



# 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)**  
**REGULAR MEETING**  
**WEDNESDAY, 6:30 P.M., January 25, 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 6:30 p.m.

## **1. ROLL CALL**

The clerk called the roll and the following Commissioners were present: Fred Lokken, Oscar Sanders, Randy Barton, Christy Magers for Marge Frandsen, Kendall Mattina, Marvin Moss, Liz Ford for Jim Newberg, Steve Rogers, and William Weber. Commissioners absent were: Marge Frandsen and Jim Newberg.

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

## **2. APPROVAL OF AGENDA**

COMMISSIONER MATTINA MADE A MOTION TO APPROVE THE JANUARY 25, 2006, RPC AGENDA, SECONDED BY COMMISSIONER MOSS. THE MOTION CARRIED UNANIMOUSLY WITH NINE (9) MEMBERS PRESENT.

## **3. PUBLIC COMMENT**

Tina Nappe expressed concern regarding the approval of the annexation plan and stated that it was minimally subject to public and agency involvement. The information currently available is not sufficient to inform the public on this proposal.

Marjorie Sill expressed concern regarding public participation in the annexation plans. The public needs to be much better informed than they have been.

Catherine Smith stated that the Neighborhood Advisory Boards (NAB) and Community Advisory Boards (CAB) are the forums where annexation plans should be presented.

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

- A. PUBLIC HEARING - Consideration and possible adoption of Regional Planning Commission Resolution 06-02, recommending a Regional Plan Amendment (RPA 06-001) that would add the location of the proposed Fort Sage electrical

substation, located on APN 074-040-26, Exhibit 1 (Regional Utility Corridor Map) of the Regional Utility Corridor Report.

Randy Baxley, Senior Planner, stated that because of the remote location of this proposed substation, Regional Planning staff did not identify any significant impacts and recommended adoption of Resolution 06-02.

Commissioner Rogers expressed concern regarding the wells that this substation will draw from and asked if the wells will recharge sufficiently.

*[The public hearing was opened.]*

Commissioner Mattina asked for information to address Commissioner Rogers' concern regarding wells.

John Enloe, Ecologic Engineering, stated that the wells associated with this project have been used as irrigation wells for over 20 years. Mr. Enloe stated that BLM concurred with the findings of the groundwater modeling effort that demonstrated that there would be very little impact to the water table in the immediate vicinity of Fish Springs Ranch and no impact at the California state line.

*[The public hearing was closed.]*

COMMISSIONER ROGERS MADE A MOTION TO ADOPT THE RPC RESOLUTION 06-02, RECOMMENDING APPROVAL OF A REGIONAL PLAN AMENDMENT TO INCORPORATE THE SITE OF THE PROPOSED FORT SAGE SUBSTATION INTO EXHIBIT 1 OF THE REGIONAL UTILITY CORRIDOR REPORT, SECONDED BY COMMISSIONER WEBER. THE MOTION CARRIED UNANIMOUSLY WITH NINE (9) MEMBERS PRESENT.

- B. WORKSHOP - Amendments proposed jointly by Reno, Sparks, and Washoe County to the 2002 Truckee Meadows Regional Plan pursuant to the settlement agreement in the Reno annexation matter (August 23, 2005) including:
- 1) Amendments to Regional Plan Map 1, boundaries of the Truckee Meadows Service Areas (TMSA) and possible related amendments to Map 3, Development Constraints Area;
  - 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;

Dave Ziegler, Director of Regional Planning, presented background information and reviewed the proposed amendments. Mr. Ziegler stated that the purpose of tonight's workshop is to provide orientation for the RPC before being asked to take any action. The following will govern the RPC's review of these proposals: state law; Regional Plan policies on amendments; regulations on procedure adopted by the Regional Planning Governing Board (RPGB); and settlement agreement rules for these proposed amendments. Mr. Ziegler reviewed the minimum criteria identified in Policy 4.3.6 for consideration when reviewing at proposed Regional Plan amendments.

