



REGIONAL PLANNING COMMISSION

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

MINUTES
Regional Planning Commission (RPC)
REGULAR MEETING
WEDNESDAY, 6:30 P.M., July 13, 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 Frandsen at 6:30 p.m.

1. ROLL CALL

The clerk called the roll and the following Commissioners were present: Marge Frandsen, Jackie Peterson for Fred Lokken, Kendall Mattina, Marvin Moss, Jim Newberg, Steve Rogers, Oscar Sanders, and David Rigdon for William Weber. Commissioners absent were: Fred Lokken and William Weber.

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

2. APPROVAL OF AGENDA

COMMISSIONER MATTINA MADE A MOTION TO APPROVE THE JULY 13, 2005, RPC AGENDA, SECONDED BY COMMISSIONER RIGDON. THE MOTION CARRIED UNANIMOUSLY WITH EIGHT (8) MEMBERS PRESENT.

3. APPROVAL OF MINUTES

A. May 25, 2005, regular meeting

COMMISSIONER MOSS MADE A MOTION TO APPROVE THE MAY 25, 2005, RPC MINUTES, SECONDED BY COMMISSIONER ROGERS. THE MOTION CARRIED WITH SIX (6) IN FAVOR AND TWO (2) ABSTENTIONS BY COMMISSIONERS PETERSON AND RIGDON.

4. PUBLIC COMMENT

None

5. ELECTION OF OFFICERS

A. Election of Chair (Sparks member)

COMMISSIONER ROGERS NOMINATED COMMISSIONER LOKKEN AS CHAIR, SECONDED BY COMMISSIONER PETERSON. COMMISSIONER MOSS MADE A

MOTION TO CLOSE THE NOMINATIONS. THE MOTION CARRIED UNANIMOUSLY WITH EIGHT (8) MEMBERS PRESENT.

- B. Election of Vice-chair (Reno member)

COMMISSIONER MOSS NOMINATED COMMISSIONER SANDERS AS VICE-CHAIR, SECONDED BY COMMISSIONER MATTINA. COMMISSIONER MATTINA MADE A MOTION TO CLOSE THE NOMINATIONS. THE MOTION CARRIED UNANIMOUSLY WITH EIGHT (8) MEMBERS PRESENT.

6. BUSINESS OF THE DAY

- A. PUBLIC HEARING - Regional Plan Conformance Review – Reno Master Plan Amendment, SBE LLC Subdivision (CR05-020), changing the land use designation from Unincorporated Transition to Mixed Residential on a ±81.4 acre site generally located northwest of Mogul and surrounded on three sides by the Somerset development.

Chair Frandsen asked the Commissioners if they had any questions or comments for Regional Planning staff on this amendment. There were no comments.

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

[The public hearing was closed.]

COMMISSIONER MATTINA MADE A MOTION TO FIND THE SBE LLC 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 NEWBERG. THE MOTION CARRIED UNANIMOUSLY WITH EIGHT (8) MEMBERS PRESENT.

- B. PUBLIC HEARING - Regional Plan Conformance Review - Reno Master Plan Amendment, Sierra Canyon II (CR05-019), changing the land use designation from Unincorporated Transition to Special Planning Area on a ±203 acre site generally located north of the intersection of Interstate 80 and US 40 at Exit 5.

Chair Frandsen asked the Commissioners if they had any questions or comments for Regional Planning staff on this amendment. There were no comments.

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

[The public hearing was closed.]

COMMISSIONER MATTINA MADE A MOTION TO FIND THE SIERRA CANYON II 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 NEWBERG. THE MOTION CARRIED UNANIMOUSLY WITH EIGHT (8) MEMEBERS PRESENT.

- C. PUBLIC HEARING - Regional Plan Conformance Review – Reno Master Plan Amendment, University of Nevada Regional Center Plan (CR05-021), adopting the University of Nevada Regional Center Plan as an element of the Reno Master Plan, generally located south of McCarran Boulevard, north of Interstate 80, east of Sierra Street, and west of Sutro Street.

Commissioner Rigdon disclosed that he spoke in favor of this proposal as a representative for property owners when it was in front of the Reno Planning Commission and stated that he would abstain from voting on this amendment.

John Fredrick, University of Nevada, gave a presentation on the background of the University of Nevada Regional Center (UNRC) Plan and issues that led the University to develop the plan. John Hester, City of Reno, gave a presentation on the implementation of the plan.

Randy Baxley, Senior Planner, stated that one concern identified by Regional Planning staff relates to Exception #10 of the conformance review of April 9, 2003, and Regional Plan Policy 1.2.12, which requires regional center and TOD corridor plans to specify minimum residential densities and non-residential intensities. These standards should, at a minimum, support the desired level of public transit in the plan area. With the proposal to construct a Bus Rapid Transit (BRT) loop through the plan area, it is important that future development within the plan area be at a level to ensure the viability of the BRT transit system. Reno's Mixed Use (MU) zoning is responsive to this need. However, the RPC's conformance review authority extends only to master plans and not zoning. Regional Planning staff would, therefore, prefer that the UNRC Plan itself directly address Exception #10. Mr. Baxley stated that Reno has proposed a clarification in the plan document that identifies that MU zoning district does contain those minimum standards having to do with development densities and floor area ratios. Mr. Baxley stated that this clarification does meet the intent of Policy 1.2.12 and recommended a determination of conformance with the elimination of finding number 2 listed in the staff report.

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

[The public hearing was closed.]

Commissioner Mattina asked if the ratio of commuter students to residential students is expected to change. Mr. Fredrick responded that it will change a little bit over time but a lot of the growth being looked at is growth within the valley.

Commissioner Moss asked if this plan is the same that was presented to the Board of Regents. Mr. Hester responded that the actual plan adopted by the Regents was much thicker.

Dave Ziegler, Director of Regional Planning, stated that the City of Reno did provide the Truckee Meadows Regional Planning Agency (TMRPA) with a copy of the plan that was submitted to the Regents as well as the plan that was adopted by the City of Reno. The plan that was provided to RPC members is the one that was adopted by the Reno Planning Commission and the Reno City Council. Mr. Ziegler asked Mr. Hester about the City of Reno's zoning authority over the campus area. Mr. Hester responded stating that the City of Reno has had zoning authority over the campus area since 1973. Mr. Hester stated that the whole plan is available on the website for the City of Reno.

Commissioner Mattina asked if the University is still looking to have extension campuses. Mr. Fredrick responded that they are not. The focus for planning and growth will be on the current main campus.

COMMISSIONER ROGERS MADE A MOTION TO FIND THE UNIVERSITY OF NEVADA REGIONAL CENTER PLAN AMENDMENT TO THE RENO MASTER PLAN TO BE IN CONFORMANCE WITH THE TRUCKEE MEADOWS REGIONAL PLAN, BASED ON THE AMENDED FINDINGS LISTED IN THE STAFF REPORT, SECONDED BY COMMISSIONER NEWBERG. THE MOTION CARRIED WITH SEVEN (7) IN FAVOR AND ONE (1) ABSTENSION BY COMMISSIONER RIGDON.

- D. PUBLIC HEARING - Regional Plan Conformance Review – Project of Regional Significance, Steamboat 120 kV Power Line (CR05-022), a project of regional significance to construct a ±0.5 mile extension of a 120 kilovolt overhead power line, from the existing Steamboat substation south to the Ormat Galena Geothermal Plant, generally located ±1,400 feet southeast of the intersection of Mt. Rose Highway and US 395.

Chair Frandsen asked the Commissioners if they had any questions or comments for Regional Planning staff on this amendment. There were no comments.

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

[The public hearing was closed.]

COMMISSIONER MOSS MADE A MOTION TO FIND THE STEAMBOAT 120 KV POWER LINE PROJECT OF REGIONAL SIGNIFICANCE IN CONFORMANCE WITH THE TRUCKEE MEADOWS REGIONAL PLAN, BASED ON THE FINDINGS LISTED IN THE STAFF REPORT, SECONDED BY COMMISSIONER MATTINA. THE MOTION CARRIED UNANIMOUSLY WITH EIGHT (8) MEMBERS PRESENT.

- E. WORKSHOP - Regional Plan annual report summarizing individual reports for 2004 submitted by local governments and affected entities pursuant to subsection 1 of NRS 278.0286.

Rosanna Coombes, Senior Planner, reviewed some key elements of the annual report. Ms. Coombes also reviewed comments received from the Regional Transportation Commission (RTC) after the draft of the annual report was finalized. Ms. Coombes recommended that the proposed language from the RTC be incorporated into the next draft of the annual report.

Mr. Ziegler reviewed comments from Rob Joiner, City of Sparks regarding the need to give more emphasis to the emerging employment centers and the role they play in the regional form and pattern. Mr. Ziegler suggested adding a comment to the report stating that the City of Sparks has made a significant commitment to emerging employment centers in east and north Sparks in accordance with Policy 1.2.16 of the Regional Plan. Sparks' intent in creating these centers is to do a number of things: to promote sustainable growth and to minimize sprawl; to encourage a diverse mix of land uses and densities to promote a balanced community; to develop employment centers in close proximity to residential areas, major transportation groups and public transit; to encourage pedestrian connections, reduce levels of travel demand and promote jobs/housing balance; to provide a higher proportion of higher paying jobs; and to promote an integrated open space and green space network.

Ms. Coombes recommended that the RPC receive the 2004 Regional Planning Annual Report tonight and review it prior to the public hearing for the annual review of the Regional Plan, scheduled for the August 24, 2005, RPC meeting.

Commissioner Rigdon asked about how residential land use is categorized as single-family or multi-family. Mr. Baxley responded that single-family is considered to be any detached single-family unit and any attached single-family units, including duplexes.

Commissioner Rigdon stated that it is important to keep in mind that when regional planning comes out with a new plan, it takes the jurisdictions several years to create the regulations under that plan and then developers get started after that. When reviewing trends three years into this plan, it is important to realize that it really is only now filtering out to the development community.

COMMISSIONER ROGERS MADE A MOTION TO RECEIVE THE 2004 REGIONAL PLAN ANNUAL REPORT AND USE THE REPORT DURING THE ANNUAL REVIEW OF THE 2002 REGIONAL PLAN, CURRENTLY SCHEDULED FOR AUGUST 24, SECONDED BY COMMISSIONER PETERSON.

Mr. Ziegler asked if the motion includes incorporation of the RTC comment and the comment regarding Sparks. Commissioner Rogers responded that the motion does include those comments, second concurred.

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

- F. Review of and possible comments on *Draft Environmental Impact Statement, North Valleys Rights-of-Ways Projects* (BLM, USDO, May 2005).

Mr. Ziegler reviewed Regional Planning staff comments on the draft *Environmental Impact Statement* (EIS). Mr. Ziegler recommended that the RPC direct Regional Planning staff to send the comment letter to the Bureau of Land Management (BLM).

Commissioner Rogers stated that information on compensation for recharge is not included in Chapter 4 of the EIS. Commissioner Rogers stated that the EIS needs a lot more work for the public to understand some important issues.

Commissioner Newberg stated that something should also be brought up about the wildlife resources. An environmental impact study needs to be done on the entire area.

Commissioner Rigdon stated that he agreed with comments regarding the technical aspects on the pipeline on the water drawdown and transfers of the water over the pipeline. Commissioner Rigdon stated that he does not agree that the scope of the EIS should be broadened to try to figure out that x amount of water equals x amount of traffic. You can not build that relationship with any accuracy at all. It all depends on the ultimate end use of the water and that is undetermined at this point. Commissioner Rigdon stated that he would not support a lot of the comments being proposed other than the technical considerations.

Commissioner Rogers stated that he would support a motion to send the comment letter to the BLM if the technical information regarding water drawdown is included.

