



# 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) SPECIAL MEETING Monday, 6:30 P.M., February 27, 2006**

The Regional Planning Commission met in special session in the Galena High School Cafeteria, 3600 Butch Cassidy Way, Reno, Nevada and conducted the following business:

The meeting was called to order by Chair Lokken at 6:35 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, Steve Rogers, and William Weber. Commissioner Jim Newberg arrived at 6:50 p.m.

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

#### **2. APPROVAL OF AGENDA**

COMMISSIONER ROGERS MADE A MOTION TO APPROVE THE FEBRUARY 27, 2006, RPC AGENDA, SECONDED BY COMMISSIONER FRANDSEN. THE MOTION CARRIED UNANIMOUSLY WITH EIGHT (8) MEMBERS PRESENT.

#### **3. PUBLIC COMMENT**

Charles Watson stated that the only way that this plan can be implemented is if a law is passed that would exempt it from the National Environmental Policy Act (NEPA). This plan needs more thinking and more inventory.

#### **4. BUSINESS OF THE DAY**

- A. PUBLIC HEARING - Proposed amendments to the 2002 Truckee Meadows Regional Plan, including amendments proposed jointly by Reno, Sparks, and Washoe County pursuant to the settlement agreement in the Reno annexation matter (August 23, 2005), and additional amendments, as follows:
1. Amendments to all Regional Plan maps, revising the boundaries of the Truckee Meadows Service Areas (TMSA), the Development Constraints Area (DCA), joint planning areas, cooperative planning areas, spheres of influence of the cities of Reno and Sparks, and adding future service areas;
  2. Policy amendments regarding the management of the TMSA;

3. Policy amendments to provide additional flexibility in the size, location, and intensity of residential and non-residential uses in unincorporated areas within the TMSA; and
4. Technical amendments including, without limitation, correction of typographical errors, formatting changes to text and maps, and map amendments based on updated data sets.

*[Commissioner Newberg arrived at 6:50 p.m.]*

Dave Ziegler, Director of Regional Planning, reviewed maps showing areas proposed by Reno, Sparks, and Washoe County for inclusion in the TMSA. Mr. Ziegler reviewed potential cumulative residential development, cumulative water demand, and natural resources impacts related to the proposed amendments. Mr. Ziegler reviewed requests that have been made by various property owners with regard to being included in the TMSA.

John Hester, City of Reno, stated that the proposed Regional Plan amendment map is the result of a court order. The lines on the map are based on a formula that all three local governments agreed to and the judge ordered. Using that formula, the City of Reno had only 20 percent of the land we projected was needed, so the Winnemucca Ranch was included because there was not land available closer. This agreement is really the starting point for planning. Mr. Hester stated that federal land disposal needs to go through the NEPA process. With this agreement we can plan to better protect our communities, natural resources, environment, and quality of life. The goals of this agreement are that it changes the status quo. It sets the stage for us to not continue with low-density development. It provides for near- and long-term growth. Mr. Hester addressed misconceptions about the proposed amendments stating that this will not happen immediately; we are not proposing four people per acre over the entire area; all land will not be developed; development will not occur before natural resources are addressed; development will not occur without adequate facilities or services; and this agreement is not a development plan.

Margaret Powell, City of Sparks, stated that this area will continue to grow. Right now we are basically reacting to developer driven proposals. This proposal gives us an opportunity to plan differently. This is the beginning of the process. There is data that still needs to be collected and brought to all the stakeholders. There will be a public process to come up with a final land use plan. As staff to the citizens of Sparks, we do not want to embark on a long, expensive planning process without knowing that these areas could be a part of Sparks in the future. This allows us to focus our limited resources.

Adrian Freund, Washoe County, stated that the proposed Regional Plan amendments give Washoe County an opportunity to be a partner in promoting compact growth and development. The County cannot pursue smart growth principles or approaches under the current Regional Plan. The County wants to use the increased density opportunity to promote more dense development where appropriate. Mr. Freund stated that the density targets have caused confusion. The target of 4 persons per acre in the County is about 2 units per acre overall, but needs to be higher in appropriate and compatible areas. Mr. Freund stated that the FSAs are not proposed as annexation areas but as future planning units. The FSAs must pass several critical thresholds prior to availability for area growth. Mr. Freund stated that Regional Plan amendments and possible public lands bill are separate, but parallel processes. Regional Plan amendments cannot authorize any use of public lands; they are just a planning tool. Mr. Freund

stated that concurrency is an important feature of the settlement agreement. That means that infrastructure needs to be funded before entitlements are given and that development will always be resource constrained.

