



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, April 11, 2007, 6:30 p.m.

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 Newberg at 6:30 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, and Dennis Romeo. Commissioners absent: William Weber.

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

2. APPROVAL OF AGENDA

COMMISSIONER MATTINA MADE A MOTION TO APPROVE THE APRIL 11, 2007, RPC AGENDA, SECONDED BY COMMISSIONER BARNES. THE MOTION CARRIED UNANIMOUSLY WITH EIGHT (8) MEMBERS PRESENT.

3. APPROVAL OF MINUTES

A. November 8, 2006

COMMISSIONER FRANDSEN MADE A MOTION TO APPROVE THE NOVEMBER 8, 2006, RPC MINUTES, SECONDED BY COMMISSIONER BARNES. THE MOTION CARRIED WITH SIX (6) IN FAVOR AND TWO (2) ABSTENTIONS BY COMMISSIONERS LEAN AND MATTINA.

B. December 13, 2006

COMMISSIONER FRANDSEN MADE A MOTION TO APPROVE THE DECEMBER 13, 2006, RPC MINUTES, SECONDED BY COMMISSIONER MATTINA. THE MOTION CARRIED WITH SEVEN (7) IN FAVOR AND ONE (1) ABSTENTION BY COMMISSIONER LEAN.

C. January 24, 2007

COMMISSIONER MATTINA MADE A MOTION TO APPROVE THE JANUARY 24, 2007, RPC MINUTES, SECONDED BY COMMISSIONER BARNES. THE MOTION CARRIED UNANIMOUSLY WITH EIGHT (8) MEMBERS PRESENT.

4. PUBLIC COMMENT

None

5. CONSENT AGENDA

- A. PUBLIC HEARING – Regional Plan Conformance Review – Sparks Master Plan Amendment, Foothills at Wingfield Springs (CR07-005), changing the land use from General Commercial (GC) to 10 Dwelling Units/Acre Residential on ±8.12 acres located within the Foothills at Wingfield Springs Planned Development generally located north and east of Hubble Drive on Vista Boulevard.
- B. PUBLIC HEARING – Regional Plan Conformance Review – Sparks Master Plan Amendment, Pyramid and Prater (CR07-008), changing the land use from medium Density Residential to High Density Residential on ±23 acres located within the Prater TOD near the northwest corner of Pyramid and Prater Way.
- C. PUBLIC HEARING – Regional Plan Conformance Review – Sparks Master Plan Amendment, County to City Land Use Designations (CR07-009), changing the land use from Washoe County designations to City of Sparks designations utilizing the conversions agreed upon in the terms of the 2002 Regional Plan Settlement Agreement on ±7,455 acres located within the City of Sparks Sphere of Influence. The three areas are generally located south of the Truckee River-east of South McCarran Blvd., northeast of Spanish Springs, and northeast of Sun Valley, respectively.

COMMISSIONER MATTINA MADE A MOTION TO APPROVE THE CONSENT AGENDA ITEMS AS SUBMITTED, SECONDED BY COMMISSIONER ROMEO. THE MOTION CARRIED UNANIMOUSLY WITH EIGHT (8) MEMBERS PRESENT.

6. BUSINESS OF THE DAY

- A. PUBLIC HEARING – Regional Plan Conformance Review – Project of Regional Significance, The Alexander at South Virginia (CR07-007), a project of regional significance for a 350 unit apartment complex that will generate more than 187,500 gallons of sewage per day, located between South Virginia Street on the west, and Old Virginia Street on the east, 400 feet south of the intersection with South Meadows Parkway.

Phil Caterino, Senior Planner, recommended that the RPC make the determination that this project conforms with the policies of the Regional Plan as outlined in the meeting packet.

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

[The public hearing was closed.]

COMMISSIONER ROMEO MADE A MOTION TO FIND THE ALEXANDER AT SOUTH VIRGINIA, A PROJECT OF REGIONAL SIGNIFICANCE, IN CONFORMANCE WITH THE TRUCKEE MEADOWS REGIONAL PLAN, BASED ON THE FINDINGS LISTED IN THE STAFF REPORT, SECONDED BY COMMISSIONER MATTINA. THE MOTION CARRIED UNANIMOUSLY WITH EIGHT (8) MEMBERS PRESENT.

