



MINUTES

Regular Meeting

Reno City Planning Commission

Wednesday, October 05, 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	Arthur Munoz	326-8862
Peter Gower	326-8860	Vacant	326-8859
Mark Johnson	326-8864	Silvia Villanueva	326-8863

1 Pledge of Allegiance

Called to order at 6:01 p.m.

Commissioner Villanueva led the Pledge of Allegiance.

2 Roll Call

Members Present

Commissioner Mark Johnson, Vice Chair J.D. Drakulich, Commissioner Arthur Munoz, Commissioner Silvia Villanueva

Commissioners Gower and Velto were 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 related to any of tonight's agenda items. The correspondence was distributed to the commissioners before the meeting.

4 Approval of Minutes (For Possible Action)

- 4.1 Reno City Planning Commission - Regular - August 3, 2022 6:00 PM (For Possible Action)

Commissioner Villanueva will abstain from the vote on these minutes as she

was absent from the August 3, 2022 Planning Commission meeting.

Karl Hall, City Attorney, stated that approval of the minutes can be continued to the next meeting.

4.2 Reno City Planning Commission - Regular - August 17, 2022 6:00 PM
(For Possible Action)

It was moved by Arthur Munoz, seconded by Mark Johnson, to approve. Motion Pass.

RESULT:	Approved [4 TO 0]
MOVER:	Arthur Munoz, Commissioner
SECONDER:	Mark Johnson, Commissioner
AYES:	Johnson, Drakulich, Munoz, Villanueva
NAYS:	
ABSENT:	

4.3 Reno City Planning Commission - Regular - September 7, 2022 6:00 PM
(For Possible Action)

It was moved by Mark Johnson, seconded by Arthur Munoz, to approve. Motion Pass.

RESULT:	Approved [4 TO 0]
MOVER:	Mark Johnson, Commissioner
SECONDER:	Arthur Munoz, Commissioner
AYES:	Johnson, Drakulich, Munoz, Villanueva
NAYS:	
ABSENT:	

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 – Recommendation to City Council): Case No. **LDC22-00048 (DPII Master Plan and Zoning Map Amendment)** - A request has been made for a zoning map amendment from Unincorporated Transition 5 Acres (UT-5) to Single Family - 8 dwelling units per acre (SF-8). The ±8.05 acre site is located ±1,000 feet south of the intersection of Claim Jumper Way and Tellurium Mine Drive. **[Ward 2]**

Brook Oswald, Development Services Associate Planner, presented the staff report.

Disclosures: None other than having seen this project before

Public Comment: None

There were no questions or discussion.

It was moved by Arthur Munoz, seconded by Mark Johnson, based upon compliance with the applicable findings, to recommend City Council approve the zoning map amendment, subject to conformance review of the associated Master Plan amendment by the Truckee Meadows Regional Planning Commission. Motion Pass.

RESULT:	Approved [3 TO 1]
MOVER:	Arthur Munoz, Commissioner
SECONDER:	Mark Johnson, Commissioner
AYES:	Johnson, Drakulich, Munoz
NAYS:	Silvia Villanueva
ABSENT:	

- 5.2 Staff Report (For Possible Action): **LDC23-00008 (Armando & Sons Butcher Shop)** – A request has been made for a conditional use permit to allow for package alcohol sales accessory to the primary use of a general retail store located within 500 feet of residentially zoned property. The subject ±9.62 acre site is located in the Planned Unit Development (PUD - Rancharrah) zoning district on the south side of Rancharrah Parkway, approximately 250 feet west of Kietzke Lane. The subject site has a Master Plan land use designation of Suburban Mixed-Use (SMU). **[Ward 2]**

Garrett Gordon, applicant representative, gave an overview of the project.

Leah Brock, Development Services Assistant Planner, presented the staff report.

Disclosures: familiar with the site, visit the site often

Public Comment: None

Discussion:

Commissioner Villanueva stated this site and type of use is appropriate for package alcohol.

Commissioner Johnson thanked staff for including in the presentation the items about safe scape and the areas where these are more of an issue.

It was moved by Silvia Villanueva, seconded by Mark Johnson, based

upon compliance with the applicable findings, to approve the conditional use permit, subject to the conditions listed in the staff report. Motion Pass.

RESULT:	Approved [4 TO 0]
MOVER:	Silvia Villanueva, Commissioner
SECONDER:	Mark Johnson, Commissioner
AYES:	Johnson, Drakulich, Munoz, Villanueva
NAYS:	
ABSENT:	

- 5.3 Staff Report (For Possible Action): **LDC23-00009 (The Club at Rancharrah)** – A request has been made for a conditional use permit to allow for package alcohol sales accessory to the primary use of a restaurant with alcohol service located within 500 feet of residentially zoned property. The subject ±7.64 acre site is located in the Planned Unit Development (PUD - Rancharrah) zoning district on the south side of Rancharrah Parkway, approximately 0.25 miles west of Kietzke Lane. The subject site has a Master Plan land use designation of Suburban Mixed-Use (SMU). **[Ward 2]**

Robert Cuillard, General Manager of Rancharrah, gave an overview of the project.

Leah Brock, Development Services Assistant Planner, presented the staff report.

Disclosures: familiar with the site, visits the site often, received and read email

Public Comment: Correspondence was received and distributed to the commissioners before the meeting.

Discussion:

Commissioner Villanueva stated that in this particular case, staff presented that it is not in the safe scape zone. There is no direct access to residential and this is an appropriate place for package alcohol.

It was moved by Mark Johnson, seconded by Silvia Villanueva, based upon compliance with the applicable findings, to approve the conditional use permit, subject to the conditions listed in the staff report. Motion Pass.

RESULT:	Approved [4 TO 0]
MOVER:	Mark Johnson, Commissioner
SECONDER:	Silvia Villanueva, Commissioner

AYES:	Johnson, Drakulich, Munoz, Villanueva
NAYS:	
ABSENT:	

6 Truckee Meadows Regional Planning Liaison Report

Commissioner Johnson reported the last meeting included regional approval of the Canyon's Edge and review and update of the Regional Plan. The next meeting will be October 27, 2022.

7 Staff Announcements

7.1 Report on status of Planning Division projects.

Jason Garcia-LoBue, Planning Manager, gave an update on planning items heard at City Council. The Title 18 amendment item reviewed by the Reno Planning Commission will be going forward. The October 19 Reno Planning Commission meeting agenda has five items scheduled. The November 2 Reno Planning Commission meeting agenda tentatively has two master plan amendment projects that will require five commissioners present.

Commissioner Villanueva asked if we have the new commissioner appointed by the November 2 meeting.

Mr. Garcia-LoBue stated that is decided by City Council but we are hopeful.

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.

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

None

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

None

10 Adjournment (For Possible Action)

The meeting was adjourned at 6:34 p.m.