



# REGIONAL PLANNING COMMISSION

**MEMBERS**  
Fred Lokken, Chair  
Oscar Sanders, Vice-Chair  
Florence 'Marge' Frandsen  
Kendall Mattina  
Marvin Moss  
Jim Newberg  
Steve Rogers  
William Weber  
Dave Ziegler, Director

**MINUTES**  
**Regional Planning Commission (RPC)**  
**REGULAR MEETING**  
**Wednesday, 6:30 P.M., February 22, 2006**

The Regional Planning Commission met in regular session in the Truckee Meadows Community College, 7000 Dandini Blvd., Reno, Nevada and conducted the following business:

The meeting was called to order by Chair Lokken at 6:30 p.m.

## **1. ROLL CALL**

The clerk called the roll and the following Commissioners were present: Fred Lokken, Oscar Sanders, Randy Barton, Marge Frandsen, Kendall Mattina, Marvin Moss, Jim Newberg, Steve Rogers, and Christy Magers for William Weber. Commissioners absent were: William Weber.

Also present were: Dave Ziegler, TMRPA Director; Norman Azevedo, Legal Counsel; Randy Baxley, TMRPA; Rosanna Coombes, TMRPA; Patricia Rogers, TMRPA; Lora Richards, TMRPA; and Joy Randall, TMRPA.

## **2. APPROVAL OF AGENDA**

COMMISSIONER MOSS MADE A MOTION TO APPROVE THE FEBRUARY 22, 2006, RPC AGENDA, SECONDED BY COMMISSIONER ROGERS. THE MOTION CARRIED UNANIMOUSLY WITH NINE (9) MEMBERS PRESENT.

## **3. PUBLIC COMMENT**

Lisa Stiller expressed concern regarding possible plans to develop 8,700 homes 30 miles north of Reno. Ms. Stiller commented on the need to concentrate on the concept of smart growth to create neighborhoods within the current boundaries.

## **4. CONSENT CALENDAR**

- A. PUBLIC HEARING - Regional Plan Conformance Review - Project of Regional Significance, Ft. Sage Substation (CR05-043), a project of Regional Significance for a proposed new electrical substation, located on APN 074-040-26, north of the Fort Sage Mountains in the southern portion of Honey Lake Valley.

COMMISSIONER ROGERS MADE A MOTION TO ACCEPT FORT SAGE SUBSTATION (CR05-043), SECONDED BY COMMISSIONER NEWBERG. THE MOTION CARRIED UNANIMOUSLY WITH NINE (9) MEMBERS PRESENT.

## 5. BUSINESS OF THE DAY

- A. PUBLIC HEARING - Regional Plan Conformance Review - City of Reno Master Plan Amendment and Project of Regional Significance, Butler Ranch North (CR06-002), 1) changing the master plan land use from Single Family Residential and Mixed Residential to Special Planning Area; and 2) a Project of Regional Significance for: a) a project of more than 625 housing units; b) water demand in excess of 625 acre-feet/year; c) sewage generation of more than 187,500 gallons per day; and d) traffic in excess of 6,250 average daily trips. The ±393 acre site is located south of Mira Loma Drive and east of Rio Poco Road.

Randy Baxley, Senior Planner, stated that in a comment letter dated September 26, 2005, the Flood Program Manager of the Washoe County Department of Water Resources said that with the proposed mitigations, the channel excavation in this plan is greater than the 100-year floodplain storage volume displaced by the proposed fill for the project. On the basis of that determination, Regional Planning staffs' view is that the requirement for the mitigation for being in floodplain storage volume has been met.

Mr. Baxley stated that a portion of the property is in the AE-floodway and there is an area of Section 404 wetlands on the property. Both of these areas fall under the definition in the Regional Plan of a Development Constraints Area (DCA). As part of the relocation of Steamboat Creek channel, the developer will be applying for a conditional letter of map revision through FEMA to relocate that AE-floodway out of the developable portion of the property. They will also be going through the US Army Corps of Engineers for relocation of the Section 404 wetlands so they will no longer be in the area of the property proposed for development.

Mr. Baxley stated that in a comment letter of August 11, 2005, the staff of the Regional Transportation Commission (RTC) said that the 1,550 residential units associated with the proposed amendment and project were included in the land use assumptions for the 2030 Regional Transportation Plan and that any needed improvements to regional roadways as a result of the proposal have been identified and planned for in that document.

Mr. Baxley stated that with those considerations, Regional Planning staff is recommending a finding that the requested project and master plan amendment are in conformance with the Regional Plan.

*[The public hearing was opened.]*

Gary Duhan, Lennar Homes Representative, stated that this project is master planned for this density and has been included in the regional transportation calculations. This project is an infill project as defined in the Regional Plan. Mr. Duhan reviewed areas where this project promotes and enhances the goals and policies of the Regional Plan.

