



REGIONAL PLANNING COMMISSION

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

MINUTES
Regional Planning Commission
Regular Meeting
Wednesday, December 14, 2005, 6:30 p.m.

1. ROLL CALL *

Chair Lokken called the meeting to order at 6:30 p.m. A quorum was established.

PRESENT: Randy Barton, Marge Frandsen, Fred Lokken, Kendall Mattina, Marvin Moss, Jim Newberg, Steve Rogers and Oscar Sanders. Members absent were: William Weber.

Also present were: Dave Ziegler, TMRPA,; Norman Azevedo, legal counsel; Randy Baxley, TMRPA; Rosanna Coombes, TMRPA; Patty Rogers, TMRPA; and Paige Menicucci, TMRPA.

2. APPROVAL OF THE AGENDA

IT WAS MOVED BY COMMISSIONER MOSS, SECONDED BY COMMISSIONER SANDERS, TO APPROVE THE DECEMBER 14, 2005, MEETING AGENDA AS WRITTEN. THE MOTION CARRIED UNANIMOUSLY WITH EIGHT (8) MEMBERS PRESENT.

3. APPROVAL OF MINUTES

A. October 12, 2005

IT WAS MOVED BY COMMISSIONER MOSS, SECONDED BY COMMISSIONER SANDERS, TO APPROVE THE OCTOBER 12, 2005, MEETING MINUTES, AS SUBMITTED. THE MOTION CARRIED UNANIMOUSLY WITH EIGHT (8) MEMBERS PRESENT.

B. October 26, 2005

IT WAS MOVED BY COMMISSIONER ROGERS, SECONDED BY COMMISSIONER MOSS, TO APPROVE THE OCTOBER 26, 2005, MEETING MINUTES, AS SUBMITTED. THE MOTION CARRIED WITH SEVEN (7) IN FAVOR AND ONE (1) ABSTENTION BY COMMISSIONER SANDERS.

4. PUBLIC COMMENT *

None.

5. CONSENT CALENDAR:

- A. Regional Plan Conformance Review – Washoe County Comprehensive Plan Amendment, adopting the Regional Plan Conformance Element of the Washoe County Comprehensive Plan (CR05-034), consisting of policies and action plans regarding the Rural Development Area; slope management; the Development Constraints Area; affordable housing needs; private investment in public infrastructure; density transfers; infill; forecasts of population and employment growth; rights-of-way; green space; internal combustion power generation units; energy-efficient building technology; and on-site sewage disposal; and
- B. Regional Plan Conformance Review – Washoe County Comprehensive Plan Amendment, Spanish Springs Area Plan (CR05-035), realigning the boundaries of land use designations to accommodate the design of the Spanish Springs Flood Detention Basin, affecting four parcels generally located north of Eagle Canyon Drive and west of Pyramid Highway.

IT WAS MOVED BY COMMISSIONER FRANSEN AND SECONDED BY COMMISSIONER ROGERS, TO APPROVE CONSENT CALENDAR ITEMS A AND B, AS SUBMITTED. THE MOTION CARRIED UNANIMOUSLY WITH EIGHT (8) MEMBERS PRESENT.

6. BUSINESS OF THE DAY

- A. Regional Plan Conformance Review - Project of Regional Significance, Legends at Sparks Marina (CR05-036), a project of regional significance for a proposed development generating sewage in excess of 187,500 gallons per day and traffic of more than 6,250 average daily trips. The proposed project consists of a ±832,000 square foot commercial development and a baseball stadium, on ±92 acre site located northwest of the Sparks Boulevard/I-80 interchange, east of the Sparks Marina.

Randy Baxley, Regional Planner, provided an overview of the request and drew attention to staff's concerns, including minimum development standards within Transit Oriented Development Corridors (TODs) as identified in the Truckee Meadows Regional Plan. Mr. Baxley outlined how the Regional Water Management Plan applied to the proposal and that the site had been removed from the 100-year Federal Emergency Management Agency (FEMA) floodplain. Mr. Baxley drew attention to the motions to approve or deny a finding of conformance with the Truckee Meadows Regional Plan.

[The public hearing was opened.]

Randy Mellinger, City of Sparks, commented that the Project of Regional Significance (PRS) is intended to be a tourist destination as well as regional destination. Mr. Mellinger noted that the project is included in the City of Sparks TOD and exceeded Regional Transportation Commission (RTC) requirements.

During a brief discussion, it was explained that the existing wastewater treatment plant had sufficient capacity to accommodate the proposed project.

Steve Graham, Destinations Development, recalled the history of the proposed project that is intended to serve tourists and residents alike. In many locations, tourists are typically drawn to locations with specific types of development. Additionally, the baseball component of the project will, in his opinion, serve as a draw to the region. Mr. Graham noted that parking for the project would be used by all the shopping center's tenants with some crossover when baseball games are underway.

