



REGIONAL PLANNING COMMISSION

MEMBERS
Jim Newberg, Chair
Florence 'Marge' Frandsen, Vice-chair
Scott Barnes
Todd Brabbin
Tom Lean
Christy Magers
Kendall Mattina
Dennis Romeo
William Weber
Rosanna Coombes, Interim Director

MINUTES
REGIONAL PLANNING COMMISSION (RPC)
Regular Meeting
Wednesday, June 13, 2007, 6:30 p.m.

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 Newberg at 6:40 p.m.

1. ROLL CALL

The clerk called the roll and the following Commissioners were present: Jim Newberg, Marge Frandsen, Scott Barnes, Todd Brabbin, Tom Lean, Christy Magers, Jackie Peterson for Kendall Mattina, Dennis Romeo, and Dian VanderWell for William Weber.

Truckee Meadows Regional Planning Agency (TMRPA) staff present: Rosanna Coombes, Interim Director; Norman Azevedo, Legal Counsel; Phil Caterino; Lora Richards; Patricia Rogers; Connie Anderson; and Paige Menicucci.

2. APPROVAL OF AGENDA

COMMISSIONER LEAN MADE A MOTION TO APPROVE THE JUNE 13, 2007, RPC AGENDA, SECONDED BY COMMISSIONER BARNES. THE MOTION CARRIED UNANIMOUSLY WITH NINE (9) MEMBERS PRESENT.

3. PUBLIC COMMENT

None

4. BUSINESS OF THE DAY

- A. PUBLIC HEARING – Regional Plan Conformance Review – City of Reno Master Plan Amendment to adopt the Open Space and Greenways Plan as an element of the Master Plan and an amendment to the City of Reno Policy Plan to add the Open Space and Greenways policies and amend other portions of the Policy Plan for the purpose of clarification, reformatting, and organization and other matters properly relating thereto (continued from May 9, 2007).

Connie Anderson, Regional Planner, presented information on this proposed amendment and stated that Regional Planning staff recommends that the RPC make a determination that it conforms with the goals and policies of the Regional Plan, 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 ROMEO MADE A MOTION TO FIND THE RENO OPEN SPACE AND GREENWAYS PLAN ELEMENT OF THE RENO MASTER PLAN AND RENO'S POLICY PLAN IN CONFORMANCE WITH THE TRUCKEE MEADOWS REGIONAL PLAN, BASED ON THE FINDINGS LISTED IN THE STAFF REPORT, SECONDED BY COMMISSIONER PETERSON. THE MOTION CARRIED UNANIMOUSLY WITH NINE (9) MEMBERS PRESENT.

- B. PUBLIC HEARING – Regional Plan Conformance Review – Project of Regional Significance, Olympia Gaming, LLC (CR07-012), a project of regional significance for a proposed development generating sewage in excess of 187,500 gallons per day, traffic of more than 6,250 average daily trips, hotel rooms in excess of 625, and employees in excess of 938. The proposed project consists of a hotel casino with unrestricted gaming, on a ±14 acre portion of a ±148 acre site generally located north of Interstate 80, west of Sparks Boulevard and east of the Sparks Marina Park.

Ms. Anderson distributed copies of a Sparks City Council press release and reviewed information on this project. Ms. Anderson stated that Regional Planning staff is recommending a finding of conformance for this project, 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 MADE A MOTION TO FIND THE OLYMPIA GAMING, LLC PROJECT OF REGIONAL SIGNIFICANCE IN CONFORMANCE WITH THE TRUCKEE MEADOWS REGIONAL PLAN, BASED ON THE FINDINGS LISTED IN THE STAFF REPORT, SECONDED BY COMMISSIONER BARNES. THE MOTION CARRIED UNANIMOUSLY WITH NINE (9) MEMBERS PRESENT.

- C. PUBLIC HEARING – Consideration and possible recommendations to the Regional Planning Governing Board on proposed amendments to the 2002 Truckee Meadows Regional Plan to revise the boundaries of the Truckee Meadows Service Areas (TMSA) pursuant to applications submitted by the following private property owners:
1. J. Douglas Clark (TMSA 07-002), and
 2. Brad and Sharon Stanley (TMSA 07-004)

Lora Richards, Planning Analyst II, gave a presentation on the process for this item and a brief overview of the properties included in the request.

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

[The public hearing was closed.]

