



REGIONAL PLANNING GOVERNING BOARD

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Mike Carrigan
Robert A. Cashell
Dwight Dortch
Jim Galloway
Pierre Hascheff
Robert Larkin
Geno Martini
Ron Schmitt
Rosanna Coombes, Director

MINUTES
REGIONAL PLANNING GOVERNING BOARD (RPGGB)
Regular Meeting
Thursday, November 13, 2008, 2:00 p.m.

The Regional Planning Governing Board 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 Dave Aiazzi at 2:04 p.m.

1. ROLL CALL

The clerk called the roll, and Regional Planning Governing Board Members in attendance were: David Aiazzi, Mike Carrigan, Robert Cashell, Dwight Dortch, Robert Larkin, Geno Martini, and Ron Smith for Ron Schmitt. Members absent: Bonnie Weber, Jim Galloway, and Pierre Hascheff.

Truckee Meadows Regional Planning Agency (TMRPA) staff present: Rosanna Coombes, Director of Regional Planning; Norman Azevedo, Legal Counsel; Patricia Rogers; Sienna Reid; Andy Simpson; Peter Gower; and Joy Randall.

2. APPROVAL OF AGENDA

Member Larkin requested that the agenda be amended to address items 6.D and 8.A.1 together.

MEMBER LARKIN MADE A MOTION TO APPROVE THE AGENDA AS AMENDED, SECONDED BY MEMBER MARTINI. THE MOTION CARRIED UNANIMOUSLY WITH SEVEN (7) MEMBERS PRESENT.

3. SALUTE TO THE FLAG

Member Martini led the Pledge of Allegiance.

4. APPROVAL OF MINUTES

A. October 9, 2008

MEMBER MARTINI MADE A MOTION TO APPROVE THE MINUTES, SECONDED BY MEMBER LARKIN. THE MOTION CARRIED UNANIMOUSLY WITH SEVEN (7) MEMBERS PRESENT.

5. PUBLIC COMMENT

None

6. BUSINESS OF THE DAY

- A. PUBLIC HEARING – Consideration of requests for review of action of the RPC pursuant to section 1.3 of the RPGB Regulations on Procedure regarding the Regional Planning Commission’s determination of conformance for a proposed project of regional significance, Sonoma Highlands (CR08-036).

Sienna Reid, Regional Planner, stated that the purpose of this review is to affirm, reverse, remand, or modify the RPC’s determination that the proposed project of regional significance conforms with the goals and policies of the Regional Plan. Ms. Reid reviewed information included in the staff report on this item.

Chair Aiazzi asked the petitioners if they would like to comment first.

Debbie Arnaud expressed concerns regarding population/employment growth, no planned public transportation north of McCarran, this is an expansion project not infill, and concerns over public services. Ms. Arnaud stated that she is not against development but asked for a delay since there are a lot of red flags that have not been addressed.

Bea Vandenberg stated that she feels she has no representation as a county resident being impacted by the actions of the City of Sparks. Ms. Vandenberg expressed concerns regarding compatibility of the plan with development constraints, storm water flooding, compatibility of the plan regarding infill development, transportation issues, and compatibility with infrastructure.

John Martini, Sparks Community Development, stated that he is available to answer questions.

[The public hearing was opened.]

Linda Davis expressed concern that this project is expansion and not infill. Ms. Davis also spoke about water and traffic issues.

Dan Herman spoke about his involvement with the CAB when this project was turned down three times. Mr. Herman also expressed concern regarding water issues and high density hillside development.

Anthea Humphreys expressed concern regarding underground water supplies.

Jon Bell spoke about preserving natural resources, minimizing sprawl, protecting aquifer recharge function and stated that those issues have all been ignored by everything the City of Sparks has done. Mr. Bell also expressed concern regarding the acreage transfer language.

[The public hearing was closed.]

Member Larkin asked Mr. Bell what specific language he was talking about in his public comments. Mr. Bell stated that Page 1-2, Section 1.3, under Project Description refers to Page 1-50, which contains permitted unit transfers. The first paragraph says that these can be moved around. Mr. Bell expressed concern that this would set a precedent for other developers in the West Pyramid Plan.

Member Larkin read from Page 1-50, Section 1.11, Item number 1 “permitted units may be transferred from one master plan to another within the Sonoma highlands only. No such transfer will be allowed to or from development areas outside the Sonoma Highlands planned development.” Mr. Bell stated that the map is ambiguous and means nothing since they can abstractly move densities around.

Member Larkin asked Mr. John Martini to comment on this language. Mr. Martini stated that this language is consistent with language that has been used in several handbooks. It allows the developer the flexibility when going from this level down to design. At no time does the project get more units than it is entitled.

