



# MINUTES

## Regular Meeting

### Reno City Planning Commission

Wednesday, April 03, 2024 • 6:00 PM

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

Commissioners			
J.D. Drakulich, Chair 326-8861			
Harris Armstrong, Vice Chair	326-8859	Kerry Rohrmeier	326-8864
Manny Becerra	326-8860	Alex Velto	326-8858
Arthur Munoz	326-8862	Silvia Villanueva	326-8863

#### 1 Pledge of Allegiance

Meeting called to order at 6:03 p.m. Chair Drakulich led the Pledge of Allegiance.

#### 2 Roll Call

*Commissioners Rohrmeier and Velto absent*

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

Correspondence was received that was general in nature and not specific to any items on this agenda. These were forwarded to the Planning Commission and have been entered into the record. No voicemails or request to speak forms were received for this item.

#### 4 Approval of Minutes (For Possible Action)

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

***It was moved by Arthur Munoz, seconded by Silvia Villanueva, to approve. Motion Pass.***

<b>RESULT:</b>	Approved [5 TO 0]
<b>MOVER:</b>	Arthur Munoz, Commissioner
<b>SECONDER:</b>	Silvia Villanueva, Commissioner
<b>AYES:</b>	Drakulich, Armstrong, Becerra, Munoz, Villanueva
<b>NAYS:</b>	

<b>ABSENT:</b>	Kerry Rohrmeier, Alex Velto
<b>ABSTAIN:</b>	
<b>RECUSED:</b>	

## 5 Zoning Code Clean-Up

- 5.1 Staff Report: Case No. **TXT23-00005 (Title 18 Zoning Code Clean-Up)** – Initial review of Reno Municipal Code Title 18 Annexation and Land Development Chapter 18.04 (Development Standards); together with matters which pertain to or are necessarily connected therewith. 1, 2, 3, 4, and 5

Angela Fuss, Assistant Director of Development Services, gave the presentation reviewing proposed changes made so far in the Zoning Code Clean-Up process. Ms. Fuss answered questions and received feedback from commissioners.

Ms. Fuss confirmed for Chair Drakulich that the changes to Article 1 regarding tree protection do not change anything on private property.

Ms. Fuss confirmed for Commissioner Becerra that changes to Article 1 regarding feral horse management include language from the horse advocates and will address their concerns.

Ms. Fuss explained for Commissioner Villanueva the requirements for a major site plan review in Article 3.

Ms. Fuss answered questions from Commissioner Becerra regarding where power lines would be required to be underground and where the sidewalk waiver program might apply in Article 5.

Ms. Fuss explained for Commissioner Villanueva that sidewalks on a city street would be maintained by the city.

Ms. Fuss answered questions from Commissioner Villanueva regarding parking requirements in Article 7. She also confirmed they still require trees and shrubs in parking lots based on the number of parking spaces.

Ms. Fuss answered questions from Commissioner Armstrong regarding why electric fencing was added in Article 8.

Ms. Fuss answered questions from Commissioner Villanueva regarding the increased residential adjacency protection in Article 9. She explained the proposed requirement for step-backs.

*(Commissioner Villanueva absent at 7:06 p.m.)*

Ms. Fuss explained for Commissioner Becerra there are residential adjacency standards that restrict noise. There are no noise ordinances for downtown.

*(Commissioner Villanueva returned at 7:08 p.m.)*

Ms. Fuss answered questions from Commissioner Becerra in Article 13 regarding a balance between removing regulations for lumens and addressing light pollution concerns. She explained they did not change the dark sky requirements and will still regulate light pollution with foot candles.

Disclosures: reviewed public comment emails, had staff briefing, spoke to stakeholder from Washoe County School District

Public Comment:

Kyle Chisolm, Washoe County School District, expressed concern regarding the proposed language in some of the code sections in Chapter 3 that was discussed at the March meeting. The vague nature of the language creates potential for last minutes requests or design changes and can cause confusion with their design professionals. They want to have language that is very clear and precise.

Correspondence was received for this item which was forwarded to the Planning Commission and has been entered into the record.

Commissioner Villanueva asked staff to explain what the public comment concern is.

Ms. Fuss explained there is proposed language that basically says before we approve a building permit we have flexibility to look at school sites in terms of where crosswalks will go and where queuing for drop off and pick up will go. It is a catch all for all types of schools.

Mr. Chisolm explained the nature of the language right now says that the Administrator can control all aspects of our site design. There are already development standards in place and our concern is related to what other changes could possibly come up with this language. The school district wants to put the design on the professionals and design teams and not have ambiguous standards that are not clear.

Commissioner Becerra asked staff if they would be open to working with the school district and clarifying language.

Ms. Fuss stated she thinks the reason for this is because not every school triggers a discretionary review.

Commissioner Villanueva asked if there is any way we can include a little more detail about what we will be looking for.

Ms. Fuss explained the added language is very broad and does not mandate anything. It gives a heads up about the things that we are concerned with that we will want to see when they come in for a building permit. It is more of a common sense thing and we are putting them on alert because a lot of the charter schools come into existing shopping centers that are not designed for schools and creating challenges. Schools can come in and talk to us at any point in their planning and design process.

Commissioner Becerra suggested staff provide information on what issues have come up with school sites that would have been caught if this was in place to help explain or justify why the change is being made.

Mr. Chisolm explained their concern that staff or the administrator can change at any time and opinions can change on what would be acceptable. The ambiguity of the language is what the concern comes down to.

Ms. Fuss answered questions from Commissioner Villanueva and provided further clarity regarding setback requirements.

Ms. Fuss explained for Commissioner Becerra that there is still one more Planning Commission meeting and a couple of City Council meetings where feedback will be taken. There is also a page on the city website dedicated to the zoning code update and a place to provide comments.

## **6 Staff Presentation – Overview of Planning Commission Roles and Responsibilities**

This item was postponed.

## **7 Truckee Meadows Regional Planning Liaison Report**

The last scheduled meeting was canceled and the next meeting will be later this month.

## **8 Staff Announcements**

### **8.1 Report on status of Planning Division projects.**

Mike Railey, Planning Manager, combined Agenda Items 8.1, 8.2, and 8.3 into one and reported that commissioners have expressed an interest in some

training sessions. If you have any specific training requests, let staff know.

Commissioner Becerra suggested a presentation on how our work impacts Regional. It is a little unclear and a full big picture overview would be good.

Commissioner Armstrong suggested it would be helpful for new commissioners to see an overview of the types of things this body will most likely see.

- 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.

Mr. Railey reported that City Council did not take action on the housing amendments that were presented. They asked staff to do additional outreach.

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

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

No correspondence, voicemails or request to speak forms were received.

**11 Adjournment (For Possible Action)**

The meeting was adjourned at 7:47 p.m.