



## REGIONAL PLANNING COMMISSION

Peter Gower, Chair • Sarah Chvilicek, Vice Chair • James Barnes • Larry Chesney • James Fewins • Ed Hawkins • Frank Petersen • Dian VanderWell • Kevin Weiske • Kimberly H. Robinson, Executive Director

### MINUTES REGIONAL PLANNING COMMISSION (RPC) Regular Meeting

Wednesday, October 10, 2018, 6:00 p.m.

The Regional Planning Commission (RPC) met in regular session in the Washoe County Health District, Conference Room A, 1001 East Ninth Street, Reno, Nevada and conducted the following business:

The meeting was called to order by Vice-Chair Chvilicek at 6:01 p.m.

#### **1. ROLL CALL**

The clerk called the roll and the following Commissioners were present: John Marshall for Peter Gower, James Barnes, Larry Chesney, Sarah Chvilicek, James Fewins, Ed Hawkins, Frank Petersen, Dian VanderWell, Kevin Weiske

Commissioners Absent: None

Truckee Meadows Regional Planning Agency (TMRPA) staff present: Kimberly H. Robinson, Executive Director of Regional Planning; Jessica Prunty, Legal Counsel; Damien Kerwin; Lauren Knox; Nate Kusha; Jeremy Smith; Chris Tolley

#### **2. SALUTE TO THE FLAG**

Commissioner Weiske led the Pledge of Allegiance.

#### **3. [For possible action] APPROVAL OF THE AGENDA**

COMMISSIONER VANDERWELL MADE A MOTION TO APPROVE THE AGENDA, SECONDED BY COMMISSIONER WEISKE. THE MOTION CARRIED UNANIMOUSLY WITH NINE (9) COMMISSIONERS PRESENT.

#### **4. APPROVAL OF MINUTES**

A. [For possible action] September 12, 2018 RPC Meeting

COMMISSIONER PETERSEN MADE A MOTION TO APPROVE THE SEPTEMBER 12, 2018 MINUTES, SECONDED BY COMMISSIONER CHESNEY. THE MOTION CARRIED WITH SEVEN (7) IN FAVOR AND TWO (2) ABSTENTIONS BY COMMISSIONERS MARSHALL AND VANDERWELL.

#### **5. PUBLIC COMMENT**

Tammy Holt-Still discussed issues related to development in the North Valleys.

**6. BUSINESS OF THE DAY**

- A. [For possible action] RPC Resolution 18-03, resolution of appreciation for the service of Dian VanderWell as Chair of the RPC 2017-2018

Kimberly H. Robinson, Executive Director of Regional Planning, read the resolution of appreciation for the service Commissioner VanderWell as Chair of the RPC.

COMMISSIONER WEISKE MADE A MOTION TO APPROVE RESOLUTION 18-03, SECONDED BY COMMISSIONER PETERSEN. THE MOTION CARRIED UNANIMOUSLY WITH NINE (9) COMMISSIONERS PRESENT.

- B. [For possible action] PUBLIC HEARING – Regional Plan Conformance Review - City of Sparks Comprehensive Plan amendment, 7900 Pyramid Way (CR18-011) - An amendment to the Comprehensive Plan to change the land use designation from 14.1 acres of Multi-Family Residential (MF-24), 50.9 acres of Commercial (C), 33.6 acres of Employment Center (EC), 46.9 acres of Intermediate Density Residential (IDR), and 13.1 acres of Open Space (OS) to 19.1 acres of MF-24, 38.6 acres of C, 33.6 acres of EC, 54.2 acres of IDR, and 13.1 acres of OS on a site approximately 167.1 acres in size, located at the southeast corner of La Posada Drive and Pyramid Way

Chris Tolley, Regional Planner, presented the staff report.

*[The public comment portion of the hearing was opened.]* There were no requests to speak.

*[The public comment portion of the hearing was closed.]*

Commissioner Marshall noted the requested removal of Commercial acres and asked about jobs housing balance.

Director Robinson explained that staff has not generally evaluated jobs housing balance across one project but across a neighborhood or a certain geographic area. This specific area does have more available land designated Commercial. The current Regional Plan update process does include discussion regarding what the most effective geographic area would be for evaluating jobs housing balance.

COMMISSIONER VANDERWELL MADE A MOTION TO FIND THE 7900 PYRAMID WAY AMENDMENT TO THE CITY OF SPARKS COMPREHENSIVE PLAN IN CONFORMANCE WITH THE 2012 TRUCKEE MEADOWS REGIONAL PLAN, BASED ON THE FINDINGS LISTED IN THE STAFF REPORT, SECONDED BY COMMISSIONER CHESNEY. THE MOTION CARRIED WITH EIGHT (8) IN FAVOR AND ONE (1) OPPOSITION BY COMMISSIONER MARSHALL.

- C. [For possible action] PUBLIC HEARING – Regional Plan Conformance Review - City of Sparks Comprehensive Plan amendment, 7000 Spanish Springs Road (CR18-012) - An amendment to the Comprehensive Plan to change the land use designation from

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6.26 acres of Commercial (C), 15.57 acres of multi-family Residential MF-24, 18.56 acres of High Density Residential (HDR), 8.12 acres of Open Space (OS), 5 acres of Large Lot Residential (LLR), and 11.4 acres of Mixed Use (MU) to approximately 65 acres of Intermediate Density Residential (IDR) on a site approximately 65 acres in size, located east of Golden Eagle Regional Park and south of Vista Boulevard

Mr. Tolley presented the staff report.

Mr. Tolley explained for Vice-Chair Chvilicek that the Conformance Review Evaluation Form, Attachment 4 to the staff report, contains erroneously checked boxes. The boxes checked in the "Policies Applies, Yes" section (on the left side of the page) should have the corresponding "Conforms, Yes" box checked (on the right side of the page). The remaining boxes should not be checked. The specific policies that should have the "Policies Applies, Yes" and corresponding "Conforms, Yes" box checked are 1.1.10, 1.2.2, 1.2.5, 2.2.1, 3.5.1 and 3.6.1.

Commissioner Weiske asked about the removal of land designated Open Space and Commercial and how that fits into the goals and policies.

Mr. Tolley explained that Policy 2.1.1 requires that the local government master plans address Open Space but there is not a particular requirement that we maintain or keep Open Space. In terms of jobs housing balance, we look at Commercial area that is available in a larger area and not just the specific project area.

Karen Melby, Sparks Development Service Manager, discussed the Golden Eagle Regional Park and confirmed for Commissioner Petersen that it is about 80 acres.

Commissioner Petersen asked about potential noise complaints from residents near the park.

Ms. Melby explained that they have worked with the applicant and required that the development agreement include an Open Space buffer between the park and residential area. She also stated that the buffer will be large enough to ensure that lights from the park do not project directly on houses in the residential area.

Ms. Melby explained for Commissioner Hawkins that the City of Sparks is requiring that the applicant notice home buyers about the existing park facility. She also explained that the development agreement requires a 25 foot minimum buffer of Open Space.

Ms. Melby confirmed for Commissioner Chesney that they have had numerous traffic studies done. She also discussed the access requirements.

Director Robinson explained for Commissioner Marshall that the current Regional Plan does not identify specific housing types that are needed. Staff did complete a housing study in 2016 that identified the missing middle housing and other types of housing that are necessary in our community. This issue will be addressed during the ongoing Regional Plan Update process.

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Ms. Melby questioned the 7900 Spanish Springs Road address and stated that Spanish Springs Road is off of Sparks Blvd and not Vista. That address was not used in the City of Sparks staff report.

Commissioner Marshall asked if that creates a potential noticing issue.

*[Recess from 6:38 p.m. to 6:39 p.m.]*

Director Robinson stated that the letter submitted by Sparks' staff requesting conformance review for the case, dated August 8, 2018, indicates 7000 Spanish Spring Road as the address.

COMMISSIONER WEISKE MADE A MOTION TO FIND THE 7000 SPANISH SPRINGS ROAD (FOOTHILLS AT WINGFIELD) AMENDMENT TO THE CITY OF SPARKS COMPREHENSIVE PLAN IN CONFORMANCE WITH THE 2012 TRUCKEE MEADOWS REGIONAL PLAN, BASED ON THE FINDING LISTED IN THE STAFF REPORT, SECONDED BY COMMISSIONER VANDERWELL.

Commissioner Fewins stated that the City of Sparks did look at this site carefully and he discussed how they came to the decision to support this request.

Commissioner Marshall stated that he finds it troubling that the Regional Plan has no policies that are applicable here for the type of situation we are facing.

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

- D. [For possible action] PUBLIC HEARING – Regional Plan Conformance Review - City of Reno Master Plan amendment, Valley Road (CR18-013) - A Master Plan amendment within the Special Planning Area/University of Nevada Regional Center from OS to Residential on a ±4.93 acre portion of the overall ±5.34 acre site, ±480 feet north of its intersection with Winston Drive in the Mixed Use/University of Nevada Regional Center

Mr. Tolley presented the staff report.

*[The public comment portion of the hearing was opened.]* There were no requests to speak.

*[The public comment portion of the hearing was closed.]*

Heather Manzo, City of Reno Associate Planner, explained for Commissioner Hawkins how the City of Reno staff was able to make the concurrency findings with regard to funding for services.

