



REGIONAL PLANNING COMMISSION

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

MINUTES
REGIONAL PLANNING COMMISSION (RPC)
Regular Meeting
Wednesday, September 12, 2007, 6:30 p.m.

The Regional Planning Commission (RPC) met in regular session in the Washoe County Health Department, Building B, 1001 East Ninth Street, Reno, Nevada and conducted the following business:

The meeting was called to order by Chair Weber at 6:30 p.m.

1. ROLL CALL

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

Truckee Meadows Regional Planning Agency (TMRPA) staff present: Rosanna Coombes, Interim Director; Norman Azevedo, Legal Counsel; Phil Caterino; Connie Anderson; Patricia Rogers; Joy Randall; Paige Menicucci; and Andy Simpson.

2. APPROVAL OF THE AGENDA

COMMISSIONER MATTINA MADE A MOTION TO APPROVE THE AGENDA, SECONDED BY COMMISSIONER BARNES. THE MOTION CARRIED UNANIMOUSLY WITH NINE (9) MEMBERS PRESENT.

3. APPROVAL OF MINUTES

A. February 8, 2007

COMMISSIONER MATTINA MADE A MOTION TO APPROVE THE FEBRUARY 8, 2007, MINUTES, SECONDED BY COMMISSIONER BARNES. THE MOTION CARRIED WITH EIGHT (8) IN FAVOR AND ONE (1) ABSTENTION BY COMMISSIONER VANDERWELL.

4. PUBLIC COMMENT

None

5. CONSENT AGENDA

- A. PUBLIC HEARING – Regional Plan Conformance Review – Reno Master Plan amendment, Keystone/McCarran (CR07-021) – to amend the Reno Master Plan changing the land use from Parks/Recreation/Open Space to Mixed Residential (3-21 dwelling units per acre) on ±1.24 acres located on the south side of North McCarran Boulevard ±50 feet east of its intersection with Keystone Avenue.

COMMISSIONER MATTINA MADE A MOTION TO FIND THE KEYSTONE/MCCARRAN AMENDMENT TO THE RENO MASTER PLAN IN CONFORMANCE WITH THE TRUCKEE MEADOWS REGIONAL PLAN, BASED ON THE FINDINGS LISTED IN THE STAFF REPORT, SECONDED BY COMMISSIONER ROMEO. THE MOTION CARRIED UNANIMOUSLY WITH NINE (9) MEMBERS PRESENT.

6. BUSINESS OF THE DAY

- A. PUBLIC HEARING – Regional Plan Conformance Review – Reno Master Plan Amendment, South Virginia Street TOD Corridor Plan (CR07-022), amending the Reno Master Plan to: 1) adopt the South Virginia Street TOD Corridor Plan; 2) an amendment to change the land use from Single Family Residential on ±28.52 acres, Mixed Residential on ±94.05 acres, Urban Residential/Commercial on ±496.86 acres, Tourist Commercial on ±103.74 acres, Public Facility on ±4.59 acres, Special Planning Area (Plumas Neighborhood Plan) on ±112.46 acres, Special Planning Area (Continental Commerce Plan) on ±5.76 acres, Special Planning Area (Holcomb Condominiums) on ±0.43 acres, Special Planning Area (Shopper Square Plan) on ±17.21 acres, Special Planning Area (Sierra Executive Center PUD) on ±83.95 acres, Special Planning Area (SJ Ranch PUD) on ±54.33 acres, Special Planning Area (South Meadows I and II) on ±42.77 acres, Special Planning Area (Southeast Truckee Meadows Specific Plan) on ±128.11 acres, Special Planning Area (South Virginia Corridor Specific Plan) on ±104.26 acres, Special Planning Area (WDDP) on ±130.07 acres, and Special Planning Area (Damonte Ranch Trade Center PUD) on ±48.63 acres to Special Planning Area (South Virginia Street TOD Corridor Plan) on ±1,455.74 acres; 3) an amendment to a portion of the Special Planning Area (Plumas Neighborhood Plan) to remove ±112.46 acres and to rescind the Master Plan designation and zoning district thereon; 4) an amendment to a portion of the Special Planning Area (Southeast Truckee Meadows Specific Plan) to remove ±128.11 acres and to rescind the Master Plan designation and zoning district thereon; 5) an amendment to a portion of the Special Planning Area (South Meadows I and II) to remove ±42.77 acres and to rescind the Master Plan designation and zoning district thereon; 6) an amendment to a portion of the Special Planning Area (WDDP) to remove ±130.07 acres and to rescind the Master Plan designation and zoning district thereon; 7) an amendment to a portion of the Special Planning Area (Sierra Executive Center PUD) to remove ±83.95 acres