Member Larkin referred to color-coded densities on Page 1-4 and stated that the City of Sparks worked diligently to edge match the densities, which is a regional principle of best practice. Mr. Martini responded that is correct.

Member Larkin stated that the concern is, would the developer be allowed to transfer a higher density into those areas where it would not be edge matched? Mr. Martini responded that the developer could request that at the time the project moves forward. However, any density transfers would have to go back through the process and they would show up at the time of the tentative map application.

Chair Aiazzi asked Mr. Martini to address the concurrency issue. Mr. Martini responded that the sanitary sewer that is in existence has capacity for this. It is a matter of doing the on-site work to get the sewer from the site to our main. The Master Hydrology Plan for flood control has been reviewed and approved by both the Community Development Department and the Public Works Department of the City of Sparks. Water will be provided either through Truckee Meadows Water Authority (TMWA) or the county water system. Water rights will be required at the time of final map. Mr. Martini also addressed traffic issues and stated that there are interim lane additions included in the 2030 Plan.

Chair Aiazzi asked if TMWA or Washoe County pump from wells close to this area to provide water service. Mr. Martini stated that the nearest well he knows of is on the other side of the valley and that has been converted to a TMWA facility.

Chair Aiazzi asked if anything in the plan addresses impacts on the school. Mr. Martini responded that there is an estimate at this time for the total number of students. Until the school district knows what type of homes will go in, they will not have a final number for students. In the handbook there is land set aside for an elementary school.

Chair Aiazzi asked about the percentage of the property that will not be developable due to slopes. Mr. Martini stated that analysis indicates that 98 percent of the site is developable.

Chair Aiazzi mentioned the large buffer around this development and asked if there is anything in the handbook that would allow changing those buffers if densities are transferred. Mr. Martini responded no.

Member Larkin asked if any site changes or site negotiations with land owners would be concurrent between the City of Sparks and the Regional Transportation Commission (RTC). Mr. Martini responded that is correct, if they are seeking credits.

Member Larkin asked if the credit scheme would fall under the graduated system the RTC approved. Mr. Martini responded that is correct.

Member Larkin stated that he believes the closest well is a Washoe County Water Resources well. Member Larkin also stated that the Department of Water Resources just completed an extensive upgrade and improvement from the Sparks Blvd. north with a tie-in to TMWA. Member Larkin stated that the City of Sparks did participate in the sewer line upgrade out to this area. Mr. Martini responded yes.

Member Larkin stated that outflow from this project will tie into that sewer main. Mr. Martini responded yes.

Member Larkin asked about infiltration. Mr. Martini stated that on a regional basis all three jurisdictions are staying out of drainages that are already there. Very rarely do they try to move what is naturally there already. Mr. Martini also stated that as the site builds out, storm water runoff will be directed to already existing drainages.

Member Larkin referred to the Regional Planning Commission (RPC) notes and stated that Commissioner Magers said that she could not make findings 3, 4, and 6. Member Larkin stated that finding 3 deals with sufficient jobs/housing balance. Member Larkin asked for comment on that. Jim Rundle, City of Sparks, stated that they followed all of the cooperative planning rules that were set forth in the 2002 Regional Plan. Mr. Rundle stated that they worked with Washoe County staff and decided that too much commercial or too much business park in that area could actually provide for two communities out there as opposed to one. Washoe County is putting in jobs north of Eagle Canyon and their concern was that we would detract from the development in those areas.

Member Larkin asked if this project will be very similar in size, scope, and character to Wingfield Springs. Mr. Rundle responded that would be a good comparison.

Member Larkin reviewed the time schedule involving the 2002 settlement agreement and the 2006 TMSA change. Member Larkin stated that an agreement on the direction of growth for the Truckee Meadows was made in 2006 and that direction is to the north and to the east. Member Larkin also stated that the area of this proposed project was targeted by this body in 2006, and that the governing agencies are doing exactly what this body told them to do. Member Larkin stated for the record that he has promised to work with the neighborhood in terms of specific sitings of the road. There is confirmation from Mr. Martini that before any road is sited, it will come before the RTC. Member Larkin commented on his efforts to get feedback from citizens and stated that it is very important that when government puts these things out and solicits public input, folks need to come forward at that time. Member Larkin stated that the public's silence is heard as approval. It is a little late to come forward now and say you don't like this plan because it is now codified and it is what Judge Hardesty has directed us to do.

