



REGIONAL PLANNING COMMISSION

MEMBERS
Kendall Mattina, Chair
Jim Neweberg, Vice-chair
Scott Barnes
Roger Edwards
Tom Lean
Christy Magers
Dennis Romeo
Dian VanderWell
Kevin Weiske
Rosanna Coombes, Director

MINUTES
REGIONAL PLANNING COMMISSION (RPC)
Regular Meeting
Wednesday, September 10, 2008, 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 Kendall Mattina at 6:30 p.m.

1. ROLL CALL

The clerk called the roll and the following Commissioners were present: Kendall Mattina, Jim Newberg, Scott Barnes, Roger Edwards, Tom Lean, Christy Magers, Dennis Romeo, Dian VanderWell, and Kevin Weiske.

Truckee Meadows Regional Planning Agency (TMRPA) staff present: Rosanna Coombes, Director; Norman Azevedo, Legal Counsel; Peter Gower; Andy Simpson; Sienna Reid; Gretchen Eykelbosh; and; Paige Menicucci.

2. APPROVAL OF THE AGENDA

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

3. APPROVAL OF MINUTES

A. August 13, 2008

COMMISSIONER BARNES MADE A MOTION TO APPROVE THE AUGUST 13, 2008, MINUTES, SECONDED BY COMMISSIONER LEAN. THE MOTION CARRIED WITH EIGHT (8) IN FAVOR AND ONE (1) ABSTENSION BY COMMISSIONER MAGERS.

4. PUBLIC COMMENT

Gary Schmidt stated that he is a candidate for county commission in district 4 and challenged his opponent Robert Larkin to a debate. He also stated that he is forming a non-profit organization called the Wadsworth Historical Society.

5. CONSENT AGENDA

Chair Mattina asked if anyone wanted to take any of these items out of the Consent Agenda. Commissioner Magers responded that she would like to talk about item 5.A.

- A. PUBLIC HEARING – Regional Plan Conformance Review – City of Sparks Master Plan amendment, Kiley Ranch (CR08-024) – to amend the Master Plan land use designations as follows: ± 30.88 acres from Open Space (OS) to Low Medium Residential (LMR), ± 182.53 acres from Open Space (OS) to Public Facility (PF), ± 43.84 acres from 4 Dwelling Units Per Acre (4 DU/AC) to Mixed Use (MX), ± 4.28 acres from 5 Dwelling Units Per Acre (5 DU/AC) to School (S), and ± 15.25 acres from 8 Dwelling Units Per Acre (8 DU/AC) to High Residential (HR). The amendment sites are generally located to the east and west of Vista Boulevard, east of Kiley Ranch North Planned Development, and south of Pioneer Meadows Planned Development, in Sparks.

Gretchen Eykelbosh, Policy Analyst, reviewed information included in the staff report on this item and stated that Regional Planning staff has not identified any significant conformance issues and concludes that the proposed amendment conforms with the goals of the Regional Plan.

Commissioner Magers asked about the 15.25 acres changing from 8 DU/AC to HR and expressed concern regarding loss of wetlands and scenic vistas. Commissioner Magers stated that she does not believe that it conforms with the intent of the regional form and pattern. Commissioner Magers asked if there is an Open Space Plan for the City of Sparks. Chair Mattina responded yes.

Commissioner Magers asked if it focuses on visual scenic view shed. Tim Thompson, City of Sparks, stated that the City of Sparks does have a Parks and Open Space Master Plan. That plan does discuss visual and cultural resources however that is open to interpretation. The City of Sparks does not have any ordinance or regulation in place that protects views.

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

[The public hearing was closed.]

COMMISSIONER BARNES MADE A MOTION TO FIND THE KILEY RANCH AMENDMENT TO THE CITY OF SPARKS MASTER PLAN, IN CONFORMANCE WITH THE 2007 TRUCKEE MEADOWS REGIONAL PLAN, BASED ON THE FINDINGS LISTED IN THE STAFF REPORT, SECONDED BY COMMISSIONER LEAN.

Chair Mattina stated that this piece of property is right along Vista Blvd. Vista Blvd. is going to be widened to four lanes and either commercial or multi-family is going to be built there because of the nature of the road. Chair Mattina stated that she feels that this is in conformance as well.

THE MOTION CARRIED WITH SEVEN (7) IN FAVOR AND TWO (2) OPPOSITIONS BY COMMISSIONERS EDWARDS AND MAGERS.

B. PUBLIC HEARING – Regional Plan Conformance Review – Washoe County Comprehensive Plan amendment, Amendment to Suburban Character management Area Boundary – Spanish Springs Area Plan (CR08-026) – to amend the boundary of the Suburban Character Management Area for APN 534-561-10, 375 Calle de la Plata; and APN 076-290-13, 370 Alamosa Drive to include both properties within the Suburban Character Management Area (Spanish Springs Area Plan).

C. PUBLIC HEARING – Correction of motion for Reno Master Plan Scheduled Additions (CR08-020).

[The public hearing was opened.]

