



# MINUTES

## Regular Meeting

### Reno City Planning Commission

Wednesday, July 17, 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
Vacant	326-8862	Silvia Villanueva	326-8863

#### 1 Pledge of Allegiance

Commissioner Velto led the Pledge of Allegiance.

#### 2 Roll Call

*All commissioners present.*

#### 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 and not specific to any of the items on the agenda. This were forwarded to the Planning Commission and has been entered into the record.

#### 4 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.

- 4.1 **PULLED ITEM** - Staff Report (For Possible Action - Recommendation to City Council): Case No. **LDC24-00050 (The Canyons PUD Amendment)** - A request has been made for an amendment to The Canyons Planned Unit Development (PUD) handbook to: a) increase the number of residential units from 81 to 126; b) reduce the number of land use categories and villages; c) modify the allowed uses within each land

category; d) make changes to various environmental standards including grading, feral horse management, and open space requirements; and e) make changes to other development standards including site, building, and roadway design, among other modifications. The ±161.23 acre site is located east of the eastern terminus of Mine Shaft Drive. The site is within The Canyons PUD zoning district and has the Master Plan land use designations of Single-Family Neighborhood (SF) and Parks, Greenways, and Open Space (PGOS). **[Ward 2]**

This item will be on the August 7, 2024 agenda due to a noticing error.

- 4.2 Staff Report (For Possible Action): Case No. **LDC24-00056 (Habitat for Humanity)** - A request has been made for a tentative map to establish a 22-lot single-family detached subdivision. The ±3.03 acre site is located on the north side of Echo Avenue between Mount Vida Street and Mount Charleston Street. The site is zoned Multi-Family Residential - 30 units per acre (MF-30) and has a Master Plan land use designation of Multi-Family Neighborhood (MF). **[Ward 4]**

Jeff Foster, Associate Planner, gave the staff presentation on the project.

Dave Snelgrove, applicant's representative, gave a presentation on the project.

Disclosures:

Read and reviewed materials, familiar with the site

Public Comment:

None

Questions:

Commissioner Villanueva asked about why they decided to make 22 units as opposed to the allowed 90 units.

Mr. Snelgrove explained that Habitat for Humanity builds one to three homes per year. Building apartments and putting 90 units on three acres would be challenging in terms of parking.

Christine Price, Habitat for Humanity, further explained that apartments do not fit the model of Habitat for Humanity. The organization's goal is to build single-family homes to promote home-ownership.

Commissioner Villanueva asked about the issue with the sidewalks.

Ms. Price stated the decision was based on space and cost.

Mr. Snelgrove explained that adding a sidewalk on the north side would remove enough width to decrease the number of buildable units. This would also impact the overall price of the project.

Commissioner Villanueva asked if there will need to be new underground electrical lines.

Mr. Snelgrove confirmed that is correct. There is an existing private power line that will need to be removed and the new utilities will be underground per City code.

Mr. Snelgrove confirmed for Commissioner Drakulich that the target purchase price is around \$200,000 to \$250,000.

Ms. Price explained for Commissioner Drakulich that the program is designed to build with volunteers which brings costs down. The organization will also absorb some of the costs to make it affordable for homeowners.

Mr. Foster explained for Commissioner Becerra that the Reno Tahoe Airport Authority (RTAA) came forward with an updated letter stating they were fine with just noise notifications provided to homebuyers. Staff and the applicant were willing to accept that recommendation and apply it in the conditions of approval versus the previous letter requesting air conditioning and noise-reducing building materials. Ultimately, the project still complies with code without the air conditioning and building material upgrades.

Mr. Snelgrove explained that the site is in the 50-54.9 decibel rating area shown in the airport noise overlay. The airport is not used very frequently, but can get noisy at times. The walls and the windows will muffle some of the sporadic airport noise. There are ways to keep the homes cool without air conditioning.

Mike Railey, Planning Manager, stated the City code does require additional building requirements at the 65 decibel noise level and this site is below that.

Mr. Snelgrove explained for Commissioner Villanueva that air conditioning as a requirement was initially proposed by RTAA and it pertains to interior noise levels.

Commissioner Villanueva asked if there is an option for homeowners to put in air conditioning.

Mr. Snelgrove explained there are alternative methods to cool off a house without air conditioning. Homeowners can add cooling devices.

