



REGIONAL PLANNING COMMISSION

MEMBERS

Dian VanderWell, Chair
Tom Lean, Vice-chair
Roger Edwards
Roy Hibdon
Jim Newberg

Jackie Peterson
Dennis Romeo
Doug Voelz
Kevin Weiske

Rosanna Coombes, Director

MINUTES

REGIONAL PLANNING COMMISSION (RPC) Regular Meeting Wednesday, May 11, 2011, 6:30 p.m.

The Regional Planning Commission (RPC) met in regular session in the Washoe County Commission Chambers, 1001 East Ninth Street, Reno, Nevada and conducted the following business:

The meeting was called to order by Chair Dian VanderWell at 6:30 p.m.

1. ROLL CALL

The clerk called the roll and the following Commissioners were present: Dian VanderWell, Tom Lean, Roger Edwards, Roy Hibdon, Jim Newberg, Jackie Peterson, Dennis Romeo, Doug Voelz, and Kevin Weiske.

Truckee Meadows Regional Planning Agency (TMRPA) staff present: Rosanna Coombes, Director; Norman Azevedo, Legal Counsel; Peter Gower; Paige Menicucci; Sienna Reid; and Patricia Rogers.

2. APPROVAL OF THE AGENDA

Chair VanderWell suggested moving agenda item 6.A after 6.G

COMMISSIONER WEISKE MADE A MOTION TO APPROVE THE AGENDA AS AMENDED, SECONDED BY COMMISSIONER LEAN. THE MOTION CARRIED UNANIMOUSLY WITH NINE (9) MEMBERS PRESENT.

3. PUBLIC COMMENT

None

4. APPROVAL OF MINUTES

A. March 9, 2011

COMMISSIONER LEAN MADE A MOTION TO APPROVE THE MINUTES, SECONDED BY COMMISSIONER WEISKE. THE MOTION CARRIED WITH EIGHT (8) IN FAVOR AND ONE (1) ABSTENTION BY COMMISSIONER VANDERWELL.

5. CONSENT AGENDA

- A. PUBLIC HEARING – Regional Plan Conformance Review – City of Reno Master Plan amendment, Southeast Neighborhood Plan/Pioneer Parkway Holding Co. (CR11-006) – a Master Plan amendment from: a) four parcels totaling ±11.3 acres of “Commercial Area” to “Planned Development Area – Pioneer Parkway Holding Company;” and b) a portion of an easement totaling .24 acres of “Planned Development” to “Planned Development Area – Pioneer Parkway Holding Company.” The 11.54 acres consist of: 1) three parcels and a portion of an easement located at the southeast corner of the intersection of Old Virginia Road and Sutherland Lane; and 2) one parcel that is located ±1,288 feet to the northeast of the intersection of South Virginia Street and Geiger Grade Road.
- B. Consideration and possible acceptance of individual annual reports submitted by local governments and affected entities pursuant to subsection 1 of NRS 278.0286.
- C. Report on the 2011 legislative session, including, but not limited to information on: 1) potential legislation related to the program of regional planning; and 2) the RPGB Legislative Committee.

COMMISSIONER HIBDON MADE A MOTION TO APPROVE THE CONSENT AGENDA AS IS, SECONDED BY COMMISSIONER EDWARDS. THE MOTION CARRIED UNANIMOUSLY WITH NINE (9) MEMBERS PRESENT.

6. BUSINESS OF THE DAY

- B. PUBLIC HEARING - Regional Plan Amendment (TMSA 07-005) – Consideration and possible action to adopt RPC Resolution 11-03 providing a recommendation to the RPGB on a proposed amendment to the 2007 Truckee Meadows Regional Plan to revise the boundaries of the Truckee Meadows Service Areas (TMSA) pursuant to an application submitted by Lee and Sally Weston (TMSA 07-005).

Sienna Reid, Regional Planner, reviewed information included in the staff report.

Rosanna Coombes, Director of Regional Planning, stated that the materials submitted by West Washoe Association are classified as late submitted materials and it is up to the members of the RPC to decide if they will accept those materials and consider them with this item.

COMMISSIONER LEAN MADE A MOTION TO ACCEPT THE MATERIALS, SECONDED BY COMMISSIONER ROMEO. THE MOTION CARRIED WITH EIGHT (8) IN FAVOR AND ONE (1) OPPOSED VOTE BY COMMISSIONER HIBDON.

