



# 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  
William Weber  
Dave Ziegler, Director

## MINUTES

### Regional Planning Commission (RPC) REGULAR MEETING WEDNESDAY, 6:30 P.M., April 27, 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 Frandsen at 6:30 p.m.

#### 1. ROLL CALL

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

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

#### 2. APPROVAL OF AGENDA

COMMISSIONER LOKKEN MADE A MOTION TO APPROVE THE APRIL 27, 2005, RPC AGENDA, SECONDED BY COMMISSIONER MATTINA.

Dave Ziegler, Director of Regional Planning, stated that the City of Reno submitted a request to continue agenda item 5.B.

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

#### 3. APPROVAL OF MINUTES

A. March 23, 2005, regular meeting

COMMISSIONER LOKKEN MADE A MOTION TO APPROVE THE MARCH 23, 2005, REGULAR RPC MEETING MINUTES, SECONDED BY COMMISSIONER MATTINA. THE MOTION CARRIED WITH EIGHT (8) IN FAVOR AND ONE (1) ABSTENTION BY COMMISSIONER BARTON.

#### 4. PUBLIC COMMENT

None

## 5. BUSINESS OF THE DAY

- A. PUBLIC HEARING - Regional Plan Conformance Review - Tracy-to-Silver Lake Transmission Line (CR05-011), Project of Regional Significance for 1) an overhead transmission line carrying in excess of 60 kilovolts, running from the Tracy generating station, 13 miles east of Reno, through Spanish Springs Valley, north of Sun Valley, Lemmon Valley and the Reno-Stead Airport, to the Silver Lake substation west of Stead Boulevard and south of Lear Boulevard in the Stead area, a total distance of  $\pm 35$  miles; and 2) two proposed electric substations, the first located on Rocky Ridge Road west of Pyramid Highway, the second located on the east side of Red Rock Road north of the Reno-Stead Airport and directly south of Lemmon Drive.

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

*[The public hearing was opened.]*

Bill Bennett, Sierra Pacific Power Company (SPPCO), stated that he is available to answer questions.

Michael Pagni stated that he is an attorney representing Roger Prim who owns three parcels through which this utility corridor will run. Mr. Prim is not opposed to the power line but he believes that the overhead line across his parcels will have an adverse impact. Mr. Pagni suggested either placing the utility underground along Mr. Prim's parcels or bypassing his parcels just to the north through the existing line that was one of the alternatives evaluated in the EIS.

Dennis McCrohan stated that he strongly supports undergrounding the transmission line and that since the line provides a regional benefit to all of northern Nevada, the costs should be spread out over all Sierra Pacific rate payers and not any specific groups. Mr. McCrohan stated that his understanding is that the Regional Plan favors undergrounding and existing right-of-ways. SPPCO made a presentation to the citizens in Spanish Springs and they said that the line would be underground in critical areas. If they changed their policy on that, the RPC should know.

*[The public hearing was closed.]*

Commissioner Barton disclosed that Mr. Prim is a client of the firm he works for and asked if he is required to recuse himself. Norm Azevedo, Legal Counsel, responded that if you believe that the work your firm does will materially affect your judgment, you must recuse. Otherwise, disclosure is sufficient.

Commissioner Lokken asked for responses to the questions that came up during public testimony regarding the Regional Plan and the relationship to preferred undergrounding, and how the undergrounding would be paid for. Mr. Baxley reviewed the underground and above ground sections of the line and stated that this alignment reflects what was approved by the three entities. Washoe County did place the requirements for undergrounding in those particular areas and that was reflected in the amendment that was adopted into the Regional Utility Corridor Report (RUCR).

Commissioner Lokken asked Mr. Bennett if SPPCO has had discussions with Mr. Prim about above ground versus underground. Mr. Bennett responded that they have been trying to get in touch with Mr. Prim but have not been able to have any communication with him or his representative.

Commissioner Lokken asked if SPPCO has determined how it would pay for undergrounding. Mr. Bennett responded that the cost would be passed on to all the rate payers within the service territory. There is a docket that has been proposed that would analyze the effects of that being passed on to the jurisdictions that are proposing the undergrounding for aesthetic reasons.

COMMISSIONER HERMAN MADE A MOTION TO FIND THE TRACY-TO-SILVER LAKE TRANSMISSION LINE PROJECT OF REGIONAL SIGNIFICANCE 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 NINE (9) MEMBERS PRESENT.

- B. PUBLIC HEARING - Regional Plan Conformance Review - Reno Master Plan amendment, South Virginia Corridor Specific Plan (CR05-015), changing Table One, "Table of Allowed Uses," to permit automotive repair, sales and rentals on the west side of South Virginia Street subject to issuance of a special use permit. The area affected by this proposed amendment is the west side of South Virginia Street from Foothill Road to Arrowcreek Parkway, a distance of  $\pm 1.6$  miles.

Mr. Ziegler stated that the City of Reno has requested that this item be continued for 60 days. Mr. Ziegler recommended getting a statement on the record from the City of Reno that they are willing to waive the 60-day rule if this is continued.

Fred Turnier, City of Reno, stated that the City of Reno is willing to waive the 60-day rule.

Cheryl Ryan, City of Reno, stated that she has an exhibit to distribute that was left out of the Reno Planning Commission staff report. The exhibit requires that automobile sales on the west side of South Virginia Street require a master plan amendment as well as a special use permit.

Chair Frandsen stated that the RPC has a ruling that late submitted material is not accepted unless agreed to by the Commission. Chair Frandsen asked the commissioners if there was any problem with accepting the late material. Commissioner Moss responded that it would be all right to accept the material since no action is required on it tonight.

*[The public hearing was opened.]*

Chair Frandsen asked if anyone that has submitted a request to speak card would like to speak tonight rather than waiting until this item comes before the RPC again.

Dave Snelgrove stated that he is representing the project applicant. Mr. Snelgrove stated that there are six occasions in the staff report which identified that the City of Reno had not produced a TOD plan. A lot of the issue really comes down to the perception of what the City of Reno has or has not done relative to TOD corridors within this area. Mr. Snelgrove stated that it is appropriate to take the time to try and address that and that he looks forward to discussions with Truckee Meadows Regional Planning Agency (TMRPA) staff and the City of Reno staff.

*[The public hearing was closed.]*

COMMISSIONER HERMAN MADE A MOTION TO CONTINUE THIS ITEM AS PER THE CITY OF RENO'S REQUEST, SECONDED BY COMMISSIONER LOKKEN.

Commissioner Lokken asked if this continuance should be date specific. Chair Frandsen stated that this item will be continued until the June 22 RPC meeting.

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

- C. PUBLIC HEARING - Consideration and possible adoption of Regional Planning Commission Resolution 05-05, recommending three Regional Plan amendments related to the Spanish Springs Area Plan update: 1) to expand the boundary of the Truckee Meadows Service Area (TMSA) to include two parcels (APNs 076-360-02 and 03) totaling ±552 acres located approximately 750 feet east of Pyramid Highway and one mile north of Calle de la Plata; 2) to expand the boundary of the TMSA to include the southern third of one parcel (APN 089-160-03), encompassing an area of approximately 220 acres, located west of the Spanish Springs airport, and north and east of Eagle Canyon Drive; and 3) to amend Regional Plan Policy 1.3.3, which restricts the size, intensity and spacing of non-residential development in the TMSA outside of a sphere of influence.

Mr. Baxley reviewed the proposed amendments and options for consideration. Regional Planning staff is recommending approval of Option C for amendments #1 and #2 which would approve the amendments. Regional Planning staff is recommending approval of Option D for amendment #3 which would recommend that the Regional Planning Governing Board (RPGGB) amend subsection 2 of Policy 1.3.3 to allow alternative cumulative acreages and spacing.

Commissioner Weber asked if the concerns expressed by the City of Sparks at the last RPC meeting have been addressed. Rob Joiner, City of Sparks, responded that they have been addressed. Mr. Joiner stated that Mr. Baxley has done an excellent job on this report and that he agrees with the recommendations that have been made.

Commissioner Rogers asked for Eric Young's opinion on the recommended amendment #3. Eric Young, Washoe County, stated that the amendment recommended by Regional Planning staff is the best possible option.

*[The public hearing was opened.]*

Pam Lambert stated that she would like to encourage the RPC to accept the staff report.

Melissa Lindell stated that a lot of work has gone into this plan and urged the RPC to go along with the staff recommendations.

Robert Sader stated that he represents Spanish Springs Associates and that the staff recommendation is well thought out. Mr. Sader stated that he appreciates the time and effort put into the report by Regional Planning staff.

*[The public hearing was closed.]*

COMMISSIONER HERMAN MADE A MOTION TO ADOPT RPC RESOLUTION 05-05, RECOMMENDING ADOPTION OF THE PROPOSED REGIONAL PLAN AMENDMENTS, REFLECTING OPTION C FOR AMENDMENTS #1 AND #2, AND OPTION D FOR AMENDMENT #3, SECONDED BY COMMISSIONER ROGERS.

