MINUTES
Regular Meeting
Reno City Planning Commission
Wednesday, March 4, 2020 • 6:00 PM
Reno City Council Chamber, One East First St, Reno, NV 89501

1 Pledge of Allegiance
Commissioner Hawkins led the Pledge of Allegiance.

2 Roll Call

<table>
<thead>
<tr>
<th>Attendee Name</th>
<th>Title</th>
<th>Status</th>
<th>Arrived</th>
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</thead>
<tbody>
<tr>
<td>Mark Johnson</td>
<td>Chair</td>
<td>Present</td>
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<tr>
<td>Kathleen Taylor</td>
<td>Vice Chair</td>
<td>Present</td>
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<tr>
<td>Peter Gower</td>
<td>Commissioner</td>
<td>Present</td>
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<tr>
<td>Ed Hawkins</td>
<td>Commissioner</td>
<td>Present</td>
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<tr>
<td>John Marshall</td>
<td>Commissioner</td>
<td>Absent</td>
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<tr>
<td>Paul Olivas</td>
<td>Commissioner</td>
<td>Absent</td>
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<tr>
<td>Alex Velto</td>
<td>Commissioner</td>
<td>Present</td>
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The meeting was called to order at 6:00 PM.

3 Public Comment
None

4 Public Hearings

4.1 Staff Report (For Possible Action - Recommendation to City Council): Case No. TXT20-00004 (Police Facility Impact Fee) An ordinance amending the Reno Municipal Code Title 18, “Annexation and Land Development,” Chapter 18.14 “Improvement Standards for New Development,” in order to impose an impact fee for police facilities, together with matters which pertain to or are necessarily connected therewith. 6:02 PM

Sienna Reid, Senior Planner, presented the staff report.
Public Comment: None

*It was moved by Commissioner Taylor, seconded by Commissioner Hawkins, in the case of TXT20-00004 (Police Facility Impact Fee), based upon compliance with the applicable findings, to recommend that City Council approve the text amendment by ordinance. Motion carried unanimously with five (5) commissioners present.*

| RESULT: | APPROVED [UNANIMOUS] |
| MOVER: | Kathleen Taylor, Vice Chair |
| SECONDER: | Ed Hawkins, Commissioner |
| AYES: | Johnson, Taylor, Gower, Hawkins, Velto |
| ABSENT: | John Marshall, Paul Olivas |

4.2 Staff Report (For Possible Action): Case No. LDC20-00034 (Reno Logistics Center) – A request has been made for special use permits to allow for: 1) the construction of a ±1,215,200 square foot warehouse and distribution facility that is adjacent to residentially zoned property; and 2) cuts of 20 feet or greater in depth and fills of ten feet or greater in height. The ±74.62 acre site consists of eight parcels that are located on the south side of North Virginia Street ±720 feet to the east of its intersection with Lemmon Drive. The site is located within the Industrial (I) zoning district and has a Master Plan land use designation of Industrial (I). [Ward 4] 6:04 PM

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

Heather Manzo, Associate Planner, presented the staff report. NAB comments regarding truck traffic were forwarded to the Planning Commissioners.

The commissioners present disclosed that they visited the site and spoke with the applicant's representative.

Public Comment:

Robert Thompson spoke in favor of most aspects of the project other than the road condition.

There were no further requests to speak.

Commissioner Gower had no questions and stated the applicant and staff appear to have worked together well to identify and address the issues and concerns.

Paul Solaegui explained for Commissioner Taylor the recommended traffic improvements.
It was moved by Commissioner Gower, seconded by Commissioner Hawkins, in the case of LDC20-00034 (Reno Logistics Center), based upon compliance with the applicable findings, to approve the special use permit, subject to conditions. Motion carried unanimously with five (5) commissioners present.

RESULT: APPROVED [UNANIMOUS]
MOVER: Peter Gower, Commissioner
SECONDER: Ed Hawkins, Commissioner
AYES: Johnson, Taylor, Gower, Hawkins, Velto
ABSENT: John Marshall, Paul Olivas

4.3 Staff Report (For Possible Action - Recommendation to City Council): Case No. LDC20-00040 (WCSD Stead Blvd Zone Change) – A request has been made for a zoning map amendment from Mixed Use/North Virginia Street Transit Corridor Overlay District (MU/NVTC) to Public Facility (PF). The ±34.1 acre site is located on the east side of Stead Boulevard, ±100 feet south of its intersection with Silver Lake Road. The site has Master Plan land use designation of Public/Quasi-Public (PQP). [Ward 4] 6:18 PM

Chair Johnson disclosed that the firm he works for has an ongoing relationship with Washoe County School District (WCSD) and he recused himself from this item.

(Chair Johnson absent at 6:19 p.m.)