*[The public hearing was opened.]*

Lee Weston stated that he and another property owner together have over 700 acres south and east of the intersection of 395 and East Lake Blvd. Mr. Weston requested that this property be included in the TMSA.

JS Parker stated that he is representing property owners who want their property included in the TMSA.

Heather Singer stated that this process did not have public input during the planning stages of the annexation agreement and asked that this not be allowed to go through at this time so that public input can be included in a revised amendment that will outline how much of the annexed land cannot be developed.

John Marshall stated that the court did not order the local governments to undertake these amendments. The three parties that compose the Regional Planning Governing Board (RPGB) have already agreed that they will adopt these amendments. The 2007 Regional Plan process is the process that should start this, not an agreement that has already been signed off on by the Cities.

Michael Pennington stated that he is here tonight on behalf of the Reno/Sparks Chamber of Commerce. Mr. Pennington stated that on January 12, he went before the joint council and commission meeting to testify in support of moving forward relative to the plan being considered tonight. There was a lot of time and effort from the policy makers that went into it and there is a need to move forward relative to getting the 2007 Regional Plan update moving forward.

Robert Johnston stated that the lands in the proposed TMSA boundary are not needed for development. Mr. Johnston spoke about the negative effect the proposed annexation would have on service costs for new housing, housing costs, traffic, low income housing, wildlife, and the economy.

Robbin Palmer stated that she is opposed to the proposed amendments to the Regional Plan. Ms. Palmer quoted statements made by Robert Johnston in the Reno Gazette Journal.

Dave Rigdon stated that he owns property that is currently in the TMSA that will be removed from the TMSA under the proposed amendments. Mr. Rigdon requested that this property remain in the TMSA.

*[Chair Lokken called a 5 minute recess.]* The meeting was called back to order at 8:15 p.m.

Ray Henderson expressed concern regarding the annexation of the Winnemucca Ranch area and regarding the legalities of this annexation.

John Rhodes stated that he owns property that is in the TMSA that should be in the Reno SOI and another property that is in the TMSA which is proposed to be taken out of the TMSA. Mr. Rhodes requested that this property remain in the TMSA.

Rick Haygood spoke in favor of the proposed amendments.

Arlo Stockham spoke in favor of the agreement and in support of developing additional policies to address concerns that have been heard before any development occurs.

Shaaron Netherton stated that a lot more planning needs to be done and expressed concern regarding selling public lands.

Jim McGill spoke in opposition of the development proposed for Winnemucca Ranch.

Tina Nappe asked that these amendments not be approved tonight and that the local governments be encouraged to meet with the public and resolve issues.

Marjorie Sill stated that the public has not had an opportunity to have any input in these proposed amendments. The process needs to be delayed so that the public have the opportunity to know what is going on and make recommendations.

Travis Rice stated that it sounds like this proposal needs to be postponed for a while.

Erik Holland expressed concern that Winnemucca Ranch is being developed and not more infill.

Lisa Jayne spoke about areas in the north valleys used for riding horses and agreed with previous comments regarding infill development instead of sprawl.

Susan Lynn asked that this process be slowed down and given more time to work out the boundaries. More public participation is needed.

Lori Wray stated that the process should be slowed down and suggested holding workshops on issues that have been raised.

John Schroeder spoke regarding property that should be included in the TMSA.

*[Chair Lokken called a 5 minute recess.]* The meeting was called back to order at 9:05 p.m.

Jesse Haw stated that he is in support of recommending this to the RPGB.

Dennis Ghiglieri stated that the public has not had an opportunity to be involved in the design of the annexation map and stated that expanding before planning is backward.

Frank Schenk expressed concern regarding being forced to switch from a septic system to sewer.

Michael Britton spoke in favor of the proposed amendments to the Regional Plan.

Marilyn Naylor stated that 900 residents have signed a petition requesting that the rural character of Washoe Valley be preserved and would appreciate the continued decisions to preserve the rural character, water, air quality and beauty of the gateways.

William Naylor stated that he is thankful that the settlement agreement provides for a rollback of the Reno SOI and also that it limits the TMSA to not go into Washoe Valley. Mr. Naylor spoke about the effort to acquire land for open space.

