



# REGIONAL PLANNING COMMISSION

**MEMBERS**  
Fred Lokken, Chair  
Oscar Sanders, Vice-Chair  
Randy Barton  
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., January 11, 2006**

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 6:43 p.m.

## **1. ROLL CALL**

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

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

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

COMMISSIONER MOSS MADE A MOTION TO APPROVE THE JANUARY 11, 2006, RPC AGENDA, SECONDED BY COMMISSIONER ROGERS. THE MOTION CARRIED UNANIMOUSLY WITH NINE (9) MEMBERS PRESENT.

## **3. PUBLIC COMMENT**

None.

## **4. CONSENT CALENDAR**

- A. PUBLIC HEARING - Regional Plan Conformance Review - City of Reno Master Plan Amendment, DBB Holdings/Stead Retail (CR05-038), changing the Stead Neighborhood Plan land use designation from Mixed Residential to Urban Residential/Commercial on a  $\pm 1.9$  acre portion of a  $\pm 2.9$  acre site located on the west side of Stead Boulevard  $\pm 600$  feet north of US 395
- B. PUBLIC HEARING - Regional Plan Conformance Review - City of Reno Master Plan Amendment, Northstar Ranch Phase 4 (CR05-039), changing the Panther Valley Neighborhood Plan land use designation from Rural to Single Family Residential on a  $\pm 10.0$  acre site located within the east and south of Northstar Ranch Phase 2, and west of the Ladera Ranch development

- C. PUBLIC HEARING - Regional Plan Conformance Review - City of Reno Master Plan Amendment, Grace Community Church (CR05-041), changing the McQueen Neighborhood Plan land use designation from Special Planning Area ( $\pm 10.3$  acres) and Single Family Residential ( $\pm 3.0$  acres) to Public Facility on a  $\pm 13.3$  acre site located on the east side of Robb Drive  $\pm 400$  feet south of Simons Drive
- D. PUBLIC HEARING - Regional Plan Conformance Review - City of Reno Master Plan Amendment, Park Place (CR05-042), changing the McQueen Neighborhood Plan land use designation from Neighborhood Commercial to Special Planning Area on a  $\pm 6.5$  acre site located on the south side of Stone Valley Drive  $\pm 350$  feet west of Robb Drive

COMMISSIONER FRANDBEN MOVED TO APPROVE CONSENT CALENDAR ITEMS A, B, C AND D, SECONDED COMMISSIONER ROGERS. THE MOTION CARRIED UNANIMOUSLY WITH NINE (9) MEMBERS PRESENT.

#### 5. BUSINESS OF THE DAY

- A. Consideration of and possible determination on appeal filed by Mr. George Postrozny pursuant to subsection 4 of NRS 278.02788 regarding a determination by the City of Reno concerning the use of land within the sphere of influence, specifically, changing Reno master plan policies CD-8, CD-9 and CD-10 to permit non-restricted gaming uses in certain designated regional centers and transit-oriented development (TOD) corridors, and to require future hotel-casino developments adjacent to the Reno-Sparks Convention Center to provide pedestrian access linking the properties (APP-05-001).

Rosanna Coombes, Senior Planner, provided an overview of the appeal filed by George Postrozny and the City of Reno's response to the appeal. Drawing attention to responses and documentation included in the staff report, Ms. Coombes distributed additional documentation to the Commission (Copy on file).

Norm Azevedo, TMRPA legal counsel, recommended that the RPC take public comment on the matter first.

*[The public hearing was opened.]*

Marilyn Craig, Reno Deputy City Attorney, submitted a statement card.

Bev Dummitt expressed her opposition to the City of Reno proposal noting that, in her opinion, the City had not provided an opportunity for residents to express concerns about expanded gaming and other issues.

Roy Adams commented that he had been active in opposing gaming in the Spanish Springs area due to the proximity of a suggested gaming site to his residence. Mr. Adams noted that neighborhood casinos are, in his opinion, detrimental to home values within a one (1) mile radius. The incremental decrease in home value could fund college tuition, vehicle purchase and other necessities.

