



REGIONAL PLANNING COMMISSION

MEMBERS
Jim Newberg, Chair
Florence 'Marge' Frandsen, Vice-chair
Scott Barnes
Todd Brabbin
Kendall Mattina
Christy Magers
Marvin Moss
Dennis Romeo
William Weber
Rosanna Coombes, Interim Director

MINUTES
REGIONAL PLANNING COMMISSION (RPC)
Regular Meeting
Wednesday, April 25, 2007, 6:30 p.m.

The Regional Planning Commission 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 Newberg at 6:30 p.m.

1. ROLL CALL

The clerk called the roll and the following Commissioners were present: Jim Newberg, Marge Frandsen, Scott Barnes, Todd Brabbin, Jackie Peterson for Tom Lean, Diane VanderWell for Christy Magers, Kendall Mattina, Dennis Romeo, and William Weber.

Truckee Meadows Regional Planning Agency (TMRPA) staff present: Rosanna Coombes; Norman Azevedo, Legal Counsel; Phil Caterino; Lora Richards; Patricia Rogers; Gretchen Eykelbosh, and Paige Menicucci.

2. APPROVAL OF AGENDA

COMMISSIONER MATTINA MADE A MOTION TO APPROVE THE APRIL 25, 2007, RPC AGENDA, SECONDED BY COMMISSIONER FRANDSEN. THE MOTION CARRIED UNANIMOUSLY WITH NINE (9) MEMBERS PRESENT.

3. PUBLIC COMMENT

None

4. CONSENT AGENDA

- A. PUBLIC HEARING – Regional Plan Conformance Review – City of Reno Master Plan Amendment, Stead Neighborhood plan (CR07-010), deleting the Stead Neighborhood Plan and changing the land use from Special Planning Area on $\pm 7,372.25$ acres, to Urban Residential/Commercial on ± 549.14 acres, Industrial on ± 920.74 acres, Public Facility on ± 91.99 acres, Parks/Recreation/Open Space on ± 961.4 acres, and Special Planning Area (Reno Stead Airport Regional Center) on $\pm 4,734.49$ acres generally located by the northern border of the Reno Stead Airport to the north, Lemmon Drive to the east, the US-395/Stead Boulevard interchange to the south, and Red Rock Road to the west.

COMMISSIONER MATTINA MADE A MOTION TO FORWARD A RECOMMENDATION OF APPROVAL FOR THE ITEMS IN THE CONSENT AGENDA, SECONDED BY

COMMISSIONER ROMEO. THE MOTION CARRIED UNANIMOUSLY WITH NINE (9) MEMBERS PRESENT.

5. BUSINESS OF THE DAY

- A. Consideration and possible recommendations to the Regional Planning Governing Board regarding adoption of the draft 208 Water Quality Management Plan.

Gretchen Eykelbosh, Policy Analyst, stated that TMPRA staff has been working for over two years with the Technical Steering Committee (TSC) and local experts on development of the 208 Water Quality Management Plan. The Community Development Directors and planners played an important role in the consensus-based decision-making that assisted in the development of the population estimates that were used in the Plan. The consultant Farr West Engineering was continually working on evolving the process. All of these partners were critical in the development of this Plan. Ms. Eykelbosh introduced representatives in attendance.

Brent Farr, Farr West Engineering, gave a presentation on the 208 Water Quality Management Plan amendment.

Commissioner Barnes asked how the Winnemucca Ranch and East Truckee River Canyon areas are addressed. Mr. Farr responded that they were addressed to the extent feasible at the time.

Commissioner Barnes asked about getting sewer to the East Truckee River Canyon project. Mr. Farr responded that the City of Sparks has a contract on that. Joanne Meacham, City of Sparks, stated that studies are on the way.

Chair Newberg asked about the historic trend and the current trend with regard to the estimated population projections. Rosanna Coombes, Interim Director of Regional Planning, responded that Randy Baxley developed a model that took land use information and provided a methodology that indicated what build-out was. TMRPA staff also looked at historic trends. Ms. Coombes stated that they came at population from a few different angles and tried to come up with an historical growth range and identify the impact that recent growth had.

Chair Newberg asked Mr. Farr about the beneficial use standards for the Truckee River that were mentioned in his presentation. Mr. Farr responded that it has been identified in the Plan as a concern that needs to be addressed. The standards are related to water quality in the Truckee River.

Commissioner Barnes asked if all the agencies use the same population forecasting model. Ms. Coombes responded that as a general rule, each of the entities use their own models. TMRPA has been working to get everyone to agree on a common approach. At this stage it is broad, long-range planning.

Chair Newberg asked about the well head protection program and whether it protects the Washoe County populace water system. Mr. Farr responded that protection of ground water is a goal of the program. Farr West Engineering worked on the well head protection plan for Truckee Meadows Water Authority (TMWA) and one recommendation is for TMWA to get a handle on all the existing wells.

Commissioner Romeo asked if there are any recommended changes for NAC 445 in Section 7.3. Mr. Farr responded that no changes are recommended for NAC 445 in Section 7.3.

Commissioner Romeo asked if they foresee any reason to change those. Mr. Farr responded that the TSC did not see a need for changes.

COMMISSIONER MATTINA MADE A MOTION TO FORWARD THE DRAFT WASHOE COUNTY 208 WATER QUALITY MANAGEMENT PLAN INCLUDED IN EXHIBIT A OF THE STAFF REPORT TO THE RRGB WITH A RECOMMENDATION FOR ADOPTION, SECONDED BY COMMISSIONER ROMEO. THE MOTION CARRIED UNANIMOUSLY WITH NINE (9) MEMBERS PRESENT.