Conrad Stitser spoke in support of the proposed amendment. It is critical to provide a framework for intelligent growth.

Trent Averett stated that his property is within ten miles of the center of downtown Reno and requested that it be included in the TMSA.

Chris Lippman requested that his property be included in the TMSA boundaries.

Ralph Durham spoke in support of the settlement agreement.

Gary Houk asked that you roll back the Reno SOI and the TMSA as called for in the settlement agreement so that we can carry on our lives with our vision and character intact.

Chair Lokken read written comments submitted by John Madole in support of the master plan changes.

Rose Strickland asked that the proposed amendments be rejected and suggested using the 2007 Regional Plan update as an orderly and public process to consider these proposed amendments.

Chair Lokken read written comments submitted by Buzz Harris in favor of concurrency of planning.

Jack Sargent expressed concern regarding flooding issues with curbs and gutters.

Chair Lokken read written comments submitted by Elyssa Rosen in opposition to the annexation proposal.

Bob Rusk asked that the RPC consider what the County of Washoe in this plan is requesting and it does not include a TMSA for Weston property in Washoe Valley.

Randy Walter spoke in support of the document and the agreement it represents.

Vice-Chair Sanders read the following written comments submitted by: John Hara in opposition of proposed amendments; Bob Primean approves of the 2002 Regional Plan; Renee Aranda in favor of the Stations Casino project; Marcia Lucey regarding inclusion to service area plan; Cyndi Dawson requested property be included in TMSA; John Drakulich and Andy Hoen regarding the need to make sure that development is in the best interest of all concerned; John Seymour in agreement with Regional Plan going forward; Todd Koch in favor of proposed amendments to the Regional Plan; Doug Smith requesting that decision be postponed; Kris White and Charlie White in favor of agenda item 4.A as presented; David Lu in support of 25 year plan; Bob Anderson, in favor of agenda item 4.A; Donald Schafer in favor of agenda item 4.A; Bob Fulkerson; Melinda Elizondo in support of proposed amendments; Tim McGough in favor of the 2002 Regional Plan; William Byrne in favor of the Regional Plan; John Seymour Jr. in favor of the Stations Casino project; Carol Christiansen and Mark Montague letters will be entered into the public record; and Neita Montague in opposition of the proposed amendments.

*[The public hearing was closed.]*

- B. Review of testimony received, discussion, and possible direction to staff on process for and substance of proposed amendments to the 2002 Regional Plan, as listed in Agenda Item 4.A.

COMMISSIONER MOSS MADE A MOTION TO CONTINUE ITEM 4.B TO THE NEXT RPC MEETING, SECONDED BY COMMISSIONER MATTINA. THE MOTION CARRIED UNANIMOUSLY WITH NINE (9) MEMBERS PRESENT.

Commissioner Rogers stated that Golden Valley homeowners request that they be removed from the TMSA.

## **5. DIRECTORS, MEMBERS, AND LEGAL COUNSEL INFORMATION ITEMS**

- A. Director's report -- actions and agendas of the Regional Planning Governing Board

None

- 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 including, without limitation, schedule for considering possible Regional Plan amendments affecting the Truckee Meadows Services Areas (TMSA) pursuant to settlement agreement (August 23, 2005)
- 2) Status report on Washoe County's request to initiate a possible amendment of the Truckee Meadows Regional Plan pursuant to paragraph A.1 of the settlement agreement (October 17, 2002) to roll back Reno's sphere of influence in the vicinity of St. James's resort and Pleasant Valley

None

**6. REQUESTS FOR AND POSSIBLE ACTION ON FUTURE AGENDA ITEMS**

Mr. Ziegler stated that the RPC agenda for March 8 will be similar to tonight's agenda.

**7. WRITTEN CORRESPONDENCE**

Chair Lokken stated that written correspondence is included in the meeting packet.

**8. ADJOURNMENT**

Chair Lokken adjourned the meeting at 10:00 p.m.

Respectfully submitted by Christine Birmingham.

Reviewed by:

Approved by:

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Dave Ziegler, Director  
Truckee Meadows Regional Planning Agency

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Fred Lokken, Chair  
Regional Planning Commission

**APPROVED BY THE REGIONAL PLANNING COMMISSION IN SESSION ON \_\_\_\_\_, 2006.**