



REGIONAL PLANNING COMMISSION

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

MINUTES
REGIONAL PLANNING COMMISSION (RPC)
Regular Meeting
Wednesday, October 8, 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 Chair Kendall Mattina at 6:30 p.m.

1. ROLL CALL

The clerk called the roll and the following Commissioners were present: Kendall Mattina, Jim Newberg, Scott Barnes, Roy Hibdon for Roger Edwards, Tom Lean, Christy Magers, Dennis Romeo, Dian VanderWell, and Kevin Weiske.

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

2. APPROVAL OF THE AGENDA

COMMISSIONER NEWBERG MADE A MOTION TO APPROVE THE AGENDA, SECONDED BY COMMISSIONER WEISKE. THE MOTION CARRIED UNANIMOUSLY WITH NINE (9) MEMBERS PRESENT.

3. APPROVAL OF MINUTES

A. September 10, 2008

COMMISSIONER BARNES MADE A MOTION TO APPROVE THE SEPTEMBER 10, 2008, MINUTES, SECONDED BY COMMISSIONER LEAN. THE MOTION CARRIED WITH EIGHT (8) IN FAVOR AND ONE (1) ABSTENSION BY COMMISSIONER HIBDON.

4. PUBLIC COMMENT

Gary Schmidt spoke regarding his candidacy for county commission in district 4.

5. CONSENT AGENDA

- A. PUBLIC HEARING – Regional Plan Conformance Review – City of Reno Master Plan amendment, 3365 Neil Road (CR08-033) – an amendment from Residential/Convention Regional Center Plan to General Mixed Use/Convention Regional Center Plan on ± 2.0 acres located on the west side of Neil Road, ± 50 feet south of East Moana Lane and north of the existing terminus of Mazzone Avenue.
- B. PUBLIC HEARING – Regional Plan Conformance Review – Washoe County Comprehensive Plan amendment, Campo Rico (CR08-030) – to amend the Spanish Springs Area Plan element of the Washoe County Comprehensive Plan to re-designate 13 parcels totaling ± 208.04 acres from Low Density Rural (LDR), General Rural (GR), and Open Space (OS) to Low Density Suburban (LDS). The subject amendment area is located on the east side of Pyramid Highway north of Calle de la Plata Drive and south of Descanso Lane.
- C. PUBLIC HEARING – Regional Plan Conformance Review – City of Sparks Master Plan amendment, Bureau of Land Management/Washoe County Public Works (CR08-031) – to amend the Master Plan land use designation on 17.29 acres from Open Space/Rural Reserve to Public Facility. The amendment site is generally located northeast of the intersection of Disc Drive and Pyramid Highway, and west of the Sparks Galleria Planned Development.

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

[The public hearing was closed.]

COMMISSIONER MAGERS MADE A MOTION TO ACCEPT THE CONSENT AGENDA, SECONDED BY COMMISSIONER ROMEO. THE MOTION CARRIED UNANIMOUSLY WITH NINE (9) MEMBERS PRESENT.

6. BUSINESS OF THE DAY

- A. PUBLIC HEARING – Regional Plan Conformance Review – Washoe County Comprehensive Plan amendment, Verdi Area Plan (CR08-032) – an amendment to the Verdi Area Plan that provides a wholesale update of the existing Verdi Area Plan, establishing updated goals and policies relating to Land Use, Transportation, Scenic, Recreational and Cultural Resources, Natural Resources, and establishing specific findings, criteria, and thresholds for future amendments. This update proposes an updated map series to include a Land Use map, Character Management map, Recreational Opportunities Plan map, Public Services and Facilities Plan map, Streets and Highway Systems Plan map, and Development Suitability map. The Verdi Planning Area is generally a transition zone between alpine and high desert where the Sierra Nevada mountain range hits the Truckee Meadows in unincorporated Washoe County. Verdi is bounded on the west by Sierra County over the California border, on the north by Peavine Mountain, on the east by the City of Reno, and on the south by the Sierra Nevada mountain range.

Sienna Reid, Regional Planner, reviewed information included in the staff report for this proposed amendment and stated that Regional Planning staff found no significant conformance issues and recommends approval, based on the findings listed in the staff report.

John Hester, City of Reno, stated that he supports Regional Planning staff's recommendation of conformance. Mr. Hester also clarified that there are a number of goals and policies in the plan directing or suggesting that the City do certain things. Mr. Hester stated that he met with Regional Planning staff and County staff to make sure that this is just advisory.

Don Morehouse, Washoe County, stated that Washoe County staff is in agreement with what Mr. Hester just explained.

