



REGIONAL PLANNING GOVERNING BOARD

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

MINUTES
REGIONAL PLANNING GOVERNING BOARD (RPGB)
Regular Meeting
Thursday, September 11, 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 2:10 p.m.

1. ROLL CALL

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

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

2. APPROVAL OF AGENDA

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

3. SALUTE TO THE FLAG

Member Weber led the Pledge of Allegiance.

4. APPROVAL OF MINUTES

- A. March 11, 2004
- B. December 15, 2005 [Pulled from agenda]
- C. February 9, 2006
- D. May 10, 2007
- E. June 12, 2008
- F. July 24, 2008
- G. August 7, 2008

Rosanna Coombes, Director of Regional Planning, noted that the 12/15/05 minutes had been previously approved and only required a signature, these minutes were pulled from the list prior to the motion.

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

5. PUBLIC COMMENT

Gary Schmidt spoke regarding a non-profit organization that will be called the Wadsworth Historical Society.

6. BUSINESS OF THE DAY

A. PUBLIC HEARING – Consideration and possible adoption of the following amendments to the 2007 Regional Plan:

- 1) RPGB Resolution 08-07, a private property owner request to revise the boundaries of the Truckee Meadows Service Areas (TMSA) based on an application submitted by Mt. Rose Properties LLC (TMSA 07-008)

Member Larkin asked if this item was appropriately and legally noticed. Norm Azevedo, Legal Counsel, responded yes.

Andy Simpson, Planning and GIS Analyst II, reviewed information included in the staff report on this item and stated that last night the Regional Planning Commission (RPC) voted to approve this recommendation to the RPGB but it failed due to the lack of a super majority (6 votes).

[The public hearing was opened.]

Gary Schmidt spoke in opposition to this proposed TMSA boundary change and stated that Washoe County Commissioners should not vote on this due to a pending lawsuit regarding increasing the density on this property.

Tim Nelson reviewed information included in a letter from Mr. McMahon regarding the numerical scoring of this application.

[The public hearing was closed.]

Member Cashell asked Mr. Nelson if he was involved in the development of the Forest Area Plan. Mr. Nelson responded that they were involved in submitting significant input on that.

Member Cashell also asked if he was eligible to participate in the sewer. Mr. Nelson responded yes and stated that they had been told by County Sewer Engineering staff that all they have to do is pay a connection fee.

Member Cashell asked if the sewer system is designed to handle what is involved with the proposal. Mr. Nelson responded yes.

Member Hascheff asked for information on the procedural history of this item with regard to the rejection of this item by the County. Ms. Coombes responded that the application was originally submitted to the Regional Planning Agency (RPA) in July 2007. At that point the County did not have TMSA allocation available to them for the RPC to consider the application. Ms. Coombes stated that she spoke to the applicant and gave them the option of submitting at a later time or taking the availability of TMSA to the RPGB as a policy matter to determine whether the RPGB would like to reconsider the allocations available to the three jurisdictions for capacity to expand their portion of the

TMSA. In November 2007, the RPGB considered that question and sponsored a Regional Plan amendment to allocate an additional 640 acres to all jurisdictions. That allowed the County some capacity for this change in TMSA boundary. Ms. Coombes stated that a Regional Plan amendment on this case was initiated and brought to the RPC to consider sponsorship and the process continued as normal.

Member Hascheff asked if this proposed amendment is consistent or in conformance with the Forest Area Plan. Ms. Coombes responded that the Forest Area Plan is not one of the considerations taken into account when considering a Regional Plan amendment. The TMSA is a regional designation established in the Regional Plan and then the jurisdictions have to abide by those boundaries.

Member Hascheff asked Ms. Coombes to address the errors in the point system that were included in the letter from Mr. McMahon. Ms. Coombes stated that the point system is meant to be Regional Planning staff's best estimate on the information in front of staff or the amount of value staff can place on a particular technical item to show whether it is promoting the Regional Plan or it is not promoting the Regional Plan. Some of the items are subjective and some are quantitative. Ms. Coombes then reviewed the items included in the letter and explained staff's perspective and scoring of those items.

Member Hascheff asked for an example of a high score on an application scoring high in all areas. Ms. Coombes responded that if an application scored the maximum on all criteria, the total score would be 2600 points.

Member Hascheff pointed out that this application received a score of 805 and that may be even lower. Ms. Coombes responded that is correct, given the new information they received this morning based on the materials that were submitted by the applicant last night.

