



# REGIONAL PLANNING COMMISSION

**MEMBERS**  
William Weber, Chair  
Kendall Mattina, Vice-chair  
Scott Barnes  
Todd R. Brabbin  
Tom Lean  
Christy Magers  
Jim Newberg  
Dennis Romeo  
Dian VanderWell  
Rosanna Coombes, Director

**MINUTES**  
**REGIONAL PLANNING COMMISSION (RPC)**  
**Regular Meeting**  
**Wednesday, January 9, 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 Vice-Chair Kendall Mattina at 6:30 p.m.

**1. ROLL CALL**

The clerk called the roll and the following Commissioners were present: Roy Hibdon for William Weber, Kendall Mattina, Scott Barnes, Kevin Weiske for Todd Brabbin, Tom Lean, Christy Magers, Dennis Romeo, and Keith Lockhard for Dian VanderWell. Commissioner Newberg arrived at 6:33 p.m.

Commissioners absent: William Weber, and Dian VanderWell.

Truckee Meadows Regional Planning Agency (TMRPA) staff present: Rosanna Coombes, Director; Norman Azevedo, Legal Counsel; Phil Caterino; Sienna Reid; and Paige Menicucci.

**2. APPROVAL OF THE AGENDA**

COMMISSIONER LEAN MADE A MOTION TO APPROVE THE AGENDA, SECONDED BY COMMISSIONER ROMEO. THE MOTION CARRIED UNANIMOUSLY WITH EIGHT (8) MEMBERS PRESENT.

**3. PUBLIC COMMENT**

None

**4. BUSINESS OF THE DAY**

- A. PUBLIC HEARING – Regional Plan Conformance Review – Reno Master Plan amendment, Foothill Square (CR07-034) – to amend the City of Reno Master Plan changing the land use from currently undesignated land to Special Planning Area on  $\pm 1.44$  acres; and from currently undesignated land to Urban Residential/Commercial on  $\pm 2.26$  acres located on the north side of Foothill Road  $\pm 300$  feet southwest of its intersection with South Virginia Street and to amend the boundary of the South Virginia Street Transit Oriented Development Corridor Plan to include the affected  $\pm 1.44$  acres.

*[Commissioner Newberg arrived at 6:33 p.m.]*

Sienna Reid, Regional Planner, reviewed information on the proposed amendment included in the staff report.

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

*[The public hearing was closed.]*

COMMISSIONER LEAN MADE A MOTION TO FIND THE FOOTHILL SQUARE 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 ROMEO. THE MOTION CARRIED UNANIMOUSLY WITH NINE (9) MEMBERS PRESENT.

- B. PUBLIC HEARING – Regional Plan Conformance Review – Washoe County Comprehensive Plan amendment, South Valleys Area Plan (CR07-036) – An amendment to the South Valleys Area Plan, establishing updated goals and policies relating to Land Use, Transportation, Scenic, Recreational and Cultural Resources, Natural Resources (Air, Land, and Water), establishing specific findings, criteria, and thresholds for future amendments; amending the Land Use map to reflect certain land use changes within proposed character management areas; and establishing an updated map series to include a Land Use map, Character Management map, Recreational Opportunities map, Public Services and Facilities map, Streets and Highway Systems map, and Development Suitability map. The South Valleys Area Plan is comprised generally of the unincorporated areas of Steamboat Valley, Pleasant Valley, and Washoe Valley. The proposed changes include re-designating all currently designated General Commercial Properties to Neighborhood Commercial.

Ms. Reid reviewed information on the proposed amendment provided in the staff report and stated that Regional Planning staff found no significant conformance issues with the proposed amendment and recommends approval based on findings listed in the staff report.

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

*[The public hearing was closed.]*

Commissioner Lean asked about the statement that the Washoe County Community Development staff is currently in the process of updating the Washoe Valley portion of the South Valleys Area Plan. Ms. Reid responded that the Washoe County Board of

Commissioners made a motion to approve just the sections pertaining to the Steamboat and Pleasant Valley sections. When the Washoe Valley section has been updated in its full form, the Plan will come back.

Commissioner Lean asked if that would include the Steamboat and Pleasant Valley sections. Ms. Reid responded yes.

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

- C. RPC Resolution 07-34, resolution of appreciation for the service of Connie Anderson as Regional Planner of the Truckee Meadows Regional Planning Agency.

Vice-Chair Mattina expressed appreciation to Connie and asked that the resolution be reflected in the record.

COMMISSIONER LEAN MADE A MOTION TO ACCEPT RPC RESOLUTION 07-34 AS PRESENTED IN THE PACKET, SECONDED BY COMMISSIONER ROMEO. THE MOTION CARRIED UNANIMOUSLY WITH NINE (9) MEMBERS PRESENT.

## **5. DIRECTOR, MEMBER, AND LEGAL COUNSEL INFORMATION ITEMS**

### A. Director's reports:

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

Rosanna Coombes, Director of Regional Planning, reviewed agenda items for tomorrow's RPGB meeting.

### B. Legal counsel's report

None

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

### A. Review of tentative calendar of agenda items

Ms. Coombes reviewed tentative agenda items for future RPC meetings. The agenda for the January 23 meeting is becoming light and Ms. Coombes offered to talk with the Chair regarding the possibility of canceling that meeting.

## **7. WRITTEN CORRESPONDENCE**

None

## **8. ADJOURNMENT**

The meeting was adjourned at 6:45 p.m.

Respectfully submitted by Christine Birmingham.

Reviewed by:



Rosanna Coombes, Director  
Truckee Meadows Regional Planning Agency

Approved by:



William Weber, Chair  
Regional Planning Commission

**APPROVED BY THE REGIONAL PLANNING COMMISSION IN SESSION ON**  
2/13, 2008.