



MINUTES

Regular Meeting

Reno City Planning Commission

Thursday, January 3, 2019 • 6:00 PM

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

Commissioners			
Mark Johnson, Chair 326-8864			
Britton Griffith, Vice Chair	326-8858	John Marshall	326-8863
Peter Gower	326-8860	Paul Olivas	326-8861
Ed Hawkins	326-8862	Kevin Weiske	326-8859

1 Pledge of Allegiance

The Pledge of Allegiance was led by Commissioner Gower.

2 Roll Call

Attendee Name	Title	Status	Arrived
Mark Johnson	Chairman	Present	
Britton Griffith	Vice-Chair	Absent	
Ed Hawkins	Commissioner	Present	
Peter Gower	Commissioner	Present	
John Marshall	Commissioner	Present	
Paul Olivas	Commissioner	Present	
Kevin Weiske	Commissioner	Present	

The meeting was called to order at 6:00 PM.

3 Public Comment

John Lawrence discussed a violation of the Hatch Act.

4 Approval of Minutes (For Possible Action)

4.1 Reno City Planning Commission - Regular - Nov 15, 2018 6:00 PM (For Possible Action) 6:05 PM

It was moved by Commissioner Gower, seconded by Commissioner Hawkins, to approve the minutes. The motion carried unanimously with six (6) commissioners present.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Peter Gower, Commissioner
SECONDER:	Ed Hawkins, Commissioner
AYES:	Johnson, Hawkins, Gower, Marshall, Olivas, Weiske
ABSENT:	Britton Griffith

4.2 Reno City Planning Commission - Regular - Dec 6, 2018 6:00 PM (For Possible Action) 6:05 PM

It was moved by Commissioner Gower, seconded by Commissioner Weiske, to approve the minutes. The motion carried unanimously with six (6) commissioners present.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Peter Gower, Commissioner
SECONDER:	Kevin Weiske, Commissioner
AYES:	Johnson, Hawkins, Gower, Marshall, Olivas, Weiske
ABSENT:	Britton Griffith

5 City Council Liaison Reports

Council Member Jenny Brekhus introduced the new Liaison to the Planning Commission, Council Member Bonnie Weber.

Update on City Council Actions: Daybreak project was denied; Butler Ranch PUD still applies; City Council has seen quite a few annexations; Joint Regional Planning meeting; StoneGate appealed and will be heard on Wednesday.

Chair Johnson thanked Council Member Brekhus for her time.

6 Public Hearings

6.1 Staff Report (For Possible Action): Case No. LDC19-00020 (Mayberry Lofts) – A request has been made for a tentative map to allow for the development of a subdivision that consists of eight single family attached townhomes. The subject site is located on the south side of Mayberry Drive ±260 feet west of its intersection with South McCarran Boulevard. The ±0.42 acre site is located within the Mayberry Landing Specific Planning District and has a Master Plan land use designation of Mixed Neighborhood (MX). hrm **[Ward 1]** 6:12 PM

Mitch Gerbus, Gerbus Construction, gave an overview of the project.

Heather Manzo, Associate Planner, presented the staff report.

The commissioners present disclosed that they visited and/or are familiar with the site.

At this time Chair Johnson opened public comment for this item.

Diana Hunt cited her concerns with parking in the neighborhood

Hearing and seeing no further public comment requests, Chair Johnson closed public comment.

Ms. Manzo explained for Commissioner Weiske that the units need to have one parking space per bedroom. Each of the eight units has two bedrooms and a tandem garage to house both parking spaces. Required guest parking is one parking space for every ten units so in this case there is one guest parking space required.

Commissioner Marshall expressed concern that the WCSD letter does not tell the cumulative condition that is anticipated.

Commissioner Hawkins stated that he is having a hard time making findings f and g.

Commissioner Gower discussed not placing the burden of the current parking situation in the area outside of the development on this applicant. The proposal provides the required amount of parking for the proposed number of units. He also noted that parking signage may be worthwhile.

Ms. Manzo confirmed for Commissioner Gower that staff can draft a condition that would direct the applicant to incorporate signage as a part of their development.

Mr. Gerbus confirmed for Commissioner Weiske that the two guest parking spots are intended solely for the Mayberry Lofts site and they will be signed as guest parking for the townhomes only.