Gary Schmidt commented on item B and expressed concern regarding the process used for this item. Mr. Schmidt stated that it is impossible to look at just two parcels in an area plan and determine whether it is appropriate to switch them or change them without looking at the entire area. That was not done on the advice of Washoe County Community Development staff.

[The public hearing was closed.]

Commissioner Lean stated that both these items meet the requirements for conformance under Policy 4.1.3.

COMMISSIONER LEAN MADE A MOTION TO APPROVE CONSENT AGENDA ITEMS B (CR08-026) AND C (CR08-020), SECONDED BY COMMISSIONER NEWBERG. THE MOTION CARRIED WITH EIGHT (8) IN FAVOR AND ONE (1) OPPOSITION BY COMMISSIONER EDWARDS.

Commissioner Newberg asked what findings under Policy 4.1.3 Commissioner Edwards was unable to make. Commissioner Edwards responded that the findings that staff called out are technically correct but that the findings just talk about what is available to do in an area like that. Commissioner Edwards stated that it does not justify changing those items after the work has been done to draw the original boundary.

6. BUSINESS OF THE DAY

A. PUBLIC HEARING – Consideration and possible action to recommend to the Regional Planning Governing Board the following amendments to the 2007 Regional Plan;

- 1) RPC Resolution 08-04, a private property owner request to revise the boundaries of the Truckee Meadows Service Areas (TMSA) based on an application submitted by Mt. Rose Properties LLC (TMSA 07-008)

Andy Simpson, Planning/GIS Analyst II, reviewed information on this item included in the staff report and stated that Regional Planning staff has found that the subject property would increase the overall footprint of the TMSA, increase wildland urban interface, and create a service island.

[The public hearing was opened.]

Gary Schmidt spoke about this property and stated that it is not suitable for density increase.

Brian McMahon provided copies of a letter and reviewed information included in that letter regarding the numerical scoring of this application.

[The public hearing was closed.]

Commissioner Newberg asked about zoning being grandfathered in if an applicant is choosing to change the zoning. Rosanna Coombes, Director of Regional Planning, responded clarifying the policy in the Regional Plan that talks about anything outside the TMSA being classified as rural development area (RDA).

Commissioner Edwards stated that the RPC is supposed to control sprawl and eliminate the expansion of the TMSA. Commissioner Edwards stated that we are getting requests for over-development and that the RPC should deny this application.

Commissioner Weiske concurred with Commissioner Edwards' comments.

COMMISSIONER NEWBERG MADE A MOTION TO ADOPT RPC RESOLUTION 08-04 WHICH RECOMMENDS TO THE RPGM AMENDING THE BOUNDARIES OF THE TMSA TO MOVE THE PROPERTIES DESCRIBED IN THE MT. ROSE PROPERTIES LLC APPLICATION (TMSA 07-008) FROM RDA TO WASHOE COUNTY'S PORTION OF THE TMSA, SECONDED BY COMMISSIONER ROMEO. THE MOTION FAILED WITH FIVE (5) IN FAVOR AND FOUR (4) OPPOSITIONS BY COMMISSIONERS EDWARDS, MAGERS, VANDERWELL, AND WEISKE.

Norm Azevedo, Legal Counsel, requested a one-minute recess at 7:06 p.m.

The meeting was called back to order at 7:07 p.m.

Chair Mattina asked for a show of hands on the last motion.

- 2) RPC Resolution 08-05, clarification of terms including "floodway area" and "FEMA Zone AE Floodplain" and other related changes (RPA 08-002)
- 3) RPC Resolution 08-06, updates to Regional Plan text pursuant to adoption of SB 487 during the 2007 Nevada State Legislature regarding water planning and corrections to Policy 4.1.5 regarding Projects of Regional Significance (RPA 08-003)
- 4) RPC Resolution 08-07, updates to Regional Plan maps (RPA 08-004)
- 5) RPC Resolution 08-08, updates to Appendix 1 – including the addition of FY 2007/08 – 2011/12 Regional Capital Improvements Program (RPA 08-001)

Mr. Simpson reviewed information on these proposed amendments included in the staff report.

There was discussion regarding the terms "floodway" and "floodplain".

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

[The public hearing was closed.]

COMMISSIONER LEAN MADE A MOTION TO APPROVE RPC RESOLUTIONS 08-05, 08-06, 08-07, and 08-08 AS OUTLINED BY STAFF, SECONDED BY COMMISSIONER NEWBERG. THE MOTION CARRIED UNANIMOUSLY WITH NINE (9) MEMBERS PRESENT.

- B. PUBLIC HEARING – Regional Plan Conformance Review – Project of Regional Significance, Arrowcreek Town Center (CR08-021) – a Project of Regional Significance for: a) sewage generation of more than 187,500 gallons per day; and b) traffic generation of more than 6,250 average daily trips. The ±15.25 acre site is located in southeast Reno directly east of where Arrowcreek Parkway and Wedge Parkway intersect.