*[The public hearing was closed.]*

Mr. Azevedo drew attention to the handout provided by Ms. Coombes and his January 11, 2006, memorandum (copy on file), which is intended to be agenda support material. Mr. Azevedo outlined his earlier meeting with interested parties, which did not achieve a resolution of outstanding issues. Mr. Azevedo noted that the appellant had requested that the City of Reno representatives recuse themselves from the discussion and decision.

George Postrozny explained that while he does not believe there is a personal bias of the Reno Planning Commission members but rather there is an institutional conflict of interest and this is unlike other appeals heard by the RPC in the past. The appeal includes action taken by the Reno Planning Commission, which he believes may be unfair in having those members participate in the appeal process. Mr. Postrozny commented that in his opinion, the City of Reno members might have a stake in the outcome as the Reno City Council approved the underlying Master Plan amendment.

Mr. Azevedo commented that the conflict outlined by the appellant did not, in his opinion, exist in this particular instance and that City of Reno members could participate.

COMMISSIONER MATTINA MOVED THAT THE CITY OF RENO AND THE REGIONAL PLANNING COMMISSION MEMBERS NOT RECUSE THEMSELVES, SECONDED BY COMMISSIONER FRANSEN. THE MOTION CARRIED UNANIMOUSLY WITH NINE (9) MEMBERS PRESENT.

Mr. Azevedo outlined the correspondence on file from Stations Casinos and Reno Retailers on the matter.

John Frankovich, representing Reno Retailers, noted that there is only one parcel that would allow expanded gaming. Mr. Frankovich noted that Mr. Postrozny did not live in the subject area and suggested that he did not have any standing in the matter.

Bret Scolari, Jones Vargas – representing Stations Casinos, commented that Stations Casinos also disputes Mr. Postrozny's standing in the matter.

During the discussion, it was suggested that the issue was of Mr. Postrozny's standing.

Mr. Azevedo commented that all correspondence on the matter had been submitted (copies on file) for RPC consideration.

COMMISSIONER BARTON MOVED TO GRANT INTERVENTION STATUS TO RENO RETAIL AND STATIONS CASINO AND REPRESENTATIVES, SECONDED BY COMMISSIONER ROGERS. THE MOTION CARRIED UNANIMOUSLY WITH NINE (9) MEMBERS PRESENT.

Mr. Azevedo drew attention to Bret South's filing on behalf of Sandra Lee Tanner to join in Mr. Postrozny's appeal.

In response to Mr. Azevedo's inquiry, Bret South noted that he had filed to become a co-appellant rather than an intervener in the matter on behalf of Ms. Tanner and others.

There was some discussion about *NRS (Nevada Revised Statutes) 278.02788 Subsection 4*, as it pertains to how individuals may be aggrieved by the City of Reno's actions. As the discussion continued, there was concern about how the Open Meeting Law (OML) is applicable in this case, given the affidavits and agenda language.

Mr. Azevedo recommended that the RPC continue the matter until such time as the matter could be properly agendized. Additionally, the RPC Bylaws state that late submitted written material is not admissible without a motion to accept them.

Mr. South commented that, in his opinion, the correspondence he submitted (copy on file) was only the joinder of the original submittal. Therefore, he does not believe there is any impediment to Ms. Tanner joining in the action.

There was additional discussion about how Ms. Tanner was involved in the original Citizens Against Casinos in neighborhoods (CASIN) documentation, which did not include her until now. Discussion then focused on the meeting between the appellants and Mr. Azevedo. It was explained that Ms. Tanner had been involved in CACIN and that her request dated January 11, 2006, did not include any new information. Discussion then noted the concerns expressed by the City of Reno and others about Mr. Postrozny's intervention. It was explained that while Mr. Postrozny does not live in the area surrounding Redfield, that Ms. Tanner does.

Mr. Frankovich noted his concern that Ms. Tanner's submittal was not timely and with a different set of issues given, therefore inappropriate.

Marilyn Craig, Deputy City Attorney – representing the City of Reno, concurred with Mr. Frankovich's summation.

Mr. South reiterated his belief that the joinder as defined in NRCP-21 (Nevada Revised Civil Procedures) is permissible under the circumstances.