MEMBER MARTINI MADE A MOTION TO AFFIRM THE DETERMINATION OF THE REGIONAL PLANNING COMMISSION, AND FIND THAT THE PROPOSED PROJECT OF REGIONAL SIGNIFICANCE PROMOTES AND DOES NOT CONFLICT WITH THE GOALS AND POLICIES OF THE 2007 REGIONAL PLAN, SECONDED BY MEMBER SMITH.

Chair Aiazzi stated that the handbook that came before this body has met the conditions required by the RPGB regarding concurrency. It has to go back down to Sparks and what Sparks does in that plan is up to Sparks. Chair Aiazzi stated that he does not blame the public for coming out when it affects them. Some of the issues addressed in the handbook were done because the public came forward at that time.

Member Smith commented on the changes coming to this specific area and stated that the rural lifestyle some of the citizens are looking for is just not going to be there.

Member Larkin expressed appreciation for the citizens in the area coming forward and stated that he hoped to continue that dialogue.

THE MOTION CARRIED UNANIMOUSLY WITH SEVEN (7) MEMBERS PRESENT.

- B. Consideration of and possible action on the 2009 legislative session strategy, including but not limited to:
- 1) currently available Bill Draft Requests (BDRs) related to the program of regional planning, and
 - 2) lobbyist representation

Patricia Rogers, Government Relations-Community Outreach Representative, reviewed information included in the staff report regarding BDRs and the Legislative Memorandum of Understanding (MOU). Ms. Rogers stated that the City of Sparks Legislative staff generously offered to pursue a partnership with Regional Planning staff in regard to contract lobbyist services.

There was discussion regarding who the City of Sparks is contracted with for a lobbyist.

MEMBER MARTINI MADE A MOTION TO DIRECT STAFF TO CONTINUE TO WORK WITH THE CITY OF SPARKS IN REGARDS TO PARTNERING WITH THEIR LEGISLATIVE TEAM AND CONTRACT LOBBYISTS, SECONDED BY MEMBER CASHELL.

Chair Aiazzi asked if that would come back to the RPGB in December to approve a contract. Ms. Rogers responded that there may not be a need for any formal agreements, unless the RPGB feels it is necessary.

Chair Aiazzi asked for input with regard to the need for a formal agreement. Member Carrigan stated that a handshake is good enough for the City of Sparks.

Ms. Rogers stated that the City of Sparks did want to make it clear that as we go forward, if there is a difference of opinion between the City of Sparks and the RPGB on a legislative issue that we would then part ways for that specific issue.

Member Aiazzi asked about a legislative subcommittee of the RPGB. Ms. Rogers stated that was planned to be brought before the RPGB in January. Member Aiazzi directed staff to put that on the December agenda to discuss.

THE MOTION CARRIED UNANIMOUSLY WITH SEVEN (7) MEMBERS PRESENT.

- C. Status report on the development of a regional benchmarking project.

Peter Gower, Senior Planner, stated that he has a presentation available regarding the status of this project.

Several RPGB members stated that they have read the report and Chair Aiazzi stated that it is moving forward very well.

MEMBER CASHELL MADE A MOTION TO RECEIVE THE REPORT, SECONDED BY MEMBER MARTINI. THE MOTION CARRIED UNANIMOUSLY WITH SEVEN (7) MEMBERS PRESENT.

- D. Discussion of possible amendments to the Regional Plan to further address regional water management.

[This agenda item is combined with 8.A.1.]

Rosanna Coombes, Director of Regional Planning, reviewed information included in the staff report and stated that the RPGB can provide direction to staff in relation to the passage of WC #3.

Chair Aiazzi stated that the RPGB needs to have some public hearings on this based on the passage of WC #3 and recommended starting no sooner than January. Chair Aiazzi asked if the process would include accumulating information from the public that would then come forward and the RPGB could make a decision to amend the Regional Plan, if there are any changes to be made. Norm Azevedo, Legal Counsel, responded yes. Mr. Azevedo also stated that the next step would be to involve planners from local planning staffs to get their opinion on how that should be implemented both at the regional planning level and how that would coordinate at the local level.

Chair Aiazzi suggested that the entities get together and prepare a presentation for the start of the public meetings about what is already being done to meet that goal.

Member Carrigan stated that he would still like to know what the public expects the goals to be and exactly what is meant by importation of water.

Chair Aiazzi suggested also having a presentation on the draft of the new water plan adopted by the Western Regional Water Commission.

Mr. Azevedo stated that he will coordinate with the District Attorney's office to make sure that what the RPGB is doing does not infringe on anything the County should be doing.

Chair Aiazzi asked if they can give direction to staff to come back in December with a plan to have a public meeting in January and to come back with the legal opinions regarding whether it is the RPGB or Washoe County that has to put these together. Mr. Azevedo responded yes.