Vera Turpen asked the RPC to do what it can to lessen the impact of traffic, loss of wildlife, and flooding.

*[The public hearing was closed.]*

Commissioner Rogers asked about the reconstruction plan for the Steamboat ditch. Mark Gookin, Wood Rogers representing Lennar, responded stating that the Steamboat Creek channel will include a meandering low flow feature. There will be considerable wetland vegetation. The existing Steamboat Creek is far from the natural system in its current condition. Within the developed area there will be a typical drainage system.

Commissioner Frandsen asked what impact this project will have on the properties that are upstream. Mr. Gookin responded that from a flood perspective, there is no adverse impact.

Commissioner Frandsen asked if channelizing the creek will make the water move more quickly into the Rosewood Lakes area. Mr. Gookin responded that because there will be excavation within the floodway, compensatory storage will be provided in that area. Vegetation will also be increased in that area and the flood drain corridor will be increased to allow for the same amount of storage as exists currently.

Commissioner Frandsen asked if there will be digging below the water table. Mr. Gookin responded that he does not believe there will be digging below the water table.

Commissioner Frandsen asked what impact digging below the water table would have on wildlife in the surrounding area. Leslie Burnside, Wood Rogers representing Lennar, responded that what Lennar is proposing to do by widening the channel is introduce a habitat that will give structural diversity thus shading the water and improving the wildlife habitat.

Commissioner Newberg asked if there is a way to calculate the property drainage that would be going into the creek. Mr. Gookin responded yes. Commissioner Newberg asked how it has increased or decreased. Mr. Gookin responded that typically runoff from developed areas is a higher volume than predevelopment conditions. That volume has been calculated at an increased volume of around 24 acre feet. However, the basins mentioned by Mr. Duhan will accommodate approximately 80 acre feet.

Commissioner Newberg asked if the basins that are planned for the property are upstream from the runoff. Mr. Gookin responded that the basins are at the upstream portion of the property and they are planned to take the peak flows off the Steamboat Creek at the upstream portion of the property. Commissioner Newberg asked how long the water will be retained there. Mr. Gookin responded that it would drain in three to four days.

Commissioner Newberg asked about what will be planted by the ditch. Ms. Burnside responded that there are not detailed plans yet, but the intent is to mimic vegetation that occurs along the Truckee River.

Commissioner Newberg asked if the stream bottom will be improved. Ms. Burnside responded yes and stated that they will be looking for something that has a more natural streambed designed to keep the sediment on site.

Commissioner Mattina asked Ms. Burnside about her experience in working on the relocation of wetlands. Ms. Burnside responded that she does have experience. Mr. Gookin stated that he and Ms. Burnside have served as experts working for the United States EPA on restoration projects and the Department of Justice restoring severely disturbed areas.

Commissioner Frandsen asked Ms. Burnside if she has had any experience in planting and growing willows in an area that has a lot of boron and salt in the soil. Ms. Burnside responded

yes and stated that she has done restoration projects across Nevada, which were successful in reestablishing willows.

COMMISSIONER MOSS MADE A MOTION TO FIND THE BUTLER RANCH NORTH 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 MATTINA.

Chair Lokken stated that he is reassured based on the depth of talent of the consultants that have been brought into the project and it looks like it will be a benefit to that neighborhood.

Commissioner Rogers stated that he is not convinced that this project is foolproof. Commissioner Rogers stated that the Flood Program Manager's letter was kind but did not give any specifics. Commissioner Rogers stated that he can not support Policy 4.1.3 or 4.1.5 in the safety of the people that would live there.

Commissioner Frandsen stated that she will not be supporting the motion. Commissioner Frandsen stated that she has reservations about the impacts to the residents and communities of Rosewood Lakes and the lower part of Hidden Valley. Digging up a channel and using that fill and bringing in fill will cause an unfortunate event in the event of another 100-year flood.

Commissioner Newberg stated that according to Policy 4.1.3, cumulative and indirect effects of the proposed plan, he can not make that finding and is not able to support the motion.

THE MOTION FAILED WITH FIVE (5) IN FAVOR AND FOUR (4) OPPOSITIONS BY COMMISSIONERS BARTON, FRANSEN, NEWBERG, AND ROGERS.

Chair Lokken called a recess. The meeting was called back to order at 7:23 p.m.

Norm Azevedo, Legal Counsel, stated that the appeal process is for the sponsor or applicant to attach a reason why they think the RPC's decision is erroneous or in error. That will come back to the RPC to reconsider at a later date. Then if the RPC holds firm with its previous decision, the applicant has an appeal process to the Regional Planning Governing Board (RPGB).