COMMISSIONER ROGERS MADE A MOTION TO ENDORSE MR. ZIEGLER'S COMMENTS AND TO DIRECT HIM TO FORWARD THE COMMENT LETTER TO THE

PROPER AGENCIES WITH THE ADDITION OF TECHNICAL INFORMATION REGARDING THE DRAWDOWN ISSUE AS DISCUSSED, SECONDED BY COMMISSIONER MOSS. THE MOTION CARRIED WITH SEVEN (7) IN FAVOR AND ONE (1) OPPOSITION BY COMMISSIONER RIGDON.

- G. Informational presentation by staff of Regional Transportation Commission regarding planning process for South Virginia Street Bus Rapid Transit project.

Howard Riedl, RTC, gave an informational presentation on the planning process for the South Virginia Street Bus Rapid Transit project.

Commissioner Newberg asked when the RTC would look into the BRT going east and west. Mr. Riedl responded that the long-range plan just touches on the East-West 4th Street TOD. Much more would have to be incorporated into the long-range transportation plan. Based on the outcome of this two-year process, we will be doing an update again and we will see a lot more movement on that.

Commissioner Rogers disclosed that his wife works for the RTC in a different department and stated that he has no conflict of interest with this project. Commissioner Rogers expressed concern that the RTC has not figured out a BRT system to go from Reno to Sparks and Carson City.

Commissioner Rigdon asked about financial aspects of the project and the funding of the regular transit system and asked if it would be taken into consideration that this corridor provides a subsidy to some of the other bus routes in town. Mr. Riedl stated that he has heard that the BRT system that was looked at in the feasibility study could run as effectively as the current system. There will be a lot of operational issues that have to be looked at and that is part of the financial plan we have to come up with. We don't want to jeopardize the regular system at the cost of having a single corridor being served well.

Commissioner Sanders disclosed that he is employed with a firm that provides professional services to RTC and stated that he does not have a conflict of interest with this project.

Chair Frandsen expressed concern regarding right-of-way issues. Mr. Riedl stated that he has anticipated those issues and that this will be a decision-making process.

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 stated that the July 14 Regional Planning Governing Board (RPGGB) meeting has been cancelled. The next RPGGB meeting is scheduled for the second Thursday in August. Mr. Ziegler reviewed tentative agenda items for the August RPGGB meeting.

B. Legal counsel's report - Status report and possible direction to staff on:

- 1) 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 he has received a copy of a draft settlement agreement. The terms of that agreement do not impact the TMRPA from a legal perspective.

- 2) City of Sparks appeal to the Regional Planning Governing Board regarding Washoe County's adoption of the updated Spanish Springs Area Plan.

Mr. Azevedo stated that a letter from the City of Sparks dismissing their appeal is included in the meeting packet.

- 3) Request from Washoe County to initiate possible Regional Plan amendment pursuant to paragraph A.1 of settlement agreement (October 17, 2002), to roll back Reno's sphere of influence in vicinity of Saint James's resort and Pleasant Valley

Mr. Azevedo stated that this item relates back to some previous action taken by the RPC. Further action is now being requested on behalf of Washoe County and it appears that the City of Reno may disagree with the action that is being requested. Mr. Azevedo reviewed two options for action that he will bring to the RPGB.

C. Report on Truckee Meadows Growth Task Force.

Mr. Ziegler stated that the Task Force has done some private fundraising and has retained a facilitator for workshop sessions in August to develop an action plan.

8. REQUESTS FOR AND POSSIBLE ACTION ON FUTURE AGENDA ITEMS

- A. Review of tentative agenda items for July and August.
- B. Review of 12-month calendar of projected RPC and RPGB actions.

Mr. Ziegler reviewed tentative agenda items for July and August RPC meetings.

9. WRITTEN CORRESPONDENCE

None

10. PUBLIC COMMENT

None

Commissioner Rogers expressed appreciation for the work Chair Frandsen has done as Chair.

11. ADJOURNMENT

Chair Frandsen adjourned the meeting at 8:30 p.m.

Respectfully submitted by Christine Birmingham.

Reviewed by:

Approved by:

Dave Ziegler, Director
Truckee Meadows Regional Planning Agency

Florence 'Marge' Frandsen, Chair
Regional Planning Commission

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