and to rescind the Master Plan designation and zoning district thereon; 8) an amendment to delete the Special Planning Area (Damonte Ranch Trade Center PUD); 9) an amendment to delete the Special Planning Area (South Virginia Corridor Specific Plan); 10) an amendment to delete the Special Planning Area (Continental Commerce Plan); 11) an amendment to delete the Special Planning Area (Holcomb Condominiums); 12) an amendment to delete the Special Planning Area (Shopper Square Plan); and 13) an amendment to delete the Special Planning Area (SJ Ranch PUD). The site is generally located ¼ mile on each side of South Virginia Street extending from the southern boundary of the Downtown Regional Center to Moana Lane and from Neil Road to the northern boundary of the Redfield Regional Center.

Connie Anderson, Regional Planner, stated that this is the last TOD Corridor Plan required by the 2002 Regional Plan. Ms. Anderson stated that this TOD utilizes the alternative density provided for in the Regional Plan. The City of Reno provided an Intensification Plan for the TOD and it is included in the meeting packet. Ms. Anderson stated that Regional Planning staff felt that the intensification plan should have included strategies for increasing the density and intensity on the TOD over time. Finding number three in the staff report suggests that the intensification plan be included in the TOD when the master plan, with all of its elements and plans, comes in for conformance review with the 2007 Regional Plan. The City of Reno proposed that the language regarding the density and intensity be included in an element of their master plan rather than in each TOD plan. Ms. Anderson stated that finding number three can be changed to read “strategies for increasing the density and intensity of use over time as required by Regional Plan Policy 1.2.14 will be included in the Reno Master Plan when it is submitted for conformance with the 2007 Regional Plan.

Ms. Anderson stated that Regional Planning staff has no significant issues with this amendment request and recommends that the RPC determine that the South Virginia TOD Corridor Plan amendment conforms with the goals and policies of the Regional Plan, based on the findings listed in the report with the correction in finding number three.

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

[The public hearing was closed.]

Commissioner Barnes asked how infill and redevelopment will be encouraged for the underutilized and vacant parcels. Julia Olander, Assistant Planner for the City of Reno, responded that they are proposing to encourage this by providing the higher densities and by giving the mixed use zoning. Those types of characteristics give the opportunity for people coming in to develop more in the infill areas.

Commissioner Barnes asked how the parking requirements will be handled. Ms. Olander responded that currently they are allowing less parking in certain areas but it does have to be approved by the zoning administrator.

Commissioner Lean asked why the staff originally recommended lowering the required densities along the corridor. Ms. Olander responded that when they originally met with the Neighborhood Advisory Boards (NABs) and Community Advisory Boards (CABs) the

people that lived along the corridor were appalled at the density. Ms. Olander stated that another issue they see is that there still is not enough transit in the southern portion.

Chair Weber asked for information on the process. Ms. Olander reviewed the process.

COMMISSIONER MATTINA MADE A MOTION TO FIND THE SOUTH VIRGINIA STREET TOD CORRIDOR PLAN, AN ELEMENT OF THE RENO MASTER PLAN, IN CONFORMANCE WITH THE TRUCKEE MEADOWS REGIONAL PLAN, BASED ON THE FINDINGS LISTED IN THE STAFF REPORT WITH THE CHANGE AS NOTED IN NUMBER THREE, SECONDED BY COMMISSIONER NEWBERG. THE MOTION CARRIED UNANIMOUSLY WITH NINE (9) MEMBERS PRESENT.