[The public hearing was opened.]

Stephen Mollath stated that he represents the applicant and agreed with the recommendations in the staff report.

Gary Houk spoke regarding the proposed TMSA's lack of compatibility with the current South Valleys Area Plan.

Ginger Pierce spoke regarding the direction of the City of Reno's annexations. Chair VanderWell stated that the comments had nothing to do with this agenda item and that comments need to be regarding the application that is before the RPC.

Tom Hall spoke regarding the stipulation regarding determining a hydrographic basin line and asked that this application be denied.

William Naylor spoke in opposition to the application and referenced administrative codes 625.795 and 625.666 stating that requirements in those codes have not been met.

Susan Jeutten spoke in opposition to the application and expressed concern regarding high biodiversity values and open space.

Monika Frank spoke in opposition to the application and expressed concern regarding services.

Carol Christensen spoke in opposition to the application and expressed concern regarding roads.

[The public hearing was closed.]

Chair VanderWell asked for legal opinion of the survey. Norm Azevedo, Legal Counsel, stated that the RPC does not have jurisdiction over the survey issues.

Commissioner Lean asked about a deadline. Mr. Azevedo recommended that the RPC consider the application based on the policies in the Regional Plan and that any deadline issue would be for the judge to address.

Commissioner Weiske asked for a legal definition of contiguous. Mr. Azevedo stated that typically within an annexation area contiguous would mean that it abuts the adjacent parcel. Ms. Reid further clarified that the Regional Plan does not contain any definitions for adjacent or contiguous. For the purposes of the TMSA evaluation matrix, staff uses the term contiguous to mean adjacent at a point.

Commissioner Weiske referred to the required finding number four regarding infrastructure and asked if anything had been submitted regarding infrastructure. Ms. Reid responded that when considering a TMSA amendment, it is not required that existing facilities be located next to the property being considered for inclusion into the TMSA. The RPC considers if the property is near other portions of the TMSA because the TMSA represents the area where municipal services and infrastructure are planned over a longer period of time.

Commissioner Romeo stated that this application is not project specific and asked for confirmation that services and infrastructure would be handled at a later time by the governing entity to approve or deny as they see fit. Ms. Coombes stated that the TMSA boundary is a long-range planning boundary. At this stage there is no project proposed. A TMSA boundary change does not change the land use.

Chair VanderWell asked Ms. Reid to clarify whether she reviewed the survey regarding the hydrographic basin. Ms. Reid stated that she reviewed the TMSA application submitted on behalf of the Weston's which included the survey.

Ms. Coombes asked Ms. Reid to display the diagram that shows the proximity of the survey boundary versus the published state engineer's boundary so that it is clear where those two are located in proximity to each other.

Commissioner Hibdon commented on the validity of the survey that was completed.

COMMISSIONER HIBDON MADE A MOTION TO ADOPT RPC RESOLUTION 11-03 WHICH RECOMMENDS AMENDING THE BOUNDARIES OF THE TMSA AS OUTLINED IN THE STAFF REPORT FROM THE RDA TO WASHOE COUNTY'S PORTION OF THE TMSA, SECONDED BY COMMISSIONER WEISKE. THE MOTION CARRIED UNANIMOUSLY WITH NINE (9) MEMBERS PRESENT.

- C. PUBLIC HEARING - Regional Plan Amendment (RPA 10-010) -
Consideration and possible recommendation to adopt RPC Resolution 11-04 providing recommendations to the RPGB on amendment to Policy 1.2.16 of the 2007 Truckee Meadows Regional Plan to address the transition of land use upon the rollback of a city's sphere of influence (RPA 10-010).

Ms. Reid reviewed information included in the staff report.

[The public hearing was opened.] There were no requests to speak.

[The public hearing was closed.]

Commissioner Hibdon asked if this would change the land use. Ms. Reid stated that if the proposed policy is put into effect the policy language would provide the process for the transition of land use. The movement would be to an equivalent land use designation that is as close to the existing land use as possible. Ms. Coombes clarified that this particular item is a general policy and is not property specific.