Commissioner Rogers suggested that the new appellant be disregarded and that the RPC not "bend the rules now".

Commissioners Mattina and Newberg concurred.

COMMISSIONER MOSS MOVED TO NOT ACCEPT THE NEWLY SUBMITTED APPELLANT, SECONDED BY COMMISSIONER ROGERS.

Chair Lokken noted that the RPC's bylaws applied in this instance. Additionally, nothing has been heard as it pertains to aggrievement.

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

Mr. Azevedo drew attention to email correspondence from George Postrozny dated January 9, 2006, (copy on file) seeking a change in the process. However, an earlier meeting with the appellant and others did not result in a resolution or acceptance of the requested changes in procedure.

Mr. Postrozny outlined the requested changes in RPC procedures that he believes will provide a fair process by changing the order of items so that appellants have an opportunity to also make comments. Mr. Postrozny asked that he be allowed an opportunity to respond to various issues during the hearing.

Mr. Azevedo recalled early discussion about the sufficiency of three (3) minutes of public comments. Mr. Azevedo suggested that Mr. Postrozny and representatives of the City of Reno and applicants be heard. Ms. Azevedo noted that the City of Reno had filed a motion to dismiss the request.

Ms. Craig outlined the City's request to dismiss the request and summarized other issues for the RPC to consider. It is the City's position that the appellant has not shown any harm based on the criteria set forth in NRS. Ms. Craig noted the limitations of the RPC, which does not have jurisdiction over approvals reviewed and granted by the City. However, the RPC is required to only determine whether those decisions are in Conformance with the Truckee Meadows Regional Plan.

Mr. Postrozny responded to Ms. Craig's comments and recalled a decision written by Justice Hardesty on a similar broad policy matter.

Mr. Azevedo outlined previous actions taken by the RPC and how, in his opinion the statutes apply to the request. The statute requires that individuals must assert any aggrievement within a specific range of criteria. It is Mr. Azevedo's recommendation that the RPC make its determination based on the criteria.

Ms. Craig noted that all but eight (8) acres identified in Redfield Regional Center Plan was already within the City of Reno, not the SOI (Sphere of Influence).

John Hester, Director of Community Development, explained that the City of Reno had followed established procedures for public notice, Planning Commission and City Council public hearing. Mr. Hester outlined the City's noticing procedure, which includes all property within 750 feet of the subject site's boundary.

There was discussion about the submission process used by Mr. Postrozny. It was explained that a petition had been filed with the Second Judicial Court. As the discussion continued, it was explained that the Monte Vista application discussed earlier had not included any policies on gaming and that no new evidence had been submitted to support the appellant's claim.

Mr. Postrozny outlined his objections to Mr. Hester's comments.

There was additional discussion about the procedures, during which it was noted that Washoe County Second Judicial Court was the proper venue for the issue. However, the RPC may make a decision. Attention was drawn to NRS 278.027, Subsection 4. Of particular concern is that the RPC is hearing an appeal on an action taken by the City of Reno rather than action taken by the RPC. Additionally, the deliberation at the RPC level should be one of Conformance with the Truckee Meadows Regional Plan. Other discussion focused on the criteria in NRS that is somewhat unusual in its application to Regional Planning.

COMMISSIONER ROGERS MOVED TO DENY THE APPEAL. COMMISSIONER ROGERS STATED THAT HE CANNOT FIND THAT THE APPELLANT (GEORGE POSTROZNY) IS AGGRIEVED OR NEGATIVELY AFFECTED BY THE APPLICATION SINCE HE DOES NOT OWN PROPERTY IN THE AREA, SECONDED BY COMMISSIONER NEWBERG.

During the discussion of the motion, it was noted that public comment portion of hearing allowed an opportunity for members of the public to have a voice in the process. Other discussion recommended that the RPC take action on the matter due to NRS mandated time constraints for the Conformance review.

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

*[The meeting recessed at 7:47 p.m. and reconvened at 7:55 p.m. A quorum was established.]*

- B.** Regional Plan Conformance Review – City of Reno Master Plan Amendment, Gaming Locations (CR05-037), changing master plan policies CD-8, CD-9 and CD-10 to permit non-restricted gaming uses in certain designated regional centers and transit-oriented development (TOD) corridors, and to require future hotel-casino developments adjacent to the Reno-Sparks Convention Center to provide pedestrian access linking the properties.

