



MINUTES

Regular Meeting

Reno City Planning Commission

Wednesday, January 6, 2021 • 6:00 PM

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

Commissioners			
Kathleen Taylor, Chair 326-8859			
John Marshall, Vice Chair	326-8863	Arthur Munoz	326-8862
Peter Gower	326-8860	Paul Olivas	326-8861
Mark Johnson	326-8864	Alex Velto	326-8858

1 Pledge of Allegiance

Commissioner Johnson led the Pledge of Allegiance.

2 Roll Call

Attendee Name	Title	Status	Arrived
Kathleen Taylor	Chair	Present	
John Marshall	Vice Chair	Present	
Peter Gower	Commissioner	Present	
Mark Johnson	Commissioner	Present	
Arthur Munoz	Commissioner	Present	
Paul Olivas	Commissioner	Present	
Alex Velto	Commissioner	Present	

The meeting was called to order at 6:01 PM.

3 Public Comment

General Public Comment - *Presented/Distributed at Meeting*

One comment was received from Linda Cross regarding zoning for the Lakeridge Development that was forwarded to the Planning Commission and Staff.

4 Approval of Minutes (For Possible Action)

4.1 Reno City Planning Commission - Regular - Dec 3, 2020 6:00 PM (For Possible Action) 6:03 PM

It was moved by Commissioner Gower, seconded by Commissioner Marshall, to approve the meeting minutes. The motion carried with six (6) in favor and one (1) abstention by Commissioner Olivas.

RESULT:	ACCEPTED [6 TO 0]
MOVER:	Peter Gower, Commissioner
SECONDER:	John Marshall, Vice Chair
AYES:	Taylor, Marshall, Gower, Johnson, Munoz, Velto
ABSTAIN:	Paul Olivas

5 Public Hearings

5.1 Staff Report (For Possible Action): Case No. LDC21-00021 (Towne Drive Boat & RV Storage) - A request has been made for a special use permit to establish a mini warehouse (boat and recreational vehicle storage), a manager's office and, a dump station. The ±4.8 acre site is located on the north east corner of the intersection to Towne Drive and South Virginia Street. The site has a base zoning of Mixed Use/Redfield Regional Center/Retail Commercial Academic (MU/RRC/RCA). The Master Plan land use designation is Suburban Mixed-Use (SMU). [**Ward 2**] 6:03 PM

Dave Snelgrove, CFA, gave an overview of the project.

Brook Oswald, Associate Planner, presented the staff report.

Disclosures: familiar with site, received and read emails.

Public Comment emails received were forwarded to the Planning Commission and Staff and have been entered as part of the record. Five voice mails were received in opposition from the following: Joseph Valenzuela; Mary Ann Oelsner; Mitch Neil; Norma Davidson; Toni Neff. The voicemails were played during the Planning Commission meeting and have been entered as part of the official record.

Mr. Oswald confirmed for Commissioner Johnson that noticing requirements were met to notify residents within 750 feet.

Mr. Snelgrove explained for Commissioner Johnson that they will be required to treat water they capture for petrochemicals.

Mr. Oswald confirmed for Commissioner Johnson that an inlet is required to have an oil grease separator before water goes out to the detention basin.

Mr. Oswald explained for Commissioner Johnson the new sewer line for the proposed dump station will have to go through County Health and the Nevada Division of Environmental Protection (NDEP) and meet their standards and requirements.

Commission Johnson expressed concern regarding the location of the inlet being in the AE zoned portion of the site. Further away from the flood zone seems to be a better approach.

Mr. Oswald stated that Engineering reviewed that and did not seem to have concerns. The applicant did mention they are open to having that moved.

Mr. Snelgrove discussed the trail network for Commissioner Johnson. Ultimately the trail would connect to the property to the north. There is already a trail on the eastern side of the creek. This would be another pedestrian amenity.

Mr. Snelgrove responded to Commissioner Gower's question regarding the proposed building being located in the floodway. Access and traffic movement needs pushed it over to that area and that building will have to be elevated.

Mr. Snelgrove explained for Commissioner Gower that Washoe County Utilities is still working on some of the easement issues for the sewer line in the southern area. They were hoping to start construction of the sewer line this year but it could go longer than that.

Mr. Oswald explained for Commissioner Marshall that requiring treatment of sheet flow prior to discharging to a retention area would not be in one of the conditions as it is already part of the Public Works Design Manual requirements in Code.

