



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., June 22, 2005

The Regional Planning Commission met in regular session in the Sparks Police Department Training Room, 1701 East Prater Way, Sparks, 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, Jim Newberg, Steve Rogers, Liz Ford for Oscar Sanders, and William Weber. Commissioners absent were: Oscar Sanders.

Also present were: Dave Ziegler, TMRPA Director; Norman Azevedo, Legal Counsel; Rosanna Coombes, TMRPA; Patricia Rogers, TMRPA; Lora Richards, TMRPA; and Paige Menicucci, TMRPA.

2. APPROVAL OF AGENDA

COMMISSIONER MATTINA MADE A MOTION TO APPROVE THE JUNE 22, 2005, RPC AGENDA, SECONDED BY COMMISSIONER MOSS. THE MOTION CARRIED UNANIMOUSLY WITH NINE (9) MEMBERS PRESENT.

3. PUBLIC COMMENT

None

4. BUSINESS OF THE DAY

- A. 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 ± 1.6 miles. (*Continued from April 27, 2005.*)

Dave Ziegler, Director of Regional Planning, reviewed a chronology of the South Virginia Street transit oriented development (TOD) corridor planning. Mr. Ziegler reviewed the Regional Planning staff evaluation of the proposed amendment. Absent an analysis showing that alternative intensities would be appropriate and absent any demonstration of conformance with

the other requirements of the Regional Plan policies, particularly 1.2.9 and 1.2.13, Regional Planning staff does not recommend a determination of conformance.

[The public hearing was opened.]

John Hester, City of Reno, provided background information and reviewed some of the concepts from the Clarion and Associates analysis of best practices in TOD planning. One concept is that not all of the corridor has to be high intensity. The second concept is that you have areas that may develop for auto orientation now and may redevelop in the future for higher intensity TOD. Mr. Hester stated that all the stationary plans have not been done and it will take a while to do them.

Dave Snelgrove stated that he is representing the project applicant and feels that the intent of the Clarion group and what is set forth in the Regional Plan is being met in the fact that the 10 acre site will not be broken up. Mr. Snelgrove stated that right now, we do meet the South Virginia Corridor Plan and we feel we are meeting the intent and trying to protect the height and visual integrity.

Craig Paulsen stated that Reno has not yet prepared a plan for this specific TOD corridor. Higher densities of non-residential development are not appropriate in the area affected by this proposed amendment and, therefore, this amendment does not conform with the Regional Plan. A South Virginia Street Specific Plan vision statement goal states that the corridor is to be developed in a manner that is compatible and consistent with the character of the surrounding properties. Approval of this amendment would go against that goal. The Regional Plan states that infill is desired inside the McCarran Ring Road. Approval of this amendment would have just the opposite effect.

Elaine Steiner spoke in opposition of the proposed amendment. The proposed amendment violates the spirit and intent of the South Virginia Corridor Specific Plan and the Southwest Truckee Meadows Area Plan. The corridor plan actively and specifically prohibits all commercial uses related to automobiles on the west side of South Virginia.

Tim Petersen spoke in support of the proposed project. Mr. Peterson stated that representatives from Bishop Manogue High School and St. Rose of Lima Catholic Church decided on a formal position to strongly support this project.

Ginger Paulson spoke in opposition of the proposed amendment. Ms. Paulson stated that the auto dealership across the street from this proposed project was built on tribal land and the City of Reno and Washoe County had no say on what was put on that land. Therefore, just because there is an auto dealership across the street does not make it necessary to have one on this property.

Chair Frandsen read written comments from Ellen Steiner and Robbin Palmer in opposition of the proposed amendment.

[The public hearing was closed.]

Commissioner Moss asked Mr. Hester if this amendment would automatically allow the proposed use on all properties within the South Virginia Corridor Plan. Mr. Hester responded that is correct.

Cheryl Ryan, City of Reno Senior Planner, stated that the staff report does say that a Special Use Permit (SUP) and a master plan amendment is required any time a car dealership is proposed on the west side. The level of review that any car dealership would get in this area is extremely high.