Randy Baxley, Senior Regional Planner, provided an overview of the City of Reno Master Plan amendment, noting that this does not change any land use designations but rather Master Plan policies related to gaming. Mr. Baxley noted that elevated pedestrian access had recently fallen out of favor and that in the past certain properties had been originally designated as hotel/casino uses. Mr. Baxley outlined how, in staff's opinion, the Master Plan amendment met the applicable findings. Staff recommends a finding of conformance with the Truckee Meadows Regional Plan based on the Findings identified in the Truckee Meadows Regional Plan.

*[The public hearing was opened.]*

John Hester, Director – Community Development City of Reno, concurred with staff's report and noted that the modifications applied to existing non-restricted gaming areas. Mr. Hester emphasized that there are no new land uses or gaming included in the Master Plan amendments and that any casino/hotel use, as identified in the Redfield Regional Center Plan would require a public hearing.

Gene Gardella outlined his concern with adopting permitted uses that could preclude denial of future projects as occurred with the Wal-Mart project on North McCarran Boulevard.

Arlo Stockham, CFA – representing Stations Casinos, agreed with the staff report and Mr. Hester and emphasized that no new land uses or entitlements are included in the Master Plan amendment. It is Mr. Stockham's belief that proposed location and use identified in the Redfield Regional Center Plan is ideally situated given the separation from schools and residential development.

Debra Robinson, General Counsel for Monarch Casino, outlined her client's opposition to a blanket prohibition of casino uses along TOD (Transit Oriented Development) Corridors and drew attention to a letter (copy on file) submitted for the record. It is Monarch Casino's position that their location within the South Virginia Street TOD Corridor is as appropriate as the Stations Casino in the Redfield Center Regional Plan.

George Postrozny provided a handout to the RPC (Regional Planning Commission) members (copy on file). Mr. Postrozny noted that, in his opinion, the criteria for Cooperative Planning Process had not been followed. Of particular concern is that the Boomtown boundaries have not yet been identified.

*[The public hearing was closed.]*

During the discussion, it was explained that the Cooperative Planning Process would not supersede any action taken by the RPC. Other discussion noted that the Downtown Regional Center Plan had not yet been adopted but would be heard by the Reno Planning Commission and City Council at a future date. Other discussion noted the public review process for other Regional

Regional Center Plans that are currently in development (Boomtown and Downtown Reno).

It was moved by Commissioner Newberg, seconded by Commissioner Mattina, to find the City of Reno Master Plan Amendment, Gaming Locations (CR05-037) in Conformance with the Truckee Meadows Regional Plan. Commissioner Newberg stated he could make the applicable Findings. The motion carried unanimously.

*[The meeting recessed at 8:27 p.m. and reconvened at 8:39 p.m. A quorum was present.]*

## 6. DIRECTOR, MEMBERS, AND LEGAL COUNSEL INFORMATION ITEMS

- B.3 Consideration and possible action regarding procedural matters in dispute resolution case No. DR 05-001-RPC: Citizens Against Casinos in Neighborhoods adv. City of Reno regarding adoption of the Redfield Regional Center Plan by the Reno City Council on December 1, 2005. [Taken out of agenda order]

*[The public hearing was opened.]*

Todd Koch, President building and Construction Trades Council, expressed his support for approval of the Redfield Regional Center Plan, noting that it will provide jobs and funding for continued training of future workers in the construction industry.

Danny Costella outlined his support for the proposal and opposition to the appeal, noting that this particular type of development is overdue in the area.

Bob Lopez, Plumbers and Pipefitters, concurred with Mr. Koch's comments on employment issues.

Ross Boomhower expressed his support for the proposal.

Lorrie White expressed opposition to the appeal and noted her confusion about neighborhood opposition to future development. Ms. White noted that the City and region would continue to grow as will gaming, which enable residents to enjoy freedom from a state imposed income tax.

Sue Burdick noted the location of her home and expressed her support for the proposed project that she believes will enhance the neighborhood.