- B. PUBLIC HEARING - Proposed amendments to the 2002 Truckee Meadows Regional Plan, including amendments proposed jointly by Reno, Sparks, and Washoe County pursuant to the settlement agreement in the Reno annexation matter (August 23, 2005), and additional amendments, as follows:
1. Amendments to all Regional Plan maps, revising the boundaries of the Truckee Meadows Service Areas (TMSA), the Development Constraints Area (DCA), joint planning areas, cooperative planning areas, spheres of influence of the cities of Reno and Sparks, and adding future service areas;
  2. Policy amendments regarding the management of the TMSA;
  3. Policy amendments to provide additional flexibility in the size, location, and intensity of residential and non-residential uses in unincorporated areas within the TMSA; and
  4. Technical amendments including, without limitation, correction of typographical errors, formatting changes to text and maps, and map amendments based on updated data sets.

Dave Ziegler, Director of Regional Planning, stated that at the last public hearing on this item he focused on what the implications of these proposed amendments would be in terms of housing unit counts, the magnitude of the development that might be involved, and what the effects might be on water demand and wastewater generation. Mr. Ziegler stated that tonight's presentation will focus on the natural resource aspect. Mr. Ziegler reviewed potential natural resource impacts related to the proposed amendments.

John Hester, City of Reno, stated that what is before the RPC is what he would call a court ordered starting point. Justice Hardesty did not ask the jurisdictions to propose land uses, infrastructure, or natural resource plans. He just said to come up with some boundaries for annexation areas. All three entities, by a majority vote, have presented something to the RPC that they all support. If this moves forward, we can turn our focus to planning. The goals of this agreement are that it changes the status quo. It sets the stage for us to not continue with low-density development. It provides for near-term growth and looks beyond that to Future Services Area (FSA). There is really only one way for Reno and Sparks to grow and that is north. With this agreement we can plan to better protect our natural resources. We are not looking at the whole FSA developing at 4 units per acre. No additional land becomes available for development with this plan amendment. We do not want to open up any of these areas for development before infrastructure is there.

Margaret Powell, City of Sparks, stated that this area and this region will continue to grow. We can continue to grow the way we have or we have an opportunity to change the way we grow. What is before the RPC is a starting point for this better opportunity for planning. We have all three jurisdictions agreeing to this starting point. Some areas of the annexation settlement agreement that need further discussion and analysis are: when property can be moved from the FSA to the TMSA; the definition of concurrency; and the numbers used in the population table.

Adrian Freund, Washoe County, stated that the County cannot pursue smart growth principles or approaches under the current Regional Plan. Through this settlement agreement, the County has an opportunity to do more density and to provide more local retail and employment opportunities to avoid creating bedroom communities. Part of this settlement agreement goes to ensuring that there is adequate infrastructure for new development when entitlements are granted. In a jurisdiction neutral setting we have the opportunity to reduce jurisdiction shopping and promote smart growth without regard to jurisdiction. As part of this settlement agreement, Washoe County proposes to reduce its existing TMSA by about 2,700 acres in order to better meet the settlement agreement and to protect areas of open space and to protect existing County communities. The FSA is subject to a detailed prioritization process that will take into account a rational plan to protect important cultural, natural habitat, and environmental resources.

*[The public hearing was opened.]*

Heather Singer asked the RPC to not allow the annexation to go through until the public has more input on the plans.

Lee Weston stated that he and another property owner together have over 700 acres in the northeast end of the Washoe Valley and the southern end of Pleasant Valley. Mr. Weston requested that this property be included in the TMSA.

Arlo Stockham spoke about why Winnemucca Ranch should be included in the TMSA.

John Rhodes spoke about 35 acres of property that he owns that is in the existing TMSA, which is proposed to be taken out of the TMSA. The three entities got together and agreed on this proposal without asking the landowners.

Bill von Phul stated that we need to be very careful of opening the door to the disposal of any public lands. This amendment should be delayed or rejected until we know a lot more about how the public lands disposal would work.

Marjorie Sill spoke about the importance of public participation in any decisions that are made and urged the RPC to delay any decision until they can be sure that the public is behind the idea.

Sean Riddle requested that his clients' property be included in the TMSA.

Bob Fulkerson stated that there is not enough water to approve this annexation plan. Mr. Fulkerson expressed concern regarding losing open space and public lands and stated that the public has been cut out of the process.

Tom Marshall stated that he supports the plan and that sprawl can enhance quality of life when planning is proposed out further.

Erik Holland stated that he is concerned that this plan starts with property that is 30 miles from town.

Cameron Craine expressed concern regarding the need for water and asked that the process be slowed down and that the public be involved.

Chuck Fulkerson expressed concern regarding traffic issues and sprawl.

Roger Edwards spoke in opposition of the plan the way it is laid out.