4) Schedule for public hearings and RPC action.

Rosanna Coombes, Senior Planner, stated that Regional Planning staff polled RPC members and canvassed possible venues in an effort to schedule three public hearings, one in each jurisdiction. Based on that information, Regional Planning staff recommends the following schedule: Wednesday, February 8, 2006, in the Sparks Police Department Training Room at 6:45 p.m.; Wednesday, February 22, 2006, in the Truckee Meadows Community College at 6:30 p.m.; and Monday, February 27, 2006, in the Galena High School cafeteria at 6:30 p.m.

Ms. Coombes stated that following the February 27 public hearing, the RPC may consider taking action to recommend amendments to the RRGB for consideration. The RRGB has indicated that it would like to hold its public hearing at the March 9, 2006, RRGB meeting.

Commissioner Rogers requested that another public hearing meeting be held for unincorporated Washoe County in the North Valleys because it is so far from Galena High School. Ms. Coombes stated that people can attend any of the public hearings and are not restricted to attend the one held in their jurisdiction. The people in the North Valleys would have the opportunity to attend the public hearing held at the Truckee Meadows Community College.

Commissioner Rogers stated that there may be better attendance if public hearings are held in two different locations of unincorporated Washoe County.

Commissioner Magers agreed with Commissioner Rogers and stated that the people living in the North Valleys would be most impacted by the proposed changes. Commissioner Magers also commented that the Sparks Police Department Training Room is very small.

Commissioner Mattina asked if all three meetings will be noticed the same way to the entire community. Ms. Coombes responded that is correct. The public hearings will be advertised in both the Reno Gazette Journal and in the Sparks Tribune.

Commissioner Mattina stated that the Truckee Meadows Community College seems to be very centrally located for a lot of people and would be the ideal location for the North Valleys people to attend. Commissioner Mattina also stated that she is not sure where we could go out into the North Valleys to hold an extra meeting. Ms. Coombes stated that the North Valleys High School is not available on any of the dates when the Commissioners are also available. Ms. Coombes stated that she has to confirm the public hearing information with the newspaper by noon tomorrow because of the 10-day noticing requirement.

Commissioner Rogers stated that he would like to make it very convenient for the taxpayers to be able to attend one of the public hearings without too much trouble.

Commissioner Ford asked if there will be language in the newspaper that will stress the fact that the public is welcome to attend any of the three public hearings. Ms. Coombes stated that the language that goes in the newspaper does not include any distinction between Sparks, Reno, and unincorporated Washoe County. The notice states that the community is invited to attend any one of the public hearings.

Mr. Ziegler asked for a recess.

*[Chair Lokken called a recess at 7:30 p.m.]*

The meeting was called back to order at 7:32 p.m.

Mr. Ziegler stated that the two constraints that can not be controlled are the availability of venues and the Commissioners. Mr. Ziegler recommended that the RPC stay with the proposed schedule and Regional Planning staff will try to find a larger venue for the meeting in Sparks. Chair Lokken stated that seems like a reasonable solution.

Commissioner Sanders stated that based on the proposed amendments, it looks like there are areas that would go to significant densities that will create islands. This seems to go against the current Regional Plan with TOD corridors and regional centers and keeping the density within those recognized areas. Commissioner Sanders asked how this would work without re-writing the full Regional Plan regarding those issues.

Commissioner Moss stated that the proposed amendments are not an attempt to meet the court's needs but to meet the needs of the staff in each of the communities. Commissioner Moss asked at what point the court's requests will be met.

Commissioner Magers asked how the area plans will marry up with the proposed amendments.

Chair Lokken stated for the record that he passed on ten questions to Mr. Ziegler.

Mr. Ziegler responded to Commissioner Moss' question and stated that the minimum requirements to meet the requirements of the court would be the changes to the TMSA map in accordance with the formula set forth in the settlement agreement, and the changes to goal 1.3 and the policies under that goal.

