



MINUTES

Regular Meeting

Reno City Planning Commission

Thursday, December 08, 2022 • 6:00 PM

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

Commissioners			
Alex Velto, Chair 326-8858			
J.D. Drakulich, Vice Chair	326-8861	Mark Johnson	326-8864
Harris Armstrong	326-8859	Arthur Munoz	326-8862
Peter Gower	326-8860	Silvia Villanueva	326-8863

1 Pledge of Allegiance

Commissioner Johnson led the Pledge of Allegiance.

2 Roll Call

Members Present

Chair Alex Velto, Commissioner Mark Johnson, Vice Chair J.D. Drakulich, Commissioner Peter Gower, Commissioner Arthur Munoz

Commissioners Armstrong and Villanueva 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.)

Correspondence was received that was general in nature. That correspondence was forwarded to the Planning Commission and has been entered into the record.

4 Approval of the Minutes (For Possible Action)

4.1 Reno City Planning Commission - Regular - October 19, 2022 6:00 PM
(For Possible Action)

It was moved by Arthur Munoz, seconded by J.D. Drakulich, to approve. Motion Pass.

RESULT: Approved [3 TO 0]

MOVER:	Arthur Munoz, Commissioner
SECONDER:	J.D. Drakulich, Vice Chair
AYES:	Velto, Drakulich, Munoz
NAYS:	
ABSENT:	Silvia Villanueva, Harris Armstrong
ABSTAIN:	Mark Johnson, Peter Gower
RECUSED:	

4.2 Reno City Planning Commission - Regular - November 2, 2022 6:00 PM
(For Possible Action)

It was moved by Arthur Munoz, seconded by J.D. Drakulich, to approve. Motion Pass.

RESULT:	Approved [5 TO 0]
MOVER:	Arthur Munoz, Commissioner
SECONDER:	J.D. Drakulich, Vice Chair
AYES:	Velto, Johnson, Drakulich, Gower, Munoz
NAYS:	
ABSENT:	Silvia Villanueva, Harris Armstrong
ABSTAIN:	
RECUSED:	

5 Appreciation and recognition of Ed Hawkins and Kathleen Taylor for their years of service on the Reno City Planning Commission.

Kathleen Taylor was not available to be present. Ed Hawkins was recognized by the Commission for his service.

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 Staff Report (For Possible Action – Recommendation to City Council):
Case No. LDC23-00022 (Golden Valley Commerce Center Zoning Map Amendment) – A request has been made for a zoning map amendment from the Mixed-Use Suburban (MS) zoning district to the Industrial Commercial (IC) zoning district. The ±6.08 acre site is located on the southeast side of W. Golden Valley Road approximately ±298 feet southwest of its intersection with N. Virginia Street. The subject site has a Master Plan land use designation of Industrial (I). [Ward 4]**

Mike Railey, Christy Corporation, gave an overview of the amendment request.

Leah Brock, Assistant Planner, gave an overview of staff analysis. The November Neighborhood Advisory Board (NAB) meeting was canceled,

however they did receive a copy of the application and staff did not receive any comments from them or from the public.

Disclosures: familiar with the site

Public Comment:

Gayle Wilson expressed concern regarding potential issues depending on what type of future development there may be on the site.

Barbara Welsh also expressed concern regarding potential issues depending on what type of future development there may be on the site.

Questions:

Ms. Brock confirmed for Commissioner Johnson that site plan reviews are required for any development that is adjacent to or within 150 feet of a residential zoning district, so that will be required whether this zone change request goes through or not.

Ms. Brock answered questions for Commissioner Johnson regarding noticing requirements. The noticing area is 750 feet from the property boundary lines. If that area does not include 30 properties, they will continue to extend the notice area until it reaches 30 properties.

Discussion:

Commissioner Munoz stated it was easy for him to make the findings on this item. The change to IC fits the area. He does have concerns and understands what the neighbors are going to be dealing with. Hopefully when a project comes in we can turn more toward something commercial that can be used by the residents out there.