Commissioner Moss asked how the area is currently zoned. Mr. Hester responded that in the master plan it is called Specific Plan Area.

Commissioner Moss asked what types of uses can go in there as it is currently zoned. Ms. Ryan responded and read a list of uses allowed.

Commissioner Moss asked how the City of Reno would deal with applications for any of the allowed uses, if it is zoned correctly. Mr. Hester responded that the application would be accepted and processed.

Commissioner Moss stated that without a plan he would not be willing to approve what is being proposed tonight.

Commissioner Ford stated that the Regional Planning staff report recommends a finding of non-conformance and asked Mr. Hester what steps he feels are necessary to have it in conformance. Mr. Hester responded that the City needs to bring in the station area plans.

Commissioner Rogers asked about Regional Transportation Commission (RTC) plans regarding BRT. Mr. Hester responded that the RTC has only made a commitment to try to get BRT funded for the area of Virginia between McCarran at the north end of the University of Nevada down to the Meadowood Mall area.

Commissioner Newberg stated that the appearance of the street will be changing and the proposed project would be a good asset to the area.

Commissioner Herman asked Mr. Ziegler if any consideration was given to transition between the nodes in that area. Mr. Ziegler responded that he has given some thought to the idea that there would be ideally two nodes. Mr. Ziegler stated that his concern about the areas between the nodes is that the level of service be preserved, that transit opportunities be preserved, and that the corridor not be degraded between the nodes so as to render the nodes useless. Mr. Ziegler stated that although Regional Planning would love to do the TOD plan for the South Virginia Corridor, it is Reno's job to do the TOD plan.

Commissioner Mattina stated that when the Regional Plan was approved there were certain requirements to have certain plans in place within a reasonable period of time. We are now getting into a new update of the Regional Plan and are still fighting not having staff see these plans as a priority. It is state mandated that we have a Regional Plan and a Regional Planning Commission. Unless we are willing to stand up and back up the requirement for this by saying that we are not going to continue to approve projects that come forward where the plans are not in place and have continually been permitted to be postponed, they will never be in place.

Commissioner Lokken stated that the RPC has been seeing proposals and has been approving proposals in the absence of those plans. In the next round of the Regional Plan update, we need to have specific deadlines and if they are not met, an entity is out of conformance and does not get anything approved until it is in conformance.

Chair Frandsen stated that the TOD corridors were not intended to be developed piecemeal. Chair Frandsen stated that she agrees with the Regional Planning staff recommendation and can not support this amendment.

COMMISSIONER LOKKEN MADE A MOTION TO FIND THAT THE PROPOSED AMENDMENT TO THE SOUTH VIRGINIA CORRIDOR SPECIFIC PLAN ELEMENT OF THE RENO MASTER PLAN, DOES NOT CONFORM WITH THE GOALS AND POLICIES OF THE REGIONAL PLAN, BASED ON THE FINDINGS LISTED IN THE STAFF REPORT, SECONDED BY COMMISSIONER ROGERS.

Commissioner Herman asked if the applicant might be willing to forego a decision tonight with a continuance to come back with a plan to address this amendment. Mr. Hester responded that they would rather go ahead with a decision tonight.

THE MOTION CARRIED WITH SIX (6) IN FAVOR AND THREE (3) OPPOSITIONS BY COMMISSIONERS HERMAN, NEWBERG, AND WEBER.

- B. PUBLIC HEARING - Regional Plan Conformance Review – City of Reno Master Plan amendment, Sunset Bluffs (CR05-018), changing the land use designation from Unincorporated Transition to Mixed Residential and Parks/Recreation/Open Space on two parcels totaling ±91.3 acres, located south of Somersett Village 2C and north of Mogul.

Chair Frandsen asked the Commissioners if they had any questions or comments for Regional Planning staff on this amendment. There were no comments.

[The public hearing was opened.]

Andy Manor stated that she wanted to make sure that everything that has been done through the CAB is part of the record today.

Angela Fuss stated that she represents the developer and concurs with the Regional Planning staff report.

[The public hearing was closed.]

