growth in Cold Springs.

Richard Comoe spoke regarding over development growth issues.

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

4 **Truckee Meadows Regional Planning Agency Annual Report**

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

Lauren Knox, Development Services Senior Planner, gave an overview and answered questions on the City of Reno Annual Report to be submitted to the Truckee Meadows Regional Planning Agency (TMRPA).

It was moved by Manny Becerra, seconded by Harris Armstrong, to accept the 2023 Annual Report and recommend that Council accept the same report and forward it to the Truckee Meadows Regional Planning Commission and Regional Planning Governing Board. Motion Pass.

RESULT:	Approved [6 TO 0]
MOVER:	Manny Becerra, Commissioner
SECONDER:	Harris Armstrong, Vice Chair
AYES:	Drakulich, Armstrong, Becerra, Munoz, Rohrmeier, Velto
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. **LDC24-00035 (North Virginia and Webb Industrial)** - A request has been made for a conditional use permit to: a) allow the operation between the hours of 11:00 p.m. and 6:00 a.m.; b) allow grading resulting in fills greater than 10 feet; and c) allow the disturbance of a major drainageway with the development of an industrial warehouse building. The ±9.02 acre site is located on the north side of North Virginia Street, ±860 feet east of its intersection with Stead Boulevard. The site is within the Industrial Commercial (IC) and Mixed-Use Suburban (MS) zones and has a Master Plan land use designation of Industrial (I). **[Ward 4]**

Veronica Barton, Applicant Representative, gave an overview of the project and request for a conditional use permit.

Carter Williams, Development Services Associate Planner, gave an overview of the staff report and stated that staff was able to make all the findings.

Disclosures: None

Public Comment: No voicemails or correspondence have been received for this item. Rebecca Flannery provided a comment via Zoom. Frank Schenk provided a comment in chambers.

Discussion:

Commissioner Munoz stated this looks like a good project that fits right in to what is going on in the area. It will be lower impact and will provide jobs.

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

RESULT:	Approved [6 TO 0]
MOVER:	Arthur Munoz, Commissioner
SECONDER:	Harris Armstrong, Vice Chair
AYES:	Drakulich, Armstrong, Becerra, Munoz, Rohrmeier, Velto
NAYS:	
ABSENT:	Silvia Villanueva
ABSTAIN:	
RECUSED:	

- 5.2 Staff Report (For Possible Action – Recommendation to City Council):
Case No. **LDC24-00041 (9590 North Virginia Street Zoning Map Amendment)** - A request has been made for a zoning map amendment on a ±2 acre site from Mixed-Use Suburban (MS) to Industrial Commercial (IC). The single parcel is located on the north side of North Virginia Street, ±200 feet east of its intersection with Doubleback Road (9590 North Virginia Street). The site has a Master Plan land use designation of Industrial (I). **[Ward 4]**

John Krmptic, Applicant Representative, gave an overview of the project and request for a zoning map amendment.

Leah Piccotti, Development Services Associate Planner, gave an overview of the staff report and stated that the request conforms with State law and the master plan.

Disclosures: None

Public Comment: No request to speak forms, voicemails, or correspondence received for this item.

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

RESULT:	Approved [6 TO 0]
MOVER:	Arthur Munoz, Commissioner
SECONDER:	Kerry Rohrmeier, Commissioner
AYES:	Drakulich, Armstrong, Becerra, Munoz, Rohrmeier, Velto
NAYS:	
ABSENT:	Silvia Villanueva
ABSTAIN:	
RECUSED:	

- 5.3 Staff Report (For Possible Action - Recommendation to City Council):
Case No. **LDC23-00020 (White Lake Parkway Master Plan and Zoning Map Amendments)** – A request has been made for: 1) a Master Plan amendment from Suburban-Mixed Use (SMU), Single-Family Neighborhood (SF), and Parks, Greenways, and Open Space (PGOS) to Mixed Employment (ME), and; 2) a zoning map amendment from Industrial Commercial (IC), Neighborhood Commercial (NC), Single-Family – Units per Acre (SF-3), and Parks, Greenways, and Open Space (PGOS) to Specific Plan District (SPD). The ±218.69 acre site consists of five parcels, and is located south and west of White Lake Parkway in Cold Springs, east of White Lake and U.S. Highway 395. **[Ward 4]**

Garrett Gordon, Applicant Representative, gave an overview of the project and the request for master plan and zoning map amendments.

