



# MINUTES

## Regular Meeting

### Reno City Planning Commission

Wednesday, January 15, 2020 • 6:00 PM

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

Commissioners			
Mark Johnson, Chair 326-8864			
Kathleen Taylor, Vice Chair	326-8859	John Marshall	326-8863
Peter Gower	326-8860	Paul Olivas	326-8861
Ed Hawkins	326-8862	Alex Velto	326-8858

#### 1 Pledge of Allegiance

Angela Fuss led the Pledge of Allegiance.

#### 2 Roll Call

Attendee Name	Title	Status	Arrived
Mark Johnson	Chair	Present	
Kathleen Taylor	Vice Chair	Present	
Peter Gower	Commissioner	Present	
Ed Hawkins	Commissioner	Present	
John Marshall	Commissioner	Present	
Paul Olivas	Commissioner	Present	
Alex Velto	Commissioner	Absent	

*The meeting was called to order at 6:02 PM.*

#### 3 Public Comment

None

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

4.1 Reno City Planning Commission - Regular - Dec 18, 2019 6:00 PM (For Possible Action) 6:03 PM

*It was moved by Commissioner Gower, seconded by Commissioner Hawkins, to approve the meeting minutes. The motion carried with unanimously with six (6) commissioners present.*

<b>RESULT:</b>	<b>ACCEPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Peter Gower, Commissioner
<b>SECONDER:</b>	Ed Hawkins, Commissioner
<b>AYES:</b>	Johnson, Taylor, Gower, Hawkins, Marshall, Olivas
<b>ABSENT:</b>	Alex Velto

## **5 Presentation by Washoe County Health on Air Quality Regulations and Management**

Daniel Inouye, Washoe County Health District, Air Quality Management Division, gave the presentation to the Commission.

Mr. Inouye explained for Commissioner Hawkins that the way legislation for custom or classic cars was written had loopholes. There was a subcommittee that prepared a report with options to close those loopholes but we could not find a legislator to sponsor it so we will be trying again in the next session.

Commissioner Gower spoke regarding the need for the Planning Commission to have discussion on how we can create the decision points and the tools we need to make positive decisions to meet the challenge of achieving the vision set forth in the Regional and Master Plan.

Mr. Inouye explained for Commissioner Taylor the standard is 70 parts per billion (ppb) and for 2018 we were at 71 ppb which is the first step towards a non-attainment designation. Preliminary data for 2019 showed some improvement at 70 ppb. The Environmental Protection Agency (EPA) has a path that we can take to exclude some of the data from 2016 to 2018 related to smoke from the wildfire events.

Mr. Inouye explained for Commissioner Taylor that when they first began to submit agency comments they were providing them for each specific project. In discussions with city staff they agreed that because the comments are pretty common across the board that they would combine the comments into a single response. What they are going to be doing moving forward is if there is a specific project they feel they need to address specifically, they would give specific details related to that.

Mr. Inouye confirmed for Commissioner Marshall that they are working towards doing modeling to show what the VMT and emissions are going to look like if approved tentative maps are built out. There are currently motor vehicle emission budgets for more of the valley portion of the Reno Sparks area. There is not a budget for ozone yet because we were not non-attainment.

Commissioner Marshall stated that if the question about where and how we grow is critical to our ozone budget, it would be useful and quite compelling if we had that kind of information to say what is going to happen if what is approved is built.

Mr. Inouye agreed that having quantitative data will make the story more compelling and help focus on specific areas or programs within the community.

- 5.1 Presentation by Washoe County Health District - *Presented/Distributed at Meeting*

**6 Public Hearings - (Items scheduled to be heard at a specific time will be heard no earlier than the stated time, but may be heard later.)**

- 6.1 Staff Report (For Possible Action): Case No. LDC20-00002 (Verdi Boat and RV Storage) - A request has been made for special use permits to allow: 1) recreational vehicle storage (mini-warehouse) to be constructed in Community Commercial zoning and; 2) nonresidential development adjacent to residential zoned property; 3) extended hours of operation between 11:00 pm and 6:00 am. The ±3.9 acre site is located ±25 feet northeast of the intersection of Interstate 80-Exit 2 and Orange Post Road. The site is zoned Community Commercial (CC) and has a Master Plan land use designation of Suburban Mixed-Use (SMU). The project is located within the Cooperative Planning Area (CPA) overlay zoning district. [**Ward 5**] 6:42 PM

Dave Snelgrove, CFA, gave an overview of the project.

Brook Oswald, Associate Planner, presented the staff report. Condition No. 11 regarding signs was presented to the Commission. This condition was not included in the staff report with the list of conditions but was referenced in the report. The application was heard by the Ward 5 NAB and comments were forwarded to the Planning Commission. Staff received a letter from Scenic Nevada that has also been forwarded to the Planning Commission.