Discussion then focused on when a baseball team or league would be signed. It was explained that discussions are underway and that an announcement would be made once a team or league is identified. The funding for the stadium is subject to Washoe County Commissioner's approval of a tax increment. In the event the tax is not approved and the proposed stadium use cannot be developed, the site designated for the stadium will convert to retail.

[The public hearing was closed.]

During the discussion, staff noted that any changes to the proposal would be brought back to the Commission, although there is some concern that there is no high-paying industrial/commercial development proposed.

IT WAS MOVED BY COMMISSIONER MOSS, SECONDED BY COMMISSIONER MATTINA, TO FIND CR05-036 LEGENDS AT SPARKS MARINA IN CONFORMANCE WITH THE TRUCKEE MEADOWS REGIONAL PLAN. COMMISSIONER MOSS STATED HE COULD MAKE THE APPLICABLE FINDINGS. THE MOTION CARRIED UNANIMOUSLY WITH EIGHT (8) MEMBERS PRESENT

B. Consideration and possible action to:

1. Accept Reno's withdrawal of the City of Reno Annexation Program 2003-2009 and rescind the RPC's (Regional Planning Commission) November 12, 2003, certification of that annexation program as conforming with the Regional Plan; and
2. Provide direction regarding expiration of the City of Reno Annexation Program 1999- 2005.

Dave Ziegler, Director - TMRPA recalled the November 9, 2005, RPC meeting. Mr. Ziegler outlined the actions that the City of Reno could take under the settlement agreement and staff's recommendation to accept the City's withdrawal of their 2003-2009 annexation program as well as a rescission of the previous RPC motion finding the 2003-2009 annexation program be found in conformance with the Regional Plan.

Norm Azevedo, legal counsel, stated that the RPC had not made an error in finding the City of Reno's 2003-2009 annexation program in conformance with the Regional Plan.

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

IT WAS MOVED BY COMMISSIONER SANDERS, SECOND BY COMMISSIONER NEWBERG, TO ACCEPT THE CITY OF RENO'S WITHDRAWAL OF THE 2003-2009 CITY OF RENO ANNEXATION PROGRAM AND TO RESCIND THE REGIONAL PLANNING COMMISSION'S NOVEMBER 12, 2003, CERTIFICATION AND FINDING OF CONFORMANCE WITH THE TRUCKEE MEADOWS REGIONAL PLAN. THE MOTION CARRIED UNANIMOUSLY WITH EIGHT (8) MEMBERS PRESENT

IT WAS MOVED BY COMMISSIONER SANDERS, SECONDED BY COMMISSIONER NEWBERG, TO DIRECT THAT THE CITY OF RENO, PURSUANT TO POINT 3 OF THE SETTLEMENT AGREEMENT, THAT THE CITY OF RENO ANNEXATION PROGRAM 1999-2005 WILL EXPIRE ON DECEMBER 31, 2005, AND THAT SUBSECTION 1 OF NRS (NEVADA REVISED STATUTES) REQUIRES THAT THE CITY OF RENO TO ADOPT A PROGRAM OF ANNEXATION.

Chair Lokken noted his discussion of the matter with TMRPA Director Dave Ziegler.

Mr. Ziegler commented that the City of Reno may seek an extension subject to the public noticing requirements set forth in NRS.

THE MOTION CARRIED UNANIMOUSLY WITH EIGHT (8) MEMBERS PRESENT

- C. Status report on possible Regional Plan amendments related to the Settlement Agreement (August 23, 2005) on certification of Reno's annexation program.

Rosanna Coombes, senior Planner, outlined the Regional Plan requirement for the cities of Reno and Sparks and Washoe County to develop specific responses to the settlement agreement. Ms. Coombes noted that Reno's City Council and Washoe County's Commission had discussed the issue and that the City of Sparks would review the proposal. It appears that the three jurisdictions will meet in a joint session to review the issues and possibly take action. Ms. Coombes outlined staff comments and legal counsel's input to the Regional Planning Governing Board (RPGB) on procedures mandated in statute.

During the discussion, it was noted that a minimum of three public hearings, one in each jurisdiction, would be required. Discussion then focused on the potential to hold such public hearings during regularly scheduled RPC meetings coupled with special meetings as needed. It was pointed out that Judge Hardesty had directed that the process be conducted in an expeditious manner. It was explained that TMRPA staff would work with Chair Lokken to develop a meeting venue and schedule. Staff would adhere to the required NRS public notification requirements. Ms. Coombes explained that a similar public hearing process was used with the 5 year update of the Regional Plan. Additionally, meeting in the unincorporated areas would have to be held in a facility located in unincorporated Washoe County, not the Washoe County commission chambers. Other discussion focused on the scheduling of special meetings and/or workshops as part of the regular meeting schedule.

