



# AGENDA

## Regular Meeting

### Reno City Planning Commission

Wednesday, September 06, 2023 • 6:00 PM

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

Commissioners			
J.D. Drakulich, Chair 326-8861			
Harris Armstrong, Vice Chair	326-8859	Kerry Rohrmeier	326-8864
Manny Becerra	326-8860	Alex Velto	326-8858
Arthur Munoz	326-8862	Silvia Villanueva	326-8863

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**Public Notice:** This agenda has been physically posted in compliance with NRS Chapter 241 at Reno City Hall – One East First Street, Reno, Nevada 89501. In addition, this agenda has been electronically posted in compliance with NRS Chapter 241 at <http://www.reno.gov>, and <https://notice.nv.gov/>.

Members of the public may hear, observe and provide public comment virtually by pre-registering using the following link:

<https://links.reno.gov/47Wt2Yr>

**Accommodation:** Reasonable efforts will be made to assist and accommodate physically disabled persons desiring to attend the meeting. Please contact the Development Services Department at (775) 334-2576 in advance so that arrangements can be made.

**Supporting Material:** Staff reports and supporting material for the meeting are available at the Development Services Department and on the City’s website at <http://www.reno.gov/meetings>. Pursuant to NRS Chapter 241, supporting material is made available to the general public at the same time it is provided to the Planning Commission.

**Order of Agenda:** Items on the agenda may be taken out of order. The Planning Commission may combine two or more agenda items for consideration, remove items from the agenda, and/or delay discussion on or continue scheduled agenda items at any time. Items scheduled to be heard at a specific time will be heard no earlier than the stated time, but may be heard later.

**Public Comment:** Individuals wishing to address the Planning Commission at the meeting shall submit a “Request to Speak” form to the Staff Liaison. Individuals not in attendance may provide public comment by: (1) submitting an online public comment form at [www.reno.gov/PCPublicComment](http://www.reno.gov/PCPublicComment); (2) sending an email to [RenoPlanningCommission@reno.gov](mailto:RenoPlanningCommission@reno.gov); (3) sending a letter to the City of Reno Planning Commission, P.O. Box 1900, Reno, NV 89505; or (4) leaving a voicemail at (775) 393-1776. Voicemails received by 12:00 p.m. on the day of the hearing will be transcribed, provided to the Planning Commission, and entered into the record. Voicemails received thereafter and public comment received during the meeting will be provided to the Planning Commission for review prior to adjournment and entered into the public record. Please note, all comments received are considered part of the public record and will be on file with the Development Services Department.

Public comment is limited to three (3) minutes per person. Unused time may not be reserved by the speaker, nor allocated to another speaker. No action may be taken on a matter raised under general public comment until the matter is included on a subsequent agenda as an action item.

**Appeal Process:** Any final action (not including recommendations) or failure to take action by the Planning Commission may be

appealed to the Reno City Council by the applicant, the Mayor or a City Council Member, or any person who is "aggrieved" by the action or inaction. An appeal (together with fees) must be filed with the City Clerk within ten business days starting on the day after written notice of the action is filed with the City Clerk.

**Watch Meetings:** Planning Commission meetings are streamed online when the Commission is in session in Council Chamber at <http://www.reno.gov/meetings> and broadcast on Charter Channel 194.

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**1 Pledge of Allegiance**

**2 Roll Call**

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

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

4.1 Reno City Planning Commission - Regular - July 20, 2023 6:00 PM (For Possible Action)

4.2 Reno City Planning Commission - Regular - August 2, 2023 6:00 PM (For Possible Action)

**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 ***POSTPONED ITEM*** - Staff Report (For Possible Action): Case No. **LDC23-00068 (Sierra Tennis Center Major Site Plan Review)** – A request has been made for a major site plan review for grading with cuts greater than twenty feet in height and fills greater than ten feet in height to allow for the development of a private county club. The ±35.57 acre site is located on three parcels generally east of Wedge Parkway approximately ±1,055 feet south of its intersection with Mount Rose Highway. The subject site is located in the Mixed-Use Suburban (MS) zoning district and has a Master Plan land use designation of Suburban Mixed-Use (SMU). **[Ward 2]**

5.2 Staff Report (For Possible Action): Case No. **LDC24-00001 (North Valley's FED)** - A request has been made for a conditional use permit to allow: 1) business operations between 11:00 p.m. and 6:00 a.m., 2) grading resulting in fills greater than ten feet in height, 3) nonresidential development adjacent to residentially zoned property, and 4) disturbance of a major drainageway to accommodate a freestanding emergency department with ambulance bays and future commercial development. The ±7.29 acre site is located on the south side of Sky Vista Parkway on the southwest corner of its intersection with Vista Knoll Parkway. The site is zoned General

Commercial (GC) and has a Master Plan designation of Suburban Mixed-Use (SMU). **[Ward 4]**

- 5.3 Staff Report (For Possible Action – Recommendation to City Council):  
Case No. **LDC23-00021 (Valley View Estates)** - A request has been made for: 1) a Master Plan amendment from ±80 acres of Unincorporated Transition (UT) to ±17 acres of Single-Family Neighborhood (SF) and ±63 acres of Parks, Greenways, and Open Space (PGOS) and; 2) a zoning map amendment from ±69.6 acres of Unincorporated Transition – 40 acres (UT-40) and ±10.4 acres of Large Lot Residential 2.5 Acres (LLR-2.5) to ±80 acres of Planned Unit Development (PUD) Valley View Estates. The ±80 acre project site is located ±350 feet southeast of the intersection of Claim Jumper Way and Tellurium Mine Drive, and directly east of the Truckee Meadows Water Authority (TMWA) reservoir tank. **[Ward 2]**

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

**7 Truckee Meadows Regional Planning Liaison Report**

**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 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.)**

**11 Adjournment (For Possible Action)**

**IF THE MEETING GOES BEYOND 11:00 PM, THE PLANNING COMMISSION MAY POSTPONE REMAINING ITEMS.**