



MINUTES

Regular Meeting

Reno City Planning Commission

Wednesday, April 05, 2023 • 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

Meeting called to order at 6:01 p.m.

Commissioner Villanueva led the Pledge of Allegiance.

2 Roll Call

Commissioner Velto 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. One voicemail was played. No request to speak forms were received.

4 Approval of Minutes (For Possible Action)

4.1 Reno City Planning Commission - Regular - March 1, 2023 6:00 PM (For Possible Action)

It was moved by Arthur Munoz, seconded by Silvia Villanueva, to approve. Motion Pass.

RESULT:	Approved [5 TO 0]
MOVER:	Arthur Munoz, Commissioner
SECONDER:	Silvia Villanueva, Commissioner

AYES:	Johnson, Drakulich, Munoz, Villanueva, Armstrong
NAYS:	
ABSENT:	Alex Velto
ABSTAIN:	Peter Gower
RECUSED:	

4.2 Reno City Planning Commission - Regular - March 15, 2023 6:00 PM
(For Possible Action)

It was moved by Mark Johnson, seconded by Peter Gower, to approve. Motion Pass.

RESULT:	Approved [4 TO 0]
MOVER:	Mark Johnson, Commissioner
SECONDER:	Peter Gower, Commissioner
AYES:	Johnson, Drakulich, Gower, Armstrong
NAYS:	
ABSENT:	Alex Velto
ABSTAIN:	Arthur Munoz, Silvia Villanueva
RECUSED:	

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. **LDC23-00048 (Shepherd of the Mountains)** – A request has been made for a zoning map amendment from Single-Family Residential - 3 units per acre (SF-3) to Public Facilities (PF). The ±2.06 acre site is located on two parcels on the northeast corner of Lakeside Drive and West Peckham Lane. The site has a Master Plan designation of Suburban Mixed-Use (SMU). **[Ward 2]**

Al Seefeldt, applicant representative, gave an overview of the project.

Jeff Foster, Associate Planner, gave an overview of the staff report.

Disclosures: visited site, received and read email

Public Comment: No voicemails, request to speak forms or correspondence.

Questions:

Mr. Foster answered questions from Commissioner Villanueva regarding conforming zoning districts in the master plan designation. Single Family (SF-3) zoning districts are not conforming under Suburban Mixed-Use (SMU) and

Public Facilities (PF) would be.

Mr. Foster explained for Commissioner Villanueva that they believe the Public Facilities (PF) zoning is the most appropriate option for what is already there and what the applicant intends. PF is less intense than other zoning would be.

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

RESULT:	Approved [6 TO 0]
MOVER:	Arthur Munoz, Commissioner
SECONDER:	Harris Armstrong, Commissioner
AYES:	Johnson, Drakulich, Gower, Munoz, Villanueva, Armstrong
NAYS:	
ABSENT:	Alex Velto
ABSTAIN:	
RECUSED:	

6 Planning Commission Training Series: American Planning Association (APA) Video presentation and discussion on Legal Decision Making.

There was discussion regarding the options for scheduling this training later when new commissioners are present or sending a link to the training for commissioners to view outside of a meeting.

It was moved by Commissioner Armstrong, seconded by Commissioner Munoz, to postpone training to a later date and staff will follow through with an email containing links to the videos. Motion carried unanimously with six (6) commissioners present.

7 Truckee Meadows Regional Planning Liaison Report

Commissioner Johnson reported on agenda items heard at the April 3 meeting.

8 Staff Announcements

8.1 Report on status of Planning Division projects.

Jason Garcia-LoBue, Planning Manager, reported the April 19 meeting will have three agenda items. One is a master plan amendment and at least five commissioners will need to be present.

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

None

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 adjourned at 6:27 p.m.