7. ADMINISTRATION

- A. Consideration and possible direction on annual evaluation process for the Director of Regional Planning.

There was discussion regarding the evaluation process and use of an evaluation form.

Ms. Coombes stated that if a salary increase is offered, she would decline and leave that money in the budget.

[Member Cashell left at 3:20 p.m.]

MEMBER CARRIGAN MADE A MOTION TO HAVE ONLY THE MEMBERS OF THE REGIONAL PLANNING GOVERNING BOARD COMPLETE ANONYMOUS VERSIONS OF THE EVALUATION SHEET THAT IS INCLUDED IN THE PACKET, AND TO HAVE THE EVALUATION IN AN OPEN MEETING IN DECEMBER, SECONDED BY MEMBER MARTINI. THE MOTION CARRIED UNANIMOUSLY WITH SIX (6) MEMBERS PRESENT.

- B. Consideration and possible adoption of advance schedule of RPGB meeting dates for calendar year 2009.

Joy Randall, Administrative Services Manager, stated that staff recommends changing the January 8 meeting to January 15.

There was discussion regarding possible changes to other meeting dates as well.

Chair Aiazzi stated that all of the RPGB meetings for 2009 will be the standard Thursday, except for the January meeting being changed to January 15.

Ms. Coombes asked for direction on scheduling the alternate joint meetings with the RTC.

Chair Aiazzi stated that the subcommittee should make the decision regarding scheduling the joint meetings. Member Larkin stated that the next subcommittee meeting will be the full meeting of the joint RPGB and RTC on February 12. Chair Aiazzi stated that we will put on that agenda the meeting dates and let the people on that board make the decision so everyone else does not have to go through their calendars.

Ms. Coombes stated that the meeting dates are normally posted once a year and asked if the normal Thursday meeting dates should be posted and then they can be changed later if needed. Chair Aiazzi responded that is okay.

MEMBER MARTINI MADE A MOTION TO KEEP THE SCHEDULE AS WRITTEN, SECONDED BY MEMBER DORTCH. THE MOTION CARRIED UNANIMOUSLY WITH SIX (6) MEMBERS PRESENT.

- C. Consideration of possible future office accommodations and possible exercise of one-year lease extension for TMRPA offices.

Ms. Randall reviewed information on the options included in the staff report and stated that Regional Planning staff recommend that the RPGB provide direction as to the preferred option.

There was discussion regarding moving costs.

Ms. Coombes stated that this is not a final proposal and asked if the RPGB would like staff to go to that level and bring back a final proposal in December that provides options. Chair Aiazzi said yes.

Member Martini asked when the lease is up. Ms. Randall responded that the lease is up on February 28, 2009.

Chair Aiazzi stated that he is interested in finding out if there would be the ability to sub-lease some of the un-utilized space if the Agency moves to a larger office location.

8. REPORTS

A. Members' and Director's reports

- 1) Status report regarding initiative petitions and ballot questions related to the program of regional planning

This item was addressed under agenda item 6.D.

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 on March 10, 2008

Mr. Azevedo stated that the motion to dismiss is set to be heard by Judge Adams in December.

9. REQUESTS FOR FUTURE AGENDA ITEMS

A. Consideration and possible action on calendar of agenda items

Ms. Coombes stated that potential agenda items are listed in a staff report provided in the meeting packet on page 129. Additional requested agenda items that will be included are: establishment of the legislative subcommittee; a plan for proceeding with addressing WC #3; and a plan for lease options.

B. Members' and director's requests for agenda items

Member Larkin asked if it would be appropriate for this body to consider overall impacts that the housing market has had on regional housing in terms of the percentage of defaults, neighborhood stabilization program, etc. Ms. Coombes stated that through the benchmarking project, Regional Planning staff is looking at some of those issues and can provide a brief report at the December meeting.

10. WRITTEN CORRESPONDENCE


Ms. Coombes stated that there is a letter in the meeting packet from Andrea Turman in relation to concerns about wind turbine projects in northern Nevada.

11. ADJOURNMENT

MEMBER DORTCH MADE A MOTION TO ADJOURN AT 3:38 P.M., SECONDED BY MEMBER CARRIGAN. THE MOTION CARRIED UNANIMOUSLY WITH SIX (6) MEMBERS PRESENT.

Respectfully submitted by Christine Birmingham.

Reviewed by:



Rosanna Coombes, Director
Truckee Meadows Regional Planning Agency

Approved by:



Dave Aiazzi, Chair
Regional Planning Governing Board

APPROVED BY THE REGIONAL PLANNING GOVERNING BOARD IN SESSION ON
12/11, 2008.