



# MINUTES

## Regular Meeting

### Reno City Planning Commission

Wednesday, May 15, 2024 • 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

Meeting called to order at 6:09 p.m.

Commissioner Becerra led the Pledge of Allegiance.

#### 2 Roll Call

*All commissioners present.*

#### 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 and not specific to any items on this agenda. These were forwarded to the Planning Commission and have been entered into the record.

#### Live Public Comment:

Julia Bledsoe (via zoom)

#### 4 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.

4.1 **PULLED ITEM** - Staff Report (For Possible Action) Case No. LDC24-

**00015 (NV Energy Utility Corridor)** – A request has been made for a conditional use permit to: a) establish a major utility to allow for the construction of a new overhead 120kV electrical power line, and b) allow for hillside development. The corridor alignment for the utility is generally located between the Bordertown substation (Cold Springs area) to the north and the California substation (Verdi area) to the south. Approximately 4.1 miles of the overall ±10.9 mile Nevada portion of the power line are within the City of Reno with the remainder in unincorporated Washoe County. The request is a Project of Regional Significance (PRS) and requires an amendment to the Truckee Meadows Regional Plan to establish a new regional utility corridor. **[Ward 4 & 5]**

This item was pulled from the agenda.

We did receive correspondence for this item. This was forwarded to the Planning Commission and has been entered into the record.

No request to speak forms or voicemails were received for this item.

- 4.2 Staff Report (For Possible Action): Case No. **LDC24-00049 (Northern NV Public Health Behavioral & TB Clinic)** - A request has been made for a conditional use permit to allow for the operation and expansion of a healthcare facility providing acute and overnight care. The ±3.42 acre project site is located at the southeast corner of the intersection at Sutro Street and East Ninth Street (1240 East Ninth Street). The site is zoned Public Facilities (PF) and has a Master Plan designation of Public/Quasi-Public (PQP). **[Ward 3]**

Daniel Martoma, Associate Planner Specialist, gave the staff presentation and recommended approval.

Stacie Huggins, the applicant's representative, gave a presentation.

Disclosures: familiar with the site, text messages with applicant's representative, read and review materials, Commissioner Velto's wife works with Public Health District and Washoe County

Public Comment:

No voicemails, correspondence, or request to speak forms were received for this item.

Questions:

Mike Railey, Planning Manager, confirmed for Commissioner Becerra that with

Condition No. 6 to include an access control gate to the western driveway along Sutro Street, they are comfortable with that access remaining.

Mr. Martoma explained for Commissioner Munoz that there is a fence and landscaping between the health center and school. They do not anticipate any visibility concerns.

Staff confirmed for Commissioner Villanueva that the school was noticed and they expressed no concerns.

Discussion:

Chair Drakulich stated he is excited to see this open again. It is filling a massive need in our community.

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

<b>RESULT:</b>	Approve [7 TO 0]
<b>MOVER:</b>	Alex Velto,
<b>SECONDER:</b>	Manny Becerra,
<b>AYES:</b>	Drakulich, Armstrong, Becerra, Munoz, Rohrmeier, Velto, Villanueva
<b>NAYS:</b>	
<b>ABSENT:</b>	
<b>ABSTAIN:</b>	
<b>RECUSED:</b>	

## **5 Truckee Meadows Regional Planning Liaison Report**

Commissioner Armstrong had nothing to report since the last meeting.

## **6 Staff Announcements**

### **6.1 Report on status of Planning Division projects.**

Mike Railey, Planning Manager, reported that the Santerra-Quilici Fire Station Condition Amendment will be heard by City Council on May 22.

### **6.2 Announcement of upcoming training opportunities.**

### **6.3 Report on status of responses to staff direction received at previous meetings.**

### **6.4 Report on actions taken by City Council on previous Planning Commission items.**

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

## **8 Public Comment (This item is for either public comment on any action item or for**

**any general public comment.)**

No voicemail, request to speak forms, or correspondence were received for this item.

**9           Adjournment (For Possible Action)**

The meeting was adjourned at 6:38 p.m.