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

[The public hearing was closed.]

Commissioner Hibdon clarified for Mr. Hester that where the plan uses the word "should", it is purely a recommendation and the plan does not use the word "shall."

COMMISSIONER MAGERS MADE A MOTION TO FIND THE VERDI AREA PLAN, AN ELEMENT OF THE WASHOE COUNTY COMPREHENSIVE PLAN, IN CONFORMANCE WITH THE 2007 TRUCKEE MEADOWS REGIONAL PLAN, BASED ON THE FINDINGS LISTED IN THE STAFF REPORT, SECONDED BY COMMISSIONER WEISKE. THE MOTION CARRIED UNANIMOUSLY WITH NINE (9) MEMBERS PRESENT.

- B. Informational presentation by the Regional Transportation Commission (RTC) regarding Washoe County Ballot Questions RTC-2 for Public Transportation and RTC-5 for Streets and Highways.

Tom Taelour, Chief Financial Officer for RTC, gave a presentation on what is being proposed in the ballot questions, the reasons it is being proposed, what the community gets, and how much it will cost.

Commissioner Newberg asked about the assumptions behind the figure that states that the average person would pay about \$1.94 per month. Mr. Taelour responded that they are saying that the average person drives about 17 miles a day.

Commissioner Newberg asked if the tax for the advisory vote would be on sales tax. Mr. Taelour responded that the advisory vote is indexing on local fuel tax. In 2010 the tax you pay today will go up 2 cents.

Commissioner Newberg asked if the RTC gets federal funds as well. Mr. Taelour responded that they do but that is cutting back.

Commissioner VanderWell asked if fees collected by the RTC are put into an interest bearing account and how that interest is used. Mr. Taelour responded that the majority of the money is invested by the Washoe County Treasurer and that interest earned on money for each specific program goes into that specific program.

Commissioner VanderWell asked if that is taken into account when calculating the figures. Mr. Taelour responded yes.

Commissioner Magers asked if the results of the blue ribbon committee study are posted on the RTC web site. Michael Moreno, RTC, responded that information is on the web site.

Commissioner Romeo asked questions regarding the \$152,000,000 for a Southeast Connector project. Mr. Taelour responded these are just examples of projected roads that have not yet been approved.

Commissioner Lean asked why the RTC does not come out with a commercial explaining the need for this. Mr. Taelour responded that the RTC can only provide information and not advocate for the questions.

- C. PUBLIC HEARING – To review the 2007 Truckee Meadows Regional Plan and receive requests for amendments to the plan.

Patricia Rogers, Government Relations-Community Outreach Representative, stated that on September 11, Regional Planning Governing Board (RPGB) members were asked if they wish to provide any recommendations for Regional Plan amendments to the RPC for consideration. At that time, no requests were given by the RPGB members and no additional amendments were proposed.

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

7. DIRECTOR, MEMBER, AND LEGAL COUNSEL INFORMATION ITEMS

- A. Director's reports:

- 1) Status report regarding an initiative petition that would require the Truckee Meadows Regional Plan to be amended to reflect and to include a policy or policies requiring that local government land use plans be based upon and in balance with identified and sustainable water resources available within Washoe County

Rosanna Coombes, Director of Regional Planning, stated that there has been no new information or correspondence from the proponents of the initiative.

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

Ms. Coombes reviewed agenda items for the October 9 RPGB meeting.

- B. Legal counsel's report

- 1) Status report on action regarding a petition for writ of mandate or judicial review regarding the Regional Planning Commission's determination of conformance (February 13, 2008) of the City of Reno's Master Plan (CR07-035) filed in the Second Judicial District Court (CV08-00611)

Norm Azevedo, Legal Counsel, stated that there is a strong likelihood that the motion to dismiss will be considered on December 17, 2008.

8. REQUESTS FOR AND POSSIBLE ACTION ON FUTURE AGENDA ITEMS

A. Review of tentative calendar of agenda items.

Ms. Coombes reviewed tentative agenda items for the October 22, and November 12, RPC meetings.

9. WRITTEN CORRESPONDENCE

None

10. ADJOURNMENT

The meeting was adjourned at 7:08 p.m.

Respectfully submitted by Christine Birmingham.

Reviewed by:



Rosanna Coombes, Director
Truckee Meadows Regional Planning Agency

Approved by:



Kendall Mattina, Chair
Regional Planning Commission

**APPROVED BY THE REGIONAL PLANNING COMMISSION IN SESSION ON
10/22, 2008.**