MINUTES
Regular Meeting
Reno City Planning Commission
Wednesday, April 15, 2020 • 6:00 PM
Reno City Council Chamber, One East First St, Reno, NV 89501

Commissioners

<table>
<thead>
<tr>
<th>Attendee Name</th>
<th>Title</th>
<th>Status</th>
<th>Arrived</th>
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<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>Late</td>
<td>6:25 PM</td>
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<tr>
<td>John Marshall</td>
<td>Commissioner</td>
<td>Present</td>
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<tr>
<td>Paul Olivas</td>
<td>Commissioner</td>
<td>Present</td>
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<tr>
<td>Alex Velto</td>
<td>Commissioner</td>
<td>Present</td>
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1 Pledge of Allegiance
Angela Fuss, Planning Manager, led the Pledge of Allegiance.

2 Roll Call

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

3 Public Comment
None

4 Approval of Minutes (For Possible Action)

4.1 Reno City Planning Commission - Regular - Jan 15, 2020 6:00 PM (For Possible Action) 6:11 PM

It was moved by Commissioner Gower, seconded by Commissioner Olivas, to approve the meeting minutes. The motion carried with five (5) in favor and one (1) abstention by Commissioner Velto.
RESULT: ACCEPTED [5 TO 0]
MOVER: Peter Gower, Commissioner
SECONDER: Paul Olivas, Commissioner
AYES: Johnson, Taylor, Gower, Marshall, Olivas
ABSTAIN: Alex Velto
ABSENT: Ed Hawkins

4.2 Reno City Planning Commission - Regular - Mar 4, 2020 6:00 PM (For Possible Action) 6:12 PM

It was moved by Commissioner Gower, seconded by Commissioner Taylor, to approve the meeting minutes. The motion carried with four (4) in favor and two (2) abstentions by Commissioners Marshall and Olivas.

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

4.3 Reno City Planning Commission - Regular - Mar 18, 2020 6:00 PM (For Possible Action) 6:13 PM

It was moved by Commissioner Marshall, seconded by Commissioner Gower, to approve the meeting minutes. The motion carried with five (5) in favor and one (1) abstention by Commissioner Taylor.

RESULT: ACCEPTED [5 TO 0]
MOVER: John Marshall, Commissioner
SECONDER: Peter Gower, Commissioner
AYES: Johnson, Gower, Marshall, Olivas, Velto
ABSTAIN: Kathleen Taylor
ABSENT: Ed Hawkins

5 Public Hearings

5.1 Staff Report (For Possible Action): Case No. LDC20-00052 (Riverbend Parking Lot and Access Path) – A request has been made for a 1) special use permit (SUP) for the development of a parking lot and access path that: a) will result in the disturbance of a major drainageway, and b) is adjacent to residentially zoned property; and 2) variance to the parking lot landscaping and screening standards. The subject site consists of a ±2.5 acre portion of five parcels located on the south side of US Highway 40, ±1,600 feet east of Summerset Drive. The site is located within the Community Commercial (CC), Single Family Residential – 6,000
Square Feet (SF6), and Unincorporated Transition – 5 acres (UT5) zoning districts and has Master Plan land use designations of Suburban Mixed-Use (SMU), Single Family Neighborhood (SF), and Unincorporated Transition (UT), and is located within the Cooperative Planning Area (CPA) overlay district.

Kerry Rohrmeier, Tectonics Design Group, presented the request to the Planning Commission.

Heather Manzo, Associate Planner, presented information included in the staff report. Seven comments were received from the public. Four of those noted opposition to the request. One email noted it should have gone to the NAB/CAB. Two were general inquiries. This application does not include any tie-ins to the property to the west. This item was scheduled for a joint NAB/CAB meeting that was cancelled due to the state of emergency. No comments were received from NAB or CAB members. Staff is recommending approval.

(Commissioner Hawkins present at 6:25 p.m.)

Disclosures:

Commissioners are familiar with the site and received emails and transcribed voicemail.

Questions:

There were no questions from the commissioners.

Discussion:

Commissioner Olivas discussed his ability to make the findings and stated this is a great amenity and will be better off without landscaping and just having native plants that are already there. Overall the general public will benefit versus an individual applicant.

Commissioner Marshall discussed his ability to make the findings.