It was moved by Mark Johnson, seconded by Arthur Munoz, to recommend that City Council approve the zoning map amendment by ordinance. Motion Pass.

RESULT:	Approved [5 TO 0]
MOVER:	Mark Johnson, Commissioner
SECONDER:	Arthur Munoz, Commissioner
AYES:	Velto, Johnson, Drakulich, Gower, Munoz
NAYS:	
ABSENT:	

6.2 Staff Report (For Possible Action): Case No. **LDC23-00012 (Silver**

Hills Water Tanks) – A request has been made for a major site plan review to allow for cuts greater than 20 feet and fills greater than 10 feet associated with the placement of two new water tanks on a ±5 acre site in the Parks, Greenways, and Open Space (PGOS) zoning district. The project site is located approximately ±1.33 miles northwest of the intersection of Silver Knolls Boulevard and Red Rock Road. The subject site has a Master Plan land use designation of Parks, Greenways, and Open Space (PGOS). **[Ward 4]**

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

Leah Brock, Assistant Planner, gave an overview of staff analysis. The November Neighborhood Advisory Board (NAB) meeting was canceled, however they did receive a copy of the application and staff did not receive any comments from them or from the public.

Disclosures: familiar with area, corresponded with the applicant's representative

Public Comment:

Gayle Wilson expressed concerns regarding water related issues in the area. She also asked how the public can get information about projects.

Questions:

Commissioner Gower asked staff to talk about ways people can get the information the public commenter asked about.

Jason Garcia-LoBue, Planning Manager, explained the intake cycle for new project applications. Anybody that is interested can get signed up for an email blast that is sent out for new projects that come in. The website has an email link to the Development Services Department if there are any questions. There is also a mapping feature on the website that can be used to see a list of all recent project applications.

Commissioner Gower asked the applicant's representative to respond to the public commenter's question about the water source for the proposed tanks.

Mr. Railey explained that Truckee Meadows Water Authority (TMWA) is extending their municipal system out to this site. Lifestyle Homes is required to dedicate water rights to serve the new development so those will be dedicated to TMWA. It is TMWA water that will essentially be used.

Mr. Railey explained for Commissioner Gower his comments regarding water availability for wildfires. There are no hydrants there right now and the majority of the homes further to the east are on wells and there is really nowhere to fill tender trucks, so this will be a huge improvement in terms of fire protection in the area.

Mr. Garcia-LoBue answered questions from Commissioner Johnson regarding the Sphere of Influence (SOI). He confirmed this project would support development in Washoe County.

Mr. Railey confirmed for Commissioner Johnson there have been some discussions regarding taking things in and out of the SOI and explained that is a regional process and is in the very early stages.

Mr. Railey explained for Commissioner Munoz why this is proposed for this location and not in the development itself. They worked with TMWA to determine where the tanks should be to have proper pressure zones.

It was moved by Arthur Munoz, seconded by J.D. Drakulich, to approve the major site plan review, subject to the conditions listed in the staff report. Motion Pass.

RESULT:	Approved [5 TO 0]
MOVER:	Arthur Munoz, Commissioner
SECONDER:	J.D. Drakulich, Vice Chair
AYES:	Velto, Johnson, Drakulich, Gower, Munoz
NAYS:	
ABSENT:	

- 6.3 Staff Report (For Possible Action): Case No. **LDC23-00011 (Center for Adaptive Riding)** – A request has been made for a conditional use permit to allow for the establishment of a commercial stable adjacent to a residential zoning district. The ±3.5 acre site is located approximately ±265 feet southwest of the intersection of Bonde Lane and Del Monte Lane. The subject site is located within the City of Reno Sphere of Influence and has a Master Plan land use designation of Large-Lot Neighborhood (LL). The subject site has a Washoe County zoning designation of High Density Rural (HDR). **[Ward 2]**

(Commissioner Munoz absent at 6:56 p.m. and returned at 7:01 p.m.)

