



REGIONAL PLANNING COMMISSION

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

MINUTES
REGIONAL PLANNING COMMISSION (RPC)
Regular Meeting
Wednesday, March 12, 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, Keith Lockard for William Weber, Scott Barnes, Tom Lean, Christy Magers, Jim Newberg, Steve Rogers for Dian VanderWell, and Kevin Weiske. Commissioners absent: Dennis Romeo.

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

2. APPROVAL OF THE AGENDA

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

3. PUBLIC COMMENT

None

4. CONSENT AGENDA

- A. PUBLIC HEARING – Regional Plan Conformance Review – City of Sparks Master Plan amendment, Washoe County (CR08-002) – to amend the Master Plan land use designation from +13.05 acres of Estate Density Residential (EDR), +13.96 acres of Low Medium Density Residential (LMDR), and +2 acres of General Commercial (GC) in the City of Sparks Sphere of Influence to +29.01 acres of Open Space/Rural Reserve located in Township 19N Range 21E Section 12, S ½ to allow for the restoration of the Truckee River.

- B. PUBLIC HEARING – Regional Plan Conformance Review – Reno Master Plan amendment, Wells Avenue Neighborhood Plan (CR08-003) – to amend the City of Reno Master Plan to adopt the Wells Avenue Neighborhood Plan as a portion of the Master Plan; and to amend the City of Reno Master Plan Land Use Map from Mixed Residential on ± 303.08 acres, Parks/Recreation/Open Space on ± 7.64 acres, Public Facility on ± 49.76 acres, and Urban Residential/ Commercial on ± 107.38 acres to Special Planning Area (Wells Avenue Neighborhood Plan) on ± 467.87 acres generally located west of Keitzke Lane, east of Holcomb Avenue, north of Plumb Lane, and south of Mill Street and Ryland Street.

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

5. BUSINESS OF THE DAY

- A. PUBLIC HEARING – Regional Plan Conformance Review – Project of Regional Significance, South Meadows PUD Amendment Planning Units K&L (CR08-001) – a Project of Regional Significance for a) sewage generation of more than 187,500 gallons per day; b) traffic generation of more than 6,250 average daily trips; and, c) the creation of more than 625 housing units. The ± 16.21 acre site is located northeast of the Double R Boulevard/South Meadows intersection in the South Meadows Phase III PUD.

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 amendment and recommended approval based on the findings listed in the staff report.

[The public hearing was opened.]

Henry Bills stated that he is opposed to this project. The density is too high for the area and there is too much traffic in the area already.

[The public hearing was closed.]

Commissioner Lean asked Ms. Reid about the difference in the number of housing units included in the staff report. Ms. Reid responded that one number is simply the trigger point for a project of regional significance and the proposed project exceeds that number.

Commissioner Lean asked about the number of acres that will be used for housing units. Of the total 16.21 acres, 140,000 square feet will be used for retail and office uses and the remaining 13 acres would be used for housing units. Ms. Reid responded that is correct.

Commissioner Lockard asked Ms. Reid to explain how the finding is made for subsection 1 from Policy 4.1.3 regarding the consistency of the proposed plan with the regional form and pattern. Ms. Reid responded that staff was able to make the finding because there is a TOD corridor within one half mile of the project site and the project is also well served by infrastructure and transit.

Commissioner Newberg stated that he cannot make findings one and six and will not support the project or this amendment. Commissioner Newberg expressed concern regarding the height of 350 feet that is part of this and traffic. Commissioner Newberg stated that the density is too intense and that the TOD is on Virginia Street which is quite a distance away. The developer indicated originally that the project was meant to support businesses in the area and Commissioner Newberg stated that he is not seeing that.

Commissioners Lean, Rogers, and Lockard agreed with Commissioner Newberg's comments.

Commissioner Magers asked about the Level of Service (LOS) on the major arterials around there. Ms. Reid responded that the Regional Transportation Commission (RTC) has been in discussion about lowering the LOS. They are LOS D on all roadways and LOS E on selected roadways.

Commissioner Magers asked what the LOS would be with these roadways. Vern Kloos, City of Reno Senior Planner, responded that he is not prepared to answer LOS questions and stated that the project traffic will be reevaluated as the project progresses and that the roads have the capacity to serve the project.

COMMISSIONER LEAN MADE A MOTION TO DENY CR08-001 BASED ON THE REQUIREMENTS FOR CONFORMANCE IN POLICY 4.1.3 THAT THE FINDINGS CAN NOT BE MADE ON ONE AND SIX, SECONDED BY COMMISSIONER NEWBERG.

Commissioner Magers asked that finding number four be included in the motion. Commissioner Lean agreed to amend the motion to include number four. The second concurred.

THE MOTION CARRIED WITH FIVE (5) IN FAVOR AND THREE (3) OPPOSITIONS BY COMMISSIONERS BARNES, MATTINA, AND WEISKE.

The Commissioners in support of this motion were asked to state their reasons for not supporting the project.

Commissioner Rogers stated that he cannot make the findings one and four. The density is way too much for the area and the traffic problem will be increased.

Commissioner Lean stated that this is not near a TOD corridor and it is too dense.

Commissioner Magers stated that it is not a TOD and traffic is already an issue there.

Commissioner Newberg stated that he will not support the project because of the intensity and density of the project and that he does not believe people will be walking or using buses in this area.

Commissioner Lockard stated that this site is a considerable distance from a TOD corridor and it is not compatible with the existing development of the area.

Commissioner Rogers asked about condition five regarding military installations. Rosanna Coombes, Director of Regional Planning, responded that there was a provision added to the regional plan that requires the regional plan ensure that development is compatible with any military installations in the region. Ms. Coombes added that there are no military installations in this area so the finding can be made.