Chair Aiazzi asked Ms. Coombes what the recommendation would be with the new knowledge regarding the sewer system. Ms. Coombes responded that on this application overall, the assessment would be that it is steep, it is not within proximity to available infrastructure, it is discontinuous to the current TMSA, and the availability of being able to hook into that infrastructure in the future seems to be very low. Based on that, Regional Planning staff would not be favorable to this application. Ms. Coombes also stated that there may be other testimony that the RPGB may want to take into consideration when making a decision.

Chair Aiazzi asked if there are any other non-contiguous TMSA parcels out there. Mr. Simpson responded yes, Winnemucca Ranch and Warm Springs. Ms. Coombes stated that being contiguous to the TMSA is not a requirement but when looking at the items that would promote the goals of the Regional Plan, contiguity is important.

Chair Aiazzi asked if there been a reduction to the County bucket since we have done this. Ms. Coombes responded that the amount of the developable acreage in this application would be removed from the 640 acres currently available to the County.

Chair Aiazzi asked Mr. Nelson if he would like to comment on anything that has been said.

Mr. Nelson stated that he was surprised about the information regarding the sewer system because it was directly in conflict with what he was told by the people in charge of sewer services at Washoe County. Mr. Nelson stated that this is adjacent to existing suburban development and that they are not intending to develop on steep slopes.

Chair Aiazzi asked if the adjacent parcels are on sewer now. Mr. Nelson responded that he does not know.

Chair Aiazzi asked Mr. Nelson if he would like to continue this item to get answers to some of the questions that have been raised. Mr. Nelson responded that he would be happy to continue it.

MEMBER MARTINI MADE A MOTION TO CONTINUE THIS ITEM TO THE OCTOBER 9, 2008, RPGB MEETING, SECONDED BY MEMBER HASCHEFF.

Member Hascheff suggested to Mr. Nelson that he work with Regional Planning staff with regard to the scoring errors he mentioned.

THE MOTION CARRIED UNANIMOUSLY WITH SIX (6) MEMBERS PRESENT.

- 2) RPGB Resolution 08-08, clarification of terms including “floodway area” and “FEMA Zone AE Floodplain” and other related changes (RPA 08-002)
- 3) RPGB Resolution 08-09, updates to Regional Plan text pursuant to adoption of SB 487 during the 2007 Nevada State Legislature regarding water planning and corrections to Policy 4.1.5 regarding Projects of Regional Significance (RPA 08-003)
- 4) RPGB Resolution 08-10, updates to Regional Plan maps (RPA 08-004)
- 5) RPGB Resolution 08-06, updates to Appendix 1 – including the addition of FY 2007/08 – 2011/12 Regional Capital Improvements Program (RPA 08-001)

Mr. Simpson reviewed information included in the staff report on each of these resolutions.

MEMBER MARTINI MADE A MOTION TO APPROVE AGENDA ITEMS 6.A.2, 3, 4, AND 5 AS OUTLINED BY STAFF, SECONDED BY MEMBER HASCHEFF.

Member Hascheff asked for confirmation that these are just basically name changes. Mr. Simpson responded yes and elaborated on item 6.A.2.

THE MOTION CARRIED UNANIMOUSLY WITH SIX (6) MEMBERS PRESENT.

- B. Report and possible discussion on the current regional water management framework, including but not limited to, overview of existing water planning documents and managing agencies.

Peter Gower, Senior Planner, stated that Regional Planning staff compiled the information contained in the staff report based on the direction of Member Larkin. The report outlines a number of water management stakeholders currently in place and also the primary water management planning documents. Mr. Gower stated that staff requests that the RPGB provide additional direction as necessary.

Member Larkin stated that his question is to take it to the next step and that is to specifically identify any plan amendments that staff may need to propose that would incorporate into the Regional Plan meeting any requirements that are lacking. Member Larkin asked Ms. Coombes if the next step is to identify those gaps that staff feels are lacking in the Regional Plan. Ms. Coombes responded that at this stage, Regional Planning staff is looking for direction from the RPGB. If the RPGB would like staff to address something, we can work with our colleagues in water planning to determine whether it is something that needs to be included in the Water Plan in their planning process or in the Regional Plan in our planning process. Ms. Coombes asked for more direction on what it is that might be missing.

Member Larkin stated that his question is to the resource water professionals. In their opinion do they feel that there are some gaps in the Regional Plan. Member Larkin stated that he does not know if our resource water professionals have ever reviewed our Regional Plan to see if there are any goals, policies or objectives that need to be placed in the Regional Plan to support their plans or identify areas that need additional policy. Ms. Coombes stated that when the five-year update to the Regional Plan was done a Technical Advisory Committee (TAC) was formed of different professionals from around the region to assist in reviewing the Regional Plan to try to identify what changes needed to be made. There were four separate water planners from four separate disciplines that robustly participated in that process.

