



REGIONAL PLANNING COMMISSION

MEMBERS

Florence 'Marge' Frandsen, Chair
Fred Lokken, Vice-Chair
Terry K. Herman
Kendall Mattina
Marvin Moss
Jim Newberg
Steve Rogers
Oscar Sanders
Mark Sullivan
Dave Ziegler, Director

MINUTES

Regional Planning Commission (RPC) REGULAR MEETING WEDNESDAY, 6:30 P.M., October 13, 2004

The Regional Planning Commission met in regular session in the Washoe County Commission Chambers, 1001 E. Ninth Street, Reno, Nevada and conducted the following business:

The meeting was called to order by Chair Frandsen at 6:34 p.m.

1. ROLL CALL

The clerk called the roll and the following Commissioners were present: Marge Frandsen, Fred Lokken, Terry Herman, Jackie Peterson for Kendall Mattina, Mitch Nowicki for Marvin Moss, Jim Newberg, Steve Rogers, and Oscar Sanders. Commissioners absent were: Kendall Mattina, Marvin Moss, and Mark Sullivan.

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

2. APPROVAL OF AGENDA

COMMISSIONER LOKKEN MADE A MOTION TO APPROVE THE OCTOBER 13, 2004, AGENDA, SECONDED BY COMMISSIONER PETERSON. THE MOTION CARRIED UNANIMOUSLY WITH EIGHT (8) MEMBERS PRESENT.

3. APPROVAL OF MINUTES

A. September 8, 2004, regular meeting

COMMISSIONER LOKKEN MADE A MOTION TO APPROVE THE SEPTEMBER 8, 2004, REGULAR MEETING MINUTES, SECONDED BY COMMISSIONER ROGERS. THE MOTION CARRIED UNANIMOUSLY WITH EIGHT (8) MEMBERS PRESENT.

4. PUBLIC COMMENTS

None

5. BUSINESS OF THE DAY

- A. PUBLIC HEARING - Regional Plan Conformance Review - Washoe County Comprehensive Plan amendment (South Valleys Area Plan), Washoe County Department of Parks and Recreation/Brien Walters (CR04-019), changing the land use designation from General Rural to Parks and Recreation and Medium Density Rural on ±26.92 acres located in Washoe City on the west side of Highway 395, approximately one mile south of the intersection of Highway 395 and East Lake Boulevard (continued from September 8, 2004).

Randy Baxley, Senior Regional Planner, stated that this item was continued from the September 8, 2004, RPC meeting at the request of Washoe County. On September 28, 2004, the Regional Planning Agency (RPA) received a request from the Director of Washoe County Community Development Department for an additional continuance to a time to be established at some point in the future. On the advice of legal counsel, Regional Planning staff recommends that the RPC continue this matter to the nearest RPC meeting within 60 days, which would be the December 8, 2004, meeting.

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

[The public hearing was closed.]

COMMISSIONER LOKKEN MADE A MOTION TO CONTINUE THE WASHOE COUNTY DEPARTMENT OF PARKS AND RECREATION/BRIEN WALTERS CONFORMANCE REVIEW, CASE NUMBER CR04-019, TO THE DECEMBER 8, 2004, MEETING, SECONDED BY COMMISSIONER ROGERS. THE MOTION CARRIED UNANIMOUSLY WITH EIGHT (8) MEMBERS PRESENT.

- B. PUBLIC HEARING - Regional Plan Conformance Review - City of Sparks Master Plan amendment, Lockwood River Restoration Site (CR04-040), changing the land use designation from Low Medium Density Residential, Estate Density Residential, and General Commercial to Parks on ±22.5 acres located south of Interstate 80, north of the Truckee River and west of the Lockwood exit road.

Chair Frandsen asked if the commissioners needed a presentation on this item. There were no requests for a presentation.

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

[The public hearing was closed.]

COMMISSIONER LOKKEN MADE A MOTION TO FIND THE LOCKWOOD RIVER RESTORATION SITE AMENDMENT TO THE SPARKS MASTER PLAN IN CONFORMANCE WITH THE TRUCKEE MEADOWS REGIONAL PLAN, BASED ON THE FINDINGS LISTED IN THE STAFF REPORT, SECONDED BY COMMISSIONER HERMAN. THE MOTION CARRIED UNANIMOUSLY WITH EIGHT (8) MEMBERS PRESENT.

- C. WORKSHOP - Discussion and direction to staff on the pending conformance review of the Copper Canyon Commerce and Technology Park (CR04-021).

Dave Ziegler, Director of Regional Planning, stated that because of the size of the project, this item has been broken into two steps, a workshop and then action at the next RPC meeting. Mr. Ziegler asked that judgment be reserved on this conformance review until after the public hearing which will occur at the next RPC meeting.

Connie Anderson, Regional Planner, stated that the purpose of this workshop is to familiarize the RPC with the background and contents of the Copper Canyon project. Ms. Anderson reviewed the framework of this proposed amendment.