Peter Gower, Senior Planner, reviewed information included in the staff report regarding this proposed project and clarified the proposed FAR to be 0.28 not 1.1 as listed in the staff report. Mr. Gower stated that staff determined that there are no development constrained areas (DCA) on the site and found no other conformance related issues with the project. Regional Planning staff recommends approval based on the findings listed in the staff report.

Commissioner Lean asked for an explanation of some of the information contained in the memo to the City of Reno from Washoe County. Mr. Gower responded that the project entails channelizing the portion of flow that does go through the property. Based on information provided by the City of Reno describing a site visit that was performed, it was found to be mainly irrigation related run off.

Commissioner Lean asked if there is a major drainageway there. Bill Gall, City of Reno, responded that there is a drainageway there that has been diverted upstream of this location. The only flows that come to this site now are large event flows.

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

[The public hearing was closed.]

COMMISSIONER ROMEO MADE A MOTION TO FIND THE ARROWCREEK TOWN CENTER PROJECT OF REGIONAL SIGNIFICANCE IN CONFORMANCE WITH THE 2007 TRUCKEE MEADOWS REGIONAL PLAN, BASED ON THE FINDINGS LISTED IN THE STAFF REPORT, SECONDED BY COMMISSIONER WEISKE. THE MOTION CARRIED UNANIMOUSLY WITH NINE (9) MEMBERS PRESENT.

- C. PUBLIC HEARING – Recommendation to the Regional Planning Governing Board regarding a Regional Plan Conformance Review – Washoe County Regional Open Space and Natural Resource Management Plan (CR08-025) – an update to the Washoe County Regional Open Space and Natural Resource Management Plan including an Implementation Component.

Sienna Reid, Regional Planner, reviewed information included in the staff report regarding this item and stated that Regional Planning staff found no significant conformance issues and recommends that the RPC forward a recommendation for approval to the Regional Planning Governing Board (RPGGB), 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 NEWBERG MADE A MOTION TO RECOMMEND TO THE REGIONAL PLANNING GOVERNING BOARD THAT THE WASHOE COUNTY OPEN SPACE AND NATURAL RESOURCE MANAGEMENT PLAN IS IN CONFORMANCE WITH THE 2007 TRUCKEE MEADOWS REGIONAL PLAN, AND FORWARD A RECOMMENDATION FOR APPROVAL TO THE REGIONAL PLANNING GOVERNING BOARD, BASED ON THE FINDINGS LISTED IN THE STAFF REPORT, SECONDED BY COMMISSIONER EDWARDS.

Commissioner Magers thanked all of the participants who were involved in putting this plan together.

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

7. DIRECTOR, MEMBER, AND LEGAL COUNSEL INFORMATION ITEMS

A. Director's reports:

- 1) Status report regarding an initiative petition that would require the Truckee Meadows Regional Plan to be amended to reflect and to include a policy or policies requiring that local government land use plans be based upon and in balance with identified and sustainable water resources available within Washoe County

Ms. Coombes stated that the RPGB directed Regional Planning staff and Legal Counsel to meet with the proponents of the initiative to determine what their intent was and what Regional Plan amendments they have in mind. Ms. Coombes stated that she did send a request to the proponents and receive a letter in response from Mr. Fulkerson, writing on behalf of all five petitioners. Information in that letter led to a number of technical questions. Ms. Coombes stated that Water Planning staff also had a number of questions on how the information in the letter could or would be implemented and whether it is practical to implement what was included in the information. Ms. Coombes stated that she worked with the Water Planning staff to articulate those questions and sent a letter back to Mr. Fulkerson.

Commissioner Lean asked Ms. Coombes if Mr. Fulkerson and the people asking for these changes are under a time constraint. Ms. Coombes responded that there was some sense of urgency when the RPGB met in August. In Mr. Fulkerson's letter of response they noted that they are not interested in contemplating withdrawal of the question from the ballot and that removed any sense of urgency.

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

Ms. Coombes reviewed RPGB agenda items for the September 11 meeting.

B. Legal counsel's report

- 1) Status report on action regarding a petition for writ of mandate or judicial review regarding the Regional Planning Commission's determination of conformance (February 13, 2008) of the City of Reno's Master Plan (CR07-035) filed in the Second Judicial District Court

Mr. Azevedo stated that the court entered an order last week ordering the parties to agree to an oral argument on the motion to dismiss. Mr. Azevedo stated that he anticipates that oral argument will occur during the first week of October.

8. REQUESTS FOR AND POSSIBLE ACTION ON FUTURE AGENDA ITEMS

A. Review of tentative calendar of agenda items.

Ms. Coombes reviewed agenda items for the September 24 and October 8 meetings.

9. WRITTEN CORRESPONDENCE

None

10. ADJOURNMENT

The meeting was adjourned at 7:31 p.m.

Respectfully submitted by Christine Birmingham.

Reviewed by:



Rosanna Coombes, Director
Truckee Meadows Regional Planning Agency

Approved by:



Kendall Mattina, Chair
Regional Planning Commission

APPROVED BY THE REGIONAL PLANNING COMMISSION IN SESSION ON
10/8, 2008.