The following individuals submitted statement cards.

Eloy Sara  
John Russell  
Michael Kinneg  
Paul More  
Bob Fulkerson

*[The public hearing was closed.]*

Rosanna Coombes, Senior Planner, provided an overview of the matter that was filed in opposition to action taken by the Reno City Council. Unlike the previous appeal, this appeal is in response to the Settlement Agreement. The parties in this matter are CASIN (petitioner), City of Reno (respondent), City of Sparks, Reno Retailers and Stations Casino. Ms. Coombes outlined responses from the various agencies on the matter (copies on file) and drew attention to correspondence received today (January 11, 2006).

Norman Azevedo, legal counsel, outlined recommended actions, which would establish the certain parties should be included as interveners in the appeal after which a determination on the acceptance of the appeal should be made.

David Creekman, Sparks City Attorney's Office, commented that, in his opinion, the City of Sparks' interest in the matter is the integrity of the matter. The City has therefore filed a motion to dismiss the appeal in this case due to its wide range and perhaps unintended effects on the region as a whole.

John Frankovich, representing Reno Retail, commented that the appeal had a direct effect on the property owner.

Fred Scolari, representing Stations Casinos, concurred with Mr. Frankovich's comments.

Marilyn Craig, Reno City Attorney's Office, commented that this, in her opinion, this is not the correct forum and that the appellant is not part of the Settlement Agreement. The Reno City Council took the final action on the matter on November 16, 2005. Therefore, the appeal was filed too late.

Paul More no objection to the granting of intervener status to the City of Sparks or other parties under regulations.

Mr. Azevedo recommended that the RPC accept the City of Sparks, Reno Retailers and Stations Casinos, noting that the City of Reno is the respondent in this case.

COMMISSIONER MATTINA MOVED TO ACCEPT THE CITY OF SPARKS, RENO RETAILERS AND STATIONS CASINOS AS INTERVENERS IN THE APPEAL, SECONDED BY COMMISSIONER FRANSDEN. THE MOTION CARRIED UNANIMOUSLY WITH NINE (9) MEMBERS PRESENT.

Mr. Azevedo outlined motions to dismiss the appeal and summarized the process.

Ms. Craig outlined points made in the legal brief that this is an inappropriate forum since citizens were not part of the Settlement Agreement and that only governmental agency can bring a dispute to this body.

Mr. Creekman noted the criteria necessary to demonstrate aggrievement when filing an appeal, which he believes cannot be substantiated.

Mr. Frankovich concurred with comments made by the representatives of the Cities of Reno and Sparks. Additionally, the function of the RPC is to determine if the plan conforms with the Truckee Meadows Regional Plan.

Mr. Scolari agreed with previous comments and noted that only parties to the Settlement Agreement were entitled to appeal.

Mr. More outlined the criteria that allow an appeal of a Cooperative Planning effort and the definition of intervener that is affected by a decision. It is Mr. More's belief that the regulations allow persons other than parties to the Cooperative Planning effort to file an appeal. Additionally, Mr. More believes that the individuals who are residents in the area affect by the decision have standing in this instance. Mr. More disagreed with the City of Sparks assertion that persons must have a benefit, which is not, in his opinion, applicable in this situation.

Mr. Azevedo recommended that the RPC consider the timing issue in conjunction with the standing issues.

Ms. Craig outlined the timing rules as they apply to appeals.

Mr. More read from the City of Reno brief on the matter and noted the date that appeal was filed.

Mr. Azevedo outlined the deliberations and the criteria on which those deliberations should be based. Additionally, the RPC should be cognizant that the intent of the Settlement Agreement, which is coordination among government bodies. Mr. Azevedo explained that there is no legal basis for an independent third party to initiate a process before the RPC except as defined in NRS (Nevada Revised Statutes) 278. It is Mr. Azevedo's belief that the initiation of such actions by third parties would require a change in NRS.

Chair Lokken noted that the issue also included late submitted material, which is prohibited by RPC bylaws.

COMMISSIONER FRANDBSEN MOVED TO EXTEND THE MEETING UNTIL 9:50 P.M., SECONDED BY COMMISSIONER ROGERS. THE MOTION CARRIED UNANIMOUSLY WITH NINE (9) MEMBERS PRESENT.

