



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, 6:30 P.M., October 11, 2006

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, Christy Magers, Kendall Mattina, Marvin Moss, Dennis Romeo, and William Weber. Commissioners absent: Todd Brabbin.

Also present were: Rosanna Coombes, TMRPA Interim Director; Norman Azevedo, Legal Counsel; Phil Caterino, TMRPA; Connie Anderson, TMRPA; Patricia Rogers, TMRPA; Joy Randall, TMRPA; Gretchen Eykelbosh, TMRPA; and Paige Menicucci, TMRPA.

2. APPROVAL OF AGENDA

COMMISSIONER MATTINA MADE A MOTION TO APPROVE THE OCTOBER 11, 2006, RPC AGENDA, SECONDED BY COMMISSIONER ROMEO. THE MOTION CARRIED UNANIMOUSLY WITH EIGHT (8) MEMBERS PRESENT.

3. PUBLIC COMMENT

None

4. BUSINESS OF THE DAY

- A. PUBLIC HEARING - Regional Plan Conformance Review - City of Reno Master Plan Amendment, North Virginia Street TOD Corridor Plan (CR06-026), adopting the North Virginia Street TOD Corridor Plan as an element of the City of Reno Master Plan. The ±2,153 acre plan area is generally located 1/4 mile on each side of North Virginia Street and Stead Boulevard extending from the University of Nevada Regional Center northern boundary to the Reno-Stead Airport Regional Center southern boundary.

Connie Anderson, Regional Planner, reviewed the North Virginia Street TOD Corridor Plan. Future development should have a minimum residential density of 14 dwelling units per acre and

non-residential and mixed use development should have a minimum floor area ratio (FAR) of 0.25 or greater. Regional Plan Policy 1.2.12 requires a minimum of 18 units per acre and average densities of 30 units per acre of new residential development and a minimum FAR of 1.5 in TOD Corridors and Regional Centers. The policy also allows for an alternative residential and non-residential density if the higher densities of the Regional Plan are deemed incompatible with the neighborhood. A memo from the City of Reno explained that after numerous neighborhood meetings and input from property owners and other individuals, staff recommended lowering required densities along the corridor. This was approved by the Northeast and North Valleys Neighborhood Advisory Boards, the Reno Planning Commission, and the Reno City Council. Ms. Anderson stated that Regional Planning staff has no significant issues with this amendment request and recommends a finding of conformance.

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

[The public hearing was closed.]

Commissioner Mattina expressed concern regarding the proposed residential density and FAR being so much lower than the minimum requirement in the Regional Plan. Ms. Anderson responded that there is an alternative residential and non-residential density if the higher densities of the Regional Plan are deemed incompatible with the neighborhood. TOD corridors take time to develop and are not all expected to meet the minimum residential and non-residential areas immediately.

Julie Olander, City of Reno, stated that in the near future as development occurs the density requirements will be addressed again. The neighborhoods out there are not willing at this time to go with higher densities.

Commissioner Mattina stated that it would help to state what the expectation is for the near future. Trying to raise densities later will become a battle ground. The Regional Transportation Commission (RTC) wants a certain population in TOD corridors in order to provide transportation. Ms. Olander stated that site orientation was chosen over density so that as development occurs then people who are comfortable with the higher densities can develop at that rate.

Commissioner Moss stated that it seems that it is not in conformance with the Regional Plan if the standards set forth in the Regional Plan are ignored. Ms. Anderson stated that the Regional Plan policy also allows an alternative residential and non-residential density if the higher density is deemed incompatible with the neighborhood.

Commissioner Moss stated that in that case nobody ever has to come in with the densities that have been asked for in the Regional Plan. Ms. Anderson responded that they do not if the jurisdiction finds that it is just about impossible to achieve those higher densities with existing neighborhoods.

Commissioner Moss stated that if it is not a realistic thing in the Regional Plan, then something ought to be done about it. Ms. Anderson responded that it is realistic but that we are looking long-range.

Commissioner Moss stated that when you say long-range, when does that mean the higher densities have to be reached. Rosanna Coombes, Interim Director of Regional Planning, stated that the Regional Plan Update Technical Advisory Committee (TAC) is working on the issue to

bring a proposal to the RPC that will require an intensification plan to be submitted with the TOD Corridor Plan or when individual properties or master plan amendments come in. It will allow for alternative densities but there will be a requirement that if you go less than the requirements in the Regional Plan, you have to show how you will intensify that development to meet the standards over time.

Commissioner Moss asked when the TOD plans were due to the RPC. Ms. Coombes responded that the TOD plans were due shortly after the adoption of the 2002 Regional Plan. In the original conformance review that was done of the master plan there were a series of exceptions that were noted and the RPC adopted and allowed the cities to bring the TOD corridor plans in over time. The balance of the plans should be coming in short order.

COMMISSIONER ROMEO MADE A MOTION TO FIND THE NORTH VIRGINIA STREET TOD CORRIDOR PLAN ELEMENT OF THE RENO MASTER PLAN IN CONFORMANCE WITH THE TRUCKEE MEADOWS REGIONAL PLAN, BASED ON THE FINDINGS LISTED IN THE STAFF REPORT, SECONDED BY COMMISSIONER MAGERS. THE MOTION CARRIED UNANIMOUSLY WITH EIGHT (8) MEMBERS PRESENT.

- B. PUBLIC HEARING - Regional Plan Conformance Review - Washoe County Comprehensive Plan Amendment, Spanish Springs Public Airport (CR06-023), to amend the Spanish Springs Area Plan, providing a new goal and policies relating to character, safety and compatibility of the airport.

Ms. Anderson stated that the wording for the added goal and policy are included on page 27 of the meeting packet. The amendment to the Spanish Springs Area Plan is a text only change and does not include a map change or a project. Ms. Anderson stated that Regional Planning staff has no significant issues with this amendment request and recommends a finding of conformance.

Commissioner Mattina referred to the maximum aircraft weight of 12,500 pounds and asked what type of aircