



REGIONAL PLANNING COMMISSION

MEMBERS

Kendall Mattina, Vice-chair
Scott Barnes
Roger Edwards
Tom Lean
Christy Magers
Jim Newberg
Dennis Romeo
Dian VanderWell
Kevin Weiske
Rosanna Coombes, Director

MINUTES
REGIONAL PLANNING COMMISSION (RPC)
Regular Meeting
Wednesday, July 9, 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 Vice-chair Kendall Mattina at 6:30 p.m.

1. ROLL CALL

The clerk called the roll and the following Commissioners were present: Kendall Mattina, Scott Barnes, Roger Edwards, Tom Lean, Christy Magers, Jim Newberg, Dennis Romeo, Dian VanderWell, and Kevin Weiske.

Truckee Meadows Regional Planning Agency (TMRPA) staff present: Rosanna Coombes, Director; Norman Azevedo, Legal Counsel; Sienna Reid; Peter Gower; and Paige Menicucci.

Vice-chair Mattina welcomed Commissioner Edwards to the RPC.

2. ELECTION OF OFFICERS

A. Election of Chair (City of Sparks)

COMMISSIONER NEWBERG MADE A MOTION TO NOMINATE COMMISSIONER MATTINA AS CHAIR, SECONDED BY COMMISSIONER VANDERWELL. THE MOTION CARRIED UNANIMOUSLY WITH NINE (9) MEMBERS PRESENT.

B. Election of Vice-Chair (City of Reno)

COMMISSIONER LEAN MADE A MOTION TO NOMINATE COMMISSIONER NEWBERG AS VICE-CHAIR, SECONDED BY COMMISSIONER ROMEO. THE MOTION CARRIED UNANIMOUSLY WITH NINE (9) MEMBERS PRESENT.

3. APPROVAL OF THE AGENDA

COMMISSIONER NEWBERG MADE A MOTION TO APPROVE THE AGENDA, SECONDED BY COMMISSIONER ROMEO. THE MOTION CARRIED UNANIMOUSLY WITH NINE (9) MEMBERS PRESENT.

4. APPROVAL OF MINUTES

A. May 14, 2008

COMMISSIONER NEWBERG MADE A MOTION TO APPROVE THE MAY 14, 2008, MINUTES, SECONDED BY COMMISSIONER VANDERWELL. THE MOTION CARRIED WITH SEVEN (7) IN FAVOR AND TWO (2) ABSTENSIONS BY COMMISSIONERS ROMEO AND EDWARDS.

B. June 11, 2008

COMMISSIONER NEWBERG MADE A MOTION TO APPROVE THE JUNE 11, 2008, MINUTES, SECONDED BY COMMISSIONER VANDERWELL. THE MOTION CARRIED WITH SEVEN (7) IN FAVOR AND TWO (2) ABSTENSIONS BY COMMISSIONERS ROMEO AND EDWARDS.

5. PUBLIC COMMENT

None

6. CONSENT AGENDA

- A. PUBLIC HEARING – Regional Plan Conformance Review – Washoe County Comprehensive Plan amendment, Amendment to Policy 17.5 – Spanish Springs Area Plan (CR08-016) – to amend the Spanish Springs Area Plan, an element of the Washoe County Comprehensive Plan, to amend Policy SS 17.5 to add a focused review for the possible expansion of the Suburban Character Management Area to conform to an approved Truckee Meadows Service Area that is contiguous to the boundaries of the Suburban Character Management Area but is partially within the Rural Character Management Area.

Vice-chair Mattina asked if there was anyone that wanted to remove the item from the consent agenda. There were no comments.

COMMISSIONER MAGERS MADE A MOTION TO APPROVE THE CONSENT AGENDA ITEM, SECONDED BY COMMISSIONER LEAN. THE MOTION CARRIED UNANIMOUSLY WITH NINE (9) MEMBERS PRESENT.

7. BUSINESS OF THE DAY

- A. PUBLIC HEARING – Regional Plan Conformance Review – City of Sparks Master Plan amendment, Ruth Sproles (CR08-015) – to amend the Master Plan land use designation from Estate Density Residential (EDR) to Medium Density Residential (MDR). The Ruth Sproles site is generally located south of North McCarran Boulevard between El Rancho Drive and Sullivan Lane.

Peter Gower, Senior Planner, reviewed information regarding the proposed amendment included in the staff report and stated that staff found no conformance issues and recommended approval based on the findings listed in the staff report.

[The public hearing was opened.]

Chad Wilkinson stated that the property owner agrees with staff recommendation.

[The public hearing was closed.]

COMMISSIONER MAGERS MADE A MOTION TO FIND THE RUTH SPROLES AMENDMENT TO THE CITY OF SPARKS MASTER PLAN IN CONFORMANCE WITH THE 2007 TRUCKEE MEADOWS REGIONAL PLAN, BASED ON THE

FINDINGS LISTED IN THE STAFF REPORT, SECONDED BY COMMISSIONER VANDERWELL. THE MOTION CARRIED UNANIMOUSLY WITH NINE (9) MEMBERS PRESENT.

- B. PUBLIC HEARING – Regional Plan Conformance Review – Washoe County Comprehensive Plan amendment – Sierra Vista Ranches (CR08-018) to amend the South Valleys Area Plan component of the Washoe County Comprehensive Plan changing the land use designation of a ±65.58 acre parcel from General Rural (GR) to Medium Density Rural (MDR). The Sierra Vista Ranches site is generally located adjacent to East Lake Boulevard near the intersection with Highway 395 in Washoe Valley.

Mr. Gower reviewed information regarding the proposed amendment included in the staff report. Copies of a letter from Washoe County Community Development responding to the memo on page 57 of the meeting packet were distributed to the commissioners. Mr. Gower stated that Regional Planning staff did not find any issues related to the conformance of this request and recommended approval as outlined in the staff report.

Commissioner Lean asked why this failed at the Washoe County Planning Commission. Mr. Gower responded that was due to the absence of one of the commissioners. Kim Robinson, Washoe County Community Development, stated that is correct.

Commissioner Weiske asked about condition number one regarding Transit-Oriented Development (TOD) Corridors listed under requirements for conformance in the staff report. Rosanna Coombes, Director of Regional Planning, explained that TOD Corridors are included as one of a range of items to be considered as elements of regional form and pattern, but TOD's do not apply to this proposal.

Commissioner Weiske asked about consistency with adjoining properties. Ms. Coombes explained that the consistency is actually with the policies in the Regional Plan.

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

[The public hearing was closed.]

COMMISSIONER LEAN MADE A MOTION TO FIND THE SIERRA VISTA RANCHES 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 WEISKE. THE MOTION CARRIED UNANIMOUSLY WITH NINE (9) MEMBERS PRESENT.

- C. PUBLIC HEARING – Regional Plan Conformance Review – Washoe County Comprehensive Plan amendment, Southwest Truckee Meadows Area Plan (CR08-011) – an amendment to the Southwest Truckee Meadows Area Plan that provides a wholesale update of the Southwest Truckee Meadows Area Plan, establishing updated goals and policies relating to Land Use, Transportation, Scenic, Recreational and Cultural Resources, Natural Resources, and establishing specific findings, criteria, and thresholds for future amendments. This update proposes an amendment to the Land Use map to reflect proposed character management areas and introduces an updated map series to include a Land Use map, Character Management map, Recreational