Mr. Oswald explained for Commissioner Marshall that the sheet flow will move towards the detention center and that can be modified. We are looking at the appropriateness of the use so as we go through the building permit process we will apply the Public Works Design Manual requirements.

Mike Mischel, Engineering Manager, stated for Commissioner Marshall they may be able to add a condition that would better satisfy the concern to ensure that stormwater will be filtered before entering the detention basin or before it gets percolated into the groundwater. It is part of the Design Manual and is part of our larger stormwater permit with the Truckee Meadow Watershed area.

Mr. Oswald confirmed for Commissioner Marshall that recent similar projects in the Verdi area did not include dump stations.

Mr. Oswald confirmed for Chair Taylor that no grading will be allowed until they have oversight that is needed from regulatory agencies.

Commissioner Gower stated his comfort level with this project is high given the conditions and requirements.

Commissioner Olivas agreed and stated most of the public comments have been addressed.

Commissioner Johnson stated the issues regarding stormwater runoff and connection for the dump station will be addressed with the number of regulatory agency approvals still required.

Commissioner Munoz expressed sympathy for the number of people that do not want the project in this area but everything lines up and meets the conditions.

Commissioner Marshall stated this is one of the areas in which the directly affected public is in Washoe County not in the City. It behooves us to take a harder look at these because they don't have elected representatives on City Council who appoint us. The project does meet all of the requirements. The dump station is a concern due to its location within the AE zone. He suggested adding a condition that it be located outside of the AE zone.

Mr. Snelgrove confirmed for Chair Taylor that the suggested condition to move the dump station outside of the AE zone would be acceptable.

It was moved by Commissioner Marshall, seconded by Commissioner Johnson, in the case of LDC21-00021 (Towne Drive Boat & RV Storage), based upon compliance with the applicable findings, to approve the special use permit subject to conditions with the added condition that the dump station be located outside of the AE zone. The motion carried unanimously with seven (7) commissioners present.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	John Marshall, Vice Chair
SECONDER:	Mark Johnson, Commissioner
AYES:	Taylor, Marshall, Gower, Johnson, Munoz, Olivas, Velto

- 5.2 Staff Report (For Possible Action - Recommendation to City Council): Case No. LDC21-00024 (The Canyons) - A request has been made for a: 1) zoning map amendment from ±23.98 acres of Open Space (OS) and ±57.03 acres of Single Family Residential – 15,000 square feet (SF15) to ±81.01 acres of Planned Unit Development (PUD) with ±29.02 acres of residential and ±51.99 acres of open space land uses; 2) tentative map to develop a 71-unit single-family residential subdivision; and 3) special use permits for a) grading that results in cuts greater than 20 feet in depth and fills greater than ten feet in height; b) hillside

development, c) disturbance of a major drainageway. The ±81.01 acre site is located east of the eastern terminus of Trail Rider Drive and has a Master Plan land use designation of Single Family Neighborhood (SF). **[Ward 2]** 7:20 PM

Mike Railey, Christy Corporation, gave an overview of the project.

Brook Oswald, Associate Planner, presented the staff report. Staff does not object to the applicant proposed condition regarding feral horses.

Disclosures: spoke with applicant, familiar with the site, received emails.

Public comment: All emails received were forwarded to the Commission and Staff and have been added to the official record.

Angela Fuss, Acting Community Development Director, explained for Commissioner Marshall that a zoning map amendment is the process used for changing from a specific zoning to a PUD and this item was noticed for a zoning map amendment to a PUD.

Karl Hall, City Attorney, further explained that a handbook is always associated with a zone change to PUD and confirmed this item was noticed correctly.

Mr. Oswald confirmed for Commissioner Johnson that a link was provided in the staff report to the PUD handbook.

Mr. Oswald explained for Commissioner Johnson that the applicant would work with Truckee Meadows Water Authority (TMWA) on the water tank and securing the water rights. We would see that application coming through TMWA in another process. He also confirmed that the will serve letters are a requirement of the final map process.

Mr. Railey reviewed for Commissioner Gower the planned access for the project.

Mr. Railey confirmed for Chair Taylor that the access is in the same place that was proposed in the previous map as discussed with the neighbors.

