



REGIONAL PLANNING COMMISSION

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

MINUTES
Regional Planning Commission (RPC)
REGULAR MEETING
Wednesday, January 24, 2007

The Regional Planning Commission met in regular session in the Sparks High School, Cafeteria, 820 15th Street, Sparks, 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, Scott Barnes, Todd Brabbin, Tom Lean, Christy Magers, Kendall Mattina, Dennis Romeo, and William Weber.

Also present: Rosanna Coombes, TMRPA Interim Director; Norman Azevedo, Legal Counsel; Phil Caterino, TMRPA; Lora Richards, TMRPA; Connie Anderson, TMRPA; Patricia Rogers, TMRPA; and Paige Menicucci, TMRPA.

2. APPROVAL OF AGENDA

COMMISSIONER FRANDSEN MADE A MOTION TO APPROVE THE JANUARY 24, 2007, RPC AGENDA, SECONDED BY COMMISSIONER WEBER. THE MOTION CARRIED UNANIMOUSLY WITH NINE (9) MEMBERS PRESENT.

3. PUBLIC COMMENT

None

4. CONSENT CALENDAR

- A. PUBLIC HEARING - Regional Plan Conformance Review - Sparks Master Plan Amendment, Castles LLC (CR07-001), changing the land use from Low Density Residential to Office Professional on \pm 1.6 acres located at the northeast corner of the intersection of North McCarran Boulevard and Wedekind Road.

COMMISSIONER MATTINA MADE A MOTION TO APPROVE THE CONSENT CALENDAR AS PRESENTED, SECONDED BY COMMISSIONER MAGERS. THE MOTION CARRIED UNANIMOUSLY WITH NINE (9) MEMBERS PRESENT.

5. BUSINESS OF THE DAY

- A. PUBLIC HEARING - Regional Plan Conformance Review - Washoe County Comprehensive Plan Amendment, Pyramid Mercantile (CR07-002), changing the land use from General Rural to Neighborhood Commercial on ± 25.06 acres located at the southeast corner of Pyramid Highway and Calle de la Plata across from the Spanish Springs Business Park and approximately 2 miles north of the intersection of Eagle Canyon Drive and Pyramid Highway.

Connie Anderson, Regional Planner, stated that the proposed amendment site is in Sparks' area of interest and is in a cooperative planning area. Comments from the City of Sparks are included on page 30 of the meeting packet. Ms. Anderson reviewed the evaluation in the staff report for this proposed amendment and stated that Regional Planning staff has no significant issues and recommends a determination of conformance.

Sandra Monsalve, Washoe County, stated that she concurs with the Regional Planning staff recommendation.

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

[The public hearing was closed.]

Commissioner Barnes asked Ms. Powell if she received any answers regarding the issues addressed in her letter to Adrian Freund dated September 5. Margaret Powell, City of Sparks, responded that they did take it to City Council in December and their direction was to take no further action on it. Ms. Powell stated that most of their questions had been addressed as a result of discussion with the County or discussions with the applicant.

Commissioner Lean asked if questions regarding the average daily trips were answered. Ms. Powell responded that the discussion was that part of the southern half of the property will be a detention facility and they are looking at a mini storage facility for the remainder. The access through the southern portion will be through the existing traffic center. Ms. Powell stated that this information helped alleviate their concerns.

Commissioner Lean asked if the level of service (LOS) will drop. Ms. Powell responded that she would have to refer to the traffic report on that. Ms. Powell stated that their concern was that the traffic report did not reflect the lower half and that their concerns have now been adequately addressed.

Commissioner Lean asked if it would impact Pyramid Highway. Ms. Monsalve responded that this is not a project specific entitlement review at this point. If it was to be built as a neighborhood center it would be a situation where it would create a reverse commute so the county will not look too much at the traffic study until there is an entitlement that comes forward under a special use permit process.

COMMISSIONER MATTINA MADE A MOTION TO FIND THE PYRAMID MERCANTILE AMENDMENT TO THE SPANISH SPRINGS AREA PLAN ELEMENT OF 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 WEBER. THE MOTION CARRIED UNANIMOUSLY WITH NINE (9) MEMBERS PRESENT.

- B. 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.

Lora Richards, Planning Analyst II, stated that three public hearings are required prior to forwarding the draft plan to the Regional Planning Governing Board (RPGGB). The purpose of the three public hearings is to gather testimony from the public. Following the third public hearing, the RPC will have a separate agenda item for deliberation and directing staff to make any changes to the plan before forwarding it to the RPGGB. Ms. Richards gave a presentation providing an overview of the update process, the overall update strategy, and issues addressed in the update.

[The public hearing was opened.]

Catherine Smith spoke regarding development issues and stressed the importance of defining open space and natural features and concentrating population in the central core.