- B. PUBLIC HEARING – Regional Plan Conformance Review – Reno Master Plan Amendment, Busi-Bushey (CR07-006), changing the land use from Unincorporated Transition on ± 4.6 acres to Mixed Residential, located along the west side of Lemmon Drive, southwest of the Lemmon Drive/Surge Street intersection.

Mr. Caterino recommended that the RPC make a determination that this amendment is in conformance with the goals and policies of the Regional Plan as outlined on page 89 of the meeting packet.

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

[The public hearing was closed.]

COMMISSIONER ROMEO MADE A MOTION TO FIND THE BUSI-BUSHEY 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 MATTINA. THE MOTION CARRIED UNANIMOUSLY WITH EIGHT (8) MEMBERS PRESENT.

- C. Consideration and possible action on draft regulations regarding private property owner requests to amend the Truckee Meadows Service Areas (TMSA) and Future Service Areas (FSA).

Lora Richards, Planning Analyst II, referred to a process diagram on page 113 of the meeting packet outlining the process currently being used for private property owner requests. Ms. Richards reviewed modifications to the existing process in the draft regulations. Ms. Richards reviewed information regarding application fees that will be presented to the RPGB for consideration.

Commissioner Barnes stated that the advertising costs included in the application fee seem high. Ms. Coombes stated that statute requires a 3x5 display advertisement be printed in two newspapers in the region for each Regional Plan amendment. The advertising cost is a modified average.

Chair Newberg stated that the charge for staff time is a little low. Ms. Richards stated that it is an average. Ms. Coombes reviewed examples of staff time required for different applications and stated that staff has tried to average the costs.

Commissioner Brabbin asked if there is a requirement that the RPC sponsor these applications. Ms. Richards responded yes and explained the history of why this process was developed.

Chair Newberg stated that Regional Planning staff has done a fantastic job working through this.

Commissioner Romeo asked about the possibility of setting a deposit fee and then tracking hours worked for each application. Ms. Coombes responded that the fees could be structured in all kinds of ways. Staff time involved in tracking and invoicing and refunding, etc. would have to be contemplated.

Commissioner Romeo stated that he is willing to give this a shot and asked if it can be revisited to see how it is working. Ms. Coombes responded that the RPGB has the ability to set the fees

and they have not seen this yet. The RPGB may have ideas to contemplate as well. Ms. Coombes stated that staff will bring the RPC feedback to the RPGB.

Commissioner Lean asked if there will be another charge if an applicant wants to modify a proposed amendment. Ms. Richards responded that staff has not proposed a fee for modifying a proposed amendment but the RPGB has the authority to levee fees.

COMMISSIONER MATTINA MADE A MOTION TO ACCEPT THE REVISED REGULATIONS ON PROCEDURE AS PRESENTED AND FORWARD A RECOMMENDATION OF APPROVAL TO THE RPGB, SECONDED BY COMMISSIONER FRANDSEN. THE MOTION CARRIED UNANIMOUSLY WITH EIGHT (8) MEMBERS PRESENT.

- D. Status report regarding the work of the population forecasting working group and consideration of population forecasting by the RPGB.

Ms. Richards stated that there is a staff report on page 123 of the meeting packet and that she is available to answer questions.

7. DIRECTORS, MEMBERS, AND LEGAL COUNSEL INFORMATION ITEMS

- A. Director's reports:

- 1) Report on actions and agendas of the RPGB

Ms. Coombes reviewed actions taken at the March 29 RPGB meeting and agenda items for the April 12 RPGB meeting.

- B. Legal counsel's report

Norm Azevedo, Legal Counsel, stated that there is no pending litigation.

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

Patricia Rogers, Community Outreach Assistant, stated that the annual reports that have been submitted are included in Appendix A.

Commissioner Frandsen asked if the Regional Planning Agency (RPA) is taking any action toward the agencies that are not submitting their annual reports. Ms. Rogers responded that the RPA staff has worked with the agencies to help them provide the necessary information. The only agency that the RPA has had difficulty establishing a relationship with is the Reno-Sparks Convention and Visitors Authority.

Chair Newberg directed Regional Planning staff to take it forward.

- D. Status report on selected bills and resolutions of the 2007 session of Nevada's legislature.

Ms. Rogers provided an update on the following bills: AB287; AB160; SB269; SB47; AB57; and AB513.

8. 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.

9. WRITTEN CORRESPONDENCE

None

10. 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

William Weber, Chair
Regional Planning Commission

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