



MINUTES

Regular Meeting

Reno City Planning Commission

Wednesday, October 04, 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

1 Pledge of Allegiance

Commissioner Armstrong led the Pledge of Allegiance.

2 Roll Call

Commissioners Munoz, Rohrmeier, and Villanueva were absent.

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

None

4 Approval of Minutes (For Possible Action)

4.1 Reno City Planning Commission - Regular - August 16, 2023 6:00 PM (For Possible Action)

Commissioner Armstrong stated he would abstain since he did not attend this meeting. With only three commissioners left in attendance today, this item was continued to the next Planning Commission meeting for approval.

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 **PULLED ITEM** - Staff Report (For Possible Action - Recommendation to City Council): Case No. **LDC24-00007 (Note-able Music Therapy Services Specific Plan District)** – A request has been made for a zoning map amendment from the Public Facilities (PF) zoning district to a Specific Plan District (SPD). The ±3.0 acre site is located on the south side of Orovada Street approximately ±285 feet east of its intersection with Silverada Boulevard (2590 Orovada Street). The subject site has a Master Plan land use designation of Public/Quasi-Public (PQP). **[Ward 3]**
- 5.2 **PULLED ITEM** - Staff Report (For Possible Action): Case No. **LDC24-00006 (Saia Truck Terminal)** - A request has been made for a conditional use permit to allow for the establishment of a truck terminal park in the Industrial Commercial (IC) zoning district. The ± 10.92 acre site is located on the south side of Mill Street approximately 750 feet east of the intersection of Mill Street and South Rock Boulevard. The site has a zoning designation of Industrial Commercial (IC) and a Master Plan land use designation of Mixed Employment (ME). **[Ward 3]**
- 5.3 Staff Report (For Possible Action): Case No. **LDC23-00066 (Liberty Flats Townhomes)** - A request has been made for a tentative map for a 21-lot single-family attached (townhome) subdivision. The ±0.71 acre project site located on three parcels on the southwest corner at the intersection of Holcomb Avenue and East Liberty Street (330 East Liberty Street). The site is located in the Mixed-Use Downtown Riverwalk District (MD-RD) and has a Master Plan land use designation of Downtown Mixed-Use (DT-MU). **[Ward 3]**

The applicant requested a continuance on this item.

Public Comment: Correspondence was received for this item. These were forwarded to the Planning Commission and have been entered into the record.

It was moved by Harris Armstrong, seconded by Manny Becerra, to continue this item to a date certain of November 1, 2023 at 6:00 p.m. Motion Pass.

RESULT:	Continued [4 TO 0]
MOVER:	Harris Armstrong, Vice Chair
SECONDER:	Manny Becerra, Commissioner
AYES:	Drakulich, Armstrong, Becerra, Velto
NAYS:	
ABSENT:	Arthur Munoz, Kerry Rohrmeier, Silvia Villanueva
ABSTAIN:	
RECUSED:	

- 5.4 Staff Report (For Possible Action): Case No. **LDC23-00053 (2400 Valley Road)** – A request has been made for a conditional use permit to reestablish a previously existing, nonconforming warehouse and distribution use. The ±1.51 acre project site is located on Valley Road, ±214 feet south of its intersection with Enterprise Road (2400 Valley Road). The project site is located within the Multi-Family Residential – 30 units per acre (MF-30) zoning district and has a Master Plan land use designation of Suburban Mixed-Use (SMU). **[Ward 4]**

Dave Snelgrove, Applicant Representative, gave an overview of the project.

Carter Williams, Assistant Planner, presented the staff report. Staff was able to make all of the findings and recommends approval.

Disclosures: familiar with the site

Public Comment: none

It was moved by Alex Velto, seconded by Harris Armstrong, to approve the conditional use permit, subject to conditions listed in the staff report. Motion Pass.

RESULT:	Approved [4 TO 0]
MOVER:	Alex Velto, Commissioner
SECONDER:	Harris Armstrong, Vice Chair
AYES:	Drakulich, Armstrong, Becerra, Velto
NAYS:	
ABSENT:	Arthur Munoz, Kerry Rohrmeier, Silvia Villanueva
ABSTAIN:	
RECUSED:	

6 Truckee Meadows Regional Planning Liaison Report

Commissioner Velto reported on the Truckee Meadows Regional Planning Commission meeting.

7 Staff Announcements

- 7.1 Report on status of Planning Division projects.
Mike Railey, Development Services Planning Manager, stated the new Ward Maps have been forwarded to the Planning Commissioners.
- 7.2 Announcement of upcoming training opportunities.
Mike Railey, Development Services Planning Manager, reported that Lauren Knox with the Planning Department will be coming on November 1st for a presentation on the Master Plan and its interaction with the Development Code in the Truckee Meadows Regional Plan.

- 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.

The East Taylor Street multi-family project will be heard on appeal at the next City Council meeting.

The Diaz Masonry Master Plan Amendment and Zone Change approval was upheld by City Council.

The Valley View Estates Mater Plan Amendment and Zoning Map Amendment of the PUD will be heard by City Council on October 25.

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 6:20 p.m.