- D. Workshop on possible amendments to the RPC's guidelines for the definition of project of regional significance, responding to AB-425 of the 2005 Legislative session and clarifying existing guidelines.

Randy Baxley, Regional Planner, provided an overview of AB-425 and its relationship to the RPC's definition of a project of regional significance (PRS). Mr. Baxley outlined recent discussions with Washoe County School District (WCSD) on the student population threshold typically associated with a PRS, for example, 325 students. Mr. Baxley drew attention to *NRS* 278.319, outlining suggested modifications to RPC policies and procedures as well as how redevelopment projects, e.g., conversion of hotels to condominium units, might affect public utilities. It is staff's recommendation that the existing definition has addressed such uses and that the RPC's focus be on incremental changes. Other modifications include clarifications to flood plain and other water related issues, including the Truckee River. Additionally, clarifications are recommended to sewer use and trip generation by using an average daily generation instead of peak usage.

During the discussion, staff explained how the incremental increase might trigger a review of PRS using the conversion of a hotel to condominium units. It was pointed out that under statutes, hotel and residential traffic generation are similar.

Commissioners Newberg and Sanders commented that, in their opinion, staff's recommendations seemed to meet *NRS* requirements.

Discussion then returned to how the clarifications dealt with a modification of the channel or banks of the Truckee River as well as its tributaries. Staff will develop a resolution to incorporate the recommendations.

- E. Status report on 2007 update of the Truckee Meadows Regional Plan, including consideration and possible amendments to the membership of the Technical Advisory Committee.

Rosanna Coombes, Senior Planner, provided an update on the 2007 update of the Regional Plan and noted issues being dealt with by the Technical Advisory Committee (TAC). As the TAC completes its review, staff will bring a summary of recommendations to the RPC so that modifications can be suggested early in the process. Ms. Coombes noted that a facilitator had been contracted to assist in the process through the end of fiscal year 2005-2006. Ms. Coombes noted that the Reno-Sparks Indian Colony representative Paul Kanitra and the City of Reno representative Fred Turnier have resigned. Staff recommended that David Anderson be appointed to fill the Reno-Sparks Indian Colony vacancy and Senior Planner Claudia Hanson filling the City of Reno vacancy.

IT WAS MOVED BY COMMISSIONER FRANDBEN, SECONDED BY COMMISSIONER NEWBERG, TO APPOINT CLAUDIA HANSON TO REPLACE FRED TURNIER AS THE CITY OF RENO ALTERNATE ON THE TECHNICAL ADVISORY COMMITTEE. THE MOTION CARRIED UNANIMOUSLY WITH EIGHT (8) MEMBERS PRESENT

IT WAS MOVED BY COMMISSIONER FRANDBEN, SECONDED BY COMMISSIONER SANDERS, TO APPOINT DAVID ANDERSON TO REPLACE PAUL KANITRA AS THE RENO -SPARKS INDIAN COLONY ALTERNATE ON THE TECHNICAL ADVISORY

COMMITTEE. THE MOTION CARRIED UNANIMOUSLY WITH EIGHT (8) MEMBERS PRESENT

[Commissioner Sanders left the meeting at 7:30 p.m.]

[The meeting recessed at 7:30 p.m. and reconvened at 7:38 p.m. A quorum was present (Commissioners Sanders and Weber were absent).]

7. DIRECTOR, MEMBERS, AND LEGAL COUNSEL INFORMATION ITEMS

A. Directors Reports:

1. Report (pursuant to the Regional Planning Commission's November 9, 2005, request) by Regional Planning staff on methods and procedures for population forecasts and estimates.

Dave Ziegler, Director TMRPA, provided an overview of the population forecasts and estimates, which was included in the work plan. Mr. Ziegler noted that representatives from the Regional Transportation Commission, Regional Water Planning Commission, Sierra Pacific Power Company, Reno, Sparks and Washoe County Departments of Community Development, Truckee Meadows Water Authority, Washoe County District Health Department, Washoe County School District and others, met regularly. This group came to agreement on four focus areas: econometric modeling, parcel based modeling, predicting land utilization rates and compiling demographic data. Additionally, all agencies agreed on the need to develop consistent and accurate data.

During the discussion, it was noted that the live birth records were used by the school district. Other discussion focused on the potential to integrate various modeling techniques. It was explained that while modeling could not accurately pinpoint areas of future employment growth, the models do provide a broad based analysis of future growth.

2. Report by Regional Planning staff on:
 - a. Parcel-based model of population and employment

Dave Ziegler noted that the work plan included analysis of the regional land use model and resource constraints.

