



REGIONAL PLANNING COMMISSION

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

MINUTES
REGIONAL PLANNING COMMISSION (RPC)
Regular Meeting
Wednesday, November 14, 2007, 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 Chair William Weber at 6:30 p.m.

1. ROLL CALL

The clerk called the roll and the following Commissioners were present: William Weber, Kendall Mattina, Liz Ford for Todd Brabbin, Tom Lean, Christy Magers, Jim Newberg, Dennis Romeo, and Dian VanderWell.

Commissioners absent: Scott Barnes.

Truckee Meadows Regional Planning Agency (TMRPA) staff present: Rosanna Coombes, Interim Director; Norman Azevedo, Legal Counsel; Phil Caterino; Joy Randall; Andy Simpson; and Sienna Reid.

2. APPROVAL OF THE AGENDA

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

3. PUBLIC COMMENT

None

4. APPROVAL OF MINUTES

A. August 22, 2007

COMMISSIONER MATTINA MADE A MOTION TO APPROVE AS PRESENTED, SECONDED BY COMMISSIONER NEWBERG. THE MOTION CARRIED WITH SEVEN (7) IN FAVOR AND ONE (1) ABSTENTION BY COMMISSIONER FORD.

B. September 12, 2007

COMMISSIONER MATTINA MADE A MOTION TO APPROVE AS PRESENTED, SECONDED BY COMMISSIONER MAGERS. THE MOTION CARRIED WITH SEVEN (7) IN FAVOR AND ONE (1) ABSTENTION BY COMMISSIONER FORD.

C. October 24, 2007

COMMISSIONER MATTINA MADE A MOTION TO APPROVE AS PRESENTED, SECONDED BY COMMISSIONER NEWBERG. THE MOTION CARRIED WITH FIVE (5) IN FAVOR AND THREE (3) ABSTENTIONS BY COMMISSIONERS FORD, MAGERS, AND ROMEO.

5. CONSENT AGENDA

- A. PUBLIC HEARING – Regional Plan Conformance Review – Reno Master Plan amendment, Stonefield Industrial (CR07-032) – to amend the City of Reno Master Plan changing the land use from Mixed Residential (3-21 units per acre) to Industrial on ± 48.9 acres located $\pm 1,200$ feet to the northeast of the intersection of Sage Pointe Court and Lear Blvd., and more specifically at the eastern terminus of Lear Blvd.
- B. PUBLIC HEARING – Regional Plan Conformance Review – Washoe County Comprehensive Plan amendment, Falcon Ridge (CR07-033) – to amend the Sun Valley Area Plan, an element of the Washoe County Comprehensive Plan, changing the land use from High Density Suburban to Specific Plan on ± 25.6 acres generally located north of El Rancho Drive, approximately $\frac{1}{4}$ mile from Sun Valley Blvd.

COMMISSIONER MATTINA MADE A MOTION TO ACCEPT THE TWO CONSENT AGENDA ITEMS AS PRESENTED, SECONDED BY COMMISSIONER NEWBERG. THE MOTION CARRIED UNANIMOUSLY WITH EIGHT (8) MEMBERS PRESENT.

6. BUSINESS OF THE DAY

- A. PUBLIC HEARING – Reconsideration and possible adoption of RPC resolution 07-31 recommending adoption of a proposed amendment to the 2007 Truckee Meadows Regional Plan, to revise the boundaries of the Truckee Meadows Service Areas (TMSA) based on an application resubmitted by Dolan Properties LLC (TMSA 06-011).

Andy Simpson, Planning/GIS Analyst II, reviewed background information on this item included in the staff report.

[The public hearing was opened.]

Jeff Codega spoke about the findings and criteria to consider amendments to the Regional Plan and stated that this application does address the various items the Regional Planning Governing Board (RPGB) brought up in their July hearing. Mr. Codega urged the RPC to recommend approval to the RPGB.

[The public hearing was closed.]

Commissioner Lean asked Mr. Codega if findings four and five include water, sewer and storm drains. Mr. Codega responded that at this point planning has been done for those areas and stated that they understand that before they can develop they are going to have to provide for all of those things.