_It was moved by Commissioner Marshall, seconded by Commissioner Hawkins, in the case of LDC20-00052 (Riverbend Parking Lot and Access Path) based upon compliance with the applicable findings, to approve the special use permits and variance, subject to conditions in the staff report. The motion carried unanimously with seven (7) commissioners present._
RESULT: APPROVED [UNANIMOUS]
MOVER: John Marshall, Commissioner
SECONDER: Ed Hawkins, Commissioner
AYES: Johnson, Taylor, Gower, Hawkins, Marshall, Olivas, Velto

5.2 Staff Report (For Possible Action): Case No. LDC20-00049 (CAR- Therapeutic Riding Center) - A request has been made for special use permits to allow for: 1) establishment of a commercial stable and; 2) commercial development adjacent to residential zoning. The ±2.57 acre site is located ±75 feet northwest of the terminus of Maple Creek Court. The site 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] 6:35 PM

Nikki Avera, Executive Director for Center for Adaptive Riding, presented the request.

Brook Oswald, Associate Planner, presented information included in the staff report. Twenty-eight public comments were received with nineteen in favor, eight opposed, and one neutral. The opposition was related mainly to traffic impacts and loss of views. Staff recommends approval.

Disclosures:

Commissioners visited the site, received emails and voicemails, spoke with the applicant's representative, and talked with neighbors.

Questions:

Mr. Oswald confirmed for Commissioner Olivas that parking will be provided on site.

Mr. Oswald discussed the hours of operation and explained for Commissioner Olivas that staff did not want to restrict the operations for maintaining the health and welfare of the horses. They also did not want to put extreme limits on how they manager their business with respect to a limitation on the number of horses allowed.

Mr. Oswald explained for Commissioner Taylor once the commercial special use permit is approved it is not limited to just this use so it would not prevent this from becoming a typical commercial horse stable. Staff did look at how an overall stable is managed and feel the impact of a commercial stable and this use would be similar.

Mr. Oswald confirmed for Commissioner Gower that if this transferred over to a commercial operation it would still have to follow the same requirements of the special use permit.
Mr. Oswald explained for Commissioner Hawkins the applicant needs to pull a valid building permit within 18 months. They are required to have a permanent restroom facility within the first six months and that would begin their activation of having an active permit.

Mr. Oswald explained for Commissioner Hawkins there is a sewer line that runs out to Maple Creek Ct. Staff is comfortable with them tying into that existing line because of the overall low use.

Mr. Oswald confirmed for Commissioner Marshall that staff did not fully analyze for a potential future use, only what was proposed. The limitations on the number of horses is coming from the County Health Department and County Animal Welfare. Odor was a concern and that will be handled through the Health Department.

Commissioner Marshall expressed concern that we are authorizing here without restraints on the size of the operation. He does not have a problem with what is being proposed but his issues are more about what they would be authorizing.

Mr. Oswald confirmed for Chair Johnson they cannot limit the number of horses for a private stable. That would come through other agencies like the Health Department and Animal Welfare.

Discussion:

Commissioner Marshall stated he has no issues with what is being proposed but he is struggling to find a way to put some conditions on this that would be flexible enough for the applicant but at the same time allow him to make the residential adjacency findings given what could potentially be a large amount of commercial use available.

Angela Fuss, Planning Manager, stated the Planning Commission does have the option to add a condition to limit the number of horses.

Commissioner Taylor noted the presentation states not more than 14 horses.

Ms. Avera explained there are 14 stalls throughout the three barns and they like each horse to have a stall so they do not propose to have any more than 14 horses.

Mr. Oswald suggested for Commissioner Marshall they can write a condition that would set hours of operation open to the public to differentiate from hours of operation for care of the horses.
Ms. Avera stated they talked with neighbors that had concerns about lighting so they will not do lessons after dark. In the winter they would end at 4:45 and summer would end around 6:30. Right now they are doing two days a week and they would like to start doing three days a week with this new facility.

Mr. Oswald explained the applicant is looking at having an indoor arena in the future that would allow them to have later activities.

_It was moved by Commissioner Marshall, seconded by Commissioner Hawkins, in the case of LDC20-00049 (CAR Therapeutic Riding Center) based upon compliance with the applicable findings, to approve the special use permit, subject to conditions in the staff report and including a condition for hours of public operation from 8:00 a.m. to 7:00 p.m. until the opening of an indoor arena that will extend hours to 9:00 p.m., and a maximum number of horses to be 20. The motion carried unanimously with seven (7) commissioners present._

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5.3 Staff Report (For Possible Action): Case No. LDC20-00029 (Vaughn Motor Sports) This is a request for a special use permit to allow for the sale and rental of recreation vehicles. The ±13,452 square foot site is located on the east side of Louise Street, ±40 feet northeast of its intersection with Market Street. The site is zoned Mixed Use/ Mill Street Transit Corridor (MU/MSTC) and has a Master Plan land use designation of Urban Mixed-Use (UMU). [Ward 3] 7:21 PM

Robert Walker and Rory Vaughn, Vaughn Motor Sports, gave an overview of the project and the request.