Heather Singer stated that it is crucial to keep major development closer to the city core and urged the RPC to recommend the McCarran loop as the boundary inside which much of the future growth should be focused. Ms. Singer expressed concern regarding current law enforcement and stated that until resources such as roads, schools, and law enforcement are adequate, new developments should not be approved. Ms. Singer suggested that it should be clearly stated in the Regional Plan that developers who wish to build in outlying areas are required to pay for the necessary infrastructure. Ms. Singer stated that a quality of life checklist measuring the impact of a development proposal on current residence should be carefully examined before the approval of each new development. Ms. Singer stated that open space and wildlife habitat should be defined in the update as two separate things. Ms. Singer stated that a specific slower growth rate should be established.

William Puchert expressed concern regarding public safety and the lack of police services.

[The public hearing was closed.]

Chair Newberg stated that the next public hearing on this item would be held on February 8.

- C. WORKSHOP - To discuss the process used to receive, evaluate and consider private property owner requests to amend the TMSA and FSA, and provide direction to staff regarding draft regulations on procedure.

Ms. Richards requested that the RPC provide feedback on the private property owner request process for amending the boundaries of the TMSA and FSA.

Chair Newberg asked Commissioner Romeo for input.

Commissioner Romeo expressed concern regarding the lack of definitive information on water capacities. The RPC can't make intelligent decisions unless that information is available. In order to do regional planning, regional answers are needed.

Rosanna Coombes, Interim Director of Regional Planning, stated that Regional Planning staff assessed and provided quantitative information for each of the applications submitted for the TMSA/FSA amendments and asked Commissioner Romeo if he is asking Regional Planning staff to provide more quantitative information as it relates to water. Commissioner Romeo responded that right now the focus seems to be on water and if we are going to have to import water for development. Commissioner Romeo stated that there is clearly a finite amount of water and that he would like to know what that amount is. There are different opinions from different consultant companies. The RPC is trying to make intelligent decisions on a regional basis. Commissioner Romeo stated that Reno, Sparks and Washoe County need to have some shared information as to what is out there in regards to road capacities and water and how much each development takes out. Commissioner Romeo stated that he is disappointed that we don't have more information on that in the Regional Plan.

Chair Newberg asked for comments regarding improvements to the process for considering private property owner requests to amend the TMSA and FSA.

Commissioner Barnes expressed concerns regarding consistency with the scoring used by the Regional Planning Agency (RPA) in the process. Commissioner Barnes stated that he was disappointed that the City of Reno and Washoe County did not provide more information on why the local governments decided to deny certain applications.

Ms. Coombes asked Commissioner Barnes if he was comfortable with the overall approach to trying to measure an application up against the basic principles of the Regional Plan without the scoring attached. Commissioner Barnes responded that he thinks the intention is very good but it is a process that needs to be worked on. Some of the intermediate scoring might not be clear.

Chair Newberg stated that the analysis did not really say why or who did not want to have it in there.

Commissioner Magers recalled that there was frustration at the last RPC meeting with the fact that the RPA was left with the task of analyzing all of this without the benefit of the detailed information coming back from the local entities. Commissioner Magers stated that the information is needed from the local agencies to help the RPC make a better decision.

Commissioner Mattina stated that the scoring may have been a little distracting rather than clarifying on some of the items. There will always be a question as to what exactly will happen to the roads and where the road is going to go and how much water is there. We are not going to know from year to year how much rainwater recharge will be available and how much snow pack we are going to get. We have to go with predictive analysis on a lot of that so there is never going to be a definitive number that will be attached to any of it. Roads, schools and sewers will not be built in the hope that people come and only stay in certain areas. Commissioner Mattina stated that we keep hearing that the infill has to go into the McCarran ring but not everyone wants to live in the McCarran ring. The people that come and tell us that we have to preserve the land for the animals have moved out to those places and their existence out there has impacted the animals. To come in and tell people that live in the city that they can't go out there and impact the animals too is just not a fair thing to say. Commissioner Mattina stated that a score can't be given to every single thing and that the RPA did an excellent job trying to put everything

together. Commissioner Mattina also agreed that it would have been much more helpful if the local governments had added their input.

Ms. Coombes summarized the feedback from the RPC and stated that she did not hear any concerns about the application and the criteria that was used. Ms. Coombes stated that she did hear that the RPC would like to see a more robust local process and that may require giving the local governments more time to evaluate the applications. Ms. Coombes requested feedback from the RPC on how to ensure the input comes from the local governments. Ms. Coombes suggested that one option is that Regional Planning staff could do a completeness check when it comes back to the RPA before bringing it to the RPC. If each of the criteria are not addressed by the local government, the RPA can send it back to them for additional analysis and review.

Ms. Coombes stated that she is hearing the RPC say that they liked the type of analysis that was done but would rather see it in a narrative assessment of the package against the Regional Plan elements.

Commissioner Mattina stated that she agreed with Ms. Coombes statement and that the one area that most of the RPC members were uncomfortable with was not so much with the items that came forward that the local governments agreed with, it was when they recommended declining admission for a particular application but there was no justification as to why. If it is going to be denied, justification should be provided as to why it is being denied.

