



# REGIONAL PLANNING GOVERNING BOARD

**MEMBERS**  
Geno Martini, Chair  
Dave Aiazzi, Vice-chair  
Mike Carrigan  
Robert A. Cashell  
Dwight Dortch  
Jim Galloway  
Pierre Hascheff  
Robert Larkin  
Ron Schmitt  
Bonnie Weber  
Rosanna Coombes, Director

**MINUTES**  
**REGIONAL PLANNING GOVERNING BOARD (RPGb)**  
**Regular Meeting**  
**Thursday, April 10, 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 Geno Martini at 2:00 p.m.

**1. ROLL CALL**

The clerk called the roll, and Regional Planning Governing Board Members in attendance were: Geno Martini, Robert Cashell, Dwight Dortch, Jim Galloway, Robert Larkin, and Ron Schmitt. Member Bonnie Weber arrived at 2:03 p.m. Member Pierre Hascheff arrived at 2:04 p.m. Member David Aiazzi arrived at 2:11 p.m. Members absent: Mike Carrigan.

Truckee Meadows Regional Planning Agency (TMRPA) staff present: Rosanna Coombes, Director of Regional Planning; Norman Azevedo, Legal Counsel; Sienna Reid; Gretchen Eykelbosh; and Joy Randall.

**2. APPROVAL OF AGENDA**

MEMBER LARKIN MADE A MOTION TO APPROVE THE AGENDA, SECONDED BY MEMBER GALLOWAY. THE MOTION CARRIED UNANIMOUSLY WITH SIX (6) MEMBERS PRESENT.

**3. SALUTE TO THE FLAG**

Member Galloway led the Pledge of Allegiance.

**4. APPROVAL OF MINUTES**

A. February 14, 2008

MEMBER CASHELL MADE A MOTION TO APPROVE THE RPGb MINUTES, SECONDED BY MEMBER GALLOWAY. THE MOTION CARRIED UNANIMOUSLY WITH SIX (6) MEMBERS PRESENT.

**5. PUBLIC COMMENT**

None

**6. BUSINESS OF THE DAY**

- A. Consideration and possible approval of the recommendations of the Washoe County HOME consortium's Technical Review Committee for:
- 1) Allocation of FY 2008-2009 available funds for operating expenses for the Community Housing Development corporations (CHDO) in the amount of \$75,389; and
  - 2) Allocation of FY 2008-2009 available funds for the development of affordable housing projects in the amount of \$3,172,178.

*[Member Weber arrived at 2:03 p.m.]*

Gretchen Eykelbosh, Policy Analyst, briefly reviewed information from the report included in the meeting packet and stated that RPGB approval is required in order to finalize the allocation.

*[Member Hascheff arrived at 2:04 p.m.]*

MEMBER DORTCH MADE A MOTION TO APPROVE, SECONDED BY MEMBER LARKIN. THE MOTION CARRIED UNANIMOUSLY WITH EIGHT (8) MEMBERS PRESENT.

- B. PUBLIC HEARING – Regional Plan Conformance Review – Consideration and final action on an appeal submitted by the City of Reno pursuant to subsection 3 of NRS 278.0278 regarding the Regional Planning Commission's determination of non-conformance (March 12, 2008) on a proposed project of regional significance, South Meadows PUD Amendment Planning Units K & L (CR08-001) – a Project of Regional Significance for a) sewage generation of more than 187,500 gallons per day; b) traffic generation of more than 6,250 average daily trips; and, c) the creation of more than 625 housing units. The ±16.21 acre site is located northeast of the Double R Boulevard/ South Meadows intersection in the South Meadows Phase III PUD.

Sienna Reid, Regional Planner, stated that copies of a letter addressing traffic impacts and additional correspondence were distributed to the RPGB members. Ms. Reid reviewed background information on this agenda item provided in the staff report. On March 12, 2008, the Regional Planning Commission (RPC) found the proposed project does not conform with the Regional Plan by a vote of five to three. The reasons stated by those commissioners voting against a determination of conformance are outlined in the agency action letter included in the meeting packet.