Andy Durling, Wood Rodgers, gave an overview of the project.

Kyle Chisholm, Assistant Planner, presented the staff report. There were no comments received from the NAB about this item.

Commissioners Gower and Velto had no disclosures. Commissioners Taylor and Hawkins disclosed that they visited the site and/or spoke with the applicant's representative.

Public Comment: None

Mr. Durling explained for Commissioner Velto the reason this is coming before the Planning Commission stating a school is still allowed in the mixed use zoning but there are other design standards that come along with it. The WCSD is looking at a redevelopment of O'Brien Middle School and the public facilities zoning will be more appropriate for the future use of that site.
It was moved by Commissioner Hawkins, seconded by Commissioner Velto, in the case of LDC20-00040 (WCSD Stead Blvd Zone Change), based upon compliance with the applicable findings, to recommend that City Council approve the zoning map amendment by ordinance. Motion carried unanimously with four (4) commissioners present.

RESULT: APPROVED [4 TO 0]
MOVER: Ed Hawkins, Commissioner
SECONDER: Alex Velto, Commissioner
AYES: Kathleen Taylor, Peter Gower, Ed Hawkins, Alex Velto
ABSENT: John Marshall, Paul Olivas
RECUSED: Mark Johnson

4.4 Staff Report (For Possible Action): Case No. LDC20-00042 (Flowing Tide Pub Condition Amendment) - A request has been made to amend special use permit Condition No. 11 associated with Case No. LDC16-00035 (The Hellfire Saloon/3372 S. McCarran Blvd) to allow 24 hour operations for a new bar and restaurant operator. The ±4,500 square foot tenant space is located within an existing ±8.69 acre commercial center on the southeast corner of South McCarran Boulevard and Mira Loma Drive. The site is located in the Arterial Commercial (AC) zone and has a Master Plan land use designation of Suburban Mixed-Use (SMU). [Ward 3] 6:25 PM

(Chair Johnson present at 6:25 p.m.)

Jason Tolotti, Managing Partner for Flowing Tide Pubs, gave an overview of the business operation. He was unaware of the restricted hours of operations for this location and submitted this application for a special use permit to operate 24 hours.

Kyle Chisholm, Assistant Planner, presented the staff report. This is a request to amend an existing special use permit, specifically Condition No. 11 which restricted hours of operation for the previous tenant of this space. The new type of business at this location has no nightclub component and many of the original conditions were related to that nightclub use. Staff received supportive comments from Reno Police Department. Code Enforcement did not have any significant concerns. There are mechanisms and mitigation measures in place to protect the multifamily residential uses to the east. This item went to the Ward 3 NAB and no NAB comments were received. Public comments heard at the meeting were in support of the request.

The commissioner present disclosed that they are familiar with the site.

Public Comment: none
Mr. Tolotti confirmed for Commissioner Gower that a full food menu will be offered 24 hours. He also confirmed that they have two other locations that are 24 hour use and it is a well-functioning model.

Mr. Chisholm explained for Commissioner Gower that a business license would be required for a nightclub use and that component was removed from the request.

Mr. Chisholm explained for Chair Johnson details of the existing special use permit that is being modified here and confirmed that the AC zone does not allow 24 hour use by right.

Joe Henry, Senior Code Enforcement Officer, explained for Commissioner Velto the conditions that are being removed are standard conditions that apply to a nightclub use.

*It was moved by Commissioner Gower, seconded by Commissioner Taylor, in the case of LDC20-00042 (Flowing Tide Pub Condition Amendment), based upon compliance with the applicable findings, to approve the amended special use permit, subject to the conditions listed in the staff report. Motion carried unanimously with five (5) commissioners present.*

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4.5 Staff Report (For Possible Action): Case No. LDC20-00036 (Splash Express Car Wash) - A request has been made for special use permits to allow for: 1) reduction of the required floor area ratio and; 2) an alternative building orientation. The ±0.59 acre site is located on the south side of East Peckham Lane, ±40 feet southwest of its intersection with Filbert Road. The site is zoned Mixed Use/ Convention Regional Center/ General Mixed Use (MU/CRC/GMU) and has a Master Plan land use designation of Suburban Mixed-Use (SMU). [Ward 3] 6:42 PM

Brook Oswald, Associate Planner, presented the staff report.

John Krmpotic, KLS Planning & Design Group, gave an overview of the project. The applicant would like to amend the condition for hours of operation shortening them to 8:00 a.m. to 8:00 p.m.

Commissioner Velto had no disclosures. The remaining commissioners present disclosed that they are familiar with the site.
Public Comment:

Hector Santos submitted a comment card in favor of this item but did not wish to speak.

There were no further requests to speak.

Mr. Krmpotic confirmed for Commissioner Hawkins there will be no stacking on Peckham.