Chair Newberg stated that the longer timeline and the completeness check would be great.

Public Comment - Ms. Powell suggested that there needs to be a subcommittee of the RPC to decide what it is that they want rated rather than to have staff get together again to make that determination if what has been provided is not sufficient. Ms. Powell referred to the suggestion of sending applications back to a local jurisdiction if comments are not provided regarding a recommendation for denial and asked if that would penalize the property owner if the local government does not provide the required information.

Ms. Powell also asked if regulations are really needed at this point if the process relatively works and we are making tweaks.

Commissioner Barnes stated that in the future, he would rather go through applications one at a time as opposed to grouped together. Chair Newberg and Commissioner Frandsen agreed.

Norm Azevedo, Legal Counsel, commented on the topic of regulations and stated that this process of the TMSA applications coming to the agency from property owners puts the agency in a position where they are dealing with individuals as opposed to local governments. Mr. Azevedo stated that regulations will provide a level playing field for staff as well as the property owners. What those regulations contain or don't contain is within the RPC and RPA's ultimate decision-making process. Mr. Azevedo stated that his recommendation is to put those rules in place. The rules can address how local governments are to convey information and documentation to support their recommendations.

Chair Newberg stated that he was under the impression that the entities would be the sponsors. Ms. Coombes responded that this is an unusual set of circumstances and that the RPA brought

the applications to the RPC when they came in and asked the RPC to sponsor them. Normally, Regional Plan amendments come through the local governments. In the settlement agreement that was approved in August of 2005 there were a set of explanatory notes or agreements that the three local governments came up with outside of the settlement agreement. One of those agreements was that they would not process or propose TMSA amendments for a period of time. That meant that any property owners that came forward seeking TMSA amendments had no place to go.

Chair Newberg asked if the applicants are paying a fee to the RPA. Ms. Coombes responded that there is no fee at this time but that there is a provision in statute where the RPA could charge a fee for the service. Mr. Azevedo stated that is correct.

Commissioner Mattina stated that when all of this discussion first came up the majority of the people that wanted to have an application brought forward were affected by the boundary change of the TMSA when we were looking at updating the Regional Plan. Commissioner Mattina stated that if property owners want to be included in the TMSA, they should be required to go through the local entities first before it comes to the RPC.

Ms. Coombes clarified that there is only one property owner that may have been affected by the potential roll-back of the TMSA. The other property owners that came forward for TMSA and FSA amendments had not been in the TMSA or the FSA. They were aware that the local governments were putting a joint proposal to amend the boundaries and based on that as the trigger, they were also wanting consideration.

Chair Newberg asked if the RPGB would set up the rules and regulations on this. Mr. Azevedo responded that typically any regulations that impact this body are initially drafted at the staff level and come to the RPC for recommendation to the RPGB for approval.

Chair Newberg asked if there should be a different set of analysis for the TMSA and the FSA. Ms. Coombes responded that the way the application is currently, based on the criteria the RPC adopted, is that the criteria for a TMSA amendment are much more numerous. The FSA, being designed to be much further out in the future, does not have the same requirement for analysis. That is why at the last meeting the FSA application was separated from the TMSA applications. Ms. Coombes stated that if the RPC would like that amended and want them all treated the same, Regional Planning staff can do whatever the RPC decides.

Chair Newberg asked for input from the RPC members. There were no comments. Chair Newberg stated that we will leave it the way it is.

- D. Consideration and possible action on RPC Resolution 07-12, memorializing Cole Campbell.

Ms. Coombes stated that Cole Campbell had assisted the RPC with a number of events over the past year and that he was involved in an automobile accident early in January and passed away.

COMMISSIONER WEBER MADE A MOTION TO ADOPT RESOLUTION 07-12 AND ASKED THAT IT BE READ INTO THE RECORD, SECONDED BY COMMISSIONER BARNES.

Ms. Coombes read the resolution into the record.

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

6. DIRECTORS, MEMBERS, AND LEGAL COUNSEL INFORMATION ITEMS

Public Comment - Cathy Brandhorst expressed concerns regarding the RPGB and stakeholders.

A. Director's reports:

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

Ms. Coombes reviewed actions taken at the January RPGB meeting and agenda items for the February RPGB meeting.

B. Legal counsel's report

Mr. Azevedo asked for clarification of the decision regarding the criteria for TMSA and FSA expansions. Chair Newberg responded that Mr. Azevedo can go forward with drafting the regulations.

Mr. Azevedo stated that he is drafting regulations to address the respective roles of the RPC and the RPGB.

7. REQUESTS FOR AND POSSIBLE ACTION ON FUTURE AGENDA ITEMS

A. Review of tentative calendar of agenda items

Ms. Coombes reviewed agenda items for future RPC meetings.

8. WRITTEN CORRESPONDENCE

Ms. Coombes stated that written correspondence is included on page 65 of the meeting packet.

9. ADJOURNMENT

Chair Newberg adjourned the meeting at 8:00 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.