Member Galloway expressed concerns regarding traffic density and asked if the proposed project is economically feasible. Ms. Reid responded that the Regional Plan does not ask them to evaluate economic feasibility.

There was some discussion regarding the process for future amendments to the PUD Handbook.

*[Member Aiazzi arrived at 2:11 p.m.]*

Rosanna Coombes, Director of Regional Planning, explained when amendments would be required to come to regional for review.

Vern Kloos, City of Reno, reviewed the criteria that defines a project of regional significance and reviewed statutes and policies that outline conformance requirements and the process for making a finding of conformance. Mr. Kloos addressed the three factors mentioned in the RPC's discussion which led to a finding of non-conformance. Those factors included density, traffic, and project location outside a TOD corridor. Mr. Kloos stated that the City of Reno respectfully submits that consideration of the subsections of 4.1.3 compels the finding that Blvd. South conforms with the Regional Plan. The City of Reno also respectfully requests that the decision of the RPC be reversed because the South Meadows PUD amendment does conform with the Truckee Meadows Regional Plan.

Ms. Coombes reviewed information regarding when a project of regional significance is subject to conformance review.

Member Galloway asked questions about the right-of-way. Mr. Kloos stated that additional right-of-way would have to be purchased and that it would not cause re-location of any buildings.

Member Galloway asked about sewer capacity and if the rest of the planning areas could at least get the intensity for which they are already zoned. Mr. Kloos responded that is his understanding.

Member Galloway asked about this project using up all the excess capacity and nobody else being able to intensify. Member Galloway also asked if there is a time limit on this project. Mr. Kloos responded that once the project gets approved, the zoning and the standards are there.

Member Galloway asked if this does kind of block up some capacity if it is not built since there is no time limit. Mr. Kloos responded yes.

Member Galloway asked the same thing regarding traffic; would it also lock up future intensification of other properties. Mr. Kloos responded that it would not necessarily because there are other roads that are being constructed in the area for other purposes that will divert and provide increased capacity. According to the traffic study, with this project there is not really a big change in the level of service for the area.

Member Larkin stated that he did not find a staff analysis of the RPC choice of subsections 1, 4 and 6 in relationship to the appellants' discussion in terms of the summation of the finding of non-conformance in the three areas by the RPC. Ms. Coombes responded that staff analysis was provided in the RPC staff report. It is staffs evaluation that the six items contained in Policy 4.1.3 met the standard of being consistent with the Regional Plan.

*[The public hearing was opened.]*

Jeff Codega responded to earlier discussion stating that there will be an increased right-of-way and that it will not impact buildings or parking. Mr. Codega stated that the Regional Transportation Commission (RTC) staff did review this project and it will help the TOD corridor on Virginia Street with its proximity. Mr. Codega also stated that the cumulative impacts are positive. More housing near the South Meadows employment base is smart growth.

Henry Bills spoke in opposition to the proposed project and expressed concern regarding traffic and height limits.

Chad Martin spoke in favor of the proposed project stating that it would support job growth in the area.

Alandra Porrazzo spoke in favor of the proposed project.

Chair Martini read comment cards from Richard Houts, Paul McKenzie, and Thomas Barnes in favor of the proposed project.

Terese Gomes spoke in favor of the proposed project and stated that it will lessen sprawl and help the economy.

Kyle Collinsworth spoke in favor of the proposed project and stated that it gets away from sprawl.

Chair Martini read a comment card from Jeff Estell in favor of the proposed project.

Steve Muchicko spoke in favor of the proposed project and stated that it promotes infill development.

Sarah Leniz spoke in favor of the proposed project.

Chair Martini read comments cards from Richard Daly, Scott Mackenzie, John Russell, and Mike Kinney in favor of the proposed project.

Daniel Costello spoke in favor of the proposed project.

Barb Ausherman spoke in opposition to the proposed project and stated that it is not in a TOD Corridor.

Chair Martini read comments cards from Tom and Tonya Powell in favor of the proposed project.