Scott Hooper, Member of the Board for the Center for Adaptive Riding (CAR), gave a presentation on CAR.

Nikki Landa gave an overview of the project and permit request.

Leah Brock, Assistant Planner, gave an overview of staff analysis. Because there were concerns raised at the Neighborhood Advisory Board (NAB) meeting staff suggested that the applicant hold a community meeting to provide information on their organization to some of the neighbors who were concerned. Staff has received ten comments from the public. One was from a Ward 2 NAB member expressing concerns about the project, two comments were in opposition, and seven in support of this application.

Disclosures: familiar with site, received and read emails, spoke with a neighbor

Public Comment:

Correspondence received was sent to the Planning Commission and has been entered into the record.

Voicemail from Victoria Meyer was heard at this time expressing support for the program.

Lara Tedesco spoke in support of the program.

Karolyn Hooper spoke in support of the program.

Kristine Perry spoke in support of the program.

Clay Tedanto stated the landscaping buffer is on his property. This is a reasonable use for the property. He expressed concern regarding the immediate adjacency to residential property, including his property.

Brynn Santos spoke in support of the program.

Questions:

Commissioner Munoz asked the applicant if the site being limitation to one event per year will it restrict their fundraising ability.

Ms. Landa explained for Commissioner Munoz that currently most of their fundraiser events are offsite. She confirmed that being allowed two or more events onsite per year would be helpful.

Commissioner Gower asked staff about the special use permit on the applicant's previous property.

Ms. Brock confirmed for Commissioner Gower that the entitlement runs with

the land, not the applicant. In this case, if the applicant decides to move to another facility, that parcel is now permitted as a commercial stable, however it is limited to the conditions of approval that were approved in 2017.

Ms. Brock clarified for Commissioner Gower the intent of the condition of approval regarding landscape screening. It is not intended for the applicant to maintain the current landscape screening on the neighboring property. If that landscaping were removed by the neighboring property owner, or it no longer met the requirement, the applicant would be required to maintain a similar landscape screening.

Chair Velto expressed concern regarding conditions that might make it difficult for the applicant to operate and asked if the cap of 15 horses would be an issue.

Ms. Landa stated they are allowed 20 horses at their current location and that would be ideal to be able to have 20 at this location.

Chair Velto asked if the condition requiring that all commercial activity in the evening be indoors is a concern.

Ms. Landa stated that there is no lighting provided so all evening activities would be done indoors.

Chair Velto asked if a condition of approval to allow outside lighting would be helpful.

Ms. Landa confirmed that would be helpful as long as it meets code and doesn't impose on the adjacent residential neighbors.

Ms. Brock answered questions and explained for Chair Velto the lighting requirements outside of what is included in the conditions of approval for this item.

Ms. Brock answered questions from Commissioner Gower regarding how they came up with the cap on the number of horses allowed. She explained that staff asked the applicant what the max number of horses would be and they said 15. It is in the purview of the Planning Commission to raise or lower that number.

Commissioner Gower asked staff if they had any concerns with increase the cap on horses to 20.

Ms. Brock stated her only concern would be that throughout this process at

the NAB meeting and the community meeting they discussed the cap being 15 horses.

Discussion:

Commissioner Johnson stated that the compatibility of a horse centric commercial function is perfect for this location. He appreciates the concerns and issues that have been brought up with respect to the cap on the number of horses and events and the lighting. The applicant's goals may be beyond what they currently have but what is conditioned will work and exceeds their current operations. There is always an opportunity if this continues to grow to come back with a record of 12-18 months of operation and ask for some of those things. He is in favor of the project as it is currently conditioned.

Commissioner Munoz stated he would like to change the hours of operation condition language to say dusk or sunset instead of evening. He would also like to change the number of events to four per year.

Chair Velto stated he would like to allow the potential to have more horses and more events to set them up for success. He does not want to over condition this so that they can't succeed at their highest level.