Mr. Krmpotic explained for Commissioner Gower the plans for internal circulation and stacking mitigation.

*It was moved by Commissioner Hawkins, seconded by Commissioner Taylor, in the case of LDC20-00036 (Splash Express Car Wash), based upon compliance with the applicable findings, to approve the special use permit, subject to the conditions listed in the staff report, including the change in hours of operation to 8:00 a.m. to 8:00 p.m. Motion carried unanimously with five (5) commissioners present.*

**RESULT:** APPROVED [UNANIMOUS]

**MOVER:** Ed Hawkins, Commissioner

**SECONDER:** Kathleen Taylor, Vice Chair

**AYES:** Johnson, Taylor, Gower, Hawkins, Velto

**ABSENT:** John Marshall, Paul Olivas

4.6 Staff Report (For Possible Action): Case No. LDC20-00043 (Sportsmobile) - A request has been made for a special use permit to allow for the sale of recreational vehicles. The ±0.71 acre site is located on the west side of Market Street, ±450 feet north of its intersection with Vassar Street. The site is zoned Community Commercial (CC) and has a Master Plan land use designation of Suburban Mixed-Use (SMU). [Ward 3] 6:59 PM

Daron Lynch, representing the owner, gave an overview of the project.

Brook Oswald, Associate Planner, presented the staff report.

Commissioner Gower disclosed that he is familiar with the site. There were no other disclosures made.

Public Comment: None
It was moved by Commissioner Taylor, seconded by Commissioner Gower, in the case of LDC20-00043 (Sportsmobile), based upon compliance with the applicable findings, to approve the special use permit, subject to the conditions listed in the staff report. Motion carried unanimously with five (5) commissioners present.

RESULT: APPROVED [UNANIMOUS]
MOVER: Kathleen Taylor, Vice Chair
SECONDER: Peter Gower, Commissioner
AYES: Johnson, Taylor, Gower, Hawkins, Velto
ABSENT: John Marshall, Paul Olivas

4.7 Staff Report (For Possible Action): Case No. LDC20-00041 (Canyon Center Condition Amendment) - A request has been made to amend a special use permit condition B (24)(B) associated with case no. 164-87/ File 5 which limits hours of operation within the retail development. The ±02.59 acre site is located on the east side of McCarran Boulevard, ±700 feet southwest of its intersection with Mae Anne Avenue. The site is zoned Arterial Commercial and has a Master Plan land use designation of Suburban Mixed-Use (SMU). [Ward 5] 7:04 PM

Andy Durling, Wood Rodgers, gave an overview of the project and a request to amend Condition No. 24 B related to hours of operation.

Brook Oswald, Associate Planner, presented the staff report.

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

Public Comment: None

It was moved by Commissioner Gower, seconded by Commissioner Velto, in the case of LDC20-00041 (Canyon Center Amendment), based upon compliance with the applicable findings, to approve the amendment to the special use permit. Motion carried unanimously with five (5) commissioners present.

RESULT: APPROVED [UNANIMOUS]
MOVER: Peter Gower, Commissioner
SECONDER: Alex Velto, Commissioner
AYES: Johnson, Taylor, Gower, Hawkins, Velto
ABSENT: John Marshall, Paul Olivas
4.8 Staff Report (For Possible Action - Recommendation to City Council): Case No. TXT20-00002 – (Packaged Alcoholic Beverage Sales) – A request has been made to amend the Reno Municipal Code Title 18, “Annexation and Land Development”, Chapter 18.08 Zoning, Article II “Permitted Uses and Use Regulations”, Sections 18.08.201 Titled “Permitted Uses by Base Zone District”, 18.08.202 Titled “Additional Regulations for Principal Uses”, and 18.08.203 Titled “Standards for Accessory Uses and Structures”; Chapter 18.12 Article XXI “Safe Scape Regulations”, and Chapter 18.24, “Rules of Measurement and Definitions”. This amendment will specifically establish Packaged Alcoholic Beverage Sales as a principal and accessory use, add regulations and definitions associated with the principal and accessory uses, relocate downtown Safe Scape regulations to Chapter 5.07, and reference relocated provisions in Chapter 5.07; together with matters which pertain to or are necessarily connected therewith. 

*Item Pulled*

5 Discussion and potential appointment by the Planning Commission for one member and an alternate to serve on the Design Review Committee to review skyway plans. (For Possible Action)

Angela Fuss, Planning Manager, stated this agenda item will be continued to a future meeting.

6 Truckee Meadows Regional Planning Liaison Report

Commissioner Taylor reported on last week’s Regional Planning Commission meeting.

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.

There were no announcements.

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

None

9 Public Comment

None

10 Adjournment (For Possible Action)

The meeting was adjourned at 7:12 p.m.