



REGIONAL PLANNING COMMISSION

MEMBERS

Florence 'Marge' Frandsen, Chair
Fred Lokken, Vice-Chair
Terry K. Herman
Kendall Mattina
Marvin Moss
Jim Newberg
Steve Rogers
Oscar Sanders
Mark Sullivan
Dave Ziegler, Director

MINUTES

Regional Planning Commission (RPC) REGULAR MEETING WEDNESDAY, 6:30 P.M., January 12, 2005

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 Frandsen at 6:30 p.m.

1. ROLL CALL

The clerk called the roll and the following Commissioners were present: Marge Frandsen, Fred Lokken, Liz Ford for Terry Herman, Kendall Mattina, Marvin Moss, Jim Newberg, Steve Rogers, and Oscar Sanders. Commissioners absent were: Terry Herman and Mark Sullivan.

Also present were: Dave Ziegler, TMRPA Director; Norman Azevedo, Legal Counsel; Randy Baxley, TMRPA; Rosanna Coombes, TMRPA; Patricia Rogers, TMRPA; Paige Menicucci, TMRPA; and Gretchen Eykelbosh, TMRPA.

2. APPROVAL OF AGENDA

COMMISSIONER LOKKEN MADE A MOTION TO APPROVE THE JANUARY 12, 2005, RPC AGENDA, SECONDED BY COMMISSIONER MATTINA. THE MOTION CARRIED UNANIMOUSLY WITH EIGHT (8) MEMBERS PRESENT.

3. APPROVAL OF MINUTES

A. November 10, 2004, regular meeting

COMMISSIONER MOSS MADE A MOTION TO APPROVE THE NOVEMBER 10, 2004, REGULAR MEETING MINUTES, SECONDED BY COMMISSIONER MATTINA. THE MOTION CARRIED WITH SIX (6) IN FAVOR AND TWO (2) ABSTENTIONS BY COMMISSIONERS FORD AND LOKKEN.

B. December 8, 2004, regular meeting

COMMISSIONER LOKKEN MADE A MOTION TO APPROVE THE DECEMBER 8, 2004, REGULAR MEETING MINUTES, SECONDED BY COMMISSIONER MOSS. THE MOTION

CARRIED WITH SEVEN (7) IN FAVOR AND ONE (1) ABSTENTION BY COMMISSIONER FORD.

4. PUBLIC COMMENTS

None

5. BUSINESS OF THE DAY

- A. PUBLIC HEARING - Regional Plan Conformance Review - Washoe County Comprehensive Plan amendment, Sun Valley Area Plan, Barkerville Estates (CR04-034), changing the land use designation from General Commercial to Medium Density Suburban on a portion of two parcels totaling ± 1.6 acres, located on Sun Valley Blvd. approximately 500 feet south of Fourth Avenue.

Chair Frandsen asked the commissioners if they had any questions or concerns for Regional Planning staff to address on this item.

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

[The public hearing was closed.]

COMMISSIONER MOSS MADE A MOTION TO FIND THE BARKERVILLE ESTATES AMENDMENT TO 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 ROGERS. THE MOTION CARRIED UNANIMOUSLY WITH EIGHT (8) MEMBERS PRESENT.

- B. PUBLIC HEARING - Regional Plan Conformance Review - City of Reno Master Plan amendment, Emery Drive property (CR04-030), changing the land use designation from Industrial to Mixed Residential (3-21 units per acre) on ± 9.5 acres, located at the terminus of Emery Drive, west of Carson Lane.

Chair Frandsen asked the commissioners if they had any questions or concerns for Regional Planning staff to address on this item.

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

[The public hearing was closed.]

COMMISSIONER NEWBERG MADE A MOTION TO FIND THE EMERY DRIVE PROPERTY AMENDMENT TO THE CITY OF RENO MASTER PLAN IN CONFORMANCE WITH THE TRUCKEE MEADOWS REGIONAL PLAN, BASED ON THE FINDINGS LISTED IN THE STAFF REPORT, SECONDED BY COMMISSIONER LOKKEN. THE MOTION CARRIED UNANIMOUSLY WITH EIGHT (8) MEMBERS PRESENT.

- C. PUBLIC HEARING - Regional Plan Conformance Review - City of Sparks Master Plan amendment and Project of Regional Significance, Kiley Ranch North (CR04-045), (1) changing the master plan land use designation from Open Space, 3 dwelling units/acre, 4 dwelling units/acre, 10 dwelling units/acre, General Commercial, Business Park, and School/Park to Low-Medium Density Residential, Medium Density

Residential, Medium-High Density Residential, High Density Residential, Community Commercial, Neighborhood Commercial, Arterial Commercial, Village Center, Office/Business Park, Business Park, School/Park, Public/Institutional, Neighborhood Park, and Open Space; and (2) a Project of Regional Significance for: a) residential development in excess of 625 dwelling units; b) traffic generation in excess of 6,250 average daily trips; c) water usage in excess of 625 acre feet per year; d) sewage generation in excess of 187,500 gallons per day; and e) employment in excess of 938 employees. The proposal is on ±808 acres generally located south of the Pioneer Meadows Planned Development and east of the Lazy 5 Regional Park along Pyramid Highway.

Randy Baxley, Senior Regional Planner, reviewed the proposed residential and non-residential development. This site is located in the area defined as the Northern Sparks Emerging Employment Center. The staff report addresses the provisions in Policy 1.2.16 regarding master plan requirements for emerging employment centers on page 73 of the meeting packet.

Mr. Baxley stated that according to the Regional Transportation Commission (RTC), the impacts of this project are known and addressed in the Regional Transportation Plan (RTP). The proposed roadway capacity projects are listed on page 67 of the meeting packet. Mr. Baxley reviewed analysis of the jobs/housing ratio and stated that based on that analysis, it appears that the proposed development at buildout would produce a land use mix which is considerably more balanced with respect to the jobs/housing ratio than what is currently projected for the area. This proposed development provides a wide range of housing choices and affordability.

Regional Planning staff concludes that the proposed amendment to the Sparks Master Plan and the proposed project of regional significance conform with the goals and policies of the Regional Plan.

Commissioner Rogers asked about employment centers and expressed concern that there is no industry coming into the area. Mr. Baxley responded that industry will not come into an area until there is some type of land use for businesses to be located.

Commissioner Rogers asked if the timing of the road improvements will be in conjunction with the proposed development. Mr. Baxley responded that the RTP schedule of when the improvements will occur is shown on page 67 of the meeting packet.

[The public hearing was opened.]

Paul Curtis, General Manager of Kiley Ranch Communities, stated that this project represents an opportunity to re-think an approach that has caused LA to become gridlocked. Kiley Ranch is intended to be a pedestrian oriented live/work community. This project can serve as a model for future growth in this region. This is one of the most successful and most attractive types of real estate development occurring in the nation today.

Randy Jackson, Planning Center President, gave a detailed presentation on the proposed development.

Commissioner Newberg asked Mr. Jackson about the build-out and when he expects to break ground on this project. Mr. Jackson responded that they are in the process now of bringing the first phase to

the table. Some six to eight hundred units could be built in the next two to three years. Mr. Jackson estimated that the length of the project could take 15 to 20 years.

Commissioner Newberg asked if there are any leads on major employers coming to the area. Mr. Curtis responded that there have been discussions with certain retail users. Once the community is created, that will lead to employment opportunities.

[The public hearing was closed.]

COMMISSIONER LOKKEN MADE A MOTION TO FIND THE KILEY RANCH NORTH AMENDMENT TO THE SPARKS MASTER PLAN IN CONFORMANCE WITH THE TRUCKEE MEADOWS REGIONAL PLAN, BASED ON THE FINDINGS LISTED IN THE STAFF REPORT, SECONDED BY COMMISSIONER MATTINA. THE MOTION CARRIED UNANIMOUSLY WITH EIGHT (8) MEMBERS PRESENT.

COMMISSIONER LOKKEN MADE A MOTION TO FIND THE KILEY RANCH NORTH PROJECT OF REGIONAL SIGNIFICANCE IN CONFORMANCE WITH THE TRUCKEE MEADOWS REGIONAL PLAN, BASED ON THE FINDINGS LISTED IN THE STAFF REPORT, SECONDED BY COMMISSIONER MATTINA. THE MOTION CARRIED UNANIMOUSLY WITH EIGHT (8) MEMBERS PRESENT.

- D. PUBLIC HEARING - Regional Plan Conformance Review - City of Sparks Project of Regional Significance, Spanish Springs Town Centre (CR04-046) - a Project of Regional Significance for a commercial shopping area generating traffic in excess of 6,250 average daily trips. The ±41.65 acre site is located east of the Pyramid Highway at the terminus of Los Altos Parkway.

Chair Frandsen asked the commissioners if they had any questions or concerns for Regional Planning staff to address on this item.

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

[The public hearing was closed.]

COMMISSIONER MOSS MADE A MOTION TO FIND THE SPANISH SPRINGS TOWN CENTRE PROJECT OF REGIONAL SIGNIFICANCE IN CONFORMANCE WITH THE TRUCKEE MEADOWS REGIONAL PLAN, BASED ON THE FINDINGS LISTED IN THE STAFF REPORT, SECONDED BY COMMISSIONER MATTINA. THE MOTION CARRIED UNANIMOUSLY WITH EIGHT (8) MEMBERS PRESENT.

- E. Discussion and possible direction to staff on goals for the program of regional planning, for inclusion in the Agency's strategic plan and FY 05-06 program of work.

Dave Ziegler, Director of Regional Planning, introduced a new Regional Planning staff member, Gretchen Eykelbosh.

Mr. Ziegler reviewed goals for the program of regional planning and asked for feedback from the RPC on the discussion draft of the Strategic Plan.

Commissioner Lokken asked about the teams mentioned in the Strategic Plan. Mr. Ziegler responded that the Policy Outreach and Evaluation Team is led by Rosanna Coombes and it includes Patricia Rogers and Gretchen Eykelbosh. The Planning and Analysis Team is led by Randy Baxley and it includes Connie Anderson and Lora Richards. The Administrative Team is Mary Kuechler and Paige Menicucci. Commissioner Lokken suggested adding a sentence to clarify that.

Commissioner Lokken stated that the issue of public relations and outreach should at least be a Tier 2 goal. Commissioner Lokken stated that he would also like a stronger direction towards the community dialogue.

Commissioner Rogers stated that he likes the goals and objectives. Commissioner Rogers stated that we should work together with water quality management.

Commissioner Sanders suggested including a goal for interacting with adjacent counties and communities.

Commissioner Lokken supported the idea of awards for projects. The Kiley project reviewed tonight is representative of what can happen when someone reads the Regional Plan and applies it. Applicants and developers that show that leadership should be recognized.

Chair Frandsen and Commissioner Rogers gave positive feedback for an awards program.

Chair Frandsen expressed support for the training portion of the goals.

6. DIRECTORS, MEMBERS, AND LEGAL COUNSEL INFORMATION ITEMS

A. Report on actions and agendas of the Regional Planning Governing Board.

Mr. Ziegler reviewed actions taken at the December 9, 2004, Regional Planning Governing Board (RPGB) meeting. Mr. Ziegler reviewed agenda items for the January 13, 2005, RPGB meeting.

B. Legal counsel's report - Status report and possible direction to staff on:

1. District Court orders and appearances regarding the Regional Plan settlement agreement (October 17, 2002) and related issues, including but not limited to the water purveyor issues in the Verdi area

Norm Azevedo, Legal Counsel, stated that the Court did render a decision on December 30, 2004, and it is included in the meeting packet.

2. Washoe County and SVGID appeal to District Court in dispute resolution case DR03-001-RPGB, regarding cooperative planning criteria

Mr. Azevedo stated that the only remaining issue is adoption and promulgation of the regulations into the final regulations of the RPGB. Mr. Azevedo is putting together a chronological list of the development of the rules for review by all the counsels.

3. Washoe County's petition for judicial review of the certification of Reno's annexation program as conforming with the Regional Plan

Mr. Azevedo stated that this matter has been briefed and argued. The Court has put it into a settlement process. If the settlement discussions are not fruitful, the Court has suggested that Judge Hardesty will render a decision.

4. Washoe County's appeal of the Regional Planning Commission's determination of conformance with the provisions of the Regional Plan and the settlement agreement in District Court Case No. CV02-03469 for City of Reno zoning map amendments and Mortensen/Garson Development Standards Handbook (CR04-007)

Mr. Azevedo stated that the District Court minutes on this matter are included in the meeting packet. Mr. Azevedo stated that Judge Hardesty upheld the decision of the RPGB in this matter and it is not subject to appeal.

5. Nevada Supreme Court Case No. 37947 (Bushey/Busi).

Mr. Azevedo stated that this matter is set for oral argument before the Nevada Supreme Court on February 15, 2005.

6. City of Sparks appeal to the Regional Planning Governing Board regarding Washoe County's adoption of the updated Spanish Springs Area Plan.

Mr. Azevedo stated that the Agency has filed a letter with all of the parties recognizing the receipt of this appeal. Mr. Azevedo is in the process of preparing a letter to the local governments' attorneys to see if they would be willing to stipulate to stay the appeal during the conformance review process. If Mr. Azevedo does not receive consensus from the local governments on a stay, he will recommend proceeding forward with the normal course.

- C. Report on selected Bill Draft Requests (BDRs) for 2005 session of Nevada's legislature.

Patricia Rogers, Community Outreach Assistant, stated that Regional Planning staff is continuing to monitor BDRs as they come in. The list of BDRs will change as more information becomes available.

Commissioner Lokken asked if the MOU has been signed by all parties. Ms. Rogers responded that all of the local governments and entities that have participated in the past, along with a couple of other entities, have signed the MOU.

Commissioner Lokken talked about preparing for the possibility of testifying during the legislative session. Ms. Rogers stated that the RPGB does have an upcoming agenda item to set up a legislative subcommittee.

- D. Reports on process for conducting the update of the Regional Plan and on Community Partnership/Growth Management Task Force.

Mr. Ziegler stated that the RPC Interim Subcommittee met again today. Regional Planning staff will bring the Interim Subcommittee's recommendation to the RPC for review at the January 26, 2005, meeting.

Mr. Ziegler stated that the Community Partnership group will announce the membership of the steering committee to the local governing bodies next week.

7. REQUESTS FOR AND ACTION ON FUTURE AGENDA ITEMS

- A. Review of tentative agenda items for January and February 2005.
- B. Review of 12-month calendar of projected RPC and RRGB actions.

Mr. Ziegler reviewed agenda items for the January and February RPC meetings.

8. WRITTEN CORRESPONDENCE

Mr. Ziegler stated that there is a letter in the meeting packet from Derek Morse of the RTC regarding a comment letter from the Truckee Meadows Regional Planning Agency (TMRPA) on the 2030 Plan. Also included in the meeting packet is a letter from the City of Reno regarding necessary amendments to Reno's Master Plan to stay in conformance with the Regional Plan.

9. PUBLIC COMMENT

None

10. ADJOURNMENT

Chair Frandsen adjourned the meeting at 8:10 p.m.

Respectfully submitted by Christine Birmingham.

Reviewed by:

Approved by:

Dave Ziegler, Director
Truckee Meadows Regional Planning Agency

Florence 'Marge' Frandsen, Chair
Regional Planning Commission

**APPROVED BY THE REGIONAL PLANNING COMMISSION IN SESSION ON _____,
2005.**