Grace Mackedon, Development Services Senior Management Analyst, gave an overview of the staff report. Staff received 11 public comments prior to submitting the staff report with 8 in support, 2 in opposition, and 1 neutral. After the staff report was submitted around 20 comments in support of the proposed project were received.

Disclosures: Spoke with the applicant’s representative, reviewed correspondence, spoke with the applicant, visited the site

Public Comment: Correspondence received for this item has been distributed to the Planning Commission and is part of the record - 26 in favor and 1 opposed. No voicemails were received for this project. Frank Schenk provided a comment in chambers. Rebecca Flannery provided a comment via Zoom. Richard Comoe provided a comment in chambers.

Questions:

Commissioner Munoz stated that a project of this magnitude would make him more hesitant if it wasn't for what they are offering and what is being proposing. He would be more hesitant if there wasn't a handbook coming along with this. Everything was well covered and he does not have any questions.

Ms. Mackedon confirmed for Chair Drakulich that the 2050 Regional Transportation Plan (RTP) does identify White Lake Parkway will be widened in the 2030-2050 time frame. There is a standard in the handbook that once we exceed 100 trips a comprehensive traffic impact analysis will be required. Any improvements that analysis lists, the applicant will be required to make.

Ms. Mackedon answered questions from Commissioner Becerra regarding night sky friendly lighting. Anything not addressed in the handbook will defer to Reno Municipal Code (RMC) for standard guidelines. The handbook does go above and beyond Code in some places and one of those is the height restriction for light poles. They will also be required to dim the lights to safety levels at night.

Ms. Mackedon answered questions from Commissioner Becerra regarding when development might happen. There is no guarantee when development will happen with any zone change, but because this is a little more targeted with a handbook it shows that the applicant is motivated.

Ms. Mackedon answered questions from Commissioner Becerra regarding outreach on planned road upgrades. The Regional Transportation Commission (RTC) does significant outreach. In an effort to increase our outreach, we have started to pivot to more virtual and social media methods, in addition to in-person meetings.

RECESS AT 7:30 PM

It was moved by Alex Velto, seconded by Harris Armstrong, to adopt the Master Plan amendment by resolution and recommend the City Council approve the Master Plan, subject to Condition 1 and conformance review by the Regional Planning Commission. Motion Pass.

RESULT:	Approved [6 TO 0]
MOVER:	Alex Velto, Commissioner
SECONDER:	Harris Armstrong, Vice Chair
AYES:	Drakulich, Armstrong, Becerra, Munoz, Rohrmeier, Velto
NAYS:	

ABSENT:	Silvia Villanueva
ABSTAIN:	
RECUSED:	

It was moved by Alex Velto, seconded by Manny Becerra, to recommend that City Council approve the zoning map amendment, subject to Condition 1 and conformance review by the Regional Planning Commission. Motion Pass.

RESULT:	Approved [6 TO 0]
MOVER:	Alex Velto, Commissioner
SECONDER:	Manny Becerra, Commissioner
AYES:	Drakulich, Armstrong, Becerra, Munoz, Rohrmeier, Velto
NAYS:	
ABSENT:	Silvia Villanueva
ABSTAIN:	
RECUSED:	

6 Zoning Code Clean-Up

- 6.1 Staff Report: Case No. **TXT23-00005 (Title 18 Zoning Code Clean-Up)** – Initial review of Reno Municipal Code Title 18 Annexation and Land Development Chapters 18.01 through 18.03; together with matters which pertain to or are necessarily connected therewith. City-wide
RECONVENE AT 7:39 PM

Angela Fuss, Assistant Director of Development Services, gave an overview of the staff report, including a general overview of proposed changes to the Title 18 Annexation and Land Development Code. Three meetings with the Planning Commission have been set aside to review Code changes and today will cover about three chapters. Staff recommended the Planning Commission review the proposed changes and provide feedback.