Brook Oswald, Associate Planner, presented information included in the staff report. One public comment was received pertaining to the safety of parking vehicles on the adjacent street in the area. This was heard by the NAB and no comments were received. Staff recommends approval.

Disclosures:

Commissioners are familiar with the site and received emails.

Questions:
Mr. Walker confirmed for Commissioner Hawkins they are not planning on doing consignment and they will change the sign to reflect that.

Mr. Oswald explained for Chair Johnson that because it is an existing building and existing use staff did not require the applicant to upgrade to LED lighting. The existing lighting meets the foot candle requirement.

Discussion:

There was no discussion.

*It was moved by Commissioner Gower, seconded by Commissioner Taylor, in the case of LDC20-00029 (Vaughn Motor Sports) based upon compliance with the applicable findings, to approve the special use permit, subject to conditions in the staff report. The motion carried unanimously with seven (7) commissioners present.*

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5.4 Staff Report (For Possible Action): Case No. LDC20-00046 (Sage Point #7) - This is a request for a special use permit to allow for a ±531,881 square foot industrial warehouse development adjacent to single family zoning. The ±42.23 acre site is located north of the intersection of Lear Boulevard and Mahon Drive. The site is within the Industrial Commercial (IC) zone and has an Industrial Master Plan land use designation. njg [Ward 4] 7:44 PM

John Krmpotic, representing the applicant, gave an overview of the project and a summary of changes.

Nathan Gilbert, Associate Planner, presented information included in the staff report. Three comment cards were received in opposition with primary concerns related to impacts on Swan Lake and North Valleys flooding. Staff is recommending approval.

*(Commissioner Hawkins absent at 8:03 p.m.)*

Disclosures:

Commissioners are familiar with the site, received emails, and spoke with the applicant's representative.

Questions:
Mr. Gilbert confirmed for Commissioner Taylor that Condition No. 9 is not new and is a standard condition of approval.

Discussion:

Mr. Gilbert explained for Commissioner Taylor the amount of landscaping was a staff recommendation to provide enhanced screening.

Commissioner Gower stated he struggles with finding a in terms of the compatibility with the adjacent nature area and Swan Lake more than the residential component. But we have code requirements and this project has gone to the point where they have crossed all the T's and dotted all the I's. We can't set unrealistic expectations as a city for them to do more than what they are doing. Still not comfortable with the situation in the North Valleys but until we do something differently as a city with our code to adjust the standards, it isn't fair to move the bar on the applicants.

Chair Johnson stated the issues he had previously with finding e have been addressed. He expressed appreciation for the work the applicant has done to present a project that is more in keeping with the land use that was set up out there.

(Commissioner Hawkins present at 8:12 p.m.)

Commissioner Hawkins stated that Swan Lake has been dewatering for a little over two weeks now so it is becoming a little less of a problem now.

*It was moved by Commissioner Hawkins, seconded by Commissioner Taylor, in the case of LDC20-00046 (Sage Point #7) based upon compliance with the applicable findings, to approve the special use permit, subject to conditions.*

Commissioner Marshall stated he cannot make findings a, b, d and f regarding environmental impacts to Swan Lake.

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

| RESULT: | APPROVED [6 TO 1] |
| MOVER:  | Ed Hawkins, Commissioner |
| SECONDER: | Kathleen Taylor, Vice Chair |
| AYES:   | Johnson, Taylor, Gower, Hawkins, Olivas, Velto |
| NAYS:   | John Marshall |
5.5 Staff Report (For Possible Action): Case No. LDC20-00051 (Mountain View Mixed Residential Villages 2 & 3) - A request has been made for special use permits to allow: a) 283 multifamily units; and b) grading with cuts exceeding 20 feet and fills in excess of 10 feet. The ±22 acre site is generally located northeast of the intersection of West 4th Street and Summit Ridge Drive on three parcels. The site is within the Multifamily – 14 units per acre (MF14) and Multifamily – 30 units per acre (MF30) zones and has Mixed Neighborhood and Multifamily Neighborhood Master Plan land use designations. 

Ken Krater, representing the applicant, gave an overview of the project and the request.

