



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
William Weber
Dave Ziegler, Director

MINUTES

Regional Planning Commission (RPC) REGULAR MEETING WEDNESDAY, 6:30 P.M., May 25, 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 6:35 p.m.

1. ROLL CALL

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

Also present were: Dave Ziegler, TMRPA Director; Norman Azevedo, Legal Counsel; Randy Baxley, TMRPA; Rosanna Coombes, TMRPA; Connie Anderson, TMRPA; and Patricia Rogers, TMRPA.

2. APPROVAL OF AGENDA

COMMISSIONER LOKKEN MADE A MOTION TO APPROVE THE MAY 25, 2005, RPC AGENDA, SECONDED BY COMMISSIONER MATTINA. THE MOTION CARRIED UNANIMOUSLY WITH NINE (9) MEMBERS PRESENT.

3. APPROVAL OF MINUTES

A. April 13, 2005, regular meeting

COMMISSIONER LOKKEN MADE A MOTION TO APPROVE THE APRIL 13, 2005, REGULAR RPC MEETING MINUTES, SECONDED BY COMMISSIONER ROGERS. THE MOTION CARRIED WITH SIX (6) IN FAVOR AND THREE (3) ABSTENTIONS BY COMMISSIONERS BARTON, MOSS AND SANDERS.

B. April 27, 2005, regular meeting

COMMISSIONER LOKKEN MADE A MOTION TO APPROVE THE APRIL 27, 2005, REGULAR RPC MEETING MINUTES, SECONDED BY COMMISSIONER ROGERS. THE MOTION CARRIED UNANIMOUSLY WITH NINE (9) MEMBERS PRESENT.

4. PUBLIC COMMENT

None

5. BUSINESS OF THE DAY

Chair Frandsen called a recess of the RPC and convened the meeting as the City Annexation Commission (CAC).

- A. PUBLIC HEARING - Consideration and possible approval or disapproval of proposal by City of Sparks to annex four island areas. These areas are: Island #1 – consisting of three parcels (APNs 037-320-07, 08 and 09) totaling ±20.3 acres, located 0.25 miles southeast of the intersection of Prater Way and Vista Boulevard; Island #3 – consisting of one parcel (APN 035-301-43) totaling ±1.0 acre, located on Spanish Spring Court, northeast of the intersection of North Truckee Lane and Spanish Springs Road; Island #5 – consisting of one parcel (APN 516-281-03) totaling ±3.0 acres, located north of the intersection of Disc Drive and Weldon Way; Island #6 and #7 – consisting of two parcels (APNs 520-011-05 and 520-012-13) totaling ±112.0 acres, located east and west of Vista Boulevard approximately 0.75 miles northeast and west of the north intersection of Los Altos Parkway and Vista Boulevard. **For this agenda item, the Regional Planning Commission will be performing the duties of the City Annexation Commission, pursuant to Nevada Revised Statutes 268.626 and 268.630, the interlocal agreement of November 30, 1993, and Section VII of the RPGB Regulations on Procedure, amended February 10, 2005.**

Connie Anderson, Regional Planner, stated that, based on the review of the submitted materials and Regional Plan policies, Regional Planning staff recommends that the RPC, in its capacity as the CAC, approve the City of Sparks annexation proposals, 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.]

COMMISSIONER LOKKEN MADE A MOTION TO APPROVE THE ANNEXATION OF ISLANDS #1, #3, #5, #6 AND #7 AS IDENTIFIED IN THE SPARKS ANNEXATION PROGRAM, 1999-2006, AN ELEMENT OF THE CITY OF SPARKS MASTER PLAN, BASED ON THE FINDINGS LISTED IN THE STAFF REPORT, SECONDED BY COMMISSIONER ROGERS. THE MOTION CARRIED UNANIMOUSLY WITH NINE (9) MEMBERS PRESENT.

Chair Frandsen adjourned the meeting as the CAC and reconvened as the RPC.

- B. PUBLIC HEARING - Regional Plan Conformance Review – City of Reno Master Plan amendment, High Desert Montessori School (CR05-017), changing the land use designation from Office to Public Facility on a ±3.0 acre site located on the south side of Orovada Street, east of Silverada Boulevard.

Chair Frandsen asked the Commissioners if they had any questions or comments for Regional Planning staff on this amendment. There were no comments.

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

[The public hearing was closed.]

COMMISSIONER NEWBERG MADE A MOTION TO FIND THE HIGH DESERT MONTESSORI SCHOOL AMENDMENT TO THE NORTHEAST NEIGHBORHOOD PLAN ELEMENT OF THE RENO MASTER PLAN IN CONFORMANCE WITH THE TRUCKEE MEADOWS REGIONAL PLAN, BASED ON THE FINDINGS LISTED IN THE STAFF REPORT, SECONDED BY COMMISSIONER MOSS. THE MOTION CARRIED UNANIMOUSLY WITH NINE (9) MEMEBERS PRESENT.

- C. PUBLIC HEARING - Regional Plan Conformance Review – Project of Regional Significance, Sparks Crossing (CR05-016), a project of regional significance for a proposed commercial development generating traffic in excess of 6,250 average daily trips (ADT). The proposed project is located east of Pyramid Lake Highway, south of Los Altos Parkway, and north and west of Galleria Parkway.

Chair Frandsen asked the Commissioners if they had any questions or comments for Regional Planning staff on this amendment. There were no comments.

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

[The public hearing was closed.]

COMMISSIONER LOKKEN MADE A MOTION TO FIND THAT THE SPARKS CROSSING PROJECT OF REGIONAL SIGNIFICANCE CONFORMS WITH THE GOALS AND POLICIES OF THE TRUCKEE MEADOWS REGIONAL PLAN, BASED ON THE FINDINGS LISTED IN THE STAFF REPORT, SECONDED BY COMMISSIONER MATTINA. THE MOTION CARRIED UNANIMOUSLY WITH NINE (9) MEMBERS PRESENT.

- D. PUBLIC HEARING - Regional Plan Conformance Review – Washoe County Comprehensive Plan amendment, Spanish Springs Area Plan update (CR04-036), adopting the Spanish Springs Area Plan as an element of the Washoe County Comprehensive Plan, establishing updated goals, policies and maps relating to land use, transportation, scenic, recreational and cultural resources, natural resources; and amendment of the land use for certain land use changes. The area encompassed by this plan is generally located in Spanish Springs Valley on both side of Pyramid Highway, north of the Sparks sphere of influence and south of Warm Springs.

Randy Baxley, Senior Planner, stated that on May 12, 2005, the Regional Planning Governing Board (RPGB) adopted Resolution 05-04, which adopted all three proposed amendments associated with the update of the Spanish Springs Area Plan (SSAP) to the Regional Plan, as recommended by the RPC. Mr. Baxley stated that Regional Planning staff is recommending a determination of conformance with the Regional Plan, based on the findings listed in the staff report.

Commissioner Moss asked about the Spanish Springs Area Plan indicated on the map on page 109 of the meeting packet. Mr. Baxley responded that the plan itself includes areas that are outside of the TMSA.

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

[The public hearing was closed.]

COMMISSIONER ROGERS MADE A MOTION TO FIND THE SPANISH SPRINGS AREA PLAN UPDATE 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 SANDERS.

Commissioner Lokken reminded Regional Planning staff that he does not like the idea of TMSA adjustments in between Regional Plan update years. This needs to be a topic during the next update phase. Commissioner Lokken referred to the residential and commercial development comparison in the staff report and stated that the three analysis areas cited are all urban and this is supposed to be a suburban development. The definition of an appropriate intensity of development also needs to be reexamined in the next update and data would be extremely helpful. Commissioner Lokken stated that Sparks should seriously reconsider annexation because it is now at an intensity that would justify consideration of being brought into the sphere and then into the annexation plan.