Mr. Ziegler stated that each of the commissioners has been provided a copy of a letter from Neil Krutz, Deputy Director of Community Development for the City of Sparks. The letter provides some additional corrected information about trip generation.

Commissioner Herman stated that the RPC has talked about reverse commute and a combination of housing and employment centers and asked for feedback from Regional Planning staff to see if there are any statistics that prove what we are doing in terms of policy actually works.

Commissioner Herman also asked about infrastructure being in place for this proposed major project. Rob Pyzel, Planning Manager for the City of Sparks, stated that all the infrastructure will be in place prior to the occupancy of the actual units.

Chair Frandsen asked if the applicant has any additional information on this item.

Bill Thomas, Summit Engineering, stated that this project was discussed during the development of the Regional Plan. It was the intention of the RPC and the Regional Planning Governing Board (RPGGB) to make this area an employment center. Mr. Thomas stated that the applicant and the City of Sparks have looked at all the infrastructure and feel comfortable that the infrastructure will be able to handle this project.

Chair Frandsen asked if the Regional Transportation Commission (RTC) staff would like to address any impacts that were anticipated or not in the Regional Transportation Plan.

Jack Lorbeer, Regional Transportation Commission Planning Department, stated that the RTC is in the process of updating the long-range 2030 Regional Transportation Plan (RTP). In consideration of the 2004 version of the RTP, the Copper Canyon assumptions have been included in the long-range planning for transportation. Mr. Lorbeer stated that the RTP is in the process of beginning a Vista Blvd. corridor study. Mr. Lorbeer stated that jobs/housing balance was discussed in the planning process with the applicant and staff from the City of Sparks.

Commissioner Lokken stated that on the outer ring road there was a feasibility study planned or underway that would connect Pyramid Highway to Highway 395 possibly using Dandini. Mr. Lorbeer responded that was the 2001 version of the RTP and is continuing in the 2004 version.

Commissioner Lokken stated that this has been a very heavily evaluated and reviewed document by the City of Sparks.

Chair Frandsen commented on the reference to traffic management in the development handbook regarding traffic sensors. Mr. Liebere stated that the RTC did review that concept with the developer.

Chair Frandsen stated that it would be great if the concept could be employed in other areas within our region.

Commissioner Sanders stated that the information in the development handbook is a wonderful synopsis of the plan addressing all the issues involved in determining conformance.

Chair Frandsen stated that the RPC's job is made much easier when something is presented in such an orderly fashion.

- D. Discussion and possible approval of revised Regional Plan conformance schedule, City of Sparks Master Plan and Washoe County Comprehensive Plan.

Mr. Baxley stated that the updated timetable for completion of necessary amendments to the Washoe County Comprehensive Plan is included in the meeting packet for consideration and possible approval by the RPC. Regional Planning staff is continuing discussions with the City of Sparks planning staff regarding the updated timetable for the Sparks Master Plan. It is anticipated that the updated timetable will be ready for consideration at the next RPC meeting. Mr. Baxley stated that a side-by-side comparison of the timetables for Reno, Sparks and Washoe County is included in the meeting packet.

Commissioner Herman asked if Regional Planning staff is happy with the proposed schedule. Mr. Baxley responded yes. Most all of the policy elements in the general comprehensive plan should be done by this time next year.

Commissioner Herman stated that he hopes the schedule does not slip any further and bump up against the five year update of the Regional Plan. Mr. Baxley stated that Regional Planning staff intends to have a regular update for the RPC of the side-by-side comparison to keep up-to-date on the status.

Commissioner Lokken stated that it is surprising that it is taking most of the expected five year period to reach compliance. As we have a committee that is looking at the time schedule for the next update, there needs to be an honest dialogue with the entities and a solution for the next update that allows for a much more narrow timeframe. Six months to a year should be the outward length of time for conformance. It should be understood that otherwise the entire master plan for that entity will be found out of conformance and there can be no development of a regional significance until they are in conformance.

Mr. Baxley stated that Regional Planning staff is requesting approval of the updated schedule for Washoe County.

COMMISSIONER HERMAN MADE A MOTION TO APPROVE THE REVISED TIMETABLE FOR COMPLETION OF NECESSARY AMENDMENTS TO THE WASHOE COUNTY COMPREHENSIVE PLAN, SECONDED BY COMMISSIONER PETERSON. THE MOTION CARRIED WITH SEVEN (7) IN FAVOR AND ONE (1) OPPOSITION BY COMMISSIONER LOKKEN.

6. DIRECTORS, MEMBERS, AND LEGAL COUNSEL INFORMATION ITEMS

- A. Report on actions and agendas of the Regional Planning Governing Board.

Mr. Ziegler stated that the RPGB met in special session on September 30. The RPGB considered only the legal report, to allow legal counsel to prepare for the status conference at the District Court on October 1. Mr. Ziegler reviewed tentative agenda items for the RPGB's November 18 meeting.

