



REGIONAL PLANNING COMMISSION

MEMBERS
William Weber, Chair
Kendall Mattina, Vice-chair
Scott Barnes
Todd R. Brabbin
Tom Lean
Christy Magers
Kendall Mattina
Jim Newberg
Dennis Romeo
Dian VanderWell
Rosanna Coombes, Interim Director

MINUTES
REGIONAL PLANNING COMMISSION (RPC)
Regular Meeting
Wednesday, September 26, 2007, 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 Vice-Chair Mattina at 6:30 p.m.

1. ROLL CALL

The clerk called the roll and the following Commissioners were present: Kendall Mattina, Keith Lockard for William Weber, Mitch Nowicki for Scott Barnes, Todd Brabbin, Tom Lean, Christy Magers, Dennis Romeo, and Dian VanderWell.

Commissioners absent: Jim Newberg.

Truckee Meadows Regional Planning Agency (TMRPA) staff present: Rosanna Coombes, Interim Director; Norman Azevedo, Legal Counsel; Phil Caterino; Connie Anderson; Patricia Rogers; Joy Randall; Paige Menicucci; Andy Simpson; and Sienna Reid.

2. APPROVAL OF THE AGENDA

COMMISSIONER LEAN MADE A MOTION TO APPROVE THE AGENDA, SECONDED BY COMMISSIONER VANDERWELL. THE MOTION CARRIED UNANIMOUSLY WITH EIGHT (8) MEMBERS PRESENT.

3. PUBLIC COMMENT

None

4. CONSENT AGENDA

- A. PUBLIC HEARING – Regional Plan Conformance Review – Reno Master Plan amendment, Greenfield Neighborhood Plan (CR07-024) – to amend the Reno Master Plan deleting the Greenfield Area Sphere Plan and adopting the Greenfield Neighborhood Plan and changing the land use from Single Family Residential on ±6.14 acres to Special Planning Area (Greenfield Neighborhood Plan) generally located south of Moana Lane, north of Manzanita Lane, east of Pioneer Drive, and west of Lakeside Drive.

- B. PUBLIC HEARING – Regional Plan Conformance Review – Reno Master Plan amendment, Arroyo Crossing (CR07-025) – to amend the Reno-Stead Corridor Joint Plan and the Reno Master Plan changing the land use from Medium Density Suburban/Suburban Residential to High Density Suburban/Suburban Residential on ± 41.69 acres located on the west side of Military Road generally north and south of Kelly Lane and east of the Sky Vista PUD.
- C. PUBLIC HEARING – Regional Plan Conformance Review - Reno Master Plan amendment, McQueen Neighborhood Plan (CR07-026) – to amend the Reno Master Plan to update the McQueen Neighborhood Plan and to amend the boundary; and changing the land use from Single Family Residential to Special Planning Area (McQueen Neighborhood Plan – Single Family Residential) on ± 228.6 acres and from Special Planning Area (McQueen Neighborhood Plan – Public Facility) to Special Planning Area (McQueen Neighborhood Plan - Neighborhood Commercial) on ± 3.7 acres, generally located north of West 4th Street, south of Peavine Mountain and the city of Reno’s northwest boundary, west of North McCarran Boulevard, and east of the Somerset Development western boundary.
- D. PUBLIC HEARING – Regional Plan Conformance Review – Reno Master Plan amendment, Dickerson Road Neighborhood Plan (CR07-027) – to amend the Reno Master Plan to delete the Dickerson Road Neighborhood Plan and changing the land use from Special Planning Area (Dickerson Road Neighborhood Plan) on ± 62.1 acres to Mixed Residential on ± 36.0 acres, Urban Residential on ± 0.5 acres, Industrial; on ± 15.6 acres, and Parks/Recreation/Open Space on ± 9.6 acres generally located south of West 4th Street and the Union Pacific railroad tracks, north of the Truckee River, east of Del Curto Drive, and west of 2nd Street.
- E. PUBLIC HEARING – Regional Plan Conformance Review – Sparks Master Plan amendment, City of Sparks (CR07-028) – to amend the Sparks Master Plan changing the land use from Public Facility to General Commercial on ± 4 acres generally located south of Prater Way, west of 4th Street, east of 6th Street and north of Wright Way.

