



REGIONAL PLANNING COMMISSION

MEMBERS
Kendall Mattina, Chair
Jim Newberg, Vice-chair
Scott Barnes
Roger Edwards
Tom Lean
Christy Magers
Dennis Romeo
Dian VanderWell
Kevin Weiske
Rosanna Coombes, Director

MINUTES
REGIONAL PLANNING COMMISSION (RPC)
Regular Meeting
Wednesday, October 22 2008, 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 Chair Kendall Mattina at 6:30 p.m.

1. ROLL CALL

The clerk called the roll and the following Commissioners were present: Kendall Mattina, Jim Newberg, Scott Barnes, Roger Edwards, Tom Lean, Christy Magers, Dennis Romeo, Dian VanderWell, and Kevin Weiske.

Truckee Meadows Regional Planning Agency (TMRPA) staff present: Rosanna Coombes, Director; Norman Azevedo, Legal Counsel; Sienna Reid; and Paige Menicucci.

2. APPROVAL OF THE AGENDA

COMMISSIONER LEAN MADE A MOTION TO APPROVE THE AGENDA, SECONDED BY COMMISSIONER BARNES. THE MOTION CARRIED UNANIMOUSLY WITH NINE (9) MEMBERS PRESENT.

3. PUBLIC COMMENT

Jon Bell expressed concern regarding local government stating that they need to stop placing blame and they need to represent and be responsible to the citizens and not developers.

Gary Schmidt read an article from the newspaper regarding his race for County Commission in District 4 and responded to a comment that he had sued the County over a dozen times. Mr. Schmidt stated that every time he sued a government entity, it was regarding public issues like open meetings and public records, and that he has never asked for or received any damages.

4. APPROVAL OF MINUTES

A. September 24, 2008

COMMISSIONER NEWBERG MADE A MOTION TO APPROVE THE SEPTEMBER 24, 2008, MINUTES, SECONDED BY COMMISSIONER LEAN. THE MOTION CARRIED UNANIMOUSLY WITH NINE (9) MEMBERS PRESENT.

B. October 8, 2008

COMMISSIONER WEISKE MADE A MOTION TO APPROVE THE OCTOBER 8, 2008, MINUTES, SECONDED BY COMMISSIONER VANDERWELL. 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 (CR08-012).

Sienna Reid, Regional Planner, stated that there are no proposed amendments associated with this request. Regional Planning staff identified a number of improvements that, when found in conformance, will more completely implement the Regional Plan. These improvements are listed as scheduled additions and are included in the staff report.

Commissioner Newberg asked for more information about the language that would prohibit the use of certain power generation units within the TMSA. Rosanna Coombes, Director of Regional Planning, explained that in 2003/2004, concerns were expressed by the District Health Department Air Quality Division about the potential use of diesel-fueled generators for the use of power generation to put the power back into the grid. It was mainly during the time we were seeing rolling blackouts in California and District Health staff wanted to make sure we did not end up using what is suppose to be a supplemental form of emergency power to be put back into the grid. They were concerned about impacts to air quality and requested a Regional Plan amendment.

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

[The public hearing was closed.]

COMMISSIONER MAGERS MADE A MOTION TO FIND THE WASHOE COUNTY COMPREHENSIVE PLAN IN CONFORMANCE WITH THE 2007 TRUCKEE MEADOWS REGIONAL PLAN, BASED ON THE FINDINGS LISTED IN THE STAFF REPORT, SECONDED BY COMMISSIONER BARNES. THE MOTION CARRIED UNANIMOUSLY WITH NINE (9) MEMBERS PRESENT.

B. PUBLIC HEARING – Regional Plan Conformance Review – project of regional significance, Whites Lake Commercial Center (CR08-034) – a project of regional significance for traffic generation in excess of 6,250 average daily trips. The ±373.92 acre project site is located north of Highway 395, west of White Lake Parkway, and southeast of White Lake.

Ms. Reid reviewed information included in the staff report for this proposed project. Regional Planning staff found no significant conformance issues with the proposed project and recommend approval, based on the findings listed in the staff report.

Commissioner Newberg asked for clarification on the statement that the City would be named as a beneficiary of the Declaration of Development Covenants and Restrictions. Ms. Reid stated that the covenants and restrictions were primarily placed to provide some architectural guidelines for that area. There were concerns over the architectural nature of the commercial center.

Commissioner VanderWell stated that the proposed project would serve the residents that already live in Cold Springs and that she thought the average daily trips would have been taken into consideration for the residents that already live there. Ms. Reid responded that the traffic study takes into account new trips generated from the proposed project and also some of the background trips that will be generated.