Ms. Manzo confirmed for Commissioner Hawkins that the garages will have space to accommodate individual garbage totes and Waste Management requirements will be met for the location of the totes.

It was moved by Commissioner Weiske, seconded by Commissioner Hawkins, in the case of LDC19-00020 (Mayberry Lofts), based upon compliance with the applicable findings, to approve the tentative map, subject to conditions 1-11. The motion carried unanimously with six (6) commissioners present.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Kevin Weiske, Commissioner
SECONDER:	Ed Hawkins, Commissioner
AYES:	Johnson, Hawkins, Gower, Marshall, Olivas, Weiske
ABSENT:	Britton Griffith

- 6.2 Staff Report (For Possible Action - Recommendation to City Council): Case No. LDC19-00019 (Pecetti Place) – A request has been made for a zoning map amendment from Professional Office (PO) to Multifamily - 30 dwelling units per acre (MF30) on a ±5.99 acre site. The site is located at 9300 Gateway Drive, ±320 feet east of the intersection of Gateway Drive and Offenhauser Drive, and has a Master Plan Land Use designation of Suburban Mixed-Use (SMU). skr **[Ward 2]**
6:28 PM

(Commissioner Hawkins absent at 6:29 p.m.)

John Krmptotic, KLS Designs, gave an overview of the project.

(Commissioner Hawkins present at 6:31 p.m.)

Sienna Reid, Senior Planner, presented the staff report. Comments were sent to the Commission via email from the Ward 2 NAB with comments and concerns regarding access and traffic generation. The staff report includes a report for trip generation estimates. Staff did not receive any other comments related to this request.

Commissioner Marshall had no disclosures. The remaining commissioners present disclosed that they visited the site, spoke with applicant's representative, and received email from Ms. Reid.

At this time Chair Johnson opened public comment for this item. Hearing and seeing no public comment requests, Chair Johnson closed public comment.

Ms. Reid explained for Commissioner Weiske that there is a section of code that limits shadowing on single family residences and parks. Staff would evaluate shadowing at the time a project is proposed.

Commissioner Weiske asked if the shadowing restriction applied to structures only or walkways and roadways.

Ms. Reid clarified that the shadowing restriction applies to residentially zoned property and parks.

Mr. Krmptic explained for Commissioner Hawkins that the intent is to address market preference and affordability. Generally speaking, increased density with attached versus detached single family housing decreases price per square foot.

It was moved by Commissioner Marshall, seconded by Commissioner Gower, in the case of LDC19-00019 (Pecetti Place), based upon compliance with the applicable findings, to recommend that City Council approve the zoning map amendment by ordinance. The motion carried unanimously with six (6) commissioners present.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	John Marshall, Commissioner
SECONDER:	Peter Gower, Commissioner
AYES:	Johnson, Hawkins, Gower, Marshall, Olivas, Weiske
ABSENT:	Britton Griffith

- 6.3 Staff Report (For Possible Action): Case No. LDC19-00021 (Lithia Motors Vehicle Display Area Expansion) - A request has been made for a special use permit to allow for a vehicle sales display area located on a portion of Nevada Department of Transportation (NDOT) right-of-way that is: 1) associated with an automobile and/or truck sales use; and 2) adjacent to residentially zoned property. The ±0.68 acre site is located on the southeast corner of the intersection of East Plumb Lane and Kietzke Lane, and abuts the property located at 1090 East Plumb Lane. The site has a zoning designation of Arterial Commercial (AC) and a Master Plan land use designation of Suburban Mixed-Use (SMU). hrm [Ward 3] 6:45 PM

Stacie Huggins, Wood Rodgers, gave an overview of the project.

Heather Manzo, Associate Planner, presented the staff report. The conditions of approval are carried forward from the previously approved project. In addition there is a condition recommended that would provide guidance regarding tree placement along the Kietzke Lane right-of-way.

The commissioners present disclosed that they visited or are familiar with the site.

At this time Chair Johnson opened public comment for this item.

Wendell Stephan Smyth spoke in favor of the request and the importance of doing a good quality job.

Hearing and seeing no further public comment requests, Chair Johnson closed public comment.

Ms. Huggins explained for Commissioner Marshall that the lease has not been signed yet but is being drafted. They did not want to sign a lease until a special use permit was approved.