COMMISSIONER EDWARDS MADE A MOTION TO APPROVE RPC RESOLUTION 11-04 RECOMMENDING TO THE RPGB ADOPTION OF A REGIONAL PLAN AMENDMENT ADDRESSING THE TRANSITION OF LAND USE UPON THE ROLLBACK OF CITY'S SOI AS DESCRIBED IN THE STAFF REPORT, SECONDED BY COMMISSIONER WEISKE. THE MOTION CARRIED UNANIMOUSLY WITH NINE (9) MEMBERS PRESENT.

- D. PUBLIC HEARING - Regional Plan Amendment (RPA 11-004) –
Consideration and possible action to adopt RPC Resolution 11-05 providing a recommendation to the RPGB on a proposed amendment to the 2007 Truckee Meadows Regional Plan removing 128 parcels located in the East Truckee River Canyon from Sparks' Sphere of Influence (RPA 11-004).

Ms. Reid reviewed information included in the staff report.

[The public hearing was opened.]

Robbin Palmer spoke in favor of resolution 11-05.

Erik Holland spoke in favor of the resolution.

[The public hearing was closed.]

COMMISSIONER LEAN MADE A MOTION TO ADOPT RPC RESOLUTION 11-05 WHICH RECOMMENDS AMENDING THE BOUNDARIES OF THE TMSA AS OUTLINED IN THIS STAFF REPORT FROM SPARKS' PORTION OF THE TMSA TO THE RDA, SECONDED BY COMMISSIONER VOELZ. THE MOTION CARRIED UNANIMOUSLY WITH NINE (9) MEMBERS PRESENT.

- E. PUBLIC HEARING - Regional Plan Amendment (RPA 11-003) - Consideration and possible action to adopt RPC Resolution 11-06 providing a recommendation to the RRGB regarding an amendment to the 2007 Truckee Meadows Regional Plan for the realignment of an existing regional utility corridor associated with the Virginia Peak Wind Project in the Pah Rah Mountains.

Peter Gower, Senior Planner, reviewed information included in the staff report.

[The public hearing was opened.] There were no requests to speak.

[The public hearing was closed.]

COMMISSIONER WEISKE MADE A MOTION TO APPROVE RPC RESOLUTION 11-06 RECOMMENDING TO THE RRGB ADOPTION OF A REGIONAL PLAN AMENDMENT FOR THE REALIGNMENT OF A REGIONAL UTILITY CORRIDOR ASSOCIATED WITH THE VIRGINIA PEAK WIND PROJECT, SECONDED BY COMMISSIONER LEAN.

Commissioner Hibdon disclosed a conflict of interest due to employment and recused himself from participating in the motion.

THE MOTION CARRIED UNANIMOUSLY WITH EIGHT (8) MEMBERS.

- F. PUBLIC HEARING - Regional Plan Consistency Review – 2011 – 2030 Comprehensive Regional Water Management Plan (CR11-001).

Ms. Reid reviewed information included in the staff report.

[The public hearing was opened.] There were no requests to speak.

[The public hearing was closed.]

COMMISSIONER WEISKE MADE A MOTION TO FIND THE 2011-2030 COMPREHENSIVE REGIONAL WATER MANAGEMENT PLAN CONSISTENT WITH THE 2007 TRUCKEE MEADOWS REGIONAL PLAN WITH THE THREE SCHEDULED ADDITIONS FOUND IN ATTACHMENT 3, BASED ON THE FINDINGS LISTED IN THE STAFF REPORT, SECONDED BY COMMISSIONER EDWARDS. THE MOTION CARRIED UNANIMOUSLY WITH NINE (9) MEMBERS PRESENT.

- G. PUBLIC HEARING - Regional Plan Conformance Review – Washoe County – Project of Regional Significance, San Emidio Geothermal Project (CR 11-0005) – a project of regional significance for:
 - 1) a power generation facility greater than 5MW; and

2) an electrical transmission line greater than 60kV

The proposed project area is located in the San Emidio Valley generally north of Pyramid Lake near the eastern border of Washoe County.

Chair VanderWell disclosed that she toured the facility last Friday.

Mr. Gower reviewed information included in the staff report.

[The public hearing was opened.] There were no requests to speak.

[The public hearing was closed.]