- B. PUBLIC HEARING – Regional Plan Conformance Review – Reno Master Plan Amendment (CR07-023) – to amend the Reno Master Plan changing the land use from Single Family Residential on ± 15.16 acres, Mixed Residential on ± 34.06 acres, Urban Residential/Commercial on ± 123.73 acres, Tourist Commercial on ± 24.64 acres, Industrial on ± 188.04 acres, Parks/Recreation/Open Space on ± 41.37 acres, and Public Facility on ± 6.38 acres to Special Planning Area (West 4th Street TOD Corridor Plan) on ± 433.38 acres generally located south of I-80, north of the Truckee River, west of Keystone Avenue, and east of the I-80 West 4th Street interchange.

Ms. Anderson reviewed the proposed amendment and stated that this TOD utilizes the alternative density provided for in the Regional Plan. The City of Reno provided an intensification plan for the TOD and it is included in the meeting packet. Ms. Anderson stated that Regional Planning staff felt that the intensification plan should have included strategies for increasing the density and intensity on the TOD over time. Finding number three in the staff report suggests that the intensification plan be included in the TOD when the master plan, with all of its elements and plans, comes in for conformance review with the 2007 Regional Plan. The City of Reno proposed that the language regarding the density and intensity be included in an element of their master plan rather than in each TOD plan. Ms. Anderson stated that finding number three can be changed to read “strategies for increasing the density and intensity of use over time as required by Regional Plan Policy 1.2.14 will be included in the Reno Master Plan when it is submitted for conformance with the 2007 Regional Plan. Ms. Anderson stated that Regional Planning staff has no significant issues with this amendment request and recommends that the RPC determine that the West 4th Street TOD Corridor Plan amendment conforms with the goals and policies of the Regional Plan, based on the findings listed in the report with the correction in finding number three.

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

[The public hearing was closed.]

Commissioner Barnes expressed concern regarding intensifying development in and around potential flood areas. Ms. Olander stated that her understanding of the specific area in question is that it did not flood in 1997. When any development comes through the City of Reno process it is reviewed for numerous things including whether or not it is within a flood zone.

COMMISSIONER MATTINA MADE A MOTION TO FIND THE WEST 4TH STREET TOD CORRIDOR PLAN ELEMENT OF THE RENO MASTER PLAN IN CONFORMANCE WITH THE TRUCKEE MEADOWS REGIONAL PLAN, BASED ON THE FINDINGS LISTED IN THE STAFF REPORT WITH THE CHANGE NOTED IN NUMBER THREE, SECONDED BY COMMISSIONER NEWBERG. THE MOTION CARRIED UNANIMOUSLY WITH NINE (9) MEMBERS PRESENT.

- C. Discussion and possible action on sponsoring private property owner applications to amend the boundaries of the Truckee Meadows Service Areas.

Rosanna Coombes, Interim Director of Regional Planning, reviewed information regarding the application for Mt. Rose Properties. Ms. Coombes requested direction in terms of whether TMSA capacity is a threshold question. Ms. Coombes also asked how to determine whether there is capacity available for applications that are submitted. Ms. Coombes stated that the explanatory notes along with the settlement agreement have expired and that the policies in the Regional Plan do not allow for the County to be over its capacity, and roll back areas and use the capacity. Ms. Coombes reviewed the three suggestions for possible action in the staff report. Ms. Coombes stated that the staffs from the three jurisdictions disagree on whether there is capacity available.

Commissioner Barnes asked if the capacity issue should be decided on before going this route. Ms. Coombes recommended that the RPC forward the question to the RPGB and ask them for policy direction. Chair Weber and Commissioner Newberg agreed with Ms. Coombes.

