



# REGIONAL PLANNING COMMISSION

**MEMBERS**  
Kendall Mattina, Chair  
Jim Neweberg, Vice-chair  
Scott Barnes  
Roger Edwards  
Tom Lean  
Christy Magers  
Dennis Romeo  
Dian VanderWell  
Kevin Weiske  
Rosanna Coombes, Director

**MINUTES**  
**REGIONAL PLANNING COMMISSION (RPC)**  
**Regular Meeting**  
**Wednesday, August 13, 2008, 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 Kendall Mattina at 6:30 p.m.

**1. ROLL CALL**

The clerk called the roll and the following Commissioners were present: Kendall Mattina, Jim Newberg, Scott Barnes, Roger Edwards, Tom Lean, Keith Lockard for Christy Magers, Dennis Romeo, Dian VanderWell, and Kevin Weiske.

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

**2. APPROVAL OF THE AGENDA**

COMMISSIONER VANDERWELL MADE A MOTION TO APPROVE THE AGENDA, SECONDED BY COMMISSIONER ROMEO. THE MOTION CARRIED UNANIMOUSLY WITH NINE (9) MEMBERS PRESENT.

**3. APPROVAL OF MINUTES**

A. July 9, 2008

COMMISSIONER BARNES MADE A MOTION TO APPROVE THE JULY 9, 2008, MINUTES, SECONDED BY COMMISSIONER LEAN. THE MOTION CARRIED WITH EIGHT (8) IN FAVOR AND ONE (1) ABSTENSION BY COMMISSIONER LOCKARD.

**4. PUBLIC COMMENT**

None

**5. CONSENT AGENDA**

- A. PUBLIC HEARING – Regional Plan Conformance Review – Reno Master Plan amendment, Southeast Neighborhood Plan (CR08-019) – to expand the northern boundary of the Southeast Neighborhood Plan, resulting in the addition of +148.18 acres to the existing neighborhood planning area, and

change the land use designation of the additional area to Special Planning Area.

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

## **6. BUSINESS OF THE DAY**

- A. PUBLIC HEARING – Regional Plan Conformance Review – Reno Master Plan Scheduled Additions (CR08-020) including the following:
- 1) Land Use Plan Scheduled Additions – an amendment to the City of Reno Master Plan to amend the Land Use Plan by revising language identifying proposed intensification of the Transit Oriented Development Corridors, modifying Table 2: Land Use Designations and Conforming Zoning Districts, mapping previously adopted changes to the SOI boundary, and illustrating cooperative planning areas within the region;
  - 2) Master Plan Scheduled Additions – Map Corrections – an amendment to the City of Reno Master Plan to correct certain plan area delineations illustrated in the Plumas Neighborhood Plan and the West University Neighborhood Plan; and,
  - 3) Master Plan Scheduled Additions – an amendment to the City of Reno Master Plan:
    - a) adding text and mapping to further address development constraints, military installation compatibility, management strategies for slopes 15-30 percent, expanded wildlife habitat, management of urban/wild land interface, promotion of the Regional Utility Corridor Report, updated wetland and drainageways policies, additional clarification regarding the Public Services Facilities and Infrastructure Plan (PSFI) implementation process; and,
    - b) deleting the City of Reno Wetland and Stream Environment Policy Plan and Major Drainageways Plan

Sienna Reid, Regional Planner, reviewed information from the staff report included in the meeting packet and stated that Regional Planning staff found no significant conformance issues with the proposed amendments reviewed. Regional Planning staff also recommends that the City of Reno's request for an abeyance be upheld so that additional information can be provided by the City prior to review.

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

Commissioner Lean asked what changes were made to the West University Neighborhood Plan. Ms. Reid responded that changes were made to the boundary of the West University Neighborhood Plan.

COMMISSIONER LEAN MADE A MOTION TO FIND THE RENO MASTER PLAN SCHEDULED ADDITION AMENDMENTS ADDRESSING SCHEDULED ADDITIONS NUMBERS 6, 14, 15, 16, 17, 19, AND 20 LISTED IN ATTACHMENT 1 OF THE STAFF REPORT IN CONFORMANCE WITH THE 2007 TRUCKEE MEADOWS REGIONAL PLAN, BASED ON THE FINDINGS LISTED IN THE STAFF REPORT, SECONDED BY COMMISSIONER NEWBERG. THE MOTION CARRIED UNANIMOUSLY WITH NINE (9) MEMBERS PRESENT.

COMMISSIONER NEWBERG MADE A MOTION TO UPHOLD THE CITY OF RENO'S REQUEST FOR ABEYANCE AND ALLOW FOR THE CONSIDERATION OF THE MAPS AND TEXT ADDRESSING DEVELOPMENT CONSTRAINTS AREA (DCA) FOUND IN THE CITY OF RENO'S CONSERVATION PLAN FOLLOWING THE PROVISION OF ADDITIONAL CLARIFYING INFORMATION BY THE CITY OF RENO, SECONDED BY COMMISSIONER WEISKE. THE MOTION CARRIED UNANIMOUSLY WITH NINE (9) MEMBERS PRESENT.