Mr. Railey explained for Chair Taylor that the proposed amphitheater would be very small. There are strict regulations in the handbook. It would be used as a community event amenity and would not be conducive to large crowds.

Mr. Railey confirmed for Commissioner Johnson that they can include additional clarification for the architecture standards in the handbook.

Mr. Railey reviewed the secondary and emergency access plans for Commissioner

Marshall.

Ms. Fuss confirmed for Commissioner Gower that the link to the PUD handbook is embedded in the staff report available online.

Garrett Gordon, representing the applicant, confirmed for Commissioner Velto he agrees with Karl Hall's decision that this project was noticed correctly.

It was moved by Commissioner Johnson, seconded by Commissioner Velto, in the case of LDC21-00024 (The Canyons), based upon compliance with the applicable findings, to recommend that City Council approve the zoning map amendment by ordinance and certify the associated Planned Unit Development handbook, with the recommendation that staff and the applicant review the architectural design standards materials and makeup of the Design Review Committee included in the handbook.

Commissioner Marshall stated he will not support the motion due to concerns regarding the lack of noticing that we would be approving the handbook as well as the zone change.

The motion carried with six (6) in favor and one (1) opposition by Commissioner Marshall.

RESULT:	APPROVED [6 TO 1]
MOVER:	Mark Johnson, Commissioner
SECONDER:	Alex Velto, Commissioner
AYES:	Taylor, Gower, Johnson, Munoz, Olivas, Velto
NAYS:	John Marshall

5.3 **Motion:** Motion to approve the tentative map. 7:56 PM

It was moved by Commissioner Johnson, seconded by Commissioner Velto, in the case of LDC21-00024 (The Canyons), based upon compliance with the applicable findings, to approve the tentative map, subject to conditions. The motion carried with six (6) in favor and one (1) opposition by Commissioner Marshall.

RESULT:	APPROVED [6 TO 1]
MOVER:	Mark Johnson, Commissioner
SECONDER:	Alex Velto, Commissioner
AYES:	Taylor, Gower, Johnson, Munoz, Olivas, Velto
NAYS:	John Marshall

5.4 **Motion:** Motion to approve the special use permits. 8:15 PM

It was moved by Commissioner Johnson, seconded by Commissioner Munoz, in the case of LDC21-00024 (The Canyons), based upon compliance with the applicable

findings, to approve the special use permits, subject to conditions. The motion carried with six (6) in favor and one (1) opposition by Commissioner Marshall.

Commissioner Gower requested links in the staff report in the future.

Commissioner Marshall recommended agenda items include adoption of a PUD handbook as part of the recommended action to be taken.

RESULT:	APPROVED [6 TO 1]
MOVER:	Mark Johnson, Commissioner
SECONDER:	Arthur Munoz, Commissioner
AYES:	Taylor, Gower, Johnson, Munoz, Olivas, Velto
NAYS:	John Marshall

6 Truckee Meadows Regional Planning Liaison Report

Commissioner Gower reported the next meeting will be near the end of January.

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.
8:18 PM

Angela Fuss, Acting Community Development Director, reported City Council will be meeting next Wednesday. The Prado development and two daybreak project appeals will be on the agenda for the next City Council meeting.

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

Commissioner Marshall asked if the Planning Commission should have an information agenda item on the Lakeridge zoning issues.

Angela Fuss, Acting Community Development Director, stated there is no application at this time to change the zoning. If that changes, it will come before the Planning Commission.

Karl Hall, City Attorney, stated that he understands City Council Member Duerr will be proposing a zone change for Lakeridge.

Commissioner Gower requested periodic updates on the status of the sustainability code.

Ms. Fuss explained the draft zoning code is scheduled for ordinance adoption on Wednesday. City Council has requested text amendments or further stakeholder groups to update the zoning code on 20 to 30 items. The sustainability code is one of those items. Staff will put together a list of the things Council wants us to work on and take it to City Council to be prioritized.

Commissioner Marshall asked if there is a way the Planning Commission can express its opinion on the relative importance of those items.

Ms. Fuss stated it might be worthwhile to bring that list to the Planning Commission as well to provide input to City Council on priorities.

Commissioner Marshall discussed a workshop on missing middle housing and zoning and design techniques for providing that missing middle housing. He recommend that presentation be given to the Planning Commission.

9 Public Comment

None

10 Adjournment (For Possible Action)

The meeting was adjourned at 8:26 p.m.