With regards to the initiative petition, Ms. Coombes asked the RPGB to allow staff to make sure that they are clear on what it is that the proponents want and to come back to the RPGB with a recommendation on the things that can be placed in the Regional Plan that might help to clarify water planning and land use planning and the nexus between them.

Member Larkin stated that one policy area that has been highlighted has to do with the practice of approving land use before the water use.

There was discussion regarding waiting to work on these possible changes to the Regional Plan until after the election in November to see if the water issue on the ballot passes.

MEMBER LARKIN MADE A MOTION TO ACCEPT THE STAFF REPORT, SECONDED BY MEMBER WEBER. THE MOTION CARRIED UNANIMOUSLY WITH SIX (6) MEMBERS PRESENT.

- C. Discussion and possible direction to staff regarding the development of regional standards for undergrounding of power lines.

Mr. Gower stated that this agenda item was also requested by Member Larkin and that the report reflects Regional Planning staff's review of literature related to undergrounding standards. Options for possible action are also included in the staff report.

Member Larkin commented on the need for regional standards for undergrounding and stated that he favors Option 3 in the staff report, with a slight word change. Rather than requiring local government and applicable affected entity master plans to develop undergrounding standards, it should enable them to develop undergrounding standards.

There was some discussion regarding how to proceed, who should be involved, and how much time it would require.

Member Hascheff suggested giving direction to staff to look at it and tell the RPGB how much time it would take. Member Hascheff suggested using a format similar to a Project of Regional Significance including categories where if a certain trigger is hit, it requires a certain level of review. Regional Planning staff could give the RPGB an idea of what modifications to the work program would be necessary and then the RPGB can decide if it would take too much time.

MEMBER HASCHEFF MADE A MOTION TO DIRECT STAFF TO LOOK INTO DEVELOPING A REGIONAL UNDERGROUNDING STANDARD AND TO GIVE THE RPGB AN IDEA OF WHAT MODIFICATIONS TO THE WORK PROGRAM WOULD BE NECESSARY, SECONDED BY MEMBER LARKIN. THE MOTION CARRIED UNANIMOUSLY WITH SIX (6) MEMBERS PRESENT.

- D. PUBLIC HEARING – Regional Plan Conformance Review – Washoe County Regional Open Space and Natural Resource Management Plan (CR08-025) – an update to the Washoe County Regional Open Space and Natural Resource Management Plan including an Implementation Component.

Sienna Reid, Regional Planner, stated that last night the RPC considered the Open Space and Natural Resource Management Plan and forwarded a recommendation for approval to the RPGB. Regional Planning staff found no significant conformance issues and recommends approval, based on the findings listed in the staff report.

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

[The public hearing was closed.]

MEMBER LARKIN MADE A MOTION TO FIND THE WASHOE COUNTY OPEN SPACE AND NATURAL RESOURCE MANAGEMENT PLAN IN CONFORMANCE WITH THE 2007 TRUCKEE MEADOWS REGIONAL PLAN, BASED ON THE FINDINGS LISTED IN THE STAFF REPORT, SECONDED BY MEMBER MARTINI. THE MOTION CARRIED UNANIMOUSLY WITH SIX (6) MEMBERS PRESENT.

- E. Consideration of and possible action on the 2009 legislative session strategy, including but not limited to consideration of:
- 1) local government external lobbyist information and maximization of lobbyist representation, and
 - 2) Legislative Memorandum of Understanding (MOU)

Patricia Rogers, Government Relations-Community Outreach Representative, reviewed information included in the staff report and stated that staff from the City of Sparks has suggested that a partnership would be beneficial. Ms. Rogers stated that local governments' legislative staff recently suggested that it may be beneficial to add select organizations to the Legislative Memorandum of Understanding (MOU). Ms. Rogers reviewed that staff recommendations included in the staff report.

Member Hascheff asked for staff's perspective on which option they prefer. Ms. Coombes responded that Ms. Rogers did follow up with the three local jurisdictions. The City of Sparks indicated that their contract with Carrara Nevada could be expanded to include regional planning. Agency staff would not be adverse at all in working with them. At the time Ms. Rogers was doing her research, the City of Reno had not selected a contract lobbyist.

Chair Aiazzi stated that the City of Reno did hire someone yesterday and asked what the Board would like to do.

Member Hascheff stated that it makes sense to have staff explore the possibility of working with the lobbyists for either the City of Sparks or the City of Reno and to find out what the cost would be.

Chair Aiazzi should staff meet with the governing bodies or the lobbyists. Member Hascheff responded that staff should meet with all three. Member Martini suggested talking to each staff and have them facilitate.