Commissioner Mattina agreed that it seems that some of the proposed amendments would be more appropriate as a change to the new Regional Plan. Commissioner Mattina also stated that we need to keep in mind that we are looking out to 2030.

Commissioner Mattina requested that the commissioners get copies of the maps that will be reviewed before the meetings.

- C. Status report on 2007 update of the Regional Plan, including consideration and possible amendments to the membership of the TAC.

Ms. Coombes stated that the Technical Advisory Committee (TAC) has now completed Module 1 Issue 2. The TAC will next discuss Module 1 Issue 3.2 and 4. The TAC will be meeting on the first and third Fridays in February. Ms. Coombes recommended that the RPC accept Hilary Lopez as TMWA's new alternate representative on the TAC.

**COMMISSIONER MATTINA MADE A MOTION TO ACCEPT THE CHANGE FOR THE TMWA REPRESENTATION ON THE TAC AS PRESENTED IN THE STAFF REPORT, SECONDED BY COMMISSIONER ROGERS. THE MOTION CARRIED UNANIMOUSLY WITH NINE (9) MEMBERS PRESENT.**

- D. Progress report by Regional Planning staff on the update of Appendix 1 of the 2002 Regional Plan.

Lora Richards, Planning Analyst, presented an update on issues related to public facilities and services, an approach for getting at those issues, and what needs to be accomplished. Regional Planning staff's approach is to gather reports that exist, such as the Regional Water Management Plan, Regional Transportation Plan, facilities plans, and other plans. Regional Planning staff will go through those plans and summarize that knowledge into one place. Beyond that,

Regional Planning staff wants to have a better sense of what is going on with public facilities and services. A contract is underway to conduct a series of interviews to look at some of the capacity constraints in the regional infrastructure network.

## **5. ADMINISTRATIVE ITEMS**

- A. Discussion and possible approval of notice of intent to amend the Regional Planning Commission bylaws regarding paragraph III B.2., length of regular meetings.

Mr. Ziegler stated that the current bylaws state that all regular meetings of the Commission shall begin at the appointed time and shall be scheduled to last not more than three hours. Mr. Ziegler stated that the Open Meeting Law manual is silent on the subject of the length of meetings.

COMMISSIONER MATTINA MADE A MOTION TO APPROVE THE CHANGE TO THE BYLAWS AS PRESENTED IN THE STAFF REPORT AND HAVE THEM BROUGHT FORWARD TO THE NEXT MEETING, SECONDED BY COMMISSIONER ROGERS.

Commissioner Sanders asked if it needs to be stated on the agenda that the Commissioners have the right to postpone items if the meeting goes past a certain time so that RPC is not bound to complete the agenda items for that meeting.

Mr. Azevedo stated that the RPC is not legally required to put that statement on the agenda but it can be done. Any public body can continue a meeting at any given time.

Commissioner Mattina stated that would be unfair to people that have come with a project or for a particular issue that may not be able to come back if that item is continued.

Mr. Ziegler stated that the RPC can continue meetings or not depending on the circumstances. Stating in the bylaws that the meeting is limited to three hours seems to be of minimal value.

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

## **6. 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 RPGB did not meet in January. Mr. Ziegler reviewed agenda items to be addressed at the February 9 RPGB meeting.

- 2) Report on Truckee Meadows Growth Task Force

Mr. Ziegler reported on the Task Force activities.

- 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' resort and Pleasant Valley

Mr. Azevedo stated that there is a status conference in Judge Hardesty's courtroom tomorrow to tell him what has happened and where we are in the process.

**7. 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 and RPGB actions.

Mr. Ziegler reviewed tentative agenda items for the February RPC meetings.

**8. WRITTEN CORRESPONDENCE**

None

**9. ADJOURNMENT**

Chair Lokken adjourned the meeting at 8:15 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.**