The commissioners present disclosed that they visited or are familiar with the site, received emails, and/or spoke with applicant's representative.

Public Comment:

Addie Argyris spoke regarding fire hazard issues and traffic safety concerns.

Steve Oldham spoke regarding several concerns with the proposed project.

John Larrea spoke in favor of the project.

David Salinger spoke regarding traffic safety concerns.

Ricki Alpert spoke regarding fire hazard issues and traffic safety concerns.

Erika White spoke regarding the Ward 5 NAB comments on this application.

Brian White spoke in opposition to the request for extended hours of operation.

Sue Oldham spoke regarding several concerns with the proposed project.

Ryan Ravenelle spoke in favor of the project.

Megan Evans spoke regarding the impact on her right-of-way to drive through her easements.

Aaron Evans spoke regarding the planned retention basin and its proximity to his well.

Erin Stieber spoke in favor of the project.

Christine Hummel spoke in favor of the project.

Jack Guzman spoke regarding several concerns with the proposed project.

Brian Elder spoke in favor of the project.

Ervey Sanchez spoke in favor of the project.

Carly Borchard spoke regarding the need for further changes to the proposed project.

The following submitted comment cards in opposition of the project but did not wish to speak: Kathleen Smith; Pam McNeil; Lynn Guzman.

There were no further requests to speak under public comment.

Commissioner Marshall asked staff to address comments from the public regarding open storage.

Mr. Oswald explained this application does not have a building component. It is a storage yard for RVs and boats that will be canopy covered and screened. The difference between this and outdoor storage is that outdoor storage is usually associated with an industrial use.

Tray Palmer, Fire Marshal, confirmed for Commissioner Marshall there is nothing in code that requires a fire suppression system in an open canopy design.

Mr. Palmer confirmed for Commissioner Olivas that the residents are correct regarding Orange Post Road currently being too narrow for fire access. There is a 25 foot wide easement that goes to that road but only a portion of it is paved. To match today's fire code the road should be 20 feet minimum.

Mr. Palmer confirmed for Commissioner Olivas that Orange Post Road should be a minimum of 20 feet wide regardless of this proposed development.

Mr. Palmer explained for Commissioner Taylor that typically where they have problems with travel trailer fires there is usually a human component where people are cooking in it. When a trailer is stored and people are not living in it, they tend to not have problems with fire.

Mr. Palmer explained for Commissioner Gower that based on a preliminary look at what is being proposed, the water tank would meet the NFP 1142 requirements that classify the proposed use is a low fire hazard facility.

Commissioner Gower asked about a source of water to protect the surrounding areas.

Mr. Palmer confirmed there is no water currently out there for protection. They would contact the County to access their tender trucks if needed. He explained that Gold Ranch Casino has their own private water supply.

Mike Mischel, Engineering Manager, explained for Commissioner Marshall what would be going into the detention basin and what the interceptors will filter out. He also confirmed that water will perk into the adjoining soil.

Mr. Snelgrove explained for Commissioner Marshall that Gold Ranch has a dump station and there are other dump stations around the area.

Mr. Oswald explained for Commissioner Gower staff and the applicant have worked with the Nevada Department of Transportation (NDOT) engineers on what design would be appropriate for access to the site. NDOT has recommended the Type 5 approach and has felt comfortable with what has initially been proposed. If this is approved, it will have to meet all of NDOT's requirements for access.

Commissioner Gower asked if we as a city are doing our part with the design of the project to mitigate the speeding issue even though it is posted at 35 mph.

Mr. Oswald explained city staff is deferring to NDOTs traffic engineers to determine with is appropriate. The property is under control of NDOT so the city can work with them but cannot tell them how to design the project.

Mr. Oswald explained for Commissioner Gower that across the street from the site is zoned Mixed Use (MU).

Mr. Oswald explained for Commissioner Hawkins why staff supports not limiting the hours of operation. Staff analysis determined that any noise or light impacts on the adjacent residence were mitigated.

Mr. Snellgrove explained for Commissioner Hawkins if there is a distance requirement between a retention basin and a well, there is additional area on the site they can work with to reconfigure if Washoe County Health Department has a concern.

Mr. Snellgrove explained for Commissioner Hawkins some areas don't perk well. This area has a lot of decomposed granite and different types of soil that will help water perk in faster.

Commissioner Hawkins asked how many mature trees they anticipate losing on this property.

Mr. Snelgrove stated they anticipate losing 13 or 14 mature trees on the property. He also reviewed the plans for trees they will be planting.