Discussion:

None

***It was moved by Manny Becerra, seconded by Alex Velto, to approve the tentative map, subject to conditions listed in the staff report. Motion Pass.***

<b>RESULT:</b>	<b>Approve [6 TO 0]</b>
<b>MOVER:</b>	Manny Becerra, Commissioner
<b>SECONDER:</b>	Alex Velto, Commissioner
<b>AYES:</b>	Drakulich, Armstrong, Becerra, Rohrmeier, Velto, Villanueva
<b>NAYS:</b>	
<b>ABSENT:</b>	
<b>ABSTAIN:</b>	
<b>RECUSED:</b>	

- 4.3 Staff Report (For Possible Action): Case No. **LDC24-00057 (Ortiz Residence)** - A request has been made for an alternative equivalent compliance to allow: 1) deviation from the required front yard setback; and 2) locating a new principal structure to the rear of an existing accessory structure. The ±3.62 acre site is located on the north side of West Huffaker Lane ±940 feet west of its intersection with Panorama Drive. The subject property is located in the Sphere of Influence and is zoned Large-Lot Residential – 2.5 acres (LLR-2.5) and has a Master Plan land use designation of Large-Lot Neighborhood (LL). **[Ward 2]**

Jeff Foster, Associate Planner, gave the staff presentation on the project.

Brooklyn Oswald, applicant’s representative, gave a presentation on the project.

Disclosures:

Read and reviewed materials, familiar with the site

Public Comment:

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

Questions:

Commissioner Villanueva asked about the difference between guest quarters and an accessory dwelling unit (ADU).

Mr. Foster explained that guest quarters cannot have a full kitchen with a stove. He confirmed the homeowners have agreed to remove the kitchen to make it a guest quarters. He also explained that multi-family and ADUs are not permitted in this zone.

Commissioner Villanueva noted the City is considering having ADUs come into the picture at some point in the future and that could potentially eliminate the need for them to have to remove the kitchen.

Mr. Foster agreed it does feel like it is a bit of an artificial construct to require them to remove the kitchen. It does bring them into compliance with current code. This was a condition that came from the variance in 2020 and they have agreed to it. Having said that, based on the timing, if they did want to hold off and wait until the code update to see if ADUs end up being allowed, that is something that would grant them flexibility.

Commissioner Velto asked if there is any way to condition the approval to allow the kitchen if ADUs are permitted in the future.

Mr. Foster stated they could potentially wordsmith the condition to add a caveat that the requirement to remove the kitchen would go away. The alternative is that the homeowners can apply for a minor modification in the future and that would be a simple, quick process to remove that condition.

Commissioner Velto asked if the applicant had any thoughts on what is being discussed.

Carrie Ortiz, property owner, stated they really just care about maintaining the historic integrity and they are fine to leave it as a guest quarters.

Discussion:

Commissioner Rohrmeier stated this is an interesting example of why they should have an ADU ordinance. Although the alternative equivalency tool is a good thing to have, this situation feels like an overstep. She strongly believes in an ADU ordinance for the City of Reno.

***It was moved by Alex Velto, seconded by Harris Armstrong, to approve the request for alternative equivalent compliance, subject to the conditions in the staff report, except that in the event accessory dwelling units are permitted, the applicant will no longer be required to modify the existing residence. Motion Pass.***

<b>RESULT:</b>	<b>Approve [6 TO 0]</b>
----------------	-------------------------

<b>MOVER:</b>	Alex Velto, Commissioner
<b>SECONDER:</b>	Harris Armstrong, Vice Chair
<b>AYES:</b>	Drakulich, Armstrong, Becerra, Rohrmeier, Velto, Villanueva
<b>NAYS:</b>	
<b>ABSENT:</b>	
<b>ABSTAIN:</b>	
<b>RECUSED:</b>	

**5 Truckee Meadows Regional Planning Liaison Report**

Commissioner Becerra reported they had a presentation on regional policy recommendations being drafted.

**6 Staff Announcements**

- 6.1 Report on status of Planning Division projects.
- 6.2 Announcement of upcoming training opportunities.
- 6.3 Report on status of responses to staff direction received at previous meetings.
- 6.4 Report on actions taken by City Council on previous Planning Commission items.

The Rancharra Village 7 Tentative Map appeal was postponed and will be heard by Council on July 31.

The NV Energy conditional use permit appeal will be heard by Council on August 28.

Commissioner Munoz’s term has expired. The appointment of a new commissioner will most likely be on the July 31 Council agenda.

Staff will bring department and code updates to the Planning Commission.

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

None

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

None

**9 Adjournment (For Possible Action)**

The meeting was adjourned at 6:58 p.m.