*[The meeting recessed at 9:22 p.m. and reconvened at 9:27 p.m. A quorum was established.]*

Mr. Azevedo outlined the regulations and explained that the Cooperative Planning process was intended to limit conflict resolution to local government. Mr. Azevedo read the names of agencies that are parties to the Settlement Agreement into the record.

Commissioner Sanders drew attention to the process developed and procedures used in the past; it is his belief that it was not intended for anyone other than governmental agencies. Therefore, Commissioner Sanders does not believe the appellant has made a proper case.

COMMISSIONER MATTINA MOVED TO FIND THAT CITIZENS AGAINST NEIGHBORHOOD CASINOS DO NOT HAVE STANDING, SECONDED BY COMMISSIONER NEWBERG.

Commissioner Rogers stated he would support the motion and concurred that the context in the plan should be clarified.

Commissioner Mattina concurred that the context should be clarified.

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

5-C. Regional Plan Conformance Review – City of Reno Master Plan Amendment and Project of Regional Significance, Redfield Regional Center (CR05-040), (1) adopting the Redfield Regional Center Plan as an element of the Reno Master Plan, for a ±1,183 acre area generally located to the northwest, southwest and southeast of the intersection of Mt. Rose Highway and South Virginia Street and (2) a Project of Regional Significance for employment of 938 or more persons; hotel accommodations of 625 or more units; housing of 625 or more dwelling units; water usage of 625 or more acre-feet per year; sewage generation of 187,500 or more gallons per day; and traffic of 6,250 or more average daily trips.

Randy Baxley, Senior Regional Planner, provided an overview of the Redfield Regional Center Plan that also includes Projects of Regional Significance (PRS). Mr. Baxley outlined the scope and purview of the RPC (Regional Planning Commission) as well as policies and goals of the Truckee Meadows Regional Plan. Mr. Baxley outlined Truckee Meadows Regional Plan policies that address environmental, hydrologic resources and endangered plants and/or wildlife. Mr. Baxley emphasized that the Redfield Regional Center Plan limited gaming to a single parcel and summarized the intensity/density criteria set forth in the plan. Staff recommends that the Redfield Regional Plan and Project of Regional Significance be found in conformance with the Truckee Meadows Regional Plan, based on the applicable findings.

COMMISSIONER FRANSDEN MOVED TO EXTEND THE MEETING TO 10:30 P.M., SECONDED BY COMMISSIONER NEWBERG. THE MOTION CARRIED UNANIMOUSLY WITH NINE (9) MEMBERS PRESENT.

*[The public hearing was opened.]*

Dave Ziegler, Director of Regional Planning, noted the correspondence and email messages received on the matter in support and opposition to the request.

Jessica Jones, Associate Planner City of Reno, reiterated key points of the Redfield Regional Center Plan and concurred with regional staff's report.

Nancy Kuncheff expressed her opposition to the Redfield Regional Center Plan and drew attention to various sections of RMC (Reno Municipal Code) and Truckee Meadows Regional Plan policies that she believes cannot be met.

Sandra Lee Tanner noted her concerns and drew attention to Truckee Meadows Regional Plan policies as they pertain to Regional Center Plans. Ms. Tanner pointed to cooperative planning policies 1.2.15 and 4.2.6, which she believes cannot be met.

Ike Eichbaum outlined his involvement in the community since the late 1960's. Drawing attention to his background as an Environmental Engineer, Mr. Eichbaum outlined his traffic safety, crime, earthquake and other issues of concern to area resident.

Richard Houts, Building and Construction Trades Council, expressed his and the Council's support for the proposal.

Danny Costella reiterated his previous support for the project.

Robert Cameron outlined his water related concerns and opposition to the proposal.

Lorrie White commented that many of the emails might not have come from individuals that live within the City of Reno, the neighborhood, unincorporated Washoe County or even the State of Nevada due to the involvement of the Culinary Unions and opposition to Stations Casinos. Ms. White noted that police and fire facilities are a priority to the Reno City Council in the South Meadows area.