- B. PUBLIC HEARING – Regional Plan Conformance Review – City of Sparks Master Plan amendment, West Pyramid Area Plan (CR08-022) – a master plan for the West Pyramid area within the City of Sparks Sphere of Influence including the potential designation of the land uses Open Space, General Commercial, Business Park, Public Facility, Mixed Use, 1 dwelling unit per acre, 2 dwelling units per acre, 3 dwelling units per acre, 4 dwelling units per acre, 6 dwelling units per acre, 10 dwelling units per acre, 12 dwelling units per acre, and 18 dwelling units per acre, along with goals and policies for an area generally located west of the Pyramid Lake Highway, east of Sun Valley, south of Eagle Canyon Drive, and north of Wedekind road.

Ms. Reid noted a typographical error in the staff report on page 74 of the meeting packet under finding number 2 and stated that Washoe County should read City of Sparks. Ms. Reid reviewed information from the staff report and stated that Regional Planning staff found no significant conformance issues with the proposed amendment and recommended approval, based on the findings listed in the staff report.

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

*[The public hearing was closed.]*

COMMISSIONER BARNES MADE A MOTION TO FIND THE WEST PYRAMID AREA PLAN AMENDMENT TO THE CITY OF SPARKS MASTER PLAN IN CONFORMANCE WITH THE 2007 TRUCKEE MEADOWS REGIONAL PLAN, BASED ON THE FINDINGS LISTED IN THE STAFF REPORT, SECONDED BY COMMISSIONER LEAN. THE MOTION CARRIED UNANIMOUSLY WITH NINE (9) MEMBERS PRESENT.

- C. Discussion and possible action to sponsor proposed amendments to the 2007 Regional Plan including:
  - 1) clarification of terms including “floodway area” and “FEMA Zone AE Floodplain” and other related changes (RPA 08-002)

- 2) updates to text pursuant to the adoption of SB 487 during the 2007 Nevada State Legislature regarding water planning, and corrections to Policy 4.1.5 regarding Projects of Regional Significance (RPA 08-003)
- 3) updates to all maps (RPA 08-004)
- 4) updates to Appendix A – FY 2007/08 – 2011/12 Regional Capital Improvements Program (RPA 8-001)

Andy Simpson, Planning/GIS Analyst II, presented a brief summary of the proposed amendments and the process.

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

*[The public hearing was closed.]*

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

- D. Possible action on RPC Resolution 08-03, resolution of appreciation for the service of William Weber as a member, and Chair, of the Regional Planning Commission.

COMMISSIONER NEWBERG MADE A MOTION TO ADOPT RPC RESOLUTION 08-03, SECONDED BY COMMISSIONER ROMEO. 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)

Rosanna Coombes, Director of Regional Planning, reviewed action taken by the RPGB and future RPGB agenda items.

Commissioner Lockard asked for information on RPGB action items 3 and 5 listed in the staff report. Ms. Coombes provided information regarding the RPGB and RTC Subcommittees on Collaboration and Governance and on the status report from legal counsel regarding the initiative petition.

### **B. Legal counsel's report**

Norm Azevedo, Legal Counsel, provided a brief report on the District Court litigation pending.

- C. Discussion and possible acceptance of the Regional Plan annual report (2007) summarizing individual annual reports submitted by local governments and affected entities pursuant to subsection 1 of NRS 278.0286.

Patricia Rogers, Government Relations-Community Outreach Representative, stated that a summary Regional Plan Annual Report is included in the meeting packet as Appendix D. Ms. Rogers noted a typographical error. The date under the draft stamp on the cover page should read August 2008, not August 2007. Ms. Rogers recommended that the RPC receive the report with that change.

Commissioner Lockard pointed out a potential technical correction on page 8 of the annual report. Ms. Rogers stated that it will be taken care of.

COMMISSIONER NEWBERG MADE A MOTION TO ACCEPT THE 2007 REGIONAL PLAN ANNUAL REPORT PROVIDED IN APPENDIX D WITH THE CORRECTION NOTED, SECONDED BY COMMISSIONER BARNES. THE MOTION CARRIED UNANIMOUSLY WITH NINE (9) MEMBERS PRESENT.

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

A. Review of tentative calendar of agenda items.

Ms. Coombes reviewed tentative agenda items for the September 10 RPC meeting and recommended holding a second RPC meeting on September 24. Chair Mattina agreed to hold a second RPC meeting in September.

**9. WRITTEN CORRESPONDENCE**

None

**10. ADJOURNMENT**

The meeting was adjourned at 6:57 p.m.

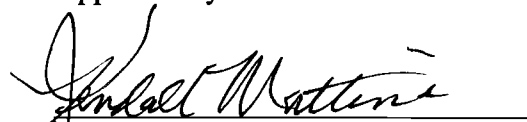
Respectfully submitted by Christine Birmingham.

Reviewed by:



Rosanna Coombes, Director  
Truckee Meadows Regional Planning Agency

Approved by:



Kendall Mattina, Chair  
Regional Planning Commission

**APPROVED BY THE REGIONAL PLANNING COMMISSION IN SESSION ON  
9/10, 2008.**