



# REGIONAL PLANNING COMMISSION

**MEMBERS**  
Jim Newberg, Vice-chair  
Scott Barnes  
Todd Brabbin  
Florence 'Marge' Frandsen  
Kendall Mattina  
Marvin Moss  
Dennis Romeo  
Steve Rogers  
William Weber  
Dave Ziegler, Director

**MINUTES**  
**Regional Planning Commission (RPC)**  
**REGULAR MEETING**  
**Wednesday, July 12, 2006 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 Jim Newberg, Vice-chair at 6:30p.m.

**1. ROLL CALL**

The clerk called the roll and the following Commissioners were present: Kendall Mattina, Marvin Moss, William Weber, Jim Newberg, Dennis Romeo, Todd Brabbin, Scott Barnes, Marge Frandsen, and Steve Rogers.

Also present was Norm Azevedo, Legal Counsel, Rosanna Coombes, TMRPA, Randy Baxley, TMRPA, Lora Richards, TMRPA, and Paige Menicucci, TMRPA.

**2. APPROVAL OF AGENDA**

COMMISSIONER ROGERS MADE A MOTION TO APPROVE THE JULY 12, 2006, RPC AGENDA, SECONDED BY COMMISSIONER BARNES. THE MOTION CARRIED UNANIMOUSLY WITH NINE (9) MEMBERS PRESENT

**3. PUBLIC COMMENT**

**4. ELECTION OF OFFICERS**

**A. Election of Chair (Reno member)**

COMMISSIONER ROGERS MADE A MOTION TO NOMINATE COMMISSIONER NEWBERG AS CHAIRMAN. MARGE FRANSDEN SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY, WITH (9) NINE MEMBERS PRESENT.

**B. Election of Vice-chair (Washoe County member)**

VICE-CHAIR NEWBERG MADE A MOTION TO NOMINATE MARGE FRANSDEN; THE MOTION WAS SECONDED BY COMMISSIONER MOSS.

The Commissioners discussed nominations.

COMMISSIONER ROMEO NOMINATED WILLIAM WEBER AS VICE-CHAIR. TODD BRABBIN SECONDED THE MOTION.

THE COMMISSION VOTED ON THE NOMINATION OF MARGE FRANSDEN. MOTION CARRIED WITH (5) FIVE AYES AND (4) FOUR NAYS.

The Commissioners congratulated Marge Frandsen as Vice-Chair of the RPC.

5. **Approval of minutes**

A. June 14, 2006

Rosanna Coombes of the TMRPA stated that at the conclusion of the minutes, the name of the submitter was inadvertently left off the minutes and needs to be included.

CHAIR NEWBERG MADE A MOTION TO APPROVE THE JUNE 14, 2006 MINUTES WITH THE CHANGES STATED ABOVE. THE VOTING WAS UNANIMOUS WITH (8) MEMBERS PRESENT AND ONE ABSTENTION BY MEMBER BARNES.

6. **Business of the Day**

A. PUBLIC HEARING – Regional Plan Conformance Review, City of Reno Master Plan amendment, Dandini Regional Center Plan (CR06-019), a) changing the master plan land use designation from Urban Residential/Commercial, Mixed Residential, Public Facility, Industrial, Special Planning Area, Unincorporated Transition and Parks/Recreation/Open Space to Special Planning Area; and b) adopting the Dandini Regional Center Plan as an element of the Reno Master Plan. The ±981 acre planning area is generally located north and south of Dandini Boulevard/Parr Boulevard, east of the Union Pacific railroad right-of-way.

Chair Newberg opened the Public Hearing of the Regional Plan Conformance Review, City of Reno Master Plan amendment, Dandini Regional Center Plan (CR06-019).

Randy Baxley, Senior Planner referred to the staff report on page 17 for the Dandini Regional Center Plan. He directed any questions to John Hester. There were no questions for Mr. Hester.