Gary Schmidt noted that his was one of six homes that were destroyed in the Andrews Fire. Mr. Schmidt noted that the area is still flooded after the New Years Eve 2005 event. Mr. Schmidt noted that Washoe County had not yet sent crews to address flood issues. Mr. Schmidt expressed his opposition to the proposal since it is outside the McCarran Boulevard ring.

Arlo Stockham, CFA, noted that property owners represented by his firm are in support of the proposed plan and noted the extensive planning process. Mr. Stockham outlined previously approved and existing commercial development in the area.

Written comments in support of the proposal were submitted by: John Russell, Mike McKinney, Eloy Sara, Michael Pennington, Ross Boomhower and Bob Lopes.

The following individuals submitted statement cards in opposition: Todd Kock, Ellen Shaw and Leo Horishny.

*[The public hearing was closed.]*

COMMISSIONER FRANDBEN MOVED TO EXTEND THE MEETING UNTIL 11:03 P.M., SECONDED BY COMMISSIONER SANDERS. THE MOTION CARRIED UNANIMOUSLY WITH NINE (9) MEMBERS PRESENT.

Mr. Ziegler noted that the determination of PRS is made by the local government and has been taken. However, there are two motions one for the Master Plan amendment and one for a finding of conformance for the PRS. Mr. Ziegler outlined the voting requirement of six (6) affirmative votes for a Master Plan amendment and a majority of members for a finding of conformance.

COMMISSIONER MATTINA MOVED TO FIND THE REDFIELD REGIONAL CENTER PLAN PROJECT, A PROJECT OF REGIONAL SIGNIFICANCE, IN CONFORMANCE WITH THE TRUCKEE MEADOWS REGIONAL PLAN, SECONDED BY COMMISSIONER NEWBERG. COMMISSIONER MATTINA STATED SHE COULD MAKE THE APPLICABLE FINDINGS.

Chair Lokken expressed his appreciation to audience and others for their participation in the process. Mr. Lokken noted that issues raised at the City level might not be applicable to the RPC's determination.

Commissioner Frandsen stated that she would vote in favor of this particular motion.

Commissioner Rogers explained that the proposal is inappropriate to this particular area.

THE MOTION CARRIED: COMMISSIONERS BARTON, FRANDBEN, MATTINA, MOSS, NEWBERG, SANDERS, WEBER AND CHAIR LOKKEN ASSENTING; AND COMMISSIONER ROGERS DISSENTING.

**5.D** Discussion and possible adoption of RPC Resolution 06-01, establishing revised guidelines for the definition of Projects of Regional Significance (PRS).

Randy Baxley, Senior Regional Planner, provided an overview of the resolution, stated that there were no known appeals, and recalled the previous workshop on the matter held in December 2005.

Hearing no one wishing to speak in favor of, or in opposition to the proposal Chair Lokken asked for a motion.

COMMISSIONER FRANDBEN MOVED TO ADOPT REGIONAL PLANNING COMMISSION RESOLUTION 06-01, SECONDED BY COMMISSIONER MATTINA. THE MOTION CARRIED UNANIMOUSLY WITH NINE (9) MEMBERS PRESENT.

**5.E.** Status report on 2007 update of the Regional Plan, including:

**5.E.1.** Consideration and possible direction to staff on the deliberations of the Regional Plan Update technical advisory committee (TAC) on Module 1, Issue 1, boundaries of the Truckee Meadows Service Areas (TMSA);

Dave Ziegler, Director – TMRPA (Truckee Meadows Regional Planning Agency), expressed his appreciation to staff for their assistance. Mr. Ziegler noted that the TAC has been working through the update issues identified. It is his opinion the process is going well by taking the time necessary to develop appropriate agreements on various issues. Mr. Ziegler provided an overview of the TMSA (Truckee Meadows Service Areas) boundary. Mr. Ziegler outlined the function of TMSA and the future expansion of the TMSA, which the local jurisdictions may address in their joint meeting on January 12, 2006. Additionally the service area may need to be renamed to more accurately reflect its areas of coverage, including Cold Springs and Wadsworth.

Chair Lokken opened the meeting to public comment.

