



REGIONAL PLANNING COMMISSION

MEMBERS
Fred Lokken, Chair
Oscar Sanders, Vice-Chair
Florence 'Marge' Frandsen
Kendall Mattina
Marvin Moss
Jim Newberg
Steve Rogers
William Weber
Dave Ziegler, Director

MINUTES
Regional Planning Commission (RPC)
REGULAR MEETING
WEDNESDAY, 6:30 P.M., October 12, 2005

The Regional Planning Commission 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 Lokken at 6:30 p.m.

1. ROLL CALL

The clerk called the roll and the following Commissioners were present: Fred Lokken, Oscar Sanders, Randy Barton, Marge Frandsen, Kendall Mattina, Marvin Moss, Jim Newberg, Steve Rogers, and William Weber.

Also present were: Dave Ziegler, TMRPA Director; Norman Azevedo, Legal Counsel; Randy Baxley, TMRPA; Rosanna Coombes, TMRPA; Connie Anderson, TMRPA; Lora Richards, TMRPA; and Paige Menicucci, TMRPA.

2. APPROVAL OF AGENDA

COMMISSIONER MATTINA MADE A MOTION TO APPROVE THE OCTOBER 12, 2005, RPC AGENDA, SECONDED BY COMMISSIONER NEWBERG. THE MOTION CARRIED UNANIMOUSLY WITH NINE (9) MEMBERS PRESENT.

3. APPROVAL OF MINUTES

A. August 10, 2005, regular meeting

COMMISSIONER MATTINA MADE A MOTION TO APPROVE THE AUGUST 10, 2005, RPC MEETING MINUTES, SECONDED BY COMMISSIONER FRANDSEN. THE MOTION CARRIED UNANIMOUSLY WITH NINE (9) MEMBERS PRESENT.

B. August 24, 2005, regular meeting

COMMISSIONER MATTINA MADE A MOTION TO APPROVE THE AUGUST 24, 2005, RPC MEETING MINUTES, SECONDED BY COMMISSIONER FRANDSEN. THE MOTION CARRIED WITH EIGHT (8) IN FAVOR AND ONE (1) ABSTENTION BY COMMISSIONER MOSS.

4. PUBLIC COMMENT

None

5. CONSENT CALENDAR

- A. PUBLIC HEARING - Regional Plan Conformance Review - City of Reno Master Plan Amendment, Curti Ranch Two - Unit 9 (CR05-027), changing the master plan land use designation from Open Space to Medium Density Suburban on a ± 8.3 acre site within the Southeast Truckee Meadows Specific Plan, located on the northwest corner of the intersection of Highway 341 and Western Skies Drive.
- B. PUBLIC HEARING - Regional Plan Conformance Review - City of Sparks Master Plan Amendment, Bret Thompkins (CR05-029), changing the land use designation from "no existing designation" to Low Density Residential (3-7 dwelling units per acre) on ± 1.35 acres, located at 3885 Wedekind Road.
- C. PUBLIC HEARING - Regional Plan Conformance Review - City of Reno Master Plan Amendment, Washoe Regional Center Plan (CR05-028), amending the circulation concept map and applicable text of the Washoe Regional Center Plan, which encompasses a ± 230.3 acre area bounded on the north by the Truckee River, on the east by Kietzke Lane, on the west by Wells Avenue, and on the south by the rear parcel boundaries of properties on the south side of Mill Street and Ryland Street.

Dave Ziegler, Director of Regional Planning, stated that the RPC bylaws state that a single motion shall suffice for the consent calendar items and that a motion to approve the consent calendar constitutes a motion to approve the staff recommendations.

COMMISSIONER ROGERS MADE A MOTION TO ACCEPT CONSENT CALENDAR ITEMS A, B AND C AS WRITTEN AND RECOMMENDED BY STAFF, SECONDED BY COMMISSIONER MOSS. THE MOTION CARRIED UNANIMOUSLY WITH NINE (9) MEMBERS PRESENT.

