



MINUTES

Regular Meeting

Reno City Planning Commission

Wednesday, September 18, 2024 • 6:00 PM

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

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

1 Pledge of Allegiance

Commissioner Drakulich led the Pledge of Allegiance.

2 Roll Call

Commissioners Velto and Villanueva were absent.

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

Sean McGrath
Montgomery Turner

4 Approval of Minutes (For Possible Action)

4.1 Reno City Planning Commission - Regular - September 4, 2024 6:00 PM
(For Possible Action)

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

RESULT:	Approve [3 TO 0]
MOVER:	Manny Becerra, Commissioner
SECONDER:	Kerry Rohrmeier, Vice Chair
AYES:	Becerra, Del Villar, Rohrmeier
NAYS:	
ABSENT:	Alex Velto, Silvia Villanueva

ABSTAIN:	J.D. Drakulich, Harris Armstrong
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): **LDC25-00001 (Apartments at Dandini)** - A request has been made for a major site plan review to allow: 1) hillside development; 2) grading resulting in cuts greater than 20 feet and fills greater than 10 feet in height; and 3) disturbance of a major drainageway to allow for a 402 unit multi-family development. The ±60.57 acre site is located on the north side of Dandini Boulevard ±860 feet west of its intersection with Sun Valley Boulevard. The site is zoned Mixed-Use Suburban (MS) and has a Master Plan designation of Suburban Mixed-Use (SMU). **[Ward 4]**

Jeff Foster, Development Services Associate Planner, gave the staff presentation.

Stacie Huggins, Wood Rodgers, gave a presentation on the request.

(Commissioner Del Villar absent at 6:26 p.m.)

Disclosures: spoke with the adjacent stakeholders, Washoe County Sheriff's Office, TMCC, residents, and the applicant's representative; familiar with the site; read and received emails; working for TMCC

Public Comment:

Sean McGrath expressed concern regarding traffic and snow runoff.

Montgomery Turner expressed concern regarding drainage, traffic, and impacts to the privacy of existing residents.

(Commissioner Del Villar present 6:31 p.m.)

Questions:

Ms. Huggins confirmed for Commissioner Drakulich that this is ultimately intended to be more on the affordable housing project side.

Mike Mischel, Development Services Engineering Manager, answered questions from Commissioner Drakulich regarding traffic flow. He explained that only 5% of the total project generated traffic will head west on Dandini.

The rest will go toward Sun Valley and Clear Acre.

Bryan Gant, Wood Rodgers, stated that in addition to the 5% heading west on Dandini, there is another 10% projected to head west on Raggio Parkway, so that is a total of approximately 15% heading in the general west direction.

Commissioner Becerra referenced a letter from the Regional Transportation Commission (RTC) in July that expressed concern regarding traffic. He asked staff if the RTC concern has been resolved.

Mr. Foster explained that staff vetted the traffic consultant's report and agrees with it as proposed.

Mr. Gant explained that the comment from RTC was not suggesting that the optimization for the signal at this location wouldn't work on its own, it was a clarification that this signal is in coordination with signals north and south of it and therefore would have to be looked at as a unit. So from an RTC perspective, further investigation is required.

Mr. Foster confirmed for Commissioner Becerra that other projects in that area are factored into the analysis, traffic is looked at cumulatively.

Commissioner Becerra asked about plans to engage with TMCC students.

Ms. Huggins stated if this project is approved, they can reach out and engage TMCC students in additional conversations as they continue to move forward with the development project.

Mr. Foster explained for Commissioner Del Villar that the school district does a very good job of identifying enrollment impacts when they provide feedback on development applications. The school district did not identify any specific enrollment impacts for this project.

Mr. Foster explained for Commissioner Becerra that the Reno Police Department (RPD) and the Sheriff's Office may be invited to provide input on development applications regarding any concerns they may have, but it is not required. The planner on the project may request a CPTED review from RPD if there is a concern and that was not done in this case. The Sheriff's Office and other organizations can also comment after seeing projects on the Development Review Memo (DRM).

Commissioner Becerra stated if this project moves forward, he would ask that staff reach out to the Sheriff's Office proactively.

Commissioner Becerra noted there were concerns expressed by the public about the design of the project and he asked staff what is used to make the assessment that the proposed design fits with the surrounding environment.

Mr. Foster explained the factors that were considered in determining that the proposed design fits with the surrounding environment. The apartments will be located on the site respecting the surrounding topography and not standing out on ridgelines. The color palette is similar to the surrounding area. The distance from existing surrounding residential development was also considered.

Mike Railey, Development Services Planning Manager, clarified for Commissioner Becerra that this project is in the City of Reno and will be patrolled by the City of Reno Police Department, not the Sheriff.

Discussion:

Commissioner Drakulich stated traffic is never perfect and we are a growing city. He will trust the traffic analysis that was done. We are only seeing this project because of the hillside development cuts and fills and disturbance of a major drainageway and it looks like those problems have been solved. We have a need for what he is hoping will be affordable housing. This is a good project and he will support it.

Commissioner Rohrmeier stated she feels that density near a higher-education institution is a really good fit. She understands the traffic concerns expressed and thinks there are mitigations that are possible. The developer could provide incentives, such as transit passes, to help mitigate traffic issues. In terms of compatibility, she can't think of a better thing than having dense multi-family next to a higher-education institution that currently does not have housing.