David Bjorkman pointed out the location of his property that is adjacent to City property in the Peavine Mountain area. Mr. Bjorkman asked to be included in the TMSA that includes nearly 5,000 acres.

Trent Averett noted his interest in becoming part of the TMSA as his 1,300 acres is developed.

Chair Lokken closed the meeting to public comment.

Mr. Ziegler encouraged Mr. Bjorkman and Trent Averett to participate in the public hearing process.

**5.E.2.** Consideration and possible amendments to the membership of the TAC (Technical Advisory Committee).

Dave Ziegler, Director – TMRPA (Truckee Meadows Regional Planning Agency), noted that the item had been added to the agenda in anticipation of TMWA (Truckee Meadows Water Authority) appointment of a new alternate, which has not been received. Mr. Ziegler asked that members provide comments on the proposed TAC TMSA agreements to staff at their convenience.

**5.F.** Discussion and possible direction to staff on goals for the program of regional planning, for inclusion in the Agency's strategic plan and FY 2006-2007 program of work.

Dave Ziegler, outlined the budget process, and modifications made in the current fiscal year budget. Mr. Ziegler noted discussions about building capacity and comment that local jurisdictions wish to continue their involvement in the Regional Land Use model that continues to evolve. Mr. Ziegler noted ongoing collaboration and outreach to other local agencies as well as Storey County participation in the TAC (Technical Advisory Committee) activities. Mr. Ziegler pointed out that no major changes were proposed in the budget.

Commissioner Frandsen noted that she had asked for similar training opportunities for Washoe County Planning Commission and CAB (Citizens Advisory Board) members.

**6. DIRECTOR, MEMBERS, AND LEGAL COUNSEL INFORMATION ITEMS**

**6.A.** Director's reports:

**6-A-1.** Report on actions and agendas of the Regional Planning Governing Board \*

Dave Ziegler, Director – TMRPA (Truckee Meadows Regional Planning Agency), noted that staff has been directed to schedule a joint meeting with the Washoe County School Board. The 208 Water Quality Plan has been signed and work has begun. Mr. Ziegler noted staff is seeking direction from the RPGB on strategic goals and a Urban Land Institute visit to the region. A small grant for research on affordable housing is in the works.

Commissioner Frandsen suggested that the RPC schedule a joint meeting with the Regional Water Planning Commission.

**6.A.2. Report on Truckee Meadows Growth Task Force \***

Dave Ziegler, provided an overview on the activities of the Truckee Meadows Growth Task Force and noted that an expert in community reinvestment funds would be in the region and meeting with various agencies next week. Mr. Ziegler invited members to attend a presentation scheduled in the Chamber of Commerce Conference Room on January 19, 2006.

**6.B. Legal counsel's report:**

**6.B.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); and 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.

Norman Azevedo, legal counsel, noted that pertinent information was contained in his staff report (copy on file).

**7. REQUESTS FOR AND POSSIBLE ACTION ON FUTURE AGENDA ITEMS: A. Review of tentative calendar of agenda items; and B. Review of 12-month calendar of projected RPC and RPGB actions.**

Dave Ziegler, Director of Regional Planning, noted that staff would work with members to develop the next meeting agenda. A notice has been submitted on the Fort Sage Substation in the North Valley to newspapers for the upcoming Truckee Meadows Regional Plan amendment request from Washoe County. A status report will be provided on the joint meeting as well as the needs assessment in the Truckee Meadows Regional Plan. Mr. Ziegler outlined upcoming agenda items, including Transit Oriented Development (TOD) Corridor training.

**8. WRITTEN CORRESPONDENCE \***

Dave Ziegler, drew attention to correspondence stating TMRPA concerns to the BLM (Bureau of Land Management) on the EIS (Environmental Impact Statement) on a North Valley's plan.

**9. ADJOURNMENT**

Chair Lokken adjourned the meeting at 11:02 p.m.

Respectfully submitted by Robert L. Cox.

Reviewed by:

Approved by:

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Rosanna Coombes, Acting Director  
Truckee Meadows Regional Planning Agency

\_\_\_\_\_  
Jim Newberg, Chair  
Regional Planning Commission

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