6. BUSINESS OF THE DAY

- A. PUBLIC HEARING - Regional Plan Conformance Review - City of Reno Master Plan Amendment and Project of Regional Significance, Reno/Stead Wal-Mart (CR05-026), 1) changing the master plan land use designation from Mixed Residential to Urban Residential/Commercial; and 2) a project of regional significance for a proposed development generating traffic in excess of 6,250 average daily trips. The ± 20.1 acre site is located on the southeast corner of the intersection of US 395 and Heindel Road.

Randy Baxley, Senior Planner, stated that staff recommends a determination of conformance based on the findings in the staff report.

Commissioner Rogers asked for more explanation regarding jobs/housing balance where there is no water or infrastructure. Mr. Baxley spoke about jobs/housing balance and jobs/housing ratio. A standard condition for projects is that they are required to have sufficient water rights to serve the project before it can be built.

Commissioner Rogers asked about jobs/housing balance with regard to the Wal-Mart project. Mr. Baxley responded that this is a relocation of an existing Wal-Mart so there will be approximately the same number of jobs.

Commissioner Moss asked about the alignment of East Heindel Road and Lemmon Drive.

[The public hearing was opened.]

Cheryl Ryan, City of Reno, stated that there is a realignment of East Heindel and Memorial Drive. The final alignments have not yet been determined.

[The public hearing was closed.]

COMMISSIONER MATTINA MADE A MOTION TO FIND THE RENO-STEAD WAL-MART AMENDMENT TO THE RENO MASTER PLAN IN CONFORMANCE WITH THE TRUCKEE MEADOWS REGIONAL PLAN, BASED ON THE FINDINGS LISTED IN THE STAFF REPORT, SECONDED BY COMMISSIONER WEBER.

There was some discussion regarding the timing and phasing of the roadway improvements. Ms. Ryan stated that the improvements will be made concurrently with the construction of the new Wal-Mart.

THE MOTION CARRIED UNANIMOUSLY WITH NINE (9) MEMBERS PRESENT.

COMMISSIONER MATTINA MADE A MOTION TO FIND THE RENO-STEAD WAL-MART PROJECT OF REGIONAL SIGNIFICANCE IN CONFORMANCE WITH THE TRUCKEE MEADOWS REGIONAL PLAN, BASED ON THE FINDINGS LISTED IN THE STAFF REPORT, SECONDED BY COMMISSIONER FRANSEN. THE MOTION CARRIED UNANIMOUSLY WITH NINE (9) MEMBERS PRESENT.

- B. Status report on process to update the Regional Plan, including consideration of and possible action to appoint additional members and alternates to the technical advisory committee for the 2007 update.

Rosanna Coombes, Senior Planner, stated that nominations have been received for Birnie McGavin, South Truckee Meadows General Improvement District (STMGID), as an alternate member of the TAC; Greg Dennis, Regional Water Planning Commission (RWPC), as a primary member of the TAC; and Wayne Seidell, RWPC, as an alternate member of the TAC. Ms. Coombes stated that the University and Community College System of Nevada (UCCSN) has now changed its name to the Nevada System of Higher Education (NSHE). Ms. Coombes stated that staff recommends that the RPC appoint the nominations submitted and acknowledge the name change for the UCCSN.

COMMISSIONER FRANSEN MADE A MOTION TO ACCEPT THE NOMINATIONS AND APPROVE THEIR APPOINTMENT TO THE TAC AS PRESENTED BY STAFF AND TO ACKNOWLEDGE THE NAME CHANGE FOR THE UCCSN, SECONDED BY COMMISSIONER ROGERS. THE MOTION CARRIED UNANIMOUSLY WITH NINE (9) MEMBERS PRESENT.

Chair Lokken asked if it is the intent to address all of the issues during the update. Ms. Coombes responded that Mr. Ziegler will address the topic of the issues prioritizes at the joint workshop.

Commissioner Frandsen stated that the public comments regarding transportation from those who attended the open house seemed to emphasize transit as opposed to building roads. Commissioner Frandsen also stated that under the Development Constraint Areas (DCA's) nobody seemed to think of flood plains and flood ways. They are important issues that should be discussed by the TAC. Commissioner Frandsen stated that we also need to work on a definition of jobs/housing balance.