Ms. Manzo further explained that the property owner (NDOT) signed off on the owner's affidavit for this request. There is also a condition requiring NDOT to approve the use and the proposed improvements prior to any issuance of permits for this property.

Karl Hall, City Attorney, confirmed that is an appropriate procedure for this request.

It was moved by Commissioner Weiske, seconded by Commissioner Gower, in the case of LDC19-00021 (Lithia Motors Vehicle Display Area Expansion), based upon compliance with the applicable findings, to approve the special use permit, subject to conditions 1-7. The motion carried unanimously with six (6) commissioners present.

Ms. Manzo confirmed for Commissioner Hawkins that all conditions in the original request from two years ago that would be applicable to this request will carry forward including construction hours and the use of outdoor speakers.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Kevin Weiske, Commissioner
SECONDER:	Peter Gower, Commissioner
AYES:	Johnson, Hawkins, Gower, Marshall, Olivas, Weiske
ABSENT:	Britton Griffith

- 6.4 Staff Report (For Possible Action - Recommendation to City Council): Case No. LDC19-00017 (Bella Vista Ranch Phase II PUD Amendment) - A request has been made for an amendment to the Bella Vista Ranch-Phase II Planned Unit Development (PUD) handbook to: a) convert ± 16.4 acres of a ± 77.37 acre site from commercial only use to residential use with a maximum density of 20 dwelling units per acre; b) reduce the density of the existing residential use from a maximum of 30 dwelling units per acre to a maximum of 20 dwelling units per acre; and c) allow for a maximum of 712 dwelling units, which is an increase of 137 dwelling units from the currently allowed 575 dwelling units. This is a project of Regional Significance as it will generate more than 6,250 average daily trips, more than 187,500 gallons per day of sewage, and housing not less than 625 units. The ± 77.37 site is located southeast of the eastern terminus of South Meadows Parkway, north of the north terminus of Rio Wrangler Parkway and east of Steamboat Creek within the Bella Vista Ranch Phase II PUD zoning district. The site has a Master Plan land use designation of Special Planning Area (SPA).
bjo [Ward 3] 6:54 PM

Randy Walter, Places Consulting Services, Inc., gave an overview of the project.

Brook Oswald, Associate Planner, presented the staff report. Staff received one email in opposition of the project and two phone calls from people seeking information regarding traffic and density. There was a NAB meeting but they did not make a quorum so no comments were submitted by the NAB.

Commissioner Marshall had no disclosures. The remaining commissioners present disclosed that they are familiar with the site and/or received email.

At this time Chair Johnson opened public comment for this item.

Tracy Wilson discussed fencing issues as it relates to access to water for wild horses in the area.

Hearing and seeing no further public comment requests, Chair Johnson closed public comment.

Commissioner Marshall asked about the proposed removal of commercial area.

Mr. Oswald confirmed for Commissioner Marshall that originally they wanted residential only but because of the existing gun club it was recommended as commercial.

Commissioner Weiske expressed concern with losing the commercial area and noted the multifamily use going up the hill farther where the gun club is now.

Mr. Oswald displayed the land use plan map for the Damonte Ranch PUD and pointed out they run adjacent in that area and it is mixed residential with commercial uses allowed.

Commissioner Weiske asked how staff justifies the removal of commercial area.

Mr. Oswald explained for Commissioner Weiske that staff looked at the potential extension of South Meadows Parkway that would be within a walkable distance. Also Rio Wrangler into South Meadows is currently a linear strip with no cross streets until much further down so that impact on those surrounding neighborhoods could be rather large as was shown in the traffic study. Staff looked at those overall impacts and the appropriateness of commercial in this area and the proximity of other areas that could support larger commercial as we move forward.

Commissioner Weiske asked how this plays into the master plan because it was

developed around this being commercial.

Mr. Oswald explained for Commissioner Weiske that this is currently a special planning area. It does not have a designated master plan and is a unique area. Losing commercial is a concern but looking at the viability of that commercial and the impact it could have was why staff leaned toward residential and the ability to potentially have commercial in more appropriate locations.

Mr. Oswald explained for Commissioner Marshall that with the overall density reduction in Villages A and B and that density being applied to Village G, there will be consistency of the density among the three villages.