Commissioner Becerra stated the intention here seems pretty good. He can't make the finding for traffic. He would have appreciated seeing a more sound solution for the level of service. He agreed with Commissioner Rohrmeier's comments about density and ideas to mitigate traffic impacts but feels if it is not written down as a condition it will probably not happen. He also noted there is a for sale sign on the property, so who is supported by this tonight might not be who is doing the project six months from now.

Commissioner Del Villar agreed it is important to partner with TMCC. She stated she will probably not approve this until there are additional conditions to address the transportation and traffic issues.

Chair Armstrong stated the project complies with the site plan review requirements and he will be supporting the project.

Chair Armstrong read the appeal process into the record.

It was moved by J.D. Drakulich, seconded by Kerry Rohrmeier, to approve the major site plan review, subject to the conditions listed in the staff report and the following updates: Condition 2 – change 18 months to 24 months; Condition 14 – Prior to approval of the site improvements permit, final plans shall include the school bus shelter and school bus pullout as shown on sheet A0.3.7 or an alternative plan approved by Washoe County School District. Motion Pass.

RESULT:	Approve [3 TO 2]
MOVER:	J.D. Drakulich, Commissioner
SECONDER:	Kerry Rohrmeier, Vice Chair
AYES:	Drakulich, Armstrong, Rohrmeier
NAYS:	Manny Becerra, Christina Del Villar
ABSENT:	Alex Velto, Silvia Villanueva
ABSTAIN:	
RECUSED:	

- 5.2 Staff Report (For Possible Action): **LDC24-00032 (Cold Springs RV Storage)** – A request has been made for a conditional use permit to allow: 1) a mini-warehouse and storage facility, and 2) nonresidential development adjacent to residentially zoned property. The ±7.57 acre site is generally located on the south side of Village Parkway ±570 feet east of the intersection of Cold Springs Drive and Village Parkway. The project site is within the General Commercial (GC) and Unincorporated Transition 40 Acres (UT-40) zoning districts and has a Master Plan land use designation of Suburban Mixed-Use (SMU). **[Ward 4]**

Jeff Foster, Development Services Associate Planner, gave the staff presentation.

Derek Wilson, Rubicon Design Group, gave a presentation on the request.

Disclosures: familiar with the site

Public Comment:

Daela Gibson expressed concerns regarding impacts to the dark skies and public notifications.

Written comments received were forwarded to the Planning Commission and entered into the record.

Questions:

Mr. Foster explained for Commissioner Becerra that the previous White Lake

Commerce Center project does propose a walking path, but it is not directly contiguous to this project.

Mr. Foster explained for Commissioner Becerra that residential adjacency standards apply here. One of the provisions limits the height of allowed light poles. Lighting will be directed downward and to the interior of the site.

Mr. Foster confirmed for Commissioner Becerra there is no concern regarding flooding. The applicant is proposing a lot more stormwater storage mitigation than they are required to have.

Commissioner Rohrmeier asked if it is found there can be a path on the lake side from the White Lake Commerce Center along all the open space property they own, can staff look into conditioning this project to include a path in order to provide access continuity around the lake.

Mr. Wilson stated they do not have any difficulty with that from a design standpoint. If Lifestyle Homes can work out something that works for them, they would be happy to go along with that.

Discussion:

Commissioner Drakulich stated he is in support of the project. Cold Springs is a unique area. He understands the residents in the area want more services and he can see this project being compatible.

Commissioner Becerra stated he wants to make sure there is continuity with related or surrounding projects. It sounds like there are mitigation efforts that will address the dark sky concerns.

Commissioner Del Villar stated she does not hear people say they need storage units. She does hear them saying they want restaurants and other services. She is conflicted about what this project means. She expressed support for the suggested condition to allow the ability to have a trail along the lake.

Chair Armstrong expressed support for the project noting conformance with the Master Plan and Title 18.

Chair Armstrong read the appeal process into the record.

It was moved by Kerry Rohrmeier, seconded by J.D. Drakulich, to approve the conditional use permit, subject to conditions listed in the staff report, with the addition of a condition requiring a pedestrian

path on the lake side of the property if it can be worked with neighboring property owners to have a continuous path around White Lake. Motion Pass.

RESULT:	Approve [5 TO 0]
MOVER:	Kerry Rohrmeier, Vice Chair
SECONDER:	J.D. Drakulich, Commissioner
AYES:	Drakulich, Armstrong, Becerra, Del Villar, Rohrmeier
NAYS:	
ABSENT:	Alex Velto, Silvia Villanueva
ABSTAIN:	
RECUSED:	

6 Truckee Meadows Regional Planning Liaison Report

Commissioner Becerra reported the draft Natural Resource Plan is scheduled to come before City Council tomorrow. Regional Planning staff is doing a road show to get final approval from all stakeholders by October.

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, Development Services Planning Manager, reported City Council Member Ebert will be at the next Planning Commission meeting to present a Council liaison report. A representative from the Reno Sparks Indian Colony will also be giving a presentation on their travel planning efforts.

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)

The meeting was adjourned at 7:31 p.m.