



# 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, 6:45 P.M., February 8, 2006**

The Regional Planning Commission met in regular session in the Sparks High School Cafeteria, 820 15th Street, Sparks, Nevada and conducted the following business:

The meeting was called to order by Chair Lokken at 6:50 p.m.

## **1. ROLL CALL**

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

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

## **2. APPROVAL OF AGENDA**

COMMISSIONER MATTINA MADE A MOTION TO APPROVE THE FEBRUARY 8, 2006, RPC AGENDA, SECONDED BY COMMISSIONER FRANDSEN. THE MOTION CARRIED UNANIMOUSLY WITH NINE (9) MEMBERS PRESENT.

## **3. PUBLIC COMMENT**

Dr. Mary Anderson stated that the American College of Preventive Medicine is sponsoring a community forum on Friday, February 24, 2006, at John Ascuaga's Nugget. There will be open discussion about key community development issues affecting health, affordable and accessible housing, and the environment.

Sean Riddle requested that 80 acres that was left out of the proposed expansion of the Spanish Springs map to the TMSA be added in if possible.

## **4. CONSENT CALENDAR**

- A. PUBLIC HEARING - Regional Plan Conformance Review - City of Reno Master Plan Amendment, River Bend (CR06-001), changing the land use from Unincorporated Transition and Single Family Residential to Mixed Residential on ±13.13 acres located north of the Truckee River, south of Highway 40 between River Oaks Subdivision and River Bend Mobile Home Park in a Cooperative Planning Area.

- B. PUBLIC HEARING - Regional Plan Conformance Review - Project of Regional Significance, Steamboat Hills Geothermal Plant Expansion (CR06-003), a project of regional significance for a proposed 10 MW expansion of a geothermal power plan, located approximately one mile west of US 395 and 1.2 miles south of Mt. Rose Highway.

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

*[The public hearing was closed.]*

COMMISSIONER MOSS MADE A MOTION TO APPROVE THE CONSENT CALENDAR, SECONDED BY COMMISSIONER ROGERS. THE MOTION CARRIED UNANIMOUSLY WITH NINE (9) MEMBERS PRESENT.

## 5. BUSINESS OF THE DAY

- A. PUBLIC HEARING - Proposed amendments to the 2002 Truckee Meadows Regional Plan, including amendments proposed jointly by Reno, Sparks, and Washoe County pursuant to the settlement agreement in the Reno annexation matter (August 23, 2005), and additional amendments, as follows:
1. Amendments to all Regional Plan maps, revising the boundaries of the Truckee Meadows Service Areas (TMSA), the Development Constraints Area (DCA), joint planning areas, cooperative planning areas, spheres of influence of the cities of Reno and Sparks, and adding future service areas;
  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; and
  4. Technical amendments including, without limitation, correction of typographical errors, formatting changes to text and maps, and map amendments based on updated data sets.

Dave Ziegler, Director of Regional Planning, stated that the RPC will hold three public hearings on these proposed amendments before forwarding its recommendations to the Regional Planning Governing Board (RPGGB). No specific action is required of the RPC tonight. The analysis contained in the Regional Planning staff report for this item is based on the best efforts and professional judgment of Regional Planning staff, in accordance with information submitted to the Regional Planning Agency (RPA) to date. All estimates are subject to verification and future refinement based on information and feedback received in the public hearings. Mr. Ziegler reviewed development potential assumptions used in the staff analysis. Mr. Ziegler reviewed information and scenarios on the following topics included in the proposed amendments: changes to goal 1.3; near-term TMSA; and future service area.

John Hester, City of Reno, stated that the annexation settlement agreement requires that an amendment be submitted to the RPC that contains about 16,000 acres of more growth area for the City of Sparks and about 12,000 acres, after rolling back from the St. James area, for the City of Reno. Mr. Hester stated that the Cities had to look beyond the 20 year planning because there was not enough land for the Cities to grow by 16,000 and 12,000 acres. Mr. Hester reviewed a

map showing the land that the City of Reno is proposing for growth. The first thing that will need to be done, as these areas are planned, is to look at the resources. The City of Reno plans to have infrastructure in place before growth happens. Mr. Hester stated that they are nowhere near laying out the kinds of things shown in the scenarios presented in the Regional Planning staff report. Mr. Hester stated that the RPA and the Technical Advisory Committee (TAC) have been working on how to manage expansion of the TMSA. The Cities have made a commitment not to annex existing unincorporated residential areas. A lot of the land development potential included in the Regional Planning staff charts assumes that those areas are available for city growth and they are not. In the land use model, four people per acre includes non-residential uses, parks, and streets. What we have as a region is a great opportunity to look out and say where we would like to grow in the next 100 years.

Margaret Powell, City of Sparks, stated that they were given a short time frame in which to prepare these amendments. This is not the final development pattern that you will see. Ms. Powell expressed concern with the Regional Planning staff report scenarios and assumptions. In some of the scenarios provided by Regional Planning staff, all of the public land is changed out to private ownership or none of it is. It will not be an all or nothing scenario but somewhere in between. This allows us as a community and a region an opportunity to look out and say what we want to see in the future and to grow differently than we have in the past.

