



MINUTES

Regular Meeting

Reno City Planning Commission

Wednesday, September 04, 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. Harris	326-8861
Manny Becerra	326-8860	Alex Velto	326-8858
Christina Del Villar	326-8862	Silvia Villanueva	326-8863

1 Pledge of Allegiance

The meeting was called to order at 6:02 p.m. Commissioner Becerra led the Pledge of Allegiance.

2 Roll Call

Commissioners Drakulich and Armstrong were absent at Roll Call.

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

None

4 Approval of Minutes (For Possible Action)

4.1 Reno City Planning Commission - Regular - August 7, 2024 6:00 PM (For Possible Action)

It was moved by Silvia Villanueva, seconded by Manny Becerra, to approve. Motion Pass.

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

RECUSED:

4.2 Reno City Planning Commission - Regular - August 21, 2024 6:00 PM
(For Possible Action)

It was moved by Manny Becerra, seconded by Alex Velto, to approve. Motion Pass.

RESULT:	Approve [4 TO 0]
MOVER:	Manny Becerra, Commissioner
SECONDER:	Alex Velto, Commissioner
AYES:	Becerra, Del Villar, Rohrmeier, Velto
NAYS:	
ABSENT:	J.D. Drakulich, Harris Armstrong
ABSTAIN:	Silvia Villanueva
RECUSED:	

Commissioner Villanueva stated she was not present for this meeting and chose to abstain from voting on the minutes.

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): Case No. **LDC25-00002 (Viewpoint Apartments Second Emergency Access Road MSPR)** – A request has been made for a major site plan review to allow for grading resulting in fills greater than ten feet to allow for the development of an emergency access road for a previously approved 432-unit apartment complex (LDC22-00084). The ±0.57 acre project area is proposed on the southeast portion of a ±54.37 acre parcel generally located southwest of the intersection of Summit Ridge Drive and Summit Ridge Court. The site is located within the Multi-Family Residential – 14 units per acre (MF-14) zoning district and has Master Plan land use designations of Mixed Neighborhood (MX) and Parks, Greenways, and Open Space (PGOS). **[Ward 1]**

Leah Piccotti, Associate Planner, presented the staff report on this item.

Dave Snelgrove, Applicant's Representative, gave a presentation on their request.

Disclosures: Familiar with the site, read and reviewed material

Public Comment: None

Questions:

Mr. Snelgrove confirmed for Commissioner Villanueva that there will be three emergency entries. There is one access that will be open to the public and three additional access points.

Commissioner Becerra asked if the emergency access roads being close together funneling to one main artery would create a potential bottleneck in case of emergencies.

Mr. Snelgrove stated they worked closely with Fire Marshal Burke to address any areas of concern related to fire access. The Fire Marshal said the plans they came up with do meet the intent of the International Fire Code for fire access.

Ms. Piccotti explained for Commissioner Becerra that the hydrology report will come in when the applicant submits for the building permits and that will be reviewed by our Engineering team.

Mr. Snelgrove answered questions from Commissioner Villanueva regarding the potential increase of flooding issues with the addition of the road. He explained that any time you add an impervious surface you have a net increase to water that will runoff and that would have to be collected. The accommodations the applicant will have to make will be addressed through the hydrology report.

Ms. Piccotti explained for Commissioner Becerra that this is not a phased project so it does not require a phasing plan.

Discussion:

Commissioner Becerra stated the applicant was faced with some challenges from the neighbors and it is great that they worked with the Fire Marshall to find a solution that works best for everyone.

It was moved by Manny Becerra, seconded by Alex Velto, to approve the major site plan review, subject to conditions listed in the staff report. Motion Pass.

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

6 Truckee Meadows Regional Planning Liaison Report

Commissioner Becerra reported on the last Regional Planning Commission meeting. The Reno Master Plan Amendment for Chism Mobile Home park was approved. A draft of the Regional Plan update was also presented.

7 Staff Announcements

7.1 Report on status of Planning Division projects.

Nathan Gilbert, Development Services Principal Planner, reported that Planning Commissioners should have received the new onboarding manuals with information on the Planning Commission Bylaws and Open Meeting Laws. Staff will be conducting a series of workshops with the Planning Commission including topics from the manual and other relevant information on the public review process.

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.

Mr. Gilbert reported on Council's approval of the Canyons PUD amendment. Council also upheld the Planning Commission's decision on the NV Energy Corridor Utility conditional use permit and denied the appeals. The Calvary Chapel zoning map amendment recommended for approval by the Planning Commission will be heard by Council on September 11.

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

Commissioner Becerra asked about his previous request for an agenda item to hear a presentation by tribal leaders on how they might be able to collaborate more with staff or the Commission.

Mr. Gilbert will follow up on that request.

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

Reno City Council Member Ebert thanked Mr. Gilbert for reporting on City Council's actions regarding the Planning Commission's decisions on the NV Energy Corridor and the Canyons PUD project. She will be coming back to the Planning Commission in October to give a more comprehensive report on what is going on at City Council.

10 Adjournment (For Possible Action)

The meeting was adjourned at 6:38 p.m.

DRAFT