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

Mr. Caterino stated that Washoe County and City of Reno planners are unable to be here.

Margaret Powell, City of Sparks, stated that on April 16 the City of Sparks approved a contract for consultant services to update their master plan. Ms. Powell stated that the Board of County Commissioners approved providing the City of Sparks with funding to assist with utility infrastructure planning. Ms. Powell stated that they will be going to the Sparks City Council on May 7 with a contract with a local consulting firm to assist with utility and facilities planning for portions of that concurrency. Last winter the three jurisdictions had a stakeholder meeting on concurrency and produced a document of guiding principles of concurrency. From those each jurisdiction will be working on how to implement concurrency within their own jurisdictions.

Commissioner Brabbin asked if the how to section will include how to address existing deficiencies before new development goes in. Ms. Powell responded that is a concern because the existing deficiencies have to be addressed by the local jurisdictions. Ms. Powell stated that they can't ask new development to address or fix existing conditions or deficiencies. Those are some of the hurdles that still need to be addressed.

Commissioner Mattina asked if the goal to reduce the commute is related to time or distance. Ms. Powell responded that Sparks has been working on that for some time and has created commercial areas closer to homes. Ms. Powell stated that she would have to defer to their transportation planners to determine if it will be a time goal or a distance goal.

Chair Newberg asked if the Nevada Department of Transportation (NDOT) has agreed to work with the three entities in reference to concurrency with roadways and transportation. Ms. Powell responded that NDOT currently has a corridor study that goes from Stateline to Fernley on I-80. That is the first step in a multi-process so they do not know what specifically is needed at this point. Ms. Powell stated that the State is interested in working with us and that the State representative commended the local jurisdictions today for working so well together. Ms. Powell stated that there is a shortfall in funding for the top ten projects.

Chair Newberg asked if the funding for concurrency with regard to developers versus current property owners is still being addressed. Ms. Powell responded that Sparks has an impact fee benefit district and an impact fee program for sewers, storm drainage, and public facilities. That was developer driven and it provides for those necessary improvements in the Spanish Springs area. Ms. Powell stated that it has functioned very well. Ms. Powell stated that it becomes a bigger question on how to deal with deficiencies.

Chair Newberg asked if facilities are buying in and coming along with the development. Ms. Powell responded that she can only speak for Sparks and that when they did their SOI plan in southern Spanish Springs, Sparks had conversations and included information about electric and gas specifically. For the East Truckee River Canyon, Sparks has started a conversation that includes the communications franchising and solid waste franchising.

Chair Newberg asked how long it will take to get a plan and to have all three entities working together with it. Ms. Powell responded that the City of Reno is working to have a draft document in June or July so they will have something to take to the public for discussion. Washoe County is probably looking to have something in the September or October timeframe. The City of Sparks will probably lag until next Spring. Ms. Powell stated that is the data that has been produced from the infrastructure planning. Once those products are out there, there will be a continuing dialogue on how they all fit together.

6. DIRECTORS, MEMBERS, AND LEGAL COUNSEL INFORMATION ITEMS

A. Director's reports:

1) Report on actions and agendas of the RPGB

Ms. Coombes stated that the April 12 RPGB meeting was cancelled and that the HOME Consortium funds agenda item was passed at a special meeting on April 19. Ms. Coombes reviewed future RPGB agenda items.

2) Status report on RPGB's adoption of the 2007 Regional Plan

Lora Richards, Planning Analyst II, stated that the potential adoption of the Regional Plan is not scheduled on the May 10 RPGB agenda.

3) Status report on proposed amendments to the 2002 Truckee Meadows Regional Plan to revise the boundaries of the Truckee Meadows Service Areas (TMSA)

Ms. Richards stated that the RPGB will hear two items at their next meeting regarding revising the boundaries of the TMSA. TMRPA staff will keep the RPC posted on when the RPGB will consider the draft regulations on procedure that the RPC forwarded to the RPGB.

B. Legal counsel's report

Norm Azevedo, Legal Counsel, stated that there is currently no litigation and that he has been working with TMRPA staff on RUCR issues and some regulatory matters.

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

Patricia Rogers, Community Outreach Assistant, stated that the staff report tonight includes the Reno Tahoe Airport Authority report. Three entities are still outstanding and TMPRA staff is working with them. The Regional Annual Report will be the next step.

COMMISSIONER MATTINA MADE A MOTION TO ACCEPT THE RENO TAHOE AIRPORT AUTHORITY ANNUAL REPORT AS SUBMITTED, SECONDED BY

COMMISSIONER PETERSON. THE MOTION CARRIED UNANIMOUSLY WITH NINE (9) MEMBERS PRESENT.

- D. Status report on selected bills and resolutions of the 2007 session of Nevada's legislature.

Ms. Rogers stated that yesterday was the deadline for bills to pass out of first house. TMRPA staff is still closely monitoring AB 160, SB 269, SB 487, and AB 513.

7. REQUESTS FOR AND POSSIBLE ACTION ON FUTURE AGENDA ITEMS

- A. Review of tentative calendar of agenda items

Ms. Coombes reviewed future RPC agenda items and reported on the RUCR Subcommittee.

8. WRITTEN CORRESPONDENCE

None

9. ADJOURNMENT

The meeting was adjourned at 7:25 p.m.

Respectfully submitted by Christine Birmingham.

Reviewed by:

Approved by:

Rosanna Coombes, Interim Director
Truckee Meadows Regional Planning Agency

William Weber, Chair
Regional Planning Commission

APPROVED BY THE REGIONAL PLANNING COMMISSION IN SESSION ON _____, 2007.