Mr. Oswald explained for Commissioner Marshall that the feral horses are under the control of the Department of Agriculture and we don't have control of them. State law states that we have the right to build a fence to keep them out. The way it is written is to say we want to protect the horses and the fence is a critical part of that as well as the safety of our residents.

Mr. Oswald explained for Commissioner Marshall that the access to water for the horses is not on the developer's property and is not under their control. The handbook cannot dictate what happens on someone else's property so that water section on page 47 was removed. The goal is to move the watering sources for the horses further away from the city interface. Another water access was not included because the long term goal is to move the watering sources away from that city interface.

Mr. Oswald confirmed for Chair Johnson that access to the water is still available on the north side of South Meadows Parkway.

Mr. Oswald explained for Commissioner Hawkins there will be cattle guard around the perimeter and not within the interior of the neighborhoods. If development moves past the current fence line, those cattle guards would be removed and taken to the perimeter areas.

Claudia Hanson, Planning Manager, confirmed for Commissioner Gower that if the intent is to move the cattle guards, then it needs to state that in the handbook.

Mr. Walter explained for Commissioner Weiske that this PUD provides community benefit for a variety of reasons including affordable housing.

Mr. Walter and Commissioner Gower discussed traffic analysis and trip generation. Mr. Walter stated that the specific type of use would determine the trip generation.

Mr. Walter explained for Commissioner Weiske that this PUD was originally submitted as all residential. There was never any intent to put commercial there. The only reason commercial was installed in part of the PUD is because the gun club was in place and we were not allowed to put residential in that location.

Mr. Walter explained for Commissioner Gower that when they did the 30 dwelling units per acre in 2012 they had no concept of what was possible from a marketing standpoint in terms of residential. They tried to get the maximum density they could get at the time. In today's market it looks like the missing middle residential is a more viable alternative.

Commissioner Hawkins discussed finding number three regarding the ratio of residential to non-residential. The master plan states we need to preserve commercial assets. He stated that he cannot make finding three.

Commissioner Gower stated he does not feel there is the level of analysis provided relative to the traffic and the conversion of uses that is the fundamental component of the proposal. The lack of that analysis influences his level of confidence in being able to make the findings.

Commissioner Marshall agreed with Commissioner Gower that it is somewhat of an incomplete picture of the overall change we are looking at. This is not an appropriate move to make with the absence of any other commercial in the area.

Commissioner Weiske agreed with Commissioners Marshall, Gower and Hawkins regarding the traffic issues and concern with the commercial component being eliminated. We are looking at no other commercial development in the area. He cannot support staff's recommendation at this time.

Chair Johnson stated with the elimination of commercial there is no ratio of residential to non-residential as discussed in finding three.

It was moved by Commissioner Gower, seconded by Commissioner Weiske, in the case of LDC19-00017 (Bella Vista Ranch Phase II PUD Amendment), based upon non-compliance with the applicable findings, in particular finding three under the master plan, to recommend City Council deny the request for an amendment to the Bella Vista Ranch Phase II Design Guidelines. The motion carried unanimously with six (6) commissioners present.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Peter Gower, Commissioner
SECONDER:	Kevin Weiske, Commissioner
AYES:	Johnson, Hawkins, Gower, Marshall, Olivas, Weiske
ABSENT:	Britton Griffith

7 Truckee Meadows Regional Planning Liaison Report

Commissioners Hawkins and Gower reported that the date for a January joint meeting has not yet been finalized.

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.
- 8:05 PM

Claudia Hanson, Planning Manager, gave a reminder of the joint meeting with City Council on January 29 to review Clarion's memo and the overall direction of the Title 18 update.

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

Commissioner Gower asked when some of the requested item will be on agendas.

Ms. Hanson stated that there will be a presentation from the Washoe County School District at the next meeting; Chief Cochran will give a presentation in either February or March; and an update on ozone advance from air quality is tentatively scheduled for March.

Commissioner Gower asked about an update from Greg on the applicability of findings for a special use permit if it is specific to an item before the Planning Commission or if it is more broadly applied.

10 Public Comment

Commissioner Weiske wished Chair Johnson a happy birthday.

11 Adjournment (For Possible Action)

The meeting was adjourned at 8:09 p.m.