Commissioner Lean asked about the cost of services analysis. Mr. Codega responded that he did not do the fiscal impact analysis personally but that is a long-term average cost kind of analysis and reflects current expenditure patterns.

Commissioner Lean asked if it includes police and fire. Mr. Codega responded yes.

Commissioner Newberg asked Mr. Hester why the City of Reno did not complete any of the local government information. John Hester, City of Reno, responded that they did not receive the new application until October 25. Mr. Hester also stated that the first step is that the property gets put into the TMSA. Until that happens it is not really under our jurisdiction to give them an entitlement, require monies, zoning or anything like that. All we can analyze at this step is what this looks like relative to our existing TMSA.

Commissioner Newberg asked Mr. Hester if he is satisfied with the responses by the applicant as to the original RRGB questions. Mr. Hester responded yes.

COMMISSIONER MATTINA MADE A MOTION TO ADOPT RPC RESOLUTION 07-31 WHICH RECOMMENDS AMENDING THE BOUNDARIES OF THE TMSA TO MOVE THE PROPERTIES DESCRIBED IN THE DOLAN PROPERTIES LLC APPLICATION (TMSA 06-011) FROM RDA (RURAL DEVELOPMENT AREA) TO THE CITY OF RENO'S PORTION OF THE TMSA, SECONDED BY COMMISSIONER ROMEO. THE MOTION CARRIED UNANIMOUSLY WITH EIGHT (8) MEMBERS PRESENT.

- B. Consideration and possible adoption of advance schedule of RPC meeting dates and calendar year 2008.

Rosanna Coombes, Director of Regional Planning, reviewed the schedule included in the meeting packet and recommended adoption.

Chair Weber asked about the past consideration to make the second meeting of the month an optional meeting. Ms. Coombes reviewed past dialogue with the RPC on this topic and stated that it was decided last year to schedule both meetings each month and where possible try to accumulate the agenda items on one of those meetings.

COMMISSIONER LEAN MADE A MOTION TO ADOPT THE 2008 ADVANCE SCHEDULE OF MEETING DATES AS PRESENTED, SECONDED BY COMMISSIONER MAGERS. THE MOTION CARRIED UNANIMOUSLY WITH EIGHT (8) MEMBERS PRESENT.

7. DIRECTOR, MEMBER, AND LEGAL COUNSEL INFORMATION ITEMS

- A. Director's reports:

- 1) Status report on submission of master plans, facilities plans, and other similar plans for conformance review pursuant to the adoption of the 2007 Truckee Meadows Regional Plan

Ms. Coombes stated that they have received the City of Reno's Master Plan for conformance review and will be meeting with the City of Reno staff shortly to review preliminary findings. The Reno Master Plan should be ready for conformance review in January. The City of Sparks has indicated that they hope to get their Master Plan to us in early-mid December.

Ms. Coombes stated that she hopes to get that done in about three months. Washoe County staff has indicated that due to staffing issues, they will not get their plan to us until January and it should be ready for conformance review in late Spring.

- 2) Report on actions and agendas of the Regional Planning Governing Board

Ms. Coombes reviewed RPGB actions taken by the RPGB and future RPGB agenda items.

Commissioner Romeo asked if the time periods stated for adoption and review of the master plans are set by the Nevada Revised Statute (NRS). Commissioner Romeo also asked if it is in violation of the NRS to allow the entities to go past that. Norm Azevedo, Legal Counsel, responded that the time frames are set by statute and that depending on the nature of the extension of timing, it could result in violation.

- B. Legal counsel's report

None

8. REQUESTS FOR AND POSSIBLE ACTION ON FUTURE AGENDA ITEMS

- A. Review of tentative calendar of agenda items

Ms. Coombes reviewed tentative agenda items for the December RPC meeting.

Commissioner Newberg asked that a resolution of appreciation for Commissioner Brabbin be included on a future agenda.

9. WRITTEN CORRESPONDENCE


None

10. ADJOURNMENT

The meeting was adjourned at 7:03 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
213, 2008.