Commissioner Velto discussed concerns he has heard from people that are involved with the school district. One of the concerns has to do with the zoning for schools and the distinction between elementary and post-secondary schools. He asked how the proposed zoning changes would allow for flexibility for the school district to build different types of schools.

Ms. Fuss explained that in 2013 the Legislature told Reno, Sparks and Washoe County that we need to have the same set of rules when it comes to schools. We took some things out and made sure we are aligned with what the other two jurisdictions require when it comes to schools. She also explained there are two tiers for where schools are allowed. One tier is High Schools that are allowed in certain areas on an arterial road and another tier is K-8 schools that are not allowed on an arterial road.

Chair Drakulich stated that he had a stakeholder reach out to him on the topic of on site school drop off and queuing. They were under the impression that administrators have control over the site design, which may lead to this miscommunication on the best practice for drop off and pick up. Chair Drakulich asked if staff can address the issue with the administrator having control over that.

Ms. Fuss explained that the administrator in this case would be a collection of our traffic engineers, civil engineers, and planners. The administrators get together to look at a site and reference best practices. The school district has not been a problem. Newer schools are designed much better for drop off and pick up. The issue is some of the new charter schools coming into existing shopping centers. Putting in language that says staff needs to look at that gives us some teeth from a code enforcement perspective to ensure a safe environment.

Commissioner Velto referenced language in Code identifying primary and secondary schools and stated it seems like a K-12 school would not fit.

Ms. Fuss stated that has come up as an issue already. We have to be flexible and administratively work with them to figure out how best to address it. She suggested that, with Planning Commission feedback, she would like to go back and work with Sparks and Washoe County and ask them how they are addressing it.

Commissioner Rohrmeier referred to data centers being added as a new allowed use and asked if they will just be allowed or if feedback can be provided to require a conditional use permit for them.

Ms. Fuss explained that developers have asked what use a data center would fall under so we created their own category and set of standards. All data centers will trigger a conditional use permit the way it is proposed.

Commissioner Armstrong stated he had a stakeholder reach out to him asking about tattoo parlors and if it has been considered to bring them back to downtown areas.

Nathan Gilbert, Development Services Principal Planner, explained that removing tattoo parlors as an allowed use from downtown was previous direction from City Council.

Commissioner Armstrong noted there is a lot of demand for tattoo parlors and stated it would be good to revisit that and maybe bring it back in some form as

an allowed use downtown.

Commissioner Becerra asked if the City encourages solar structures or charging stations in open lot parking.

Ms. Fuss stated they do not discourage it and would like to see it but it is expensive to put in solar structures and there are not a lot of developers that are doing it.

7 Truckee Meadows Regional Planning Liaison Report

Commissioner Rohrmeier reported that at the February meeting, the Heiser project was approved.

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, reported that the Reno Axe conditional use permit was appealed and will be heard by City Council. The next Planning Commission meeting will include a brief legal training. The Bella Vista Phase 2 PUD will be heard by City Council on April 10. City Council received a request to continue the Mill and Greg Street item and it will be re-noticed.

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

Commissioner Becerra stated he would like to invite Native Tribal Leader, Brian Melendez, to speak with the Planning Commission to get insights on how we can work closer together.

Staff will follow up on that request for a future agenda item.

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

Louise Souffron via Zoom

11 Adjournment (For Possible Action)

The meeting was adjourned at 8:31 p.m.