Commissioner Edwards expressed concern that the proposed project would add to the bottleneck that is already in Cold Springs getting onto 395 and asked if there will be any improvements done on 395. Commissioner Edwards stated that he did not see any real management being required of the developer to improve the roads and asked if language can be added into this project to address that. Ms. Reid stated that in terms of the roads, Whites Lake Parkway is planned to be widened. In terms of the developer paying in fees, they do pay in their regional road impact fees to the Regional Transportation Commission (RTC) to help fund additional capacity and improvements over time. In term of U.S. 395, it is funded differently. Ms. Reid also stated that the RPC does not have the authority to place conditions on a conformance review. That is something that the City of Reno can do as they go further through the development review process. For this conformance review, at a regional level, we have to evaluate infrastructure in terms of what is being planned for in the longer term and if it is consistent with the RTC's Regional Transportation Plan (RTP).

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

[The public hearing was closed.]

Commissioner VanderWell stated that she has lived in Cold Springs for 20 years and that there has not been any bottlenecks since improvements were made to Village Parkway, which is out toward Woodland Village. Commissioner VanderWell clarified her earlier question which is why daily trips are increasing when it seems that having more commercial out there would limit daily trips. Cheryl Ryan, City of Reno Senior Planner, stated that this was part of the original Cold Springs case that had over 7,000 acres and over 6,000 homes and a lot of industrial and commercial approved with it. Ms. Ryan stated that when they know exactly what is going to go there and the exact volume of traffic that is generated, they will have a better idea and can put conditions on the project at that time.

COMMISSIONER VANDERWELL MADE A MOTION TO FIND THE WHITES LAKES COMMERCIAL CENTER PROJECT OF REGIONAL SIGNIFICANCE IN CONFORMANCE WITH THE 2007 TRUCKEE MEADOWS REGIONAL PLAN, BASED ON THE FINDINGS LISTED IN THE STAFF REPORT, SECONDED BY COMMISSIONER ROMEO. THE MOTION CARRIED UNANIMOUSLY WITH NINE (9) MEMBERS PRESENT.

- C. PUBLIC HEARING – Regional Plan Conformance Review – project of regional significance, Sonoma Highlands (CR08-035) – a project of regional significance for: a) the creation of more than 625 housing units; b) student population of more than 325; c) sewage generation of more than 187,500 gallons per day; d) water demand in excess 625 acre-feet/year; and, e) traffic in excess of 6,250 average daily trips. The ±694.85 acre Sonoma Highlands project site is located in the northern portion of the West Pyramid Area Plan.

Ms. Reid reviewed information included in the staff report and stated that Regional Planning staff found no significant conformance issues with this project of regional significance and recommend approval, based on the findings listed in the staff report.

Commissioner Newberg disclosed that he had a phone conversation about the project with the applicant's representative.

[The public hearing was opened.]

Jon Bell asked that this application be denied and spoke regarding traffic and flood issues.

Bea Vandenberg expressed concern regarding the quality of life of County residents and the recharge of private well systems.

Anthea Humphreys asked why an environmental impact report or a hydrological study are not being required for this project.

Gary Schmidt stated that this project was just approved on Monday by the Sparks City Council and that the RPC can't act on this because there is an incomplete record. Mr. Schmidt requested copies of all the submittals, minutes, and Sparks staff report for their Monday hearing on this.

[The public hearing was closed.]

Commissioner Newberg asked if flood control issues will be addressed as individual projects come through or for the project as a whole as it comes before the regional conformance review. Chere Jigour, City of Sparks, stated that the plan itself came through preliminarily with a hydrology report. In that report it addresses concerns of runoff from the hillside and the fact that this project has to maintain that storm water runoff on their property. By doing so, that also positively relates to the County's property to the east and to the south in that it will help mitigate their flooding issues. Ms. Jigour stated that it is also correct that flooding issues will be addressed as the project progresses. The preliminary reports and maps will be used to begin to refine what is happening as far as the hydrology in that specific area and how it can be controlled. Issues are addressed and mitigated project by project as the developer comes forward with projects.

Commissioner Newberg asked about the 6' fences along roadways that was mentioned during public comment. Craig Knudsen, Sonoma Highlands Representative, responded that the parkway fences will be occurring along the arterial roads and in between individual houses where we have open space corridors, there will be open fencing.

Commissioner Edwards asked where the 18 dwelling units per acre stand in the construction phases. Mr. Knudsen responded that is in the center of the development near the mixed use area in the phase 2 and 3 area.

Commissioner Edwards asked about when the retention ponds would be addressed. Mr. Knudsen responded that a majority of the drainageways and concrete spillways will be dealt with in the first phase.

Commissioner Lean asked if the 18 dwelling units per acre planned for the center of the development could be put on the outside if permitted use transfers are used. Mr. Knudsen

responded that they could but that is not their intent. It is better to keep the higher density internal to the mixed use area.

Commissioner Lean asked why the permitted use transfers are in the handbook. Mr. Knudsen responded that the transfers could occur near that same area but move around. These will come back forward with tentative maps and if there is a density transfer at that time it would be addressed.

Chair Mattina stated that the RPC is making findings in conformance to the Regional Plan and not to the specific elements of the Sonoma Highland handbook.

Commissioner Lean asked when certain roads would be constructed. Mr. Knudsen responded that the Lazy Five Parkway will be constructed in the first phase. Phasing will be based on how quickly it is built out. Calle de la Plata and the Sun Valley extension will be in later phases.

