



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, 7:30 P.M., October 26, 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 Lokken at 7:53 p.m.

1. ROLL CALL

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

Also present were: Dave Ziegler, TMRPA Director; Norman Azevedo, Legal Counsel; Randy Baxley, TMRPA; Connie Anderson, TMRPA; Lora Richards, TMRPA; and Joy Randall, TMRPA.

2. APPROVAL OF AGENDA

COMMISSIONER MATTINA MADE A MOTION TO APPROVE THE OCTOBER 26, 2005, RPC AGENDA, SECONDED BY COMMISSIONER ROGERS. THE MOTION CARRIED UNANIMOUSLY WITH EIGHT (8) MEMBERS PRESENT.

3. APPROVAL OF MINUTES

A. September 14, 2005, regular meeting

COMMISSIONER MOSS MADE A MOTION TO APPROVE THE SEPTEMBER 14, 2005, RPC MEETING MINUTES, SECONDED BY COMMISSIONER ROGERS. THE MOTION CARRIED UNANIMOUSLY WITH EIGHT (8) MEMBERS PRESENT.

B. September 28, 2005, regular meeting

COMMISSIONER ROGERS MADE A MOTION TO APPROVE THE SEPTEMBER 28, 2005, RPC MEETING MINUTES, SECONDED BY COMMISSIONER FRANDSEN. THE MOTION CARRIED WITH SEVEN (7) IN FAVOR AND ONE (1) ABSTENTION BY COMMISSIONER MOSS.

4. PUBLIC COMMENT

None

5. BUSINESS OF THE DAY

- A. PUBLIC HEARING - Regional Plan Conformance Review - Project of Regional Significance, Station Casino at the Convention Center (CR05-031), a project of regional significance for a proposed development generating more than 187,500 gallons of sewage per day. The ± 7.8 acre site is located on the northwest corner of the South Virginia Street/Kietzke Lane intersection.

Randy Baxley, Senior Planner, stated that Regional Planning staff is recommending a finding of conformance, based on the findings in the staff report.

Jessica Jones, City of Reno, stated that she is available to answer any questions.

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

[The public hearing was closed.]

COMMISSIONER ROGERS MADE A MOTION TO FIND THE STATION CASINO AT THE CONVENTION CENTER PROJECT OF REGIONAL SIGNIFICANCE IN CONFORMANCE WITH THE TRUCKEE MEADOWS REGIONAL PLAN, BASED ON THE FINDINGS LISTED IN THE STAFF REPORT, SECONDED BY COMMISSIONER NEWBERG.

Commissioner Moss asked if there is an aquifer for this site. Ms. Jones responded that she is not aware of an aquifer but that water will be provided.

Dave Ziegler, Director of Regional Planning, stated that Regional Planning staff makes sure that every matter that comes in for conformance review fits within the resource constraints. One thing done is to check the policies of the Regional Water Management Plan to see if there is any conflict with the process of that plan. The staff report mentions that there is water from aquifers in the central valley.

Commissioner Moss asked if the aquifer can be pumped or if they have to buy water from an existing water company. Mr. Ziegler responded that he does not know and suggested asking the property owner's representative.

Commissioner Moss asked Mark Duncanson if it is possible for someone to build and pump an aquifer and have their own water system. Mr. Duncanson responded that it is possible but that they will be using city services for this 8 acre site.

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

- B. PUBLIC HEARING - Regional Plan Conformance Review - City of Reno Master Plan Amendment, Mill Street TOD Corridor Plan (CR05-030), adopting the Mill Street TOD Corridor Plan as an element of the City of Reno Master Plan. The ± 207 acre plan area is located one block on each side of the corridor, which begins on Mill Street at Kietzke Lane, travels east on Mill Street to Terminal Way, and then south on Terminal Way to the Reno-Tahoe Airport Regional Center.

Mr. Baxley stated that on page 41 of the meeting packet under Policy 4 Item A, the statement regarding a minimum FAR of 1.0 should be a minimum FAR of 1.5. Regional Planning staff is recommending a determination of conformance, based on the findings in the staff report.

Commissioner Moss asked how the word "should" in the plan document included in the meeting packet is defined. Ms. Jones responded that it is "should" in the document before you because it is just a general policy but the code dictates that those things shall be done.

Commissioner Moss asked why “shall” is not used instead of “should” in both places. Ms. Jones responded that master plans are written as a general statement instead of a direct statement.

Commissioner Rogers asked if the RPC can direct the City of Reno to insert the word “shall” in place of should in this document. Norm Azevedo, Legal Counsel, responded that the RPC does not have the jurisdictional authority to do that. Mr. Azevedo recommended accepting the testimony as is for the purposes of this project and have a discussion on that issue in the future.

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

[The public hearing was closed.]

COMMISSIONER NEWBERG MADE A MOTION TO FIND THE MILL STREET TOD CORRIDOR IN CONFORMANCE WITH THE TRUCKEE MEADOWS REGIONAL PLAN, BASED ON THE FINDINGS LISTED IN THE STAFF REPORT, SECONDED BY COMMISSIONER ROGERS. THE MOTION CARRIED UNANIMOUSLY WITH EIGHT (8) MEMBERS PRESENT.

6. DIRECTORS, MEMBERS, AND LEGAL COUNSEL INFORMATION ITEMS

A. Director’s report:

- 1) Presentation of report by Regional Planning staff, Infill Development: Barriers and Incentives

Connie Anderson, Regional Planner, presented a report on Infill Development: Barriers and Incentives.

- 2) Report on actions and agendas of the Regional Planning Governing Board

Mr. Ziegler reviewed actions taken at the October 13 RPGB meeting and agenda items to be addressed at the November 10 RPGB meeting.

- 3) Report on Truckee Meadows Growth Task Force

Mr. Ziegler provided a status report on the Task Force.

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

Mr. Azevedo stated that on October 20 there was a status follow up hearing with the judge on this matter. The City of Reno and Washoe County, with the consent of the City of Sparks and this group, did agree that the balance of the issues should be resolved with more negotiations. The court directed that we shall return back on December 6 and the issues shall be resolved or he shall enter an order.

- 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

Mr. Azevedo stated that this item has been put on hold pending further discussion by the parties and we have an order to report back on December 6.

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 November and December RPC meetings.

Chair Lokken asked how frequently the RPC will receive updates as to the activities of the Technical Advisory Committee (TAC). Mr. Ziegler responded that the plan is to bring an update very regularly, at least monthly.

Commissioner Moss reminded that as each module is completed it comes back to us to be worked over at the time that it is completed.

Chair Lokken expressed concern regarding the low number of stakeholders, TAC and RPGB members attending the series of training sessions given by outside speakers and asked if there is some way to get the information to those unable to attend. Mr. Ziegler responded that the presentation given by Elaine Clegg is available on video tape and has been broadcast several times on SNCAT. Tonight's presentation was also broadcast and will be again. A library of video training is being created.

Chair Lokken having something similar to this series annually would be helpful. Mr. Ziegler responded that he will pass that suggestion on to the RPGB.

8. WRITTEN CORRESPONDENCE

Mr. Ziegler stated that there are two letters from the City of Reno dated October 11, 2005, included in the meeting packet. One is a withdrawal of City of Reno 2003-2009 Annexation Program. The other is a request for a Regional Plan Amendment to create Boomtown Regional Center and extend the West Fourth Street TOD Corridor.

9. ADJOURNMENT

Chair Lokken 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

Fred Lokken, Chair
Regional Planning Commission

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