VICE-CHAIR FRANDBSEN MADE A MOTION THAT THE COMMISSION FIND THE DANDINI REGIONAL CENTER PLAN AMENDMENT TO THE RENO MASTER PLAN IN CONFORMANCE WITH THE TRUCKEE MEADOWS REGIONAL PLAN BASED ON THE FINDINGS LISTED IN THE STAFF REPORT.

COMMISSIONER ROMEO SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY WITH (9) NINE MEMBERS PRESENT.

B. PUBLIC HEARING – Regional Plan Conformance Review, Washoe County Comprehensive Plan amendment, North Valleys Area Plan Update (CR06-018), adopting the updated North Valleys Area Plan as an element of the Washoe County Comprehensive Plan.

*[The Public Hearing was opened.]*

The Public Hearing was opened for the Regional Plan Conformance Review, Washoe County Comprehensive Plan amendment, North Valleys Area Plan Update (CR06-018), adopting the updated North Valleys Area Plan as an element of the Washoe County Comprehensive Plan.

Randy Baxley, Senior Planner stated that the staff report on page 27 has to do with the issue of Policy 1.3.2, which set limits on allowable density in the TMSA.

Commissioner Rogers had questions regarding the Regional Policy to which Mr. Baxley spoke. After Randy Baxley made clarifications.

Melissa Lindell of Wood-Rodgers stated that after having worked on the plan for quite some time that the plan came out to be a good compromise between all involved.

*[The Public Hearing was closed.]*

COMMISSIONER ROGERS MADE A MOTION TO APPROVE THE UPDATED NORTH VALLEYS PLAN AMENDMENT TO THE WASHOE COUNTY PLAN AS LISTED ON THE STAFF REPORT. COMMISSIONER MATTINA SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY WITH (9) NINE MEMBERS PRESENT.

C. Consideration and possible adoption of RPC Resolution 06-07, adopting criteria to assist the RPC in considering the requests of individual property owners regarding amendments to the boundaries of the Truckee Meadows Service Areas (TMSA) and cities' spheres of influence.

Lora Richards, Planning Analyst I, stated that the staff report has been updated since the last meeting. She stated that attached is RPC Resolution 06-07 and that the staff is recommending that the Commission adopt the resolution so that Regional Planning can establish applications related to inclusion in the TMSA.

Commissioner Moss asked who makes that decision. Rosanna Coombes from Regional Planning stated that it would be the decision of the Planning Commission, ultimately. Commissioner Moss asked if, and when these properties were placed into the Truckee Meadows Service Area (TMSA), would they have a property line.

Norm Azevedo, Legal Counsel responded by saying that all the property owners received notice of their inclusion in the TMSA.

*[The Public Hearing was opened.]*

Melissa Lindell of Wood-Rodgers stated that she supports the commission moving forward and that it was good to see agencies work together to develop the criteria.

*[The Public Hearing was closed.]*

COMMISSIONER ROGERS MADE A MOTION TO ADOPT CRITERIA TO ASSIST THE RPC IN CONSIDERING THE REQUESTS OF INDIVIDUAL PROPERTY OWNERS REGARDING AMENDMENTS TO THE BOUNDARIES OF THE TMSA AND CITIES' SPHERES OF INFLUENCE. COMMISSIONER MATTINA SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY WITH (9) NINE MEMBERS PRESENT.

D. Consideration and possible acceptance of individual annual reports submitted by local governments and affected entities pursuant to subsection 1 of NRS 278.0289

Rosanna Coombes, introduced the item and said that no action was required at this time because they were waiting for the annual reports to be submitted. Commissioner Mattina stated that the Commission should accept the reports that had been submitted to date.

E. Consideration of, and possible action on, RPC Resolution 06-08, resolution of appreciation for the service of Fred Lokken as member of the Regional Planning Commission.

COMMISSIONER MOSS MADE A MOTION TO APPROVE RPC RESOLUTION OF APPRECIATION 06-08 FOR THE SERVICE OF FRED LOKKEN, MOTION WAS SECONDED BY STEVE ROGERS. MOTION CARRIED UNANIMOUSLY WITH (9) NINE MEMBERS PRESENT.