COMMISSIONER HAWKINS MADE A MOTION TO FIND THE VALLEY ROAD AMENDMENT TO THE CITY OF RENO MASTER PLAN IN CONFORMANCE WITH THE 2012 TRUCKEE MEADOWS REGIONAL PLAN, BASED ON THE FINDING LISTED IN THE STAFF REPORT, SECONDED BY COMMISSIONER VANDERWELL. THE MOTION CARRIED UNANIMOUSLY WITH NINE (9) COMMISSIONERS PRESENT.

- E. [For possible action] PUBLIC HEARING – Regional Plan Conformance Review - City of Reno Master Plan amendment, United Federal Credit Union (CR18-014) - Master Plan amendment within the Special Planning Area/Reno Stead Corridor Joint Plan to re-designate ±2.57 acres of Low Density Suburban/Rural Residential (1 - 2.5 acre lots) and ±1.02 acres of OS to ±2.73 acres of General Commercial and ±0.86 acres of OS. The Reno-Stead Corridor Joint Plan is a master plan under the joint jurisdiction of the City of Reno and Washoe County and requires approval by both entities for any changes. The ±3.6 acre site (APN 086-380-20 & -21) is located on the west side of Lemmon Drive, ±403 feet north of its intersection with Sky Vista Parkway and has City of Reno zoning designations of Arterial Commercial (AC), Large Lot Residential - 1 acre (LLR1), and Large Lot Residential - 2.5 acres (LLR2.5)

Nate Kusha, Policy Analyst, presented the staff report.

Ms. Manzo confirmed for Vice-Chair Chvilicek that there is a special use permit (SUP) under review and any necessary traffic mitigation will be addressed in that process.

Public Comment:

Tammy Holt-Still discussed traffic concerns.

Ms. Manzo confirmed that the City of Reno Planning Commission will address all of the elements including drainage and access during the SUP process.

*[The public comment portion of the hearing was opened.]* There were no requests to speak.

*[The public comment portion of the hearing was closed.]*

COMMISSIONER WEISKE MADE A MOTION TO FIND THE UNITED FEDERAL CREDIT UNION AMENDMENT TO THE CITY OF RENO MASTER PLAN IN CONFORMANCE WITH THE 2012 TRUCKEE MEADOWS REGIONAL PLAN, BASED ON THE FINDINGS LISTED IN THE STAFF REPORT, SECONDED BY COMMISSIONER HAWKINS. THE MOTION CARRIED UNANIMOUSLY WITH NINE (9) COMMISSIONERS PRESENT.

- F. [For possible action] Discussion and possible action regarding the 2019 Truckee Meadows Regional Plan Update

Terri Moore, ECCONorthwest, gave a presentation on the status of the Regional Plan Update. Jeremy Smith, GIS Coordinator, discussed the scenarios portion of the presentation. Lauren Knox, Regional Planner, presented the implementation and policy concepts portion of the presentation. Director Robinson discussed the timeline and next steps portion of the presentation.

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COMMISSIONER WEISKE MADE A MOTION TO RECOMMEND THAT THE RPGB APPROVE THE GOALS FOR THE 2019 TMRP AS DISCUSSED AND PROVIDE THE FEEDBACK FROM DISCUSSIONS TONIGHT, SECONDED BY COMMISSIONER VANDERWELL. THE MOTION CARRIED UNANIMOUSLY WITH NINE (9) COMMISSIONERS PRESENT.

**7. REPORTS**

- A. [For possible action] Members' and Director's reports

The next regularly scheduled RPC meeting will be on Wednesday, November 14, 2018. The tentative date for the joint meeting is November 16, 2018.

Staff demonstrated the portal now available with information presented to the RPC and the RPGB. A link to the portal will be emailed to the commissioners.

- B. [For possible action] Legal counsel's report

None

**8. [For possible action] REQUESTS FOR FUTURE AGENDA ITEMS**

None

**9. PUBLIC COMMENT**

None

**10. WRITTEN CORRESPONDENCE**

None

**11. [For possible action] ADJOURNMENT**

COMMISSIONER VANDERWELL MADE A MOTION TO ADJOURN AT 8:10 PM, SECONDED BY COMMISSIONER WEISKE. THE MOTION CARRIED UNANIMOUSLY WITH NINE (9) COMMISSIONERS PRESENT.

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Respectfully submitted by Christine Birmingham.

Reviewed by:



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Kimberly H. Robinson, Executive Director  
Truckee Meadows Regional Planning Agency

Approved by:



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Peter Gower, Chair  
Regional Planning Commission

**APPROVED BY THE REGIONAL PLANNING COMMISSION IN SESSION ON 11/14, 2018.**