



REGIONAL PLANNING COMMISSION

MEMBERS
Jim Newberg, Chair
Florence 'Marge' Frandsen, Vice-chair
Scott Barnes
Todd Brabbin
Kendall Mattina
Christy Magers
Marvin Moss
Dennis Romeo
William Weber
Rosanna Coombes, Interim Director

MINUTES
REGIONAL PLANNING COMMISSION (RPC)
Regular Meeting
Wednesday, March 28, 2007, 6:30 p.m.

The Regional Planning Commission met in regular session in the Joe Mitchell Community Center (Lemmon Valley Park), 325 West Patrician Drive, Reno, Nevada and conducted the following business:

The meeting was called to order by Chair Newberg at 6:35 p.m.

1. ROLL CALL

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

Truckee Meadows Regional Planning Agency (TMRPA) staff present: Rosanna Coombes, Interim Director; Norman Azevedo, Legal Counsel; Phil Caterino; Lora Richards; Joy Randall; and Paige Menicucci.

2. APPROVAL OF AGENDA

COMMISSIONER MATTINA MADE A MOTION TO APPROVE THE MARCH 28, 2007, RPC AGENDA, SECONDED BY COMMISSIONER ROMEO. THE MOTION CARRIED UNANIMOUSLY WITH EIGHT (8) MEMBERS PRESENT.

3. PUBLIC COMMENT

None

4. BUSINESS OF THE DAY

- A. PUBLIC HEARING – To receive testimony concerning recommendation of final approval of the Draft Comprehensive 2007 Truckee Meadows Regional Plan to the Regional Planning Governing Board (RPGGB).

Lora Richards, Planning Analyst II, reviewed the background for the update process and reported on the issues addressed during the update. Issues that were not addressed by the Technical Advisory Committee (TAC) during the update include things that were added to the Regional Plan as a result of the 2005 settlement agreement, the process for private property owners to apply to amend the boundaries of the Truckee Meadows Service Areas (TMSA) and Future Service Areas (FSA), and the Regional Utility Corridor Report (RUCR).

[The public hearing was opened.]

Steve Rogers expressed concern regarding water and stated that transporting water to the North Valleys is not the answer for mass multiple housing or single housing.

Mike Dillon stated that he represents the Builders' Association of Northern Nevada and expressed support for the policies addressing affordable and workforce housing, infill issues, and principles of concurrency adopted by the stakeholders group.

[The public hearing was closed.]

- B. Discuss and consider action regarding RPC Resolution 07-13 recommending adoption of the 2007 Truckee Meadows Regional Plan to the RPGB.

Ms. Richards stated that a summary of public comments received concerning the 2007 update of the Regional Plan and how they relate to proposed changes is included in the meeting packet. The meeting packet also includes a table listing staff-recommended changes that should be considered before moving forward to the Regional Planning Governing Board (RPGB). Ms. Richards reviewed some of the staff-recommended changes including definitions related to affordable housing, information on the private property owner process regarding conversion of lands into the TMSA, updating maps, and changing University of Nevada references to the Nevada System of Higher Education (NSHE).

There was some discussion regarding the possibility of changing the name of the NSHE to identify that this applies to Northern Nevada only. Ms. Coombes stated that it can be noted that it would be the Washoe County representatives of that entity.

Ms. Richards asked that the motion include approval to correct formatting and punctuation errors.

COMMISSIONER MATTINA MADE A MOTION TO ADOPT RESOLUTION 07-13, ACCEPTING THE DRAFT 2007 REGIONAL PLAN AS PRESENTED WITH CHANGES AS RECOMMENDED BY STAFF IN ATTACHMENT 2, AND FORWARD THE REVISED PLAN TO THE RPGB FOR CONSIDERATION, ALSO ALLOWING FOR ANY INCIDENTAL CHANGES THAT MIGHT OCCUR DUE TO PUNCTUATION AND FORMATTING AS THE FINAL DRAFT IS BEING PUT TOGETHER, SECONDED BY COMMISSIONER ROMEO. THE MOTION CARRIED UNANIMOUSLY WITH EIGHT (8) MEMBERS PRESENT.

Chair Newberg thanked Regional Planning staff for the hard work done on this project.

- C. PUBLIC HEARING – Consideration and possible recommendations to the RPGB on proposed amendments to the 2002 Truckee Meadows Regional Plan to revise the boundaries of the Truckee Meadows Service Areas (TMSA) including:

Ms. Richards reviewed background information regarding the TMSA and process information on this item.

- 1) reconsideration of Silverwing Development (TMSA 06-009) as modified by the RPGB on February 8, 2007, and

Ms. Richards reviewed the Silverwing request.

[The public hearing was opened.]

Fred Turnier, Silverwing Development representative, expressed support for a recommendation of approval by the RPC to the RPGB.

Adrian Freund, Washoe County, reviewed the background for this request and stated that he is available to answer questions.

[The public hearing was closed.]

COMMISSIONER FRANSEN MADE A MOTION TO ADOPT RESOLUTION 07-16 WHICH RECOMMENDS AMENDING THE BOUNDARIES OF THE TMSA TO MOVE THE CHARLOTTE J. TAYLOR PROPERTY (APN 035-023-27) AND THE PROPERTIES DESCRIBED IN THE SILVERWING DEVELOPMENT APPLICATION (TMSA 06-009) FROM THE SPARKS' PORTION OF THE TMSA TO WASHOE COUNTY'S PORTION OF THE TMSA, SECONDED BY COMMISSIONER MATTINA. THE MOTION CARRIED UNANIMOUSLY WITH EIGHT (8) MEMBERS PRESENT.

- 2) consideration of an application submitted by Spade Enterprises LLC (TMSA 07-001)

Ms. Richards reviewed the Spade Enterprises request. She noted a corrected map showing the request was handed out in advance of the meeting.

[The public hearing was opened.]

Dave Snelgrove, Wood Rogers, expressed agreement with staff's recommendation.

[The public hearing was closed.]

COMMISSIONER MATTINA MADE A MOTION TO ADOPT RESOLUTION 07-17 WHICH RECOMMENDS AMENDING THE BOUNDARIES OF THE TMSA TO INCLUDE THE PROPERTIES DESCRIBED IN THE SPADE ENTERPRISES APPLICATION (TMSA 07-001) IN THE CITY OF SPARKS' PORTION OF THE TMSA, SECONDED BY COMMISSIONER LEAN. THE MOTION CARRIED UNANIMOUSLY WITH EIGHT (8) MEMBERS PRESENT.

5. DIRECTORS, MEMBERS, AND LEGAL COUNSEL INFORMATION ITEMS

A. Director's reports:

- 1) Report on actions and agendas of the RPGB

Ms. Coombes reviewed agenda items for the March 29 RPGB meeting.

B. Legal counsel's report

Norm Azevedo, Legal Counsel, stated that there is no litigation pending and that he has been working with staff reviewing the 208 Plan.

6. REQUESTS FOR AND POSSIBLE ACTION ON FUTURE AGENDA ITEMS

A. Review of tentative calendar of agenda items

Ms. Coombes reviewed agenda items for April RPC meetings.

7. WRITTEN CORRESPONDENCE

None

8. ADJOURNMENT

The meeting was adjourned at 7:10 p.m.

Respectfully submitted by Christine Birmingham.

Reviewed by:

Approved by:

Rosanna Coombes, Interim Director
Truckee Meadows Regional Planning Agency

Jim Newberg, Chair
Regional Planning Commission

**APPROVED BY THE REGIONAL PLANNING COMMISSION IN SESSION ON
_____, 2007.**