Randy Baxley, Regional Planner, outlined the Geographic Information System (GIS) parcel-based population and employment model. Mr. Baxley recalled a previous presentation and explained the focus areas of the transparent modeling process. Mr. Baxley then outlined population and other growth trends in the region, which might be attributable to changing demographics and other factors. Mr. Baxley noted the development potential within the Truckee Meadows Service Area (TMSA).

During the discussion it was explained that single-family development was not compatible with TOD corridors and that the regional land use model is updated annually. It was also noted that there appears to be a more efficient use and development of industrially designated property in

the region. It is estimated that some 40 percent of employment opportunities are located in certain centers, whereas residential accounts for only 18 percent in those same areas. Other discussion emphasized the difficulties encountered in developing higher density adjacent to existing single-family residential development.

Discussion then focused on existing and future development and carrying capacity, most of which is located within McCarran Boulevard. It was explained that while there is development capacity within regional centers and corridors, the key is in development strategies that attract appropriate development to those areas. Over the past fifteen years, the majority of housing in the region has been single-family, compared to a nearly 50-50 split between single- and multi-family housing in the past.

Other discussion noted that infrastructure needs to support industrial development in outlying areas, which reduces overall development costs. It was suggested that an actual water/sewer impacts in the context of development as well as providing possible mitigations. Discussion then turned to redevelopment and intensified land uses in older residential neighborhoods. It was explained that the model has been discussed with various staffs in the region. As the discussion continued, it was noted that as land is rezoned to higher densities, the modeling process is modified to reflect those land use designations. Other discussion noted that there has been some discussion about expansion to include social, demographic and other issues that are not currently part of the land use modeling processes. Typically, modeling data is updated annually, based on input from the various jurisdictions.

Commissioner Newberg left the meeting at 8:30 p.m.

Other discussion noted that the Regional Plan is not intended to serve as a hindrance, but rather as a development guide that provides benchmarks toward achieving higher density development in the urban cores. Of particular concern is the lack of a strategic process to address industrial land use inventory. It was emphasized that the region appears to have too much housing and not enough industrial (employment).

[Commissioner Frandsen left the meeting at 8:33 p.m.]

Rob Joiner, City of Sparks, noted his concern about how this particular document would be used and suggested that there needs to be additional discussion at the local level to make regional assumptions and/or Truckee Meadows Regional Plan amendments.

[Commissioners Frandsen and Newberg rejoined the meeting at 8:35 p.m.]

Mr. Joiner noted that seismic analysis and other matters identified in the analysis are not exact sciences and that there are other concerns and questions that need discussion by the local jurisdictions before any modification is made in how the RPC makes land use decisions.

- b. Natural resource constraints and carrying capacities.

Lora Richards, Planning Analyst, summarized the status report on *Natural Resource Constraints and Carrying Capacities*, noting that strong working relationships had been expanded with local entities. Ms. Richards noted various observations in the staff report and outlined the indicators and measurements included in the report. Although there is much to learn, the dialogue has been informative and provides a leadership role for TMRPA.

During the discussion, it was noted that there needs to be some discussion about federally owned lands in the region and how those areas can be protected.

3. Report on actions and agendas of the Regional Planning Governing Board *

Dave Ziegler outlined recent RPGB actions, including authorization of Chair Dwight Dortch to execute professional services contracts for infill studies and facilitation services. Mr. Ziegler then noted that the upcoming agenda includes, but is not limited to, direction to staff on changes to various procedures, a report from WCSD and a discussion of a planned joint meeting between the RPGB and WCSD trustees, as requested by the RPGB.

4. Report on Truckee Meadows Growth Task Force *

Mr. Ziegler drew attention to the report and explained that \$4,500 had been allocated to support efforts in affordable housing and community reinvestment funds.

B. Legal counsel's report:

1. 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; and
2. 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

Norm Azevedo, legal counsel, provided an overview of recent decisions made by Judge Hardesty as it pertains to the Settlement Agreement and drew attention to a copy of that decision in the staff report, which should act as a resolution to those items.

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 (Regional Planning Commission) and RPGB (Regional Planning Governing Board) actions.

Dave Ziegler, drew attention to a CD included in the packet and explained that over time the process will be refined. The January 11, 2006, meeting will include a variety of conformance reviews and an update on the revised settlement agreement as well as a workshop on goals and strategic plans and goals.

9. WRITTEN CORRESPONDENCE *

Dave Ziegler drew attention to correspondence received concerning recent RPC action.

10. ADJOURNMENT

Chair Lokken adjourned the meeting at 9:05 p.m.

Respectfully submitted by: Bob Cox

Reviewed by:

Approved by:

Dave Ziegler, Director

Fred Lokken, Chair

Truckee Meadows Regional Planning Agency

Regional Planning Commission

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