Commissioner Johnson stated they currently only have 11 horses at their facility with a special use permit that allows up to 20 horses. Fifteen horses would be an extension of what they already have.

Commissioner Munoz expressed support for allowing up to 20 horses.

There was discussion regarding the applicant's request to start business before all of the conditions are met.

Commissioner Johnson stated there is a Certificate of Occupancy issue when you change to a commercial use that is outside of our purview with respect to the Washoe County Health Department and Reno Fire. They can grant a temporary Certificate of Occupancy but that is something that is handled through the permitting process rather than the entitlement.

Jason Garcia-LoBue, Planning Manager, confirmed that through the building permit process the site plan improvements, landscaping improvements, and other things will be taken care of and there is a degree of flexibility that staff can have working with some of that prior to Certificate of Occupancy.

Discussion on the Motion:

Commissioner Gower stated the concern he has is that the applicant did not ask us for the changes to the conditions that were included in the motion. There is a process in place where they can request a modification to the use permit. He also expressed concern that the project was proposed in terms of adjacency a certain way with certain parameters and we are changing those parameters. He is not prepared to support the motion as stated.

Chair Velto stated he understands the applicant did not ask for the changes but he would see this differently if there were an applicant representative that was experienced in the planning process. Staff did a great job working with the applicant but I can envision a situation where an applicant might perceive that what they worked out with city staff is what they need to present and stick to and that is why I am open to suggesting different conditions that would improve the project.

Commissioner Gower discussed the need to keep in mind that this runs with the property beyond this applicant so there could be another use that supercedes this in the future.

Commissioner Johnson stated he supports the modification to Condition 14. He has issue with the proposed change to Condition 15 regarding the allowed number of events. The applicant stated they are not currently having events on site and the one allowed in the original condition is more than they are currently doing. The proposed change to Condition 16 raising the allowed number of horses to 20 instead of 15 is a 25% increase from what was presented to the NAB and the public. He is not opposed in concept to the changes but he does not feel comfortable making them from the dais when the applicant did not request the changes. He does not think that is a precedent we should be setting here.

Commissioner Munoz discussed his support for the suggested changes noting they did not just grabbed any number but asked the applicant what would help make them more successful.

Comments During the Vote:

Commissioner Johnson stated that based on the changes in the motion to things that were not presented previously, I can't make that judgement from the dais. As much as I support the project 100%, I can't support us as a body changing the conditions separate from what has been presented before. I just don't think that is a precedent that we want to be setting here so as much as I appreciate the project I can't support the process of the motion change.

Commissioner Gower stated he echos what Commissioner Johnson said. I am

disappointed with the way the conversation went here and the position that Commissioner Johnson and I are in. I think it is frustrating. It should be a fully unanimous approval with applause of this particular project and I am extremely frustrated to be voting against it.

It was moved by Arthur Munoz, seconded by J.D. Drakulich, to approve the conditional use permit, subject to the conditions listed in the staff report, with Condition 16 modified to allow 20 horses maximum, Condition 15 modified to allow for events up to three times per year, and Condition 14 modifying “evening” to read sunset. Motion Pass.

RESULT:	Approved [3 TO 2]
MOVER:	Arthur Munoz, Commissioner
SECONDER:	J.D. Drakulich, Vice Chair
AYES:	Velto, Drakulich, Munoz
NAYS:	Mark Johnson, Peter Gower
ABSENT:	

7 Truckee Meadows Regional Planning Liaison Report

Commissioner Johnson reported on the last meeting. The next meeting will be on December 22.

8 Staff Announcements

- 8.1 Report on status of Planning Division projects.
- 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.

Jason Garcia-LoBue, Planning Manager, the next meeting has one item on the agenda. There will be a training regarding annexations and sphere of influence in January. He also reported on upcoming City Council items.

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.)

None

11 Adjournment (For Possible Action)

The meeting was adjourned at 8:16 p.m.