Vice-Chair Mattina asked if there were any items that anyone wanted to pull out from the five consent agenda items.

Commissioner Lean stated that he would like to take out item 4.B.

COMMISSIONER MAGERS MADE A MOTION TO APPROVE THE CONSENT AGENDA, WITH THE EXCEPTION OF ITEM 4.B, SECONDED BY COMMISSIONER NOWICKI. THE MOTION CARRIED UNANIMOUSLY WITH EIGHT (8) MEMBERS PRESENT.

Commissioner Lean referred to Exhibit A which is a letter from the Community Development Department of Washoe County and asked why we would approve it if that letter was in there. Connie Anderson, Regional Planner, responded that it was voted on through a joint vote.

Commissioner Lean asked if it was Washoe County and the City of Reno. Ms. Anderson responded yes. Commissioner Lean asked if it was approved after the letter was sent. Ms. Anderson responded yes.

COMMISSIONER ROMEO MADE A MOTION TO APPROVE ITEM 4.B ON THE CONSENT AGENDA, SECONDED BY COMMISSIONER NOWICKI. THE MOTION CARRIED UNANIMOUSLY WITH EIGHT (8) MEMBERS PRESENT.

5. BUSINESS OF THE DAY

- A. Presentation from University of Nevada, Reno staff on the new Center for Regional Studies.

Ms. Anderson stated that the University of Nevada requested that this item be continued to the October 24 RPC meeting.

COMMISSIONER LEAN MADE A MOTION TO CONTINUE THIS ITEM UNTIL OCTOBER 24, 2007, SECONDED BY COMMISSIONER NOWICKI. THE MOTION CARRIED UNANIMOUSLY WITH EIGHT (8) MEMBERS PRESENT.

- B. PUBLIC HEARING – To review the 2007 Regional Plan and receive requests for amendments to the plan.

Patricia Rogers, Government Relations-Community Outreach Representative, reviewed proposed amendments currently being worked on by staff and asked if there were any other amendments the RPC would like to propose.

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

[The public hearing was closed.]

COMMISSIONER MAGERS MADE A MOTION TO ACCEPT THE REPORT AS PROVIDED, SECONDED BY COMMISSIONER LOCKARD. THE MOTION CARRIED UNANIMOUSLY WITH EIGHT (8) MEMBERS PRESENT.

- C. PUBLIC HEARING – Consideration and possible recommendations to the Regional Planning Governing Board on proposed amendments to the 2007 Truckee Meadows Regional Plan to revise the boundaries of the Truckee Meadows Service Areas (TMSA) pursuant to an application submitted by Sierra Triple Net LLC (TMSA 07 -003).

Andy Simpson, Planning/GIS Analyst II, reviewed information regarding Regional Planning staff's evaluation of this application.

Commissioner Lean asked how many acres are involved with the application. Mr. Simpson responded that it is about 50 acres.

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

[The public hearing was closed.]

COMMISSIONER ROMEO MADE A MOTION TO ADOPT RESOLUTION 07-27 WHICH RECOMMENDS AMENDING THE BOUNDARIES OF THE TMSA TO MOVE THE PROPERTY DESCRIBED IN THE SIERRA TRIPLE NET LLC APPLICATION (TMSA 07-003) FROM THE RDA TO WASHOE COUNTY'S PORTION OF THE TMSA, SECONDED BY COMMISSIONER NOWICKI. THE MOTION CARRIED UNANIMOUSLY WITH EIGHT (8) MEMBERS PRESENT.

- D. PUBLIC HEARING – Consideration and possible adoption of RPC Resolution 07-28, recommending adoption of proposed amendments to the 2007 Regional Plan regarding policies to amend the Truckee Meadows Service Areas (TMSA).

Phil Caterino, Senior Planner, stated that the staff report includes a recommendation to the RPC for adoption of the proposed amendments. Mr. Caterino stated that three separate e-mails were sent to the TMRPA prior to the meeting today from Adrian Freund, John Hester and Blaine Cartlidge regarding this item. Copies of those emails have been distributed to the RPC members. Mr. Caterino stated that this item is part of the clean up language for amendments to the plan that would allow land to move from one jurisdiction's portion of the TMSA to another jurisdiction's portion of the TMSA.

[The public hearing was opened.]