Nathan Gilbert, Associate Planner, presented information included in the staff report. Staff received five general inquiries on the request and three comment cards in opposition. The general comments included concern with noise generated from previous onsite operations. Condition No. 14 will address proposed onsite rock crushing operations and ensure they are limited to Monday through Friday from 8:00 a.m. to 5:00 p.m. on the east end of the property near the auto wrecking site. Staff also received a letter from the adjacent auto wrecking yard noting that future residents should be provided full disclosures of existing industrial operations. The comment cards received in opposition requested postponement so this can be presented to the Ward 1 NAB which has been cancelled due to the COVID-19 situation. Staff recommends approval of the request.

Disclosures:

Commissioners visited the site and reviewed emails and transcribed voicemails.

Question:

Mr. Gilbert confirmed for Commissioner Marshall that there is no connection to the Summit Ridge trail network proposed. The only connection to the Summit Ridge area is through the emergency connection where there will be a locked gate. The project was designed for all pedestrian and cycling circulation to occur on the subject site itself and does not provide connectivity to the adjacent subdivision.

Mr. Krater further explained that at this time they plan to honor the wishes of the residents in the existing neighborhood who said they did not want people from this new development walking through their neighborhood and they would rather we fenced the entire property line and had no connection. This is something than can be revisited two or three years from now.

Commissioner Gower would like to have more discussion about pedestrian connectivity
when the time is appropriate.

Mr. Krater confirmed for Chair Johnson they will bring the area along West 4th Street back up close to its current elevation. He explained the process and stated none of the material will leave the site.

Mr. Krater explained for Commissioner Marshall where the Stantec Site Plan shows they will be tying in with the sewer line.

Discussion:

Commissioner Marshall stated this kind of housing is what we want but the lack of access is contrary to many policies of our master plan.

Commissioner Gower agreed and stated we have master plan policies that support connectivity and that is one of the fundamental components of appropriate infill development. There is opportunity with the utility easement for connectivity for pedestrians and cyclists. If we have these points of access, gating them seems contrary to what we are trying to achieve in our master plan. We are 95% of the way there with the project as proposed but that's a key piece that is being left out.

Commissioner Velto stated the test we have to apply is whether the project is in substantial conformance with the master plan and Commissioner Gower said we are 95% there. He did not think the access issue is a reason to vote against the project.

Commissioner Marshall agreed and stated he intends to vote for the project but is concerned that it is so cut off and would like to try to find a way to get some kind of access to the site. He asked Mr. Krater if he has any control over allowing the emergency access to be open to pedestrians and bicycles.

Mr. Krater confirmed the easement is in place and they have the right that allows pedestrians and bicycles through there. He stated they would love to have that access but want to respect the wishes of the neighborhood.

Commissioner Gower discussed the master plan finding d that states the project needs to provide a safe pedestrian environment. He feels that forcing people out onto 4th Street to then have to go up Summit Ridge is not creating a safe pedestrian environment. He would like condition that says the gate will have easy pedestrian and cyclist access around it.

Mr. Gilbert stated if the Planning Commission wants to add a condition, he has draft language ready.
Commissioner Gower asked Mr. Gilbert to read the draft language for a new condition.

"Prior to issuance of a building permit excluding mass grading, the applicant shall have plans approved providing pedestrian access to the adjacent public access easement parcel 400-040-003."

Mr. Krater confirmed for Chair Johnson that he has no issue with the additional condition and he would add bicycles along with pedestrians.

It was moved by Commissioner Marshall, seconded by Commissioner Gower, in the case of LDC20-00051 (Mountain View Mixed Residential Villages 2 and 3) based upon compliance with applicable findings, to approve the special use permit, subject to conditions with the added condition regarding bike and pedestrian access as read by staff. The motion carried unanimously with seven (7) commissioners present.

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

6 Truckee Meadows Regional Planning Liaison Report
Commissioner Gower reported there will be a meeting on April 23rd with a similar platform as this 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.

9:10 PM
Angela Fuss, Planning Manager, reported there were no public hearing items at the last City Council meeting. The next meeting will be on April 22nd. The May 6th Planning Commission meeting will likely be cancelled as there are no cases scheduled. The next Planning Commission meeting will likely be on May 20th.

8 Commissioner's Suggestions for Future Agenda Items  (For Possible Action)
None
9 Public Comment

Commissioner Marshall discussed the need to come up with a mechanism to allow public comment to be made during the meetings.

Angela Fuss, Planning Manager, explained for Commissioner Marshall that they are working on options to address that issue.

10 Adjournment (For Possible Action)

The meeting was adjourned at 9:14 p.m.