B. Legal counsel's report - Status report and possible direction to staff on:

1. District Court orders and appearances regarding the Regional Plan settlement agreement (October 17, 2002) and related issues, including but not limited to the water purveyor issues in the Verdi area

Mr. Azevedo stated that there has been no decision by the Court on this issue. On September 10, Washoe County filed a Motion To Strike And Impose Sanctions against the Verdi property owners and their counsel regarding a letter submitted to the Court on September 1, regarding the Verdi water issues. Mr. Azevedo filed a Motion Of Non-opposition in response to the Washoe County motion. There has been a request for a hearing.

2. Washoe County and SVGID appeal to District Court in dispute resolution case DR03-001-RPGB, regarding cooperative planning criteria

Mr. Azevedo stated that in the new expedited dispute resolution process, all questions of law will go directly to the Court and will bypass any type of administrative process. If there is a specific joint or cooperative plan in place in an area where a cooperative planning dispute arises, the process will be to proceed first to the RPC and then to the RPGB. With respect to the entire other cooperative planning area, including areas of interest, disputes will go directly to the RPGB and then to the Court. Mr. Azevedo stated that the RPGB has approved this new process.

Mr. Azevedo stated that the revised cooperative planning criteria is being addressed by each of the respective local governments. As of the last status conference with the Court on October 1, they had not reached consensus. Mr. Azevedo stated that he was directed by the Court to initiate a follow-up status hearing teleconference tomorrow at 4:30.

3. 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 this matter was consolidated into the main settlement litigation. The Court had expressed concerns that if it was to continue as filed, it would allow for an appeal to the Nevada Supreme Court. All of the parties agreed to stipulate to the consolidation.

4. Washoe County's appeal of the Regional Planning Commission's determination of conformance with the provisions of the Regional Plan and the settlement agreement in District Court Case No. CV02-03469 for City of Reno zoning map amendments and Mortensen/Garson Development Standards Handbook (CR04-007)

Mr. Azevedo stated that he has filed a statement of intent to participate and an answer to the complaint filed by the City. The next step is to file a record on appeal with the Court and a briefing schedule will be set.

- C. Report on meetings of interim legislative committees, legislative MOU, and conceptual legislation for 2005 session.

Patricia Rogers, Community Outreach Assistant, stated that the BDRs being monitored by Regional Planning staff have been divided into three tiers, relating to their importance to the program of regional planning. Ms. Rogers stated that the MOU has been approved and signed by all parties except Reno, Sparks, and Washoe County School District.

Commissioner Lokken asked for information on the BDR regarding redefining single family residence. Mr. Ziegler responded that may have to do with the definition of a group home.

Chair Frandsen expressed appreciation to Ms. Rogers for reviewing so many BDRs for the RPC.

- D. Report on Growth Management Task Force/Community Partnership and process for conducting the update of the Regional Plan.

Mr. Ziegler stated that a team of community members and local regional staff members attended the Sierra Business Council conference last week. The Community Partnership will meet tomorrow and review what was learned from the conference. Regarding the 2007 update of the Regional Plan, the RPC gave direction to staff on September 8, indicating that staff should work with the local governments and affected entities to draw up some tentative process options. When the initial staff work is complete, the RPC's interim committee on the 2007 update will convene a meeting.

Commissioner Lokken stated that on the previous agenda item, he voted against the new timetable for Washoe County. What I am asking for is, in the committee deliberations, is there some way that we could agree amongst the entities for an overall conformance and then a recognition that amendments would come forward. Is there any reason why we could not find the Comprehensive Plan in conformance right now and then know that we will schedule amendments. There would be the issue maybe to build in to that process and start that dialogue early so that we can find ourselves in general conformance.

Chair Frandsen asked Mr. Ziegler if the Growth Management Task Force is getting down to a manageable size. Mr. Ziegler responded that the people that have been meeting have all said that they are not the members of the Community Partnership as much as they are a group of interested people that are trying to set up the partnership. The Sierra Business Council facilitator said that a group larger than 15 people would be nearly unmanageable.

7. REQUESTS FOR AND ACTION ON FUTURE AGENDA ITEMS

- A. Review of tentative agenda items for October and November 2004.
- B. Review of 12-month calendar of projected RPC actions.

Mr. Ziegler stated that the date of the next RPC meeting has been changed to Monday, October 25. Mr. Ziegler reviewed tentative agendas for the October and November RPC meetings.

Commissioner Lokken suggested a future agenda item to discuss making the meeting packet materials available electronically to cut down on the amount of paper used. Mr. Ziegler stated that he will work on that suggestion.

8. WRITTEN CORRESPONDENCE

Mr. Ziegler stated that there is a copy of a letter in the meeting packet from the Washoe County Department of Water Resources summarizing the status of the Regional Water Management Plan adoption.

9. PUBLIC COMMENT

None

10. ADJOURNMENT

Chair Frandsen adjourned the meeting at 7:30 p.m.

Respectfully submitted by Christine Birmingham.

Reviewed by:

Approved by:

Dave Ziegler, Director

Truckee Meadows Regional Planning Agency

Florence 'Marge' Frandsen, Chair

Regional Planning Commission

**APPROVED BY THE REGIONAL PLANNING COMMISSION IN SESSION ON _____,
2004.**