*[The public hearing was closed.]*

Member Aiazzi referred to Member Galloway's question and asked when sewer capacity is actually handed out. John Hester, City of Reno, responded that when they come in and get approval through a PUD like this, it does not lock up existing capacity. Sewer capacity does not lock up until they come in and get a building permit and pay a sewer connection fee.

Member Hascheff asked what would happen if someone shows up with a project and there is no capacity. Mr. Hester responded that they would never be able to get to the final map stage.

Member Hascheff stated that assuming we did not plan correctly they are just not going to build. Mr. Hester responded that is correct.

Member Larkin stated that subsection 1 mentions the consistency with TOD Corridors and centers but it also includes regional projections of population and employment growth. Member Larkin asked for confirmation that this area is a designated area for employment growth. Ms. Coombes responded yes. The South Meadows has been designated as an Emerging Employment Center (EEC) and therefore matching jobs and housing in that area would be beneficial to the region. Ms. Coombes clarified that subsection 1 talks about consistency of a proposed plan with the regional form and pattern not just with centers and corridors. The regional form and pattern also contemplates the Truckee Meadows Service Area (TMSA). This development is in the TMSA and an EEC. Regional Planning staff found that this is an appropriate location for this type of development.

Member Larkin stated that the RTC has opined that this is a consistent use of these arterial roads and while the RTC has moved the road condition from 'C' to 'D' it is still consistent with those plans. Ms. Coombes stated that was the record that was presented and that is why Regional Planning staff felt that it is consistent with the Regional Plan and the Regional Transportation Plan.

Chair Martini stated that there is written correspondence from Keith Van Kirk, Mary Van Kirk, Michael Feeley, Bob Swyers and Elizabeth Braun. stating opposition to the proposed project.

Member Galloway asked about level of service (LOS) calculation changes. Paul Solaegui stated that the initial traffic analysis was fully disclosed and that with some adjustments of the transit rider ship and signal timing enhancements, they were able to find that each of the areas could be resolved and a LOS 'C' achieved.

Member Galloway asked if the signal timing enhancements were things that the RTC had asked for or if they were additional things offered. Mr. Solaegui responded that those types of things would be studied when you move to a CCFDA study.

Member Galloway asked how many more signals are required than there are now. Mr. Solaegui responded that there was a discussion about a future signal at Sandhill and Double R and that there was also a discussion about the signal at Double Diamond and Double R, which has now been installed.

Member Galloway stated that it is just one additional signal than what would have been called for if the development had not been approved. Mr. Solaegui responded that the Sandhill signal is not driven by the project.

Member Hascheff stated that there is no requirement in the Regional Plan that the project must be inside a TOD corridor and that there are even secondary corridors in the Regional Plan. Member Hascheff stated that the applicant does not get to move forward at the mapping stage until he proves that there are sufficient traffic mitigations in place. Consistent also with the Regional Plan is where the growth is supposed to occur. This is an employment center and ultimately homes will be put in that employment center. This is only half a mile from the existing TOD corridor and it is also close to major thoroughfares so a lot of the planning is already in place to provide the facilities for such a development.

**MEMBER HASCHEFF MADE A MOTION TO REVERSE THE DETERMINATION OF THE RPC, SECONDED BY MEMBER DORTCH.**

Member Galloway stated that he does like infill but that this could be done with more compatibility with the TOD corridor and residential areas. The street structure in the original master plan did not allow for this kind of a thing. Member Galloway stated that he does not think the RPC was off on the TOD issue.

Member Aiazzi stated that there seems to be some confusion that TOD corridors are not residential areas.

Member Larkin stated that this is exactly the kind of project that we should be doing.

Chair Martini stated that Sparks is going through the same thing with TOD corridors and that they have made a commitment to do what the Regional Plan says to do.

Member Galloway asked Ms. Coombes if it is true that without violating the height restrictions that previously existed they could have built five stories. Ms. Coombes stated that she can't comment on that and height restrictions are not a requirement of the Regional Plan.

Mr. Kloos the current restrictions are five stories. Member Galloway stated that if it had been there, he would have voted in favor.