F. Consideration of, and possible action on, RPC Resolution 06-09, resolution of appreciation or the service of David S. Ziegler as Director of Regional Planning.

COMMISSIONER ROGERS MADE A MOTION TO APPROVE RPC RESOLUTION OF APPRECIATION 06-09 FOR THE SERVICE OF DAVE ZIEGLER AS DIRECTOR OF

REGIONAL PLANNING; MOTION WAS SECONDED BY SCOTT BARNES. MOTION CARRIED UNANIMOUSLY WITH (9) NINE MEMBERS PRESENT.

Chair Newberg expressed his appreciation of Dave Ziegler.

G. Progress report on the 2007 update of the Regional Plan and consideration of possible action to revise the membership of the RPC oversight Committee.

Rosanna Coombes addressed the progress report on the 2007 update of the Regional Plan. She stated that the RPA is working through the issues in the update of the Regional Plan. She stated that the staff would like to seek action from the RPC as it relates to the composition of the oversight committee due to the fact that Fred Lokken resigned from the Commission, there exists a vacancy. Ms. Coombes stated that ideally the past Chair, the Chair, and the Vice-Chair would serve as representatives. She then recommended that a representative from the City of Sparks to fill that vacancy.

COMMISSIONER MOSS NOMINATED SPARKS REPRESENTATIVE SCOTT BARNES TO SIT ON THE OVERSIGHT COMMITTEE. THE MOTION WAS SECONDED BY CHAIR NEWBERG. THE MOTION CARRIED UNANIMOUSLY WITH (9) NINE MEMBERS PRESENT.

7. Director, Member, and Legal Counsel Information Items

A. Director's reports:

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

Rosanna Coombes reported that the Regional Planning Governing Board meeting scheduled for July 13, 2006, had been postponed so that the Board could conduct a public open house on the amendments from the June 28, 2006 meeting. She stated that the next meeting would be scheduled for July 27, 2006 at 1:00pm at the Reno-Sparks Convention Center. She stated that the election of the RPGB Chair and Vice-Chair will be held at that meeting and that the Board will consider the Regional Plan amendments and administrative items and that the remaining items in the staff report would be deferred to the August meeting.

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 to the Regional Plan and related settlement agreement dated August 23, 2005.
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.
3. Status report on *Voters for Sensible Growth, et al. vs. RPGB et al.*, amended petition for writ of prohibition or, alternatively, mandamus.

Norm Azevedo, Legal Counsel reported that on page 56 through page 71, the order addresses the litigation regarding the appeal and the process associated with that. Mr. Azevedo stated that the court had dismissed that action, but that if that issue were to arise again, it would be reviewed in the normal course. He stated that the plaintiffs who filed that action had thirty days from the date of that order to oppose the report. He explained that he did not see any further issues arising from the current staff report.

8. Requests for and possible action on future agenda items.

A. Review of tentative calendar of agenda items

Rosanna Coombes referred to a summary on page 73 of the packet, items for future meetings. She noted that on the proposed July 26, 2006 meeting, that there were no items that needed to be considered by the Planning Commission, that there would be reports for the updated Regional Plan and stated that she did not see a need for the July 26, 2006 meeting. Ms. Coombes then referred to the August 9, 2006 meeting, in which she stated that there were items that would need to be discussed.

Chair Newberg made an announcement that there would be no Regional Planning Commission meeting on July 26, 2006.

9. Written correspondence\*

There was no written correspondence to be discussed at this time

10. Adjournment

The meeting was adjourned at 6:59pm.

Respectfully submitted by Angela Smith.

Reviewed by:

Approved by:

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Rosanna Coombes, Interim Director  
Truckee Meadows Regional Planning  
Agency

\_\_\_\_\_  
Jim Newberg, Chair  
Regional Planning Commission

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