MEMBER MARTINI MADE A MOTION TO DIRECT STAFF TO COME BACK TO THE RPGB NEXT MONTH AFTER HAVING MET WITH THE REPRESENTATIVES AND MAKE A

RECOMMENDATION, SECONDED BY MEMBER HASCHEFF. THE MOTION CARRIED UNANIMOUSLY WITH SIX (6) MEMBERS PRESENT.

MEMBER MARTINI MADE A MOTION TO APPROVE, SECONDED BY MEMBER HASCHEFF. THE MOTION CARRIED WITH SIX (6) MEMBERS PRESENT.

Ms. Rogers asked for direction regarding inviting Incline Village GID, Reno-Tahoe Airport Authority, and RSCVA to participate.

Chair Aiazzi stated that Incline Village GID is not in our jurisdiction and asked the Board if they would like to include the Reno-Tahoe Airport Authority and the RSCVA. Member Martini stated that they already declined. Ms. Rogers stated that in the past Incline Village GID has been invited to participate and they did participate because there were some other signatories to the MOU that felt it would be beneficial. The Reno-Tahoe Airport Authority was invited to participate and they declined. The RSCVA was invited to participate and they did participate for one session.

MEMBER MARTINI MADE A MOTION TO DIRECT STAFF TO SEE IF THEY WOULD LIKE TO SIGN THE MOU, SECONDED BY MEMBER CASHELL. THE MOTION CARRIED UNANIMOUSLY WITH SIX (6) MEMBERS PRESENT.

- F. Consideration of, and possible action on, RPGB Resolution 08-05, resolution of appreciation for the service of Geno Martini as chair of the Regional Planning Governing Board.

Chair Aiazzi expressed appreciation to Member Martini for his work as Chair of the RPGB.

MEMBER LARKIN MADE A MOTION TO ACCEPT RESOLUTION 08-05, SECONDED BY MEMBER HASCHEFF. THE MOTION CARRIED UNANIMOUSLY WITH SIX (6) MEMBERS PRESENT.

7. ADMINISTRATION

- A. Consideration and possible action to accept the FY 07-08 fourth quarter budget and work program report and revise the FY 07-08 and FY 08-09 work program element descriptions and summary milestones.

Joy Randall, Administrative Services Manager, reviewed information included in the staff report.

MEMBER HASCHEFF MADE A MOTION TO ACCEPT THE REPORT, SECONDED BY MEMBER CASHELL. THE MOTION CARRIED UNANIMOUSLY WITH SIX (6) MEMBERS PRESENT.

8. REPORTS

- A. Members' and Director's reports
 - 1) Status report on the RPGB and RTC Subcommittees on Collaboration and Governance

Ms. Coombes stated that the meeting scheduled for today did not happen due to the lack of a quorum.

- 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

Member Hascheff recused himself from participating in any discussion on this item due to a conflict of interest.

[Member Hascheff left at 3:24 p.m.]

Norm Azevedo, Legal Counsel, stated that he received an order scheduling a hearing regarding the motion to dismiss that he filed.

- 2) Status report and direction to staff regarding an initiative petition that would require the Truckee Meadows Regional Plan be amended to reflect and to include a policy or policies requiring that local government land use plans be based upon and in balance with identified and sustainable water resources available within Washoe County

Ms. Coombes stated that she has copies available of her letter to the proponents of the initiative trying to get more information from them.

- C. Discussion and possible acceptance of the Regional Plan annual report summarizing individual 2007 reports submitted by local governments and affected entities pursuant to subsection 1 of NRS 278.028 and possible recommendations to the RPC regarding the annual review of the Regional Plan pursuant to subsection 7 of NRS 278.0272.

Ms. Rogers reviewed information included in the staff report. Chair Aiazzi stated that no action can be taken on this item at this time due to the lack of a quorum.

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

Chair Aiazzi mentioned items to be on the next agenda included the undergrounding and lobbyist issues. Ms. Coombes stated that the Mt. Rose Private Property Owner Request will also be included.

10. WRITTEN CORRESPONDENCE

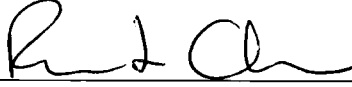
None

11. ADJOURNMENT

The meeting was adjourned at 3:28 p.m.

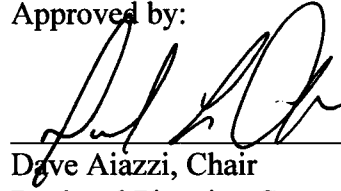
Respectfully submitted by Christine Birmingham.

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
10/9, 2008.