Ms. Richards reviewed information for TMSA 07-002

COMMISSIONER ROMEO MADE A MOTION TO ADOPT RESOLUTION 07-18 WHICH RECOMMENDS AMENDING THE BOUNDARIES OF THE TMSA TO MOVE THE PROPERTY DESCRIBED IN THE CLARK APPLICATION TMSA 07-002 FROM WASHOE COUNTY'S PORTION OF THE TMSA TO THE CITY OF RENO'S PORTION OF THE

TMSA, SECONDED BY COMMISSIONER PETERSON. THE MOTION CARRIED UNANIMOUSLY WITH NINE (9) MEMBERS PRESENT.

Ms. Richards reviewed information for TMSA 07-004 and stated that it is adjacent to the Dolan request. The RPGB continued the Dolan request and has not taken action on it yet.

Commissioner Peterson asked why Dolan was continued. Ms. Richards responded that there were several reasons given by the RPGB related to the continuance of that item. The RPGB was concerned about the amount of constrained land, impacts to Storey County, and they wanted more information from the applicant.

COMMISSIONER FRANSEN MADE A MOTION TO ADOPT RESOLUTION 07-19 WHICH RECOMMENDS AMENDING THE BOUNDARIES OF THE TMSA TO INCLUDE THE PROPERTY DESCRIBED IN THE STANLEY APPLICATION TMSA 07-004 IN WASHOE COUNTY'S PORTION OF THE TMSA, SECONDED BY COMMISSIONER BARNES. THE MOTION CARRIED UNANIMOUSLY WITH NINE (9) MEMBERS PRESENT.

- D. Discussion and direction to staff regarding possible meeting dates and times for a joint meeting with the Regional Planning Governing Board to discuss cumulative impacts of planning and development in the region.

Phil Caterino, Senior Planner, presented background information on this item and stated that the earliest a joint meeting can be scheduled is in September. Mr. Caterino asked for feedback regarding scheduling a joint meeting.

There was some discussion regarding scheduling a joint meeting. It was decided that the RPC preference would be to have the meeting scheduled after working hours and that it could be on an RPGB meeting date.

Rosanna Coombes, Interim Director of Regional Planning, stated that the RPGB will establish the day and time for a joint meeting.

5. DIRECTORS, MEMBERS, AND LEGAL COUNSEL INFORMATION ITEMS

- A. Director's reports:

- 1) Report on actions and agendas of the RPGB

Ms. Coombes reviewed agenda items for tomorrow's RPGB meeting.

- B. Legal counsel's report

Norm Azevedo, Legal Counsel, stated that he has spent some time addressing the settlement agreements that will expire on June 30. There are certain options the RPC should be aware of because there are consequences that result as those agreements go away if no intervening act is taken by the RPGB. The options for the RPGB are to seek all the other parties to continue the agreements; petition the court; or attempt to incorporate the provisions that are expiring in the 2007 Regional Plan update. One possibility would be to continue the agreements for an additional six months. Mr. Azevedo states that he was also directed to contact Justice Hardesty's chambers to see if he would remain the judge on these agreements. Mr. Azevedo was directed by Justice Hardesty's chambers to review all the transcripts from the previous proceedings. Mr.

Azevedo stated that an issue has arisen with regard to the provisions of the RUCR incorporated by reference into the Regional Plan. It appears that over the last three years there has been a significant amount of local government action that has not conformed to the mandates of the RUCR.

C. Legislative end-of-session report

Patricia Rogers, Government Relations - Community Outreach Representative, reviewed the following bills that were monitored by Regional Planning staff: SB 269; AB 513; AB 160; SB 487; and AB 439.

6. REQUESTS FOR AND POSSIBLE ACTION ON FUTURE AGENDA ITEMS

A. Review of tentative calendar of agenda items

Ms. Coombes reviewed tentative RPC agenda items for future meetings. There will not be an RPC meeting on June 27. The next RPC meeting will be on July 11 at the RSCVA.

Chair Newberg stated that tonight is Commissioner Frandsen's last RPC meeting. Chair Newberg stated that she has served for eight years and that he has enjoyed working with her and appreciates everything he has learned from her. Commissioner Frandsen stated that it has been a pleasure to serve on the RPC.

7. WRITTEN CORRESPONDENCE

None

Commissioner Lean asked about the status on filling the Regional Planning Director position. Ms. Coombes responded that the RPGB decided not to address permanent appointment of the Director's position until after the 2007 Regional Plan has been adopted. The RPGB has extended Ms. Coombes' contract to the end of December.

8. ADJOURNMENT

The meeting was adjourned at 7:25 p.m.

Respectfully submitted by Christine Birmingham.

Reviewed by:

Approved by:

Rosanna Coombes, Interim Director
Truckee Meadows Regional Planning Agency

William Weber, Chair
Regional Planning Commission

**APPROVED BY THE REGIONAL PLANNING COMMISSION IN SESSION ON
_____, 2007.**