



MINUTES

Regular Meeting

Reno City Planning Commission

Wednesday, February 3, 2021 • 6:00 PM

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

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

1 Pledge of Allegiance

Commissioner Gower led the Pledge of Allegiance.

2 Roll Call

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

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 16, 2020 6:00 PM (For Possible Action) 6:03 PM

It was moved by Commissioner Munoz, seconded by Commissioner Gower, to approve the meeting minutes. The motion carried with five (5) in favor and one (1) abstention by Commissioner Olivas.

RESULT:	ACCEPTED [5 TO 0]
MOVER:	Arthur Munoz, Commissioner
SECONDER:	Peter Gower, Commissioner
AYES:	Taylor, Gower, Johnson, Munoz, Velto
ABSTAIN:	Paul Olivas
ABSENT:	John Marshall

4.2 Reno City Planning Commission - Regular - Dec 21, 2020 6:00 PM (For Possible Action) 6:04 PM

It was moved by Commissioner Johnson, seconded by Commissioner Olivas, to approve the meeting minutes. The motion unanimously with six (6) commissioners present.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Mark Johnson, Commissioner
SECONDER:	Paul Olivas, Commissioner
AYES:	Taylor, Gower, Johnson, Munoz, Olivas, Velto
ABSENT:	John Marshall

4.3 Reno City Planning Commission - Regular - Jan 6, 2021 6:00 PM (For Possible Action) 6:05 PM

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

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Peter Gower, Commissioner
SECONDER:	Paul Olivas, Commissioner
AYES:	Taylor, Gower, Johnson, Munoz, Olivas, Velto
ABSENT:	John Marshall

5 Public Hearings

5.1 Staff Report (For Possible Action): Case No. LDC21-00026 (R & K Concrete Batch Plant) - A request has been made for a special use permit to: 1) allow for the establishment of a concrete batch plant operation; and 2) operate between the hours of 11:00 p.m. and 6:00 a.m. The ±5.4 acre site is located on the north side of Parr Boulevard ±1,000 feet west of its intersection with Ferrari McLeod Boulevard. The site is located within the Industrial (I) zoning district and has a Master Plan land use designation of Industrial (I). **[Ward 4]** 6:06 PM

Stacie Huggins and Eric Hasty with Wood Rodgers gave an overview of the R & K Concrete Batch Plant project.

Heather Manzo, Associate Planner, presented the staff report on the R & K Concrete Batch Plant project. Staff did not receive any calls or emails from the community on this project. Staff was able to make all the necessary findings for both the use and for the hours of operation.

Disclosures - spoke with the applicant and/or applicant's representative, familiar with the site

Public Comment - None

Questions

Mr. Hasty answered Commissioner Gower's question regarding noise impacts and explained the requirements in Reno Municipal Code.

Alex Nichols, applicant, confirmed for Commissioner Johnson there is no signage anticipated on any of the silos or tall structures. There may be small signage at the gate entry.

Ms. Manzo explained for Commissioner Johnson that this type of equipment and structures are not subject to the maximum building height in those zones. It is equipment associated with the use rather than something that would fall under a building category.

Ms. Manzo confirmed for Commissioner Johnson the hours of operation are for this specific use. If the use changes, they would have to come in for a special use permit for whatever use is being proposed at that time. For this use, there was not a condition recommended to limit the night time operation.

Discussion

Commissioner Munoz stated his first concern was impacts to the houses in the area but after visiting the site he does not see this impacting anybody. With all the building going on for the freeway and in the North Valleys, this is a great project.

Commissioner Gower stated he believes his initial concerns regarding noise have been mitigated through the project design and various other factors described in the staff report.

It was moved by Commissioner Gower, seconded by Commissioner Olivas, in the case of LDC21-00026 (R & K Concrete Batch Plant), based upon compliance with the

applicable findings, to approve the special use permit subject to the conditions listed in the staff report. Motion carried unanimously with six (6) commissioners present.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Peter Gower, Commissioner
SECONDER:	Paul Olivas, Commissioner
AYES:	Taylor, Gower, Johnson, Munoz, Olivas, Velto
ABSENT:	John Marshall

6 Truckee Meadows Regional Planning Liaison Report

Commissioner Johnson reported on Truckee Meadows Regional Planning Commission actions.

7 Staff Announcements

- 7.1 Report on status of Planning Division projects.
- 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.
6:40 PM

Angela Fuss, Acting Community Development Director, reported on the following actions by City Council: Daybreak Project tentative map appeals were continued and will be heard in three weeks; approved COVID relief package.

The Washoe County School District will be giving a presentation at the next Reno Planning Commission meeting.

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

Commissioner Johnson asked that staff let the Planning Commission know when something is coming to us under the old Title 18, whether or not the new Title 18 would require a similar level of submittal.

9 Public Comment

None

10 Adjournment (For Possible Action)

The meeting adjourned at 6:47 p.m.