**THE MOTION CARRIED WITH EIGHT (8) IN FAVOR AND ONE (1) OPPOSITION BY MEMBER GALLOWAY.**

C. Local government status report regarding detailed recommendations for the implementation of concurrency.

Mr. Hester provided a status report for the City of Reno.

Member Hascheff asked Mr. Hester when this would come back to the City. Mr. Hester responded that they anticipate coming back by July and that by July they should know if the population forecast will stay the same.

Member Hascheff asked if it has to come back to regional after it is approved at the City. Mr. Hester responded no.

Member Hascheff asked when the impact fee would be in place. Mr. Hester responded that if everything goes as planned in July, it would be in place six to twelve months after that.

Member Hascheff asked if that could be accelerated. Mr. Hester responded that they cannot move forward until they are sure the population numbers and facility plans are right.

Member Hascheff stated that he is trying to figure out what the interface would be in relationship between regional and the cities. Member Hascheff asked Ms. Coombes what regional could do to expedite the process. Ms. Coombes responded that one of the first things that needs to occur is the adoption of the consensus forecast. In terms of regional's push for this, it is hoped to get it through the RPC in May.

Member Hascheff stated that from the city's perspective, everything they are approving is subject to that impact fee. Mr. Hester stated that if there is consensus in May, they could come to the city in June instead of July.

*[Member Galloway left at 3:19 p.m.]*

Margaret Powell, City of Sparks, provided a status report for the City of Sparks.

Kim Robinson, Washoe County, provided a status report for Washoe County.

*[Robert Cashell left at 3:21 p.m.]*

**7. ADMINISTRATIVE**

A. Provide budget authorization for the Director of Regional Planning to fill two Senior Planner positions.

Ms. Coombes stated that the RPGB adopted the FY 08-09 work program and budget at the February 14, 2008, meeting. At the time of the meeting there was one senior planner vacancy. As staff prepared the materials to advertise the vacant position, the existing senior planner gave notice of resignation. Ms. Coombes stated that she sought advice from the RPGB Chair and received authorization to recruit for both senior planners based on the work program and budget discussion of the RPGB at the February 2008 meeting.

**MEMBER HASCHEFF MADE A MOTION TO AUTHORIZE THE DIRECTOR OF REGIONAL PLANNING TO FILL TWO SENIOR PLANNER VACANCIES, SECONDED BY MEMBER LARKIN. THE MOTION CARRIED UNANIMOUSLY WITH SEVEN (7) MEMBERS PRESENT.**

## **8. REPORTS**

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

Ms. Reid briefly reviewed the annual reporting process and identified the entities that have not submitted reports.

**MEMBER DORTCH MADE A MOTION TO ACCEPT THE REPORTS, SECONDED BY MEMBER LARKIN. THE MOTION CARRIED UNANIMOUSLY WITH SEVEN (7) MEMBERS PRESENT.**

### **B. Members' and Directors reports**

- 1) Discussion and possible direction to staff regarding two proposed citizen initiatives for the 2008 general election pertaining to 1) amendment of Chapter 278 of the Nevada Revised Statutes to require that the adopted Truckee Meadows Regional Plan be based upon sustainable water resources within the county unless the residents of the county vote to approve a plan that is based on the acquisition of water from outside the county; and 2) amendment of Chapter 278 of the Nevada Revised Statutes to prohibit non-contiguous annexation by cities located in counties whose population is less than 400,000 and to require that not less than fifteen percent of the aggregate external boundaries of the territory to be annexed be contiguous to the boundaries of the annexing city.

Ms. Coombes stated that this staff report is for RPGB information and discussion and that no action is required at this time.

Member Aiazzi asked if the information had been analyzed to see if the numbers are factual. Ms. Coombes responded that she has been working with local media to make sure that the correct information is being supplied. Ms. Coombes stated that the Regional Plan does not call for a population of 1.2 million. The numbers the RPGB has adopted are in the order of 600,000. Ms. Coombes stated that she has scheduled a meeting for April 17 with the planning directors and the senior water planners of this region to ensure that all senior advisors to boards and commissions are completely on the same page in terms of what the Regional Plan says about this and the growth assumptions that the RPGB has adopted.

