



MINUTES

Regular Meeting

Reno City Planning Commission

Wednesday, October (2, 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. Drakulich	326-8861
Manny Becerra	326-8860	Alex Velto	326-8858
Christina Del Villar	326-8862	Silvia Villanueva	326-8863

1 Pledge of Allegiance

Called to order at 6:00 p.m. Commissioner Rohrmeier led the Pledge of Allegiance.

2 Roll Call

All commissioners were present 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 - September 18, 2024 6:00 PM
(For Possible Action)

It was moved by Kerry Rohrmeier, seconded by Christina Del Villar, to approve. Motion Pass.

RESULT:	Approve [5 TO 0]
MOVER:	Kerry Rohrmeier, Vice Chair
SECONDER:	Christina DelVillar, Commissioner
AYES:	Armstrong, Becerra, Del Villar, Drakulich, Rohrmeier
NAYS:	
ABSENT:	
ABSTAIN:	Alex Velto, Silvia Villanueva

5 Presentations and Discussion

5.1 Council Liaison Update

Council Member Ebert provided a City Council update for the Planning Commission.

Commissioner Villanueva asked about the plans for the Truckee River that were presented to the City Council.

Council Member Ebert stated that City Council did accept a River Plan that included turning the area in front of the Believe sign into a green space and activating a lot of the river space downtown. She is not sure when they will have the funding to do be able to do everything that is included in that plan.

Several commissioners expressed interest in hearing more about the River Plan.

5.2 Presentation from the Reno-Sparks Indian Colony

Candace Stowell, Reno-Sparks Indian Colony Director of Planning and Community Development, gave a presentation on the Reno-Sparks Indian Colony (RSIC). Topics covered in the presentation include the location and growth of the Colony, current conditions, Draft Land Use Element of the 2040 Comprehensive Plan, and development priorities for 2025.

Commissioner Becerra asked if there are areas or particular projects where they could be a better or more effective governing board to the RSIC.

Ms. Stowell stated that going forward they will have more challenges along the Truckee River. She discussed the need to advocate for more screening or buffering of uses that exist along the Truckee River Corridor that are not compatible with the Truckee River Vision Plan.

Commissioner Becerra asked if they are getting the help and support they need from the City to explore the road abandonment mentioned in the presentation.

Ms. Stowell explained they have not gotten a formal resolution on that yet, but their Tribal Health Center would be interested and it would give them more control of activities in the area of that cul-de-sac.

6 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.

- 6.1 **POSTPONED ITEM-** Staff Report (For Possible Action): Case No. **LDC24-00065 (Virginia Village Self Storage)** – A request has been made for a conditional use permit to allow for: a) the development of a mini-warehouse facility adjacent to residentially zoned property; b) grading resulting in cuts greater than 20 feet in height and fills greater than 10 feet in height; c) hillside development; and d) disturbance of a major drainageway. The ±8.93-acre project site is located on North Virginia Street, directly east of its intersection with Talus Way. The site is located within the General Commercial (GC) zoning district and has a Master Plan land use designation of Suburban Mixed-Use (SMU). **[Ward 4]**
- 6.2 Staff Report (For Possible Action): Case No. **LDC25-00004 (Starbucks Firecreek Crossing)** –A request has been made for a Conditional Use Permit to allow for a restaurant with a drive-through facility within 300 feet of a residentially zoned property. The site is located on a portion of a ±17.65-acre parcel (Firecreek Crossing) on the northwest corner of Redfield Parkway and Kietzke Lane (4801 Kietzke Lane). The site is located in the Mixed-Use Urban (MU) zoning district and has a Master Plan land use designation of Suburban Mixed-Use (SMU). **[Ward 2]**

Leah Piccotti, Associate Planner, gave the staff presentation and recommended approval.

Frank Coda, GreenbergFarow, gave a brief presentation on the request.

Disclosures: familiar with the site

Public Comment: none

Questions:

Ms. Piccotti clarified for Commissioner Villanueva the plans for extending the drive-through, as well as plans to stripe the Firecreek Crossing 4-way intersection into the shopping center to address concerns that it would be blocked by traffic.

Ms. Piccotti explained for Commissioner Villanueva the RMC standards for vehicle stacking. She also noted that this drive-through line would back out into the parking lot and would not block the main road.

Ms. Piccotti explained for Commissioner Del Villar that she does not know the exact time the peak drive-through traffic is anticipated in the traffic study but

assumes there will be moreAM traffic.

Ms. Piccotti confirmed for Commissioner Becerra that this project would be analyzed differently if it was closer to residential. The residential adjacency standards only apply if the project site is within 300 feet of residential.

It was moved by Alex Velto, seconded by Kerry Rohrmeier, to approve the Conditional Use Permit, subject to the conditions listed in the staff report. Motion Pass.

RESULT:	Approve [7 TO 0]
MOVER:	Alex Velto, Commissioner
SECONDER:	Kerry Rohrmeier, Vice Chair
AYES:	Armstrong, Becerra, Del Villar, Drakulich, Rohrmeier, Velto, Villanueva
NAYS:	
ABSENT:	
ABSTAIN:	
RECUSED:	

7 Training on the Roles and Responsibilities of the Planning Commission

Angela Fuss, Assistant Director of Development Services, gave a training presentation on roles and responsibilities.

Ms. Fuss answered questions and clarified some of the roles and responsibilities of the Planning Commission and the processes for approving projects and making recommendations to City Council.

8 Truckee Meadows Regional Planning Liaison Report

Chair Armstrong reported on Regional Planning agenda items including: 2024 Washoe County Census Forecast; training on projects of regional significance; and status update on projects of regional significance as it relates to Washoe County School District and charter schools.

9 Staff Announcements

9.1 Report on status of Planning Division projects.

Mike Railey, Development Services Planning Manager, reported they are seeing a significant uptick in requests for pre-application meetings.

9.2 Announcement of upcoming training opportunities.

9.3 Report on status of responses to staff direction received at previous meetings.

9.4 Report on actions taken by City Council on previous Planning Commission items.

Mike Railey, Development Services Planning Manager, reported that the Canyons PUD was approved and the Calvary Chapel zone change will go to

City Council on October 23.

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

Commissioner Villanueva requested a presentation on the Truckee River Vision Plan.

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

None

12 Adjournment (For Possible Action)

The meeting was adjourned at 7:27 p.m.

DRAFT