Mr. Ziegler reviewed the schedule for TAC meetings and stated that they will begin working on the issues at their next meeting. Next year the TAC progress will be reviewed to determine how much time there will be to address all the issues. Ways to expedite issues will be addressed. The idea is to address all of the issues.

Commissioner Moss asked if the RPC can do anything to enforce the priorities if the TAC gets bogged down in a module. Mr. Ziegler responded that it would be appropriate for the RPC to monitor and give direction to the TAC and staff. It is the RPC's duty to prepare the Regional Plan update for adoption. The TAC is an advisory body.

Chair Lokken expressed concern regarding the process used to prioritize the issues and stated that more TAC members should have been at the joint workshop to participate in that prioritization. Mr. Ziegler stated that he is open to any direction from the RPC or Regional Planning Governing Board (RPGGB) regarding prioritization of the issues.

COMMISSIONER MOSS MADE A MOTION TO ENDORSE THE PRIORITIZED LIST OF ISSUES AS IT APPEARS ON PAGES 83 AND 84 OF THE MEETING PACKET, SECONDED BY COMMISSIONER ROGERS. THE MOTION CARRIED WITH EIGHT (8) IN FAVOR AND ONE (1) OPPOSITION BY CHAIR LOKKEN.

7. DIRECTORS, MEMBERS, AND LEGAL COUNSEL INFORMATION ITEMS

A. Director's report:

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

Mr. Ziegler reviewed actions taken at the September 8 RPGGB meeting and agenda items to be addressed at the October 13 RPGGB meeting.

- 2) Report on Truckee Meadows Growth Task Force

Mr. Ziegler provided a status report on the Task Force.

Chair Lokken asked if the Task Force was considered to participate in the update process. Ms. Coombes responded that they have been invited to participate in the process as stakeholders.

Chair Lokken asked how many TAC members and stakeholders there are in the update process. Ms. Coombes responded that there are 22 TAC members that have been nominated so far. The stakeholders are separated into categories. Approximately 900 letters were sent to organizations and individuals seeking their involvement as stakeholders. Currently there are approximately 400 groups or individuals on the stakeholder list.

- 3) Report on proposed amendment to Regional Water Management Plan regarding wastewater treatment and disposal for the North Valleys

Mr. Ziegler stated that the RWPC did hold a meeting on September 21 where they discussed the plan amendment and voted to schedule consideration of the plan amendment at a public hearing. Mr. Ziegler stated that he testified at their meeting on September 21 and that is summarized on page 105 of the meeting packet. The amendment is also included in the meeting packet.

B. Legal counsel's report:

- 1) Status report and possible direction to staff on Washoe County's petition for judicial review of the certification of Reno's annexation program as conforming with the Regional Plan

Norm Azevedo, Legal Counsel, stated that Judge Hardesty requested that the parties articulate the legal issues regarding this case.

Commissioner Moss asked about the settlement agreement. Mr. Azevedo stated that it is a binding agreement and that it should carry significant weight with the court.

Commissioner Moss asked if it is being enforced. Mr. Azevedo responded that he has not filed a motion enforcing that.

8. REQUESTS FOR AND POSSIBLE ACTION ON FUTURE AGENDA ITEMS

- A. Review of tentative calendar of agenda items.
- B. Review of 12-month calendar of projected RPC and RRGB actions.

Mr. Ziegler reviewed tentative agenda items for the October 26 and November 9 RPC meetings.

9. WRITTEN CORRESPONDENCE

None

10. ADJOURNMENT

Chair Lokken adjourned the meeting at 7:48 p.m.

Respectfully submitted by Christine Birmingham.

Reviewed by:

Approved by:

Dave Ziegler, Director
Truckee Meadows Regional Planning Agency

Fred Lokken, Chair
Regional Planning Commission

**APPROVED BY THE REGIONAL PLANNING COMMISSION IN SESSION ON
_____, 2005.**