



REGIONAL PLANNING COMMISSION

MEMBERS
William Weber, Chair
Kendall Mattina, Vice-chair
Scott Barnes
Tom Lean
Christy Magers
Kendall Mattina
Jim Newberg
Dennis Romeo
Dian VanderWell
Kevin Weiske
Rosanna Coombes, Director

MINUTES
REGIONAL PLANNING COMMISSION (RPC)
Regular Meeting
Wednesday, February 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 William Weber at 6:30 p.m.

1. ROLL CALL

The clerk called the roll and the following Commissioners were present: William Weber, Kendall Mattina, Tom Lean, Steve Rogers for Christy Magers, Jim Newberg, Dennis Romeo, Roy Hibdon for Dian VanderWell, and Kevin Weiske. Commissioner Scott Barnes arrived at 6:45 p.m.

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

2. APPROVAL OF THE AGENDA

COMMISSIONER MATTINA MADE A MOTION TO APPROVE THE AGENDA, SECONDED BY COMMISSIONER ROGERS. THE MOTION CARRIED UNANIMOUSLY WITH EIGHT (8) MEMBERS PRESENT.

3. APPROVAL OF MINUTES

A. November 8, 2007 Joint meeting

COMMISSIONER MATTINA MADE A MOTION TO APPROVE THE NOVEMBER 8, 2007, JOINT MEETING MINUTES, SECONDED BY COMMISSIONER LEAN. THE MOTION CARRIED WITH FIVE (5) IN FAVOR AND THREE (3) ABSTENTIONS BY COMMISSIONERS HIBDON, ROGERS, AND WEISKE.

B. November 14, 2007

COMMISSIONER MATTINA MADE A MOTION TO APPROVE THE NOVEMBER 14, 2007, MEETING MINUTES, SECONDED BY COMMISSIONER LEAN. THE MOTION CARRIED WITH FIVE (5) IN FAVOR AND THREE (3) ABSTENTIONS BY COMMISSIONERS HIBDON, ROGERS, AND WEISKE.

C. December 12, 2007

COMMISSIONER MATTINA MADE A MOTION TO APPROVE THE DECEMBER 12, 2007, MEETING MINUTES, SECONDED BY COMMISSIONER NEWBERG. THE MOTION CARRIED WITH SIX (6) IN FAVOR AND TWO (2) ABSTENTIONS BY COMMISSIONERS HIBDON AND ROGERS.

D. January 9, 2008

COMMISSIONER MATTINA MADE A MOTION TO APPROVE THE JANUARY 9, 2008, MEETING MINUTES, SECONDED BY COMMISSIONER WEISKE. THE MOTION CARRIED WITH SIX (6) IN FAVOR AND TWO (2) ABSTENTIONS BY COMMISSIONERS ROGERS AND WEBER.

4. PUBLIC COMMENT

Jerry Purdy expressed concerns regarding water supply and provided suggestions regarding a water source.

5. BUSINESS OF THE DAY

- A. PUBLIC HEARING – Regional Plan Conformance Review – Washoe County Comprehensive Plan amendment, Southeast Truckee Meadows Area Plan (CR07-038) – to amend the Southeast Truckee Meadows Area Plan, an element of the Washoe County Comprehensive Plan, updating the Area Plan; establishing areas for potential intensification; establishing updated goals and policies relating to Land Use, Transportation, Scenic, Recreational and Natural Resources (Air, Land, and Water), and establishing specific findings and criteria and thresholds for future amendments; amending the Land Use Plan map to reflect certain land use changes; amending the Public Services and Facilities Plan map, Streets and Highway Systems Plan map, and Development Suitability map; and establishing a Character Management Plan map and a Recreational Opportunities Plan map.

Sienna Reid, Regional Planner, reviewed information included in the staff report and stated that Regional Planning staff found no significant conformance issues with this proposed amendments and recommends 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 Lean asked how far away the University Farm property is. Ms. Reid responded displaying a map showing the property involved.

COMMISSIONER MATTINA MADE A MOTION TO FIND THE SOUTHEAST TRUCKEE MEADOWS AREA PLAN, AN ELEMENT OF THE WASHOE COUNTY COMPREHENSIVE PLAN, IN CONFORMANCE WITH THE TRUCKEE MEADOWS REGIONAL PLAN, BASED ON THE FINDINGS LISTED IN THE STAFF REPORT, SECONDED BY COMMISSIONER ROMEO. THE MOTION CARRIED UNANIMOUSLY WITH EIGHT (8) MEMBERS PRESENT.

- B. PUBLIC HEARING – Regional Plan Conformance Review – Washoe County Comprehensive Plan amendment, Hillside Holdings (CR07-039) – to amend the Southeast Truckee Meadows Area Plan, an element of the Washoe County Comprehensive Plan, changing the land use on ± 409.4 acres from General Rural (GR) to Medium Density Suburban (MDS) on ± 70.86 acres, to Medium Density Rural (MDR) on ± 48.91 acres, to Open Space (OS) on ± 288.31 acres, and to Public and Semi-Public Facilities on ± 1.32 acres generally located 2 miles east of the intersection of McCarran Boulevard and Pembroke Drive and approximately $\frac{1}{4}$ mile north of the intersection of Pembroke and Man Of War Drive; and, to amend the Southeast Truckee Meadows Area Plan, an element of the Washoe County Comprehensive Plan, to make administrative changes including a revised map series with updated parcel base and revised table of land uses.

Ms. Reid reviewed information included in the staff report and stated that Regional Planning staff found no significant conformance issues with this proposed amendments.

[The public hearing was opened.]

Ken Krater stated that he is available to answer questions.

[The public hearing was closed.]

Commissioner Rogers asked about the grade on the proposed property. Ms. Reid responded that she is not familiar with the total average grade but that there are slopes over thirty percent and slopes between fifteen and thirty percent on the site.

Roger Pelham, Washoe County Community Development Planner, stated that the land use designations reflect the topography of the site.

Commissioner Rogers asked what the traffic impact would be to the established residents of Hidden Valley.

[Commissioner Barnes arrived at 6:45 p.m.]

Mr. Pelham responded that is not what they are evaluating tonight. There will be a tentative subdivision map coming forward soon that may reflect the number of dwelling units that may be allowed by the zoning if it is approved tonight. If that is the case, it will be evaluated during the tentative map process.

COMMISSIONER NEWBERG MADE A MOTION TO FIND THE HILLSIDE HOLDINGS AMENDMENT TO THE WASHOE COUNTY COMPREHENSIVE PLAN IN CONFORMANCE WITH THE 2007 TRUCKEE MEADOWS REGIONAL PLAN, BASED ON THE FINDINGS LISTED IN THE STAFF REPORT, SECONDED BY COMMISSIONER MATTINA. THE MOTION CARRIED WITH EIGHT (8) IN FAVOR AND ONE (1) ABSTENTION BY COMMISSIONER HIBDON.