Mr. Ziegler stated that the information Ms. Manor asked about is in the record.

COMMISSIONER NEWBERG MADE A MOTION TO FIND THE SUNSET BLUFFS AMENDMENT TO THE RENO MASTER PLAN, IN CONFORMANCE WITH THE TRUCKEE MEADOWS REGIONAL PLAN, BASED ON THE FINDINGS LISTED IN THE STAFF REPORT, SECONDED BY COMMISSIONER LOKKEN. THE MOTION CARRIED UNANIMOUSLY WITH NINE (9) MEMEBERS PRESENT.

5. ADMINISTRATIVE ITEMS

- A. Presentation by staff on final work program for FY 05-06.

Mr. Ziegler stated that the Regional Planning Governing Board (RPGGB) is very interested in training and education and approved a one time budget enhancement of \$50,000 for this purpose in the upcoming fiscal year. Mr. Ziegler reviewed the training programs approved by the RPGGB.

- B. Discussion and possible action on appointment of subcommittee of the RPC to oversee the process of the 2007 update of the Regional Plan.

Rosanna Coombes, Senior Planner, stated that as the initial steps of the update are currently getting underway, Regional Planning staff recommend that the RPC establish the oversight committee at this time. Ms. Coombes reviewed the Regional Planning staff proposal for membership of the oversight committee.

COMMISSIONER LOKKEN MADE A MOTION TO ESTABLISH THE 2007 REGIONAL PLAN OVERSIGHT COMMITTEE, A SUBCOMMITTEE OF THE RPC CONSISTING OF THE CHAIR, THE VICE-CHAIR, AND THE IMMEDIATE PAST CHAIR EFFECTIVE JULY 1, 2005, SECONDED BY COMMISSIONER HERMAN. 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 June RPGB meeting and reviewed tentative agenda items for the July 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

Norm Azevedo, Legal Counsel, stated that he submitted a brief to the Court discussing the Truckee Meadows Service Areas. There will be another status conference tomorrow.

- 2) Nevada Supreme Court Case No. 37947.

Mr. Azevedo stated that a copy of the decision on this case is included in the meeting packet.

- 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 when he receives written communication from Sparks and Washoe County withdrawing these appeals, this item will no longer be included on the agenda.

C. End-of-session report on the 2005 session of Nevada's legislature.

Patricia Rogers, Community Outreach Assistant, reviewed two measures that were approved that do have a direct impact on regional planning. Ms. Rogers stated that the RPGB requested that Regional Planning staff provide them with an analysis on the eminent domain legislation.

Commissioner Mattina asked Ms. Rogers if she would email that analysis to the RPC members as well. Ms. Rogers responded that she will email the analysis to the RPC members.

D. Report on Truckee Meadows Growth Task Force.

Mr. Ziegler stated that the Task Force will work on an action plan next week with assistance from a facilitator.

E. Report on master plan conformance of local governments, Regional Water Planning Commission (RWPC) and 2030 Regional Transportation Plan (RTP).

Mr. Ziegler stated that a lot has been accomplished in terms of getting into conformance with the Regional Plan and a lot still remains to be done. During the update, this is a topic that will probably be discussed as to how to deal with these detailed conformance issues on a going forward basis.

7. REQUESTS FOR AND POSSIBLE ACTION ON FUTURE AGENDA ITEMS

A. Review of tentative agenda items for July.

Mr. Ziegler reviewed tentative agenda items for the July RPC meetings.

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

Mr. Ziegler reviewed the new report format for the projected RPC and RPGB actions.

8. WRITTEN CORRESPONDENCE

None

9. PUBLIC COMMENT

None

10. ADJOURNMENT

Chair Frandsen adjourned the meeting at 8:00 p.m.

Respectfully submitted by Christine Birmingham.

Reviewed by:

Approved by:

Dave Ziegler, Director
Truckee Meadows Regional Planning Agency

Florence 'Marge' Frandsen, Chair
Regional Planning Commission

APPROVED BY THE REGIONAL PLANNING COMMISSION IN SESSION ON _____, 2005.