Trent Averett stated that his property is within ten miles of the center of downtown Reno and requested that it be included in the TMSA.

Robert Johnston stated that he does not believe that this proposal will benefit the region and recommended engaging in thorough planning before annexing and public long-range scenario planning process.

Mary Winston expressed concern regarding the sale of public lands.

Jim McGill spoke in opposition of the annexation of Winnemucca Ranch and expressed concern regarding water, air and traffic issues.

Linda Cunrod stated that the plans are incomplete and do not protect open space.

Chair Lokken read written comments submitted by John Hara, Jean Marie Simpson, Mary Fulkerson, and Buzz Harris in opposition of this agenda item. Chair Lokken stated that a letter submitted by Stephen Tchudi, with a letter attached from Joseph Hogan, will also be included in the public record.

Bruce Van Dyke stated that there seems to be a rush to get this all done. We need to take time and need to see more in the way of details.

Leo Horishny expressed concern regarding infrastructure.

*[The public hearing was closed.]*

Chair Lokken called a recess at 9:03 p.m. The meeting was called back to order at 9:12 p.m.

Chair Lokken stated that he received one late written submission that will be included in the public record.

C. Status report on 2007 update of the Regional Plan.

Rosanna Coombes, Senior Planner, stated that there is a written staff report on this item beginning on page 139 of the meeting packet.

**6. ADMINISTRATIVE ITEMS**

A. Second quarterly progress report on FY 05-06 work program.

Mr. Ziegler reviewed the progress on objectives in the work program.

B. Discussion and possible approval of amendment to the Regional Planning Commission bylaws, paragraph III.B.2, regarding length of regular meetings.

Mr. Ziegler stated that the proposed change to the bylaws is on page 162 of the meeting packet.

COMMISSIONER MATTINA MADE A MOTION TO AMEND THE BYLAWS AS DEMONSTRATED IN THE STAFF REPORT, SECONDED BY COMMISSIONER ROGERS. THE MOTION CARRIED UNANIMOUSLY WITH NINE (9) MEMBERS PRESENT.

**7. 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 reviewed actions taken by the RPGB in February.

2) Report on Truckee Meadows Growth Task Force

Mr. Ziegler stated that the Task Force has published a plan to wrap up their work. They plan to complete their subcommittee work by the end of this month and prepare a final report for presentation by the end of next month.

B. Legal counsel's report:

1) Status report and possible direction to staff on Washoe County's petition for judicial review of the certification of Reno's annexation program as conforming with the Regional Plan including, without limitation, schedule for considering possible Regional Plan amendments affecting the Truckee Meadows Services Areas (TMSA) pursuant to settlement agreement (August 23, 2005)

2) Status report on Washoe County's request to initiate a possible amendment of the Truckee Meadows Regional Plan pursuant to paragraph A.1 of the settlement agreement (October 17, 2002) to roll back Reno's sphere of influence in the vicinity of St. James's resort and Pleasant Valley

Norm Azevedo, Legal Counsel, stated that there will be a status report with Judge Hardesty on March 30, 2006, for both of these matters.

**8. REQUESTS FOR AND POSSIBLE ACTION ON FUTURE AGENDA ITEMS**

- A. Review of tentative calendar of agenda items.
- B. Review of 12-month calendar of projected RPC and RPGB actions.

Mr. Ziegler reviewed agenda items for future RPC meetings.

Commissioner Rogers asked if there will be a summary report compiled on the last two public hearing meetings before the next meeting. Mr. Ziegler responded that there will be a synopsis of comments received so far included in the meeting packet for the next meeting.

Commissioner Sanders asked if an additional workshop would be required to look at all the requests that have been made by property owners to be included in the TMSA. Mr. Ziegler stated that Regional Planning staff intends to provide the RPC with a map including all of the proposed changes.

Chair Lokken stated that the commissioners do need time to review the information being brought forward.

Commissioner Moss stated that he is interested in finding out what options for action are available to the RPC.

Commissioner Frandsen stated that she is interested in knowing what the impacts will be of adding properties to the TMSA. Chair Lokken stated that during the 2002 update, the update subcommittee was allowed to have that dialogue with professional staff to determine criteria.

**9. WRITTEN CORRESPONDENCE**

None

**10. ADJOURNMENT**

Chair Lokken adjourned the meeting at 9:30 p.m.

Respectfully submitted by Christine Birmingham.

Reviewed by:

Approved by:

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Dave Ziegler, Director  
Truckee Meadows Regional Planning Agency

\_\_\_\_\_  
Fred Lokken, Chair  
Regional Planning Commission

**APPROVED BY THE REGIONAL PLANNING COMMISSION IN SESSION ON \_\_\_\_\_, 2006.**