

Fw: Second Postponement Requested for Items C.1-C.3

Mikki Huntsman <HuntsmanM@reno.gov>

Wed 3/13/2024 10:37 AM

To: City Clerk <CityClerk@reno.gov>

Cc: Doug Thornley <ThornleyD@reno.gov>

Thank you Mr. Manager.

[@City Clerk](#) please file this request for continuance for Items C.1-3

Take care,



Mikki Huntsman

([She/Her/Hers](#))

City Clerk

City Clerk's Office

775-334-2030 (o) or 775-399-4741 (c)

Huntsmanm@Reno.Gov

1 E. First St., Reno, NV 89505

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From: Doug Thornley <ThornleyD@reno.gov>

Sent: Wednesday, March 13, 2024 10:33 AM

To: Mikki Huntsman <HuntsmanM@reno.gov>

Subject: Fw: Second Postponement Requested for Items C.1-C.3

From: Calli Wilsey <WilseyC@reno.gov>

Sent: Tuesday, March 12, 2024 12:49 PM

To: Doug Thornley <ThornleyD@reno.gov>; Jackie Bryant <BryantJ@reno.gov>; JW Hodge <HodgeJW@reno.gov>; Ashley Turney <TurneyA@reno.gov>

Cc: Lauren Morris <MorrisL@reno.gov>; Krysti Smith <SmithK@reno.gov>

Subject: FW: Second Postponement Requested for Items C.1-C.3

FYI – Development Services received the second postponement request for Mill and Greg Street Master Plan/Zoning Map on tomorrow's agenda. I spoke with CAO and their interpretation of RMC is that the applicant has a right to two postponements. I've copied RMC below for reference. They recommend opening the hearing tomorrow, announcing the postponement, and allowing public comment. If you need anything else, please let me know.

Calli

18.08.306 - Review and Decision

(a)

Hearing, Review, and Decision

(1)

The application shall be subject to review, hearings, recommendations, and decisions as indicated in Table 8-1, Summary Table of Review Procedures

(2)

If the application is subject to a public hearing, the applicable review body shall hold a public hearing on the application in accordance with the rules and procedures established by the respective bodies, and in compliance with the Reno Municipal Code and state law.

(3)

The applicable review body shall consider the application, relevant support materials, staff report, and any evidence and public comments from the public hearing (if required).

(4)

The applicable review body shall approve, approve with conditions, or deny the application based on the applicable approval criteria listed in the application-specific procedures. The body may also continue the hearing.

(5)

All decisions shall be provided to the applicant and all appellants in writing.

(b)

Time Limits for Action, Postponements, and Invalid Applications

(1)

Prior to publishing and mailed notice for an application, the applicant and the Administrator may extend the time limit for action by mutual agreement, and such action shall not be considered a postponement. The applicant has the right to postpone a public hearing or administrative decision if the request is provided to the Administrator in writing no later than 5:00 p.m. the day prior to the scheduled public hearing or decision. In all other cases, the public hearing shall be opened and affirmative action by the body is required to postpone a decision.

(2)

Approval of the applicant and all appellants is required in order to postpone a public hearing for applications that have received an initial decision and are under appeal. In all other cases, the public hearing shall be opened and affirmative action by the body is required to postpone a decision.

(3)

The applicant shall pay for notification and advertising costs caused by requested postponement when filing the request for postponement.

(4)

Any application that is postponed by the applicant and is not reactivated by the applicant within 90 days shall become invalid ten days after the Administrator provides a notice of invalidation to the applicant.

(5)

Regardless of the stage in the review process, any application which is postponed more than twice by the applicant will become invalid.

From: Lauren Morris <MorrisL@reno.gov>

Sent: Tuesday, March 12, 2024 12:15 PM

To: Calli Wilsey <WilseyC@reno.gov>

Subject: Fw: Second Postponement Requested for Items C.1-C.3

Lauren Morris



Agenda Manager
City Manager's Office
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1 E. First St., Reno, NV 89501

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From: Jasmine Mehta <mehtaj@reno.gov>
Sent: Tuesday, March 12, 2024 11:53 AM
To: Lauren Morris <MorrisL@reno.gov>; Carter Williams <WilliamsCa@reno.gov>
Cc: Mike Railey <RaileyM@reno.gov>; Nathan Gilbert <GilbertN@reno.gov>
Subject: Re: Second Postponement Requested for Items C.1-C.3

I've consulted internally in my office about this, and the more conservative approach that would not open the City to a challenge is to open it and say that the applicant has requested a continuance (which they will get by right), and take public comment.

Because this is so politically charged, it would be better to take the conservative approach.

From: Lauren Morris <MorrisL@reno.gov>
Sent: Tuesday, March 12, 2024 11:08 AM
To: Carter Williams <WilliamsCa@reno.gov>; Jasmine Mehta <mehtaj@reno.gov>
Cc: Mike Railey <RaileyM@reno.gov>; Nathan Gilbert <GilbertN@reno.gov>
Subject: Re: Second Postponement Requested for Items C.1-C.3

Thank you! I just want to make sure I understand should this come up again :) I'll be sure the script and manager's notes are updated accordingly.

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From: Carter Williams <WilliamsCa@reno.gov>
Sent: Tuesday, March 12, 2024 11:06:58 AM
To: Lauren Morris <MorrisL@reno.gov>; Jasmine Mehta <mehtaj@reno.gov>
Cc: Mike Railey <RaileyM@reno.gov>; Nathan Gilbert <GilbertN@reno.gov>
Subject: RE: Second Postponement Requested for Items C.1-C.3

Sure, Lauren. I have included Jasmine on this email.

Jasmine – Can you provide clarification to Lauren on why we would not take the item to council with the applicant formally requested a non-date certain postponement? Her concern is that the item was noticed (not formal noticing but by way of the continuance at the previous hearing) and whether we would need to open the item to entertain potential public comment.



Carter Williams *Associate Planner* ([He/Him/His](#))
Development Services
775-741-3168 or williamsca@reno.gov

From: Lauren Morris <MorrisL@reno.gov>
Sent: Tuesday, March 12, 2024 10:59 AM
To: Carter Williams <WilliamsCa@reno.gov>
Cc: Mike Railey <RaileyM@reno.gov>; Nathan Gilbert <GilbertN@reno.gov>
Subject: Re: Second Postponement Requested for Items C.1-C.3

Can you loop in your attorney so I can have clarification about how this works since it was noticed? I thought if it was noticed they had to open it and take public comment but if that's not the case that would be good for me to know :)

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From: Carter Williams <WilliamsCa@reno.gov>
Sent: Tuesday, March 12, 2024 10:55:59 AM
To: Lauren Morris <MorrisL@reno.gov>
Cc: Mike Railey <RaileyM@reno.gov>; Nathan Gilbert <GilbertN@reno.gov>
Subject: Second Postponement Requested for Items C.1-C.3

Good morning Lauren,

I received official notice from the applicant of the Mill and Greg Street MPA and ZMA project that they are wanting to use their final postponement allowed under code. They are not seeking a date certain continuance this time, so our attorney confirmed that the hearing item should not be opened.

I was looking to see what it would be like to update the script so that the item can be removed at the time of agenda approval.

Thank you for your support.

--



Carter Williams
([He/Him/His](#))

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Please be advised that my working hours are as follows:

Mon, Wed-Fri - 7:30 am to 5:00 pm

Tues - 7:30 am to noon