Commissioner Lean asked about water. Mr. Knudsen stated that it will be Truckee River water rights and will all be potable water also with the utilization of the City of Sparks reclaimed water for the open space areas, parks, and common areas. The potable water will be stored, depending on what the public utility agency requires. Mr. Knudsen also responded to questions regarding drainage and the number of retention ponds.

Commissioner Barnes asked if the RPC is in line with the conformance review even though the City of Sparks approved it on Monday. Norm Azevedo, Legal Counsel, responded that the RPC is able to proceed forward as a matter of law.

Commissioner Weiske mentioned a timeframe that is allowed for appealing the decision that was made by the City of Sparks and asked if the RPC can make a decision now, before that timeframe for appeal is past. Mr. Azevedo responded that the RPC's function and what the City of Sparks does are two independent functions. Before construction of a project of regional significance can begin, the RPC must make the finding that the project is in conformance with the adopted Regional Plan.

Chair Mattina stated that the RPC is making its findings in conformance to the Regional Plan and not looking at the specifics.

COMMISSIONER NEWBERG MADE A MOTION TO FIND THE SONOMA HIGHLANDS PROPOSED PROJECT OF REGIONAL SIGNIFICANCE IN CONFORMANCE WITH THE 2007 TRUCKEE MEADOWS REGIONAL PLAN, BASED ON THE FINDINGS LISTED IN THE STAFF REPORT, SECONDED BY COMMISSIONER BARNES.

Commissioner Magers asked how the 21,000 additional trips are not going to have a negative effect and how concurrency will work so that whatever project impacts there are on the highway are mitigated at the time they occur. John Martini, City of Sparks, stated that the onsite issues for the project will be taken care of with the construction of the Lazy Five Parkway, which will intersect with Pyramid Highway. Pyramid Highway is now being analyzed by the Nevada Department of Transportation (NDOT), Washoe County, and the City of Sparks for conversion to a highway. Preliminary planning has indicated that the Lazy

Five Parkway will be an on-ramp off-ramp system when that six lane highway is completed. Developer fees will be used in conjunction with federal state funds to build that project.

Commissioner Lean asked when Pyramid Highway will be six lanes. Mr. Martini responded that Pyramid Highway is becoming six lanes along the Kiley north project. Commissioner Lean asked about Kiley south. Mr. Martini responded that will have to be the next piece they will have to take care of with NDOT and RTC.

Commissioner Lean asked about the Level of Service (LOS) for Pyramid Highway. Mr. Martini responded that prior to becoming a highway, it will be at LOS 'E'. Pyramid Highway will become an arterial roadway.

THE MOTION CARRIED WITH SEVEN (7) IN FAVOR AND TWO (2) IN OPPOSITIONS BY COMMISSIONERS EDWARDS AND MAGERS.

Chair Mattina stated that the Commissioners that voted in opposition are required to state their reasons.

Commissioner Magers stated that she can't make findings 3, 4, or 6. Commissioner Magers stated that she does not believe that there is going to be sufficient jobs/housing balance through this project, she does not believe that the timing and phasing of the infrastructure is sufficient, and that the cumulative impacts of the project will be negative.

Commissioner Edwards stated that he can't find Policy 4.1.5 item 2, compatibility of the proposed plan with goals and policies regarding development constraints. Regarding item 3, there is no infill. Regarding item 6, Commissioner Edwards stated that cumulative and indirect effects could not possibly have been taken into consideration.

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 stated that the staff report on this item is included on pages 65 and 66 of the meeting packet.

B. Legal counsel's report

- 1) Status report on action regarding a petition for writ of mandate or judicial review regarding the Regional Planning Commission's determination of conformance (February 13, 2008) of the City of Reno's Master Plan (CR07-035) filed in the Second Judicial District Court (CV08-00611)

Mr. Azevedo stated that the motion to dismiss hearing date of December 17, 2008, has been vacated.

7. REQUESTS FOR AND POSSIBLE ACTION ON FUTURE AGENDA ITEMS

A. Review of tentative calendar of agenda items.

Ms. Coombes reviewed tentative agenda items for the November 12, RPC meeting.

8. WRITTEN CORRESPONDENCE

Ms. Coombes stated that an email regarding wind turbine projects in northern Nevada is included on page 70 of the meeting packet.

9. ADJOURNMENT

The meeting was adjourned at 7:32 p.m.

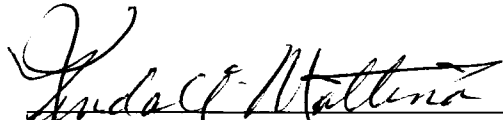
Respectfully submitted by Christine Birmingham.

Reviewed by:



Rosanna Coombes, Director
Truckee Meadows Regional Planning Agency

Approved by:



Kendall Mattina, Chair
Regional Planning Commission

APPROVED BY THE REGIONAL PLANNING COMMISSION IN SESSION ON
12/10, 2008.