Lisa Brosnan, Washoe County, read comments from Adrian Freund who was unable to attend the meeting. The proposed amendments to Policy 1.1.7 on transfer of TMSA should be redrafted to allow transfers based on ability to provide services and infrastructure and less on interpretations of density thresholds. Transfers of existing TMSA are fundamentally different in nature than the threshold considerations for the creation of new TMSA. There has not been enough time to discuss disagreements among the jurisdictions as to the potential consequences of the proposed change.

Margaret Powell, City of Sparks, referred to Mr. Freund's comments identifying the Silverwing TMSA change as an example of how this policy should be readdressed. Ms. Powell clarified that it was a property owner request that occurred when the settlement agreement was still in place and that the County still had capacity within its TMSA available for additional expansion. If that had not been the case, the City of Sparks may not have supported that change. The question of capacity in the TMSA area was also a consideration in the Silverwing application for TMSA change.

[The public hearing was closed.]

Commissioner Lean asked Ms. Powell if she had a problem with bringing this back to the RPC redrafted, giving more time for the jurisdictions to go over it. Ms. Powell responded that she would not have a problem with that but questioned how much time is needed since this has been available and in the public since mid-July or August.

Commissioner Lean asked Ms. Powell if she agreed with the proposed changes as written. Ms. Powell responded yes.

Vice-Chair Mattina stated that John Hester's letter strongly encouraged the RPC to sponsor the amendment as presented. Vice-Chair Mattina asked when the proposal was distributed.

Mr. Caterino responded that the proposal went out in the meeting packet last week and that it was before the RPGB in August.

Rosanna Coombes, Interim Director of Regional Planning, stated that it was hand delivered to the jurisdiction staff on August 3.

COMMISSIONER LEAN MADE A MOTION TO ADOPT RPC RESOLUTION 07-28 RECOMMENDING THE ADOPTION OF THE REGIONAL PLAN AMENDMENTS RELATED TO POLICY 1.1.7 AND RELATED SUB POLICIES AS DESCRIBED IN THE STAFF REPORT, SECONDED BY COMMISSIONER VANDERWELL. THE MOTION CARRIED UNANIMOUSLY WITH EIGHT (8) MEMBERS PRESENT.

- E. Update and possible direction to Recruiting Subcommittee for the timeline and process to be used in the Director of Regional Planning search.

Norman Azevedo, Legal Counsel, stated that the subcommittee meeting scheduled for today was cancelled by the Chair. Mr. Azevedo distributed copies of a legal memo on the nature of the process going forward with regard to open meeting law parameters. All the subcommittee meetings must be open to the public and cannot be closed.

Vice-Chair Mattina asked how long the application process will be open. Mr. Azevedo responded that it will be thirty days.

Joy Randall, Administrative Services Manager, stated that the application period closed on October 8.

Vice-Chair Mattina asked what would happen if there are not at least three applications. Mr. Azevedo responded that if there is a qualified applicant, it would be his recommendation at that time to bring it to the RPGB. If the subcommittee deems they want to go back and do another thirty days, he does not know what can be done to change that.

6. DIRECTOR, MEMBER, AND LEGAL COUNSEL INFORMATION ITEMS

A. Director's reports:

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

Ms. Coombes reviewed RPGB actions taken and agenda items for future meetings. Ms. Coombes introduced Sienna Reid as the new TMRPA planner.

B. Legal counsel's report

Mr. Azevedo stated that currently there is no litigation.

7. REQUESTS FOR AND POSSIBLE ACTION ON FUTURE AGENDA ITEMS

A. Review of tentative calendar of agenda items

Ms. Coombes reviewed future RPC agenda items and stated that there will be a joint meeting with the RPGB on November 8.

8. WRITTEN CORRESPONDENCE

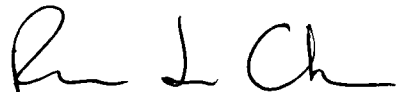
None

9. ADJOURNMENT

The meeting was adjourned at 7:00 p.m.

Respectfully submitted by Christine Birmingham.

Reviewed by:



Rosanna Coombes, Interim Director
Truckee Meadows Regional Planning Agency

Approved by:



William Weber, Chair
Regional Planning Commission

**APPROVED BY THE REGIONAL PLANNING COMMISSION IN SESSION ON
10/24, 2007.**