COMMISSIONER PETERSON MADE A MOTION TO FIND THE SAN EMIDIO GEOTHERMAL PROJECT – A PROJECT OF REGIONAL SIGNIFICANCE – IN CONFORMANCE WITH THE 2007 TRUCKEE MEADOWS REGIONAL PLAN, BASED ON THE FINDINGS LISTED IN THE STAFF REPORT, SECONDED BY COMMISSIONER WEISKE. THE MOTION CARRIED UNANIMOUSLY WITH NINE (9) MEMBERS PRESENT.

- A. WORKSHOP – Workshop on the pending conformance review of the Regional Plan Goals & Policies of the Reno-Tahoe International Airport 2010 (CR11-004).

Commissioner Newberg disclosed that his brother was on the Airport Authority Board.

Chair VanderWell disclosed that she has met with Commissioner Larkin, John Howitt, Krys Bart, Dean Shultz and Bill Thomas.

Commissioner Peterson disclosed that she met with Bill Thomas and Joe Mayer for discussion.

Commissioner Lean disclosed that he met with Bill Thomas.

Commissioner Voelz disclosed that he had a discussion with Joe Mayer and Bill Thomas.

Ms. Reid conducted the workshop presenting information included in the meeting packet.

Public Comment – Stephen Mollath stated that he is special legal counsel to the Airport Authority on land use matters and that they agree with the provisions of the staff report.

There was discussion regarding growth and the ability to expand General Aviation facilities.

- H. PUBLIC HEARING - Discussion and possible action to sponsor proposed amendments to the 2007 Truckee Meadows Regional Plan including:
 - 1) amendments to Regional Plan maps to include (RPA 11-005):
 - a) updated data layers regarding jurisdictional boundaries, and street center lines; and
 - b) an update to the North Virginia Street TOD corridor boundary based on a recent conformance review; and
 - 2) amendments related to updates to Appendix 1 of the 2007 Regional Plan – including the addition of FY 2010/11 - 2014/15 Regional Capital Improvements Program (RPA 11-002)

Mr. Gower reviewed information included in the staff report.

[The public hearing was opened.] There were no requests to speak.

[The public hearing was closed.]

COMMISSIONER HIBDON MADE A MOTION TO SPONSOR THE AMENDMENTS TO THE 2007 REGIONAL PLAN AS DESCRIBED IN THE STAFF REPORT AND DIRECT STAFF TO PREPARE THE AMENDMENTS AND SCHEDULE A PUBLIC HEARING FOR RPC CONSIDERATION OF THE AMENDMENTS, SECONDED BY COMMISSIONER WEISKE. THE MOTION CARRIED UNANIMOUSLY WITH NINE (9) MEMBERS PRESENT.

7. DIRECTOR, MEMBER, AND LEGAL COUNSEL INFORMATION ITEMS

A. Director's reports:

- 1) Report on actions and agendas of the Regional Planning Governing Board (RPGB)

Ms. Coombes reviewed information included in the staff report regarding the RPGB actions and agendas.

B. Legal counsel's report

- 1) Status report on a petition for judicial review pursuant to NRS 278.0233 and declaratory relief filed in the Second Judicial District Court of the State of Nevada by Sally S. Weston and Craig R. Hopkins as Co-Trustees of the Cavalier Trust under trust agreement dated May 16, 1995, as amended and restated December 1, 2004, or thereafter; Lee T. Weston II, as Trustee of the Lone Pine Trust adv. Truckee Meadows Regional Planning Governing Board [District Court case number CV 09-01642]
- 2) Status report on other pending litigation

Mr. Azevedo reviewed that status of this item.

8. REQUESTS FOR AND POSSIBLE ACTION ON FUTURE AGENDA ITEMS

A. Review of tentative calendar of agenda items.

Ms. Coombes reviewed information included in the staff report regarding future RPC agendas and meeting dates.

9. WRITTEN CORRESPONDENCE

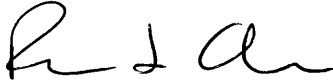
None

10. ADJOURNMENT

The meeting was adjourned at 8:00 p.m.

Respectfully submitted by Christine Birmingham.

Reviewed by:



Rosanna Coombes, Director
Truckee Meadows Regional Planning Agency

Approved by:



Dian VanderWell, Chair
Regional Planning Commission

APPROVED BY THE REGIONAL PLANNING COMMISSION IN SESSION ON
7/13, 2011.