Chair Frandsen stated that she is convinced that this is what the majority of the Spanish Springs community really wanted. Chair Frandsen stated that she is happy that we are going to be able to get past this area plan and move on now to others that are waiting.

Commissioner Lokken agreed that this was a good public process. A requirement to wait until the Regional Plan is updated to expand the TMSA should be considered during the next update of the Regional Plan. There needs to be a mutually agreed to criteria regarding what suburban development is. There should be more discussion in the area plan to explain how current traffic problems will be mitigated. Commissioner Lokken expressed concern regarding the precedent setting nature of the proposed amendments and the lack of fiscal analysis in the staff report.

Commissioner Moss stated that the keystones of the Regional Plan are the Spheres of Influence (SOI) and the TMSA. Those were put in place with the best information that was available and should not be violated. Commissioner Moss expressed concern regarding plans coming forward that obviously violate the Regional Plan and need amendments to come into conformance. That should not happen often.

Commissioner Herman stated that these proposed amendments are very minor. Commissioner Herman stated that traffic improvements are based on demand. That demand needs to be in place before improvements are made. That is not an issue we can control on the front end.

Commissioner Mattina stated that we need to remember that it is an amendment to the TMSA and that is an important precedent that is being put forward. We have to look and see how far we want this to progress. Commissioner Mattina stated that the comments on traffic are interesting since not that long ago there was a project in the SOI for Sparks that was denied because of traffic. Traffic is either important to us or not.

Chair Frandsen stated that we need to remember the human element. This is a community effort and we have to remember that the community should have some say in the process.

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

**6. DIRECTORS, MEMBERS, AND LEGAL COUNSEL INFORMATION ITEMS**

A. Director's report:

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

Mr. Ziegler reported on actions taken at the April RPGB meeting and reviewed agenda items for the May RPGB meeting.

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

- 1) 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 there are meetings taking place in this settlement process.

- 2) Nevada Supreme Court Case No. 37947.

Mr. Azevedo stated that there has been no decision from the Supreme Court on this case.

- 3) City of Sparks appeal to the Regional Planning Governing Board regarding Washoe County's adoption of the updated Spanish Springs Area Plan.

Mr. Azevedo stated that this item may go away when the RPGB process is completed.

- C. Report on selected bills and resolutions of the 2005 session of Nevada's legislature.

Rosanna Coombes, Senior Planner, reviewed four bills being closely monitored by Regional Planning staff.

- D. Report on Truckee Meadows Growth Task Force.

Mr. Ziegler stated that he and Ms. Coombes gave a presentation on the Regional Plan at the last Task Force meeting.

## **7. REQUESTS FOR AND POSSIBLE ACTION ON FUTURE AGENDA ITEMS**

- A. Review of tentative agenda items for May.

Mr. Ziegler reviewed agenda items for the May 25 and June 8 RPC meetings.

- B. Review of 12-month calendar of projected RPC and RPGB actions.

Mr. Ziegler stated that the 12-month calendar is provided in the meeting packet.

## **8. WRITTEN CORRESPONDENCE**

- A. Consideration and possible acceptance of individual annual reports submitted by local governments and affected entities pursuant to subsection 1 of NRS 278.0286.

- 1) City of Reno
- 2) Washoe County School District
- 3) Reno Redevelopment Agency
- 4) Airport Authority of Washoe County
- 5) Regional Water Planning Commission
- 6) Regional Transportation Commission

Ms. Coombes stated that the first six annual reports are ready to be accepted by the RPC and six more will be ready at the next RPC meeting. The only action required at this time is acceptance of the reports.

COMMISSIONER HERMAN MADE A MOTION TO ACCEPT THE ANNUAL REPORTS AS SUBMITTED, SECONDED BY COMMISSIONER LOKKEN.

Commissioner Lokken stated that when this was built into the update, one of the ideas was that this would be a way to improve communication and understanding. We also discussed the possibility of some workshop presentations during the year. Workshops with the school board and the airport authority would be useful.

**9. PUBLIC COMMENT**

None

**10. ADJOURNMENT**

Chair Frandsen adjourned the meeting at 8:55 p.m.

Respectfully submitted by Christine Birmingham.

Reviewed by:

Approved by:

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Dave Ziegler, Director

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Florence 'Marge' Frandsen, Chair

Truckee Meadows Regional Planning Agency

Regional Planning Commission

**APPROVED BY THE REGIONAL PLANNING COMMISSION IN SESSION ON \_\_\_\_\_,  
2005.**