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

6. 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 reported on actions taken at the May RPGB meeting and reviewed tentative agenda items for the June RPGB meeting.

- 2) Progress report on 208 Plan update.

Rosanna Coombes, Senior Planner, stated that the most recent update of the 208 Plan was done in 1994. During 2004, Regional Planning staff had ongoing discussions with Nevada Division of Environmental Protection (NDEP) staff regarding the need to update the current 208 Plan. At that time, NDEP indicated that funding would be available to conduct the update as long as matching local funds were also provided. Regional Planning staff met with staff from Reno (Public Works Dept.), Sparks (Public Works Dept.), Washoe County (Dept. of Water Resources), and the Regional Water Planning Commission (RWPC) to discuss the options for updating the 208 Plan. At that meeting, staff from all of the entities agreed to participate in both the update process (input of technical support), and in the funding of the project. The RPGB, through Regional Planning staff, will oversee the update process. It is anticipated that a consultant will be employed to conduct the update under the supervision of the TMRPA and the Technical Steering Committee. The update process should begin this summer once funding and contractual arrangements have been completed.

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

- 1) Washoe County's petition for judicial review of the certification of Reno's annexation program as conforming with the Regional Plan
- 2) Nevada Supreme Court Case No. 37947.
- 3) 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 there is no new information to report on these items since the last RPC meeting.

C. Report on selected bills and resolutions of the 2005 session of Nevada's legislature.

Patricia Rogers, Community Outreach Assistant, stated that bills that are not exempt must pass out of committee in the second house by May 20, and pass out of the second house by May 27. On May 17, Regional Planning staff presented a briefing regarding the program of regional planning to the Assembly Committee on Growth and Infrastructure, as requested by the Committee Chair. Ms. Rogers and Mr. Ziegler reviewed the status of measures that could have a direct effect on the program of regional planning.

D. Report on Truckee Meadows Growth Task Force.

Mr. Ziegler stated that the Task Force continues to meet and receive educational briefings on the region.

7. REQUESTS FOR AND POSSIBLE ACTION ON FUTURE AGENDA ITEMS

A. Review of tentative agenda items for June.

Mr. Ziegler stated that the only agenda items for the June 8 meeting are staff reports and that there may not be a pressing need for a June 8 meeting. Mr. Ziegler reviewed tentative agenda items for the June 22 RPC meeting.

Commissioner Moss stated that he would prefer not to have a June 8 meeting, based on Mr. Ziegler's comments. All of the Commissioners agreed.

B. Review of 12-month calendar of projected RPC and RPGB actions.

Mr. Ziegler stated that the 12-month calendar of projected RPC and RPGB actions appeared in the last RPC meeting packet.

Commissioner Lokken stated that this next year would be the perfect time to review the idea of an independent funding source for the agency.

8. WRITTEN CORRESPONDENCE

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

- 1) City of Reno
- 2) Washoe County School District
- 3) Reno Redevelopment Agency
- 4) Airport Authority of Washoe County
- 5) Regional Water Planning Commission
- 6) Regional Transportation Commission

Ms. Rogers stated that this is the remainder of the individual annual reports. Regional Planning staff requests that the RPC consider the annual reports as written correspondence and accept the annual reports listed in Appendix 1 of the meeting packet.

COMMISSIONER MOSS MADE A MOTION TO ACCEPT THE ANNUAL REPORTS LISTED IN APPENDIX 1 OF THE MEETING PACKET, SECONDED BY COMMISSIONER ROGERS. THE MOTION CARRIED UNANIMOUSLY WITH NINE (9) MEMBERS PRESENT.

9. PUBLIC COMMENT

Commissioner Lokken stated that the City of Sparks is celebrating its 100th birthday. On Saturday, June 18, the Reno Rodeo Parade will be going through downtown Sparks as part of the celebration.

10. ADJOURNMENT

Chair Frandsen adjourned the meeting at 7:30 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.**