Mr. Snelgrove answered questions from Chair Johnson regarding the drainage on the site.

Mr. Snelgrove confirmed there is enough room to widen Orange Post Road to 20 feet and answered questions regarding internal vehicular circulation.

Mr. Oswald confirmed for Chair Johnson that with three sides of the canopy area open it is no longer considered a building but a structure.

Mr. Mischel confirmed for Commissioner Taylor that he is a Professional Engineer (PE) registered in the State of Nevada and California. He also confirmed that Tara with NDOT is also a PE. If this project moves forward, there will be a lot of things that have to be done by a PE and a hydrologist. There will be a full drainage report that will address a lot of the questions that came up tonight.

Commissioner Gower appreciated Commissioner Taylor's comments on the PE

information we receive from Mr. Mischel, NDOT and other agencies. In looking at NDOT's comments he still has concerns with finding d relative to adequate mitigation of traffic.

Commissioner Marshall referenced findings a, d and e and stated there are some compatibility concerns.

Commissioner Olivas stated as far as finding d, it says mitigates not eliminates. This is a low trip generator and there is a Type 5 access. If we say these don't mitigate the issues, we are saying nothing can go on the site.

Commissioner Hawkins discussed the Reno Gateway project and suggested doing something like what NDOT did there on the eastbound onramp.

Chair Johnson stated the traffic discussion is problematic because a lot of it is outside of our control. He stated he struggles with finding e because of the use proposed without utilities.

Commissioner Olivas noted the potential for increasing the traffic issues if utilities were added to the site.

Commissioner Taylor agreed that adding more amenities would increase some of the risks associated with the use. It is not 100% perfect but there are considerations to be made and this use is appropriate.

***It was moved by Commissioner Gower, seconded by Commissioner Hawkins, in the case of LDC20-00002 (Verdi Boat and RV Storage), to continue to February 5, 2020 in order to get input from NDOT.***

Commissioner Gower clarified for Chair Johnson that he would like input from NDOT on anticipated measures to mitigate traffic concerns in order to make finding d.

Chair Johnson asked how the applicant feels about continuing the item.

Jon Steiber stated ideally they would like a decision tonight. They requested that NDOT attend the meeting and they had a scheduling conflict. This is not a final permit approval, it is a special use permit request.

Commissioner Gower suggested the option for NDOT to provide a letter addressing concerns for potential mitigation if they cannot attend the meeting.

Commissioner Gower clarified for Commissioner Taylor what traffic issues he wants addressed by NDOT.

Ms. Fuss explained for Chair Johnson that NDOT does not review plans at the SUP level. Plans will have to be approved and meet NDOT standards. The applicant will have to address concerns to get NDOT approval.

Chair Johnson asked if the applicant is okay with a continuance or would prefer a yes or no vote.

Mr. Snelgrove confirmed for Chair Johnson that the applicant would like a yes or no decision tonight.

Karl Hall, City Attorney, stated for special use permits the Planning Commission has 30 days from the date of the hearing to make a decision.

Commissioner Olivas stated he will not support a continuance.

*The motion to continue failed with two (2) in favor and four (4) oppositions by Commissioners Olivas, Marshall, Taylor and Johnson.*

*It was moved by Commissioner Taylor, seconded by Commissioner Olivas, in the case of LDC20-00002 (Verdi Boat and RV Storage), based upon compliance with the applicable findings, to approve the special use permit subject to conditions in the staff report, including the addition of Condition No. 11.*

Commissioner Marshall stated he cannot make findings a, d and e.

*The motion failed with two (2) in favor and four (4) oppositions by Commissioners Gower, Hawkins, Marshall and Johnson.*

Chair Johnson read the appeal process read into the record.

<b>RESULT:</b>	<b>DEFEATED [2 TO 4]</b>
<b>MOVER:</b>	Kathleen Taylor, Peter Gower
<b>SECONDER:</b>	Paul Olivas, Commissioner
<b>AYES:</b>	Kathleen Taylor, Paul Olivas
<b>NAYS:</b>	Mark Johnson, Peter Gower, Ed Hawkins, John Marshall
<b>ABSENT:</b>	Alex Velto

**7 Truckee Meadows Regional Planning Liaison Report**

Commissioner Gower reported on the Schools Subcommittee meeting today to consider ways to approach school sites whether they be Projects of Regional Significance or require identification on a regional plan map.

**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.  
9:26 PM

There were no updates from City Council to report.

A Planning Commission meeting is scheduled for next Tuesday to go over the zoning code update.

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

None

**10 Public Comment**

None

**11 Adjournment (For Possible Action)**

The meeting was adjourned at 9:27 p.m.