Member Aiazzi referred to the part about the need for a water plan and stated that the fact that a developer can't build unless he has the water is the plan. Ms. Coombes responded that is part of her desire to talk with the senior water managers and the land use planners to make sure that we can have a very clear understanding of the implications of these questions should they be successful and then come back to the boards and commissions with a clear strategy and an understanding of the implications for the elected officials of what these would mean and a strategy for how we can move forward to address them.

Member Aiazzi expressed concern that the people signing petitions do not have the correct information. Ms. Coombes stated that one of her concerns is ensuring that the people that are signing petitions have the correct information. Part of a possible strategy could be a media campaign.

Member Weber stated that she does not think the Regional Planning Agency (RPA) should be involved with getting the word out and suggested that there should be a coalition of people that we could

individually choose to participate with. Member Weber also suggested distributing fact sheets at Citizen Advisory Board meetings.

Member Larkin asked if there had been any detailed analysis by Regional Planning staff on the water question. Ms. Coombes responded that they have done some analysis and that she would like to have corroboration on some of the factual information from her colleagues.

Member Larkin asked that this be agendaized for May and that staff bring back a detailed analysis.

Member Aiuzzi stated that he would like to authorize the Director to provide information to the media between now and next month.

C. Legal Counsel's Report

- 1) Discussion and possible 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 by Rancho Haven Residents For Sensible Growth, Sandy McGill, Erik Holland, Progressive Leadership Alliance of Nevada, Citizens for Cold Springs, Frank Schenk adv. Regional Planning [sic] Commission, Truckee Meadows Regional Planning Agency (CV08-00611) on March 10, 2008.

Member Hascheff recused himself from participating on this agenda item due to his involvement with the principals of Winnemucca Ranch.

*[Member Hascheff left at 3:42 p.m.]*

Norm Azevedo, Legal Counsel, stated that he has filed a responsive pleading on behalf of the RPGB as well as the RPA last Thursday. Staff is putting the record on appeal together for submission to the District Court by this coming Monday. Mr. Azevedo stated that one of the issues this case raises that is very important for this body is the manner in which this agency has done conformance reviews for the last six years.

**9. REQUESTS FOR FUTURE AGENDA ITEMS**

- A. Consideration and possible action on calendar of agenda items
- B. Members' and director's requests for agenda items

Ms. Coombes reviewed agenda items for the May RPGB meeting.

Member Larkin stated that goal 3.1 is now out of compliance with the new western regional water commission. Member Larkin also stated that he does not think that standards for new utility corridors are identified in the Regional Plan. Ms. Coombes responded that the Regional Utility Corridor Report (RUCR) identifies the standards for placement or approval of development and utilities in proximity to each other. There has been a request made to the RPC for some changes to that document. Ms. Coombes stated that there has been a delay in the review of that document and that they have been waiting for information from Sierra Pacific for seven months now. This issue is something that would be covered under that evaluation of the RUCR.

Member Larkin stated that he wants to make sure that it includes standards for communities for under grounding. Ms. Coombes stated that it will be included in the dialogue. Ms. Coombes also stated that

she anticipates bringing a Regional Plan amendment to the RPC after June that would address the new structure that we have in terms of water planning.

**10. WRITTEN CORRESPONDENCE**

None

**11. ADJOURNMENT**

MEMBER AIAZZI MADE A MOTION TO ADJOURN AT 3:50 P.M., SECONDED BY MEMBER LARKIN. THE MOTION CARRIED UNANIMOUSLY WITH SIX (6) MEMBERS PRESENT.

Respectfully submitted by Christine Birmingham.

Reviewed by:

  
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Rosanna Coombes, Director  
Truckee Meadows Regional Planning Agency

Approved by:

  
\_\_\_\_\_  
Geno Martini, Chair  
Regional Planning Governing Board

**APPROVED BY THE REGIONAL PLANNING GOVERNING BOARD IN SESSION ON**  
5/8, 2008.