Chair Weber asked Mr. Azevedo for input on this process. Mr. Azevedo stated that it has been well established that upon the expiration of the settlement agreements any duty and obligation that was not included in another document cease to exist as of that date. Mr. Azevedo recommended that the RPC get guidance from the RPGB first.

Chair Weber asked if there was any opposition option 2, seeking direction from the RPGB. There was no opposition expressed.

Ms. Coombes stated that Regional Planning staff did get a call from Washoe County staff just before this meeting. They indicated that they would not be able to be at tonight's meeting and requested that this item be continued.

COMMISSIONER LEAN MADE A MOTION TO ADOPT OPTION 2 AS OUTLINED IN THE STAFF REPORT, SECONDED BY COMMISSIONER MATTINA. THE MOTION CARRIED UNANIMOUSLY WITH NINE (9) MEMBERS PRESENT.

- D. Update and possible action regarding the process to recruit three qualified applicants for the Director of Regional Planning.

Chris Syverson, City of Sparks, stated that the subcommittee met yesterday and finalized the advertising plan and the job posting plan including a supplemental questionnaire that will be used to screen applicants. A calendar for posting and interviews was also finalized. The subcommittee will meet again on September 26 to discuss the type of screening to be done, potential background checks and reference issues.

Chair Weber encouraged everyone to get involved and contact the recruitment subcommittee with any questions they would like to be asked or qualifications to be looked into.

Ms. Syverson stated that the subcommittee will present candidates to the RPC on October 24.

7. DIRECTOR, MEMBER, AND LEGAL COUNSEL INFORMATION ITEMS

A. Director's reports:

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

Ms. Coombes reviewed RPGB agenda items for tomorrow's meeting.

Chair Weber asked when the RUCR will meet next. Ms. Coombes responded that they are waiting for final analysis on conformance issues before scheduling a meeting.

Commissioner Lean asked if any Regional Planning staff is missing now. Ms. Coombes responded that her substantive position is not filled pending the outcome of the Director of Regional Planning position.

Commissioner Barnes asked if Lora Richards' position had been filled. Ms. Coombes responded that Andy Simpson is the new Regional Planning/GIS Analyst.

B. Legal counsel's report

None

- C. Discussion and possible acceptance of the Regional Plan annual report (2006) summarizing individual annual reports submitted by local governments and affected entities pursuant to subsection 1 of NRS 278.0286.

Patricia Rogers, Government Relations-Community Outreach Representative, reported that there was full participation this year except for the RSCVA. Ms. Rogers stated that they are working to bring the RSCVA into the process. The TMWA and the RWPC have provided information voluntarily.

COMMISSIONER MATTINA MADE A MOTION TO ACCEPT THE REPORT AS PRESENTED, SECONDED BY COMMISSIONER NEWBERG. THE MOTION CARRIED UNANIMOUSLY WITH NINE (9) MEMBERS PRESENT.

8. REQUESTS FOR AND POSSIBLE ACTION ON FUTURE AGENDA ITEMS

- A. Review of tentative calendar of agenda items

Ms. Coombes reviewed future RPC agenda items.

Chair Weber asked if anyone was opposed to cancelling the October 10 RPC meeting. There was no opposition. Chair Weber cancelled the meeting.

9. WRITTEN CORRESPONDENCE

None

10. ADJOURNMENT

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

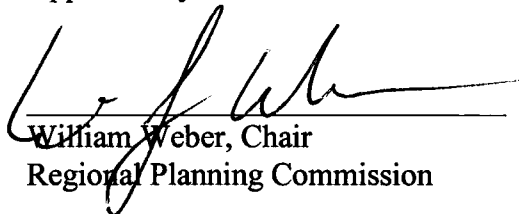
Respectfully submitted by Christine Birmingham.

Reviewed by:



Rosanna Coombes, Interim Director
Truckee Meadows Regional Planning Agency

Approved by:



William Weber, Chair
Regional Planning Commission

APPROVED BY THE REGIONAL PLANNING COMMISSION IN SESSION ON
11/14, 2007.