Adrian Freund, Washoe County, stated that the recommendations in the proposed amendments do two things. They provide additional tools to encourage smart growth in the region. They also provide the opportunity and the necessity of doing longer range planning. Long range planning is essential but it is at a different, less detailed and more conceptual level than shorter range planning. The County can not pursue smart growth under the current restrictions of the Regional Plan. The County seeks to be a partner in promoting compact growth and development. The County believes that the changes proposed to Policy 1.3 are essential in order to provide affordable housing, local retail, and employment opportunities closer to the central urban area. Those higher densities and opportunities for retail and employment growth are in appropriate areas. The County wants to be sure that the concurrency requirements in the agreement mean something. We are proposing to adopt those at the local level and incorporate them into the code requirements for master planning and development. We all need to ensure that there is adequate infrastructure within development when entitlements are granted. Throughout the process of the settlement agreement, Washoe County has reduced its existing TMSA in order to better meet the settlement agreement requirements and to meet TMSA needs in several areas. On the topic of federal lands and future services area, the Washoe County Commission held a forum last March on the public lands bill. There is a lot of negotiation and discussion to do, but collaborative efforts on the public lands bill are picking up in the very near term. It is a public process and all of the stakeholders will be involved. Land will be carefully prioritized and the joint staff report calls for protection of sensitive environmental and cultural features. It is premature at this point to assume any outcome or what development capacity the currently federal lands will have in the future.

*[The public hearing was opened.]*

Tina Nappe stated that the RPC and the public were left out of the negotiations between the two Cities and the County and asked that the RPC reject this annexation proposal.

Arlo Stockham stated that he supports this agreement. Mr. Stockham stated that the Regional Planning staff report was a very mathematical evaluation of this agreement and he expressed concern regarding the methodology used in the growth model. It assumes that some existing, established areas would be intensified and there is not local government buy-off on that. Mr. Stockham stated that the Lochnavar LLC project at Winnemucca Ranch is looking at full conservation measures that have not been seen in this region before. The region is planning ahead, looking at a variety of housing options and lifestyle choices. This agreement is just a starting point for long range planning. There is no development being approved by this and the intent is to have a very open public planning process in the upcoming years.

Trevor Lloyd, Wood Rogers, stated that his clients are seeking the RPC's consideration for the possible future development of approximately 1,200 acres that is currently being used as a cattle ranch. This property has some benefits that are ideal for inclusion into the TMSA.

Mark Stanton, Washoe County School District, stated that the School District is neutral with this plan. Mr. Stanton stated that with the current financial situations, keeping up with growth will be difficult for the School District. The School District would like to work together with planners and developers in order to maintain good quality educational service levels for new communities.

Erik Holland stated that developers should develop land closer in and build affordable and higher density housing. Mr. Holland stated that this plan seems like a reaction to the developers that want to develop Winnemucca Ranch. Mr. Holland expressed concern regarding problems caused by sprawl.

Catherine Smith expressed concern that four people per acre has created sprawl. Ms. Smith stated that we need to be careful about what is done with regard to proposing the sale of public lands and expressed concern regarding open space.

Lee Weston stated that he is also speaking on behalf of another property owner. Together they have over 700 acres in the northeast portion of the Washoe Valley and the southern portion of Pleasant Valley. A pending application was filed with Washoe County in September 2005 to increase the land use density. The property owners' objections to having their properties excluded from the proposed new TMSA boundary and the reasons why they should be included were put on record with the RPC on February 1, 2006, by an attorney. Mr. Weston requested that their property be included in the new TMSA.

John Rhodes stated that after this annexation settlement agreement, the staffs of the two cities and the County got together and cut up the regional pie of remaining developable land. The public and individual land owners did not have any real or meaningful input into that process. Mr. Rhodes stated that he owns property that is in the existing TMSA which is proposed to be taken out and also own property that has been left in the TMSA but not included in the Reno SOI. Mr. Rhodes addressed why the property left in the TMSA should be included in the Reno SOI. This information was submitted in writing and included in the meeting packet beginning on page 95.

Bob Marshall stated that he is the owner of a cattle ranch in the northwest corner of Warm Springs Valley and wants to rezone the property in order to do something other than running a

cattle ranch. Mr. Marshall spoke about water rights for his property and requested that it be included in the TMSA.

Trent Averett stated that he owns property located within approximately eight miles of the McCarran ring and requested that it be included in the TMSA.

Chair Lokken read written comments submitted by Brian Robertson and Heather Singer both in opposition to the annexation.

Mr. Ziegler stated that the RPA received a letter on February 7, 2006, from Developers International Group Limited petitioning for the inclusion of certain parcels inside the TMSA. Copies of the letter will be given to the RPC members.

Connie Douglas urged the RPC to make sure to take a lot of time to consider all the possibilities. Ms. Douglas expressed concern regarding traffic issues and overcrowding in schools.

*[The public hearing was closed.]*

Chair Lokken stated that there are two more public hearings scheduled on this item.

B. Status report on 2007 update of the Regional Plan.

Rosanna Coombes, Senior Planner, stated that the TAC is continuing to work on updates and is currently working on issues regarding affordable housing and infill boundaries.

**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 reviewed agenda items for the February 9, 2006, RRGB meeting.

- 2) Report on Truckee Meadows Growth Task Force

Mr. Ziegler stated that there is no new information to report since the last RPC meeting.

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's resort and Pleasant Valley

Norm Azevedo, Legal Counsel, stated that the court has set a follow up status conference on March 30, 2006, for both of these matters. The intent of that continued status report is to see what happens at the conclusion of this particular 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 agenda items for future RPC meetings.

**8. WRITTEN CORRESPONDENCE**

None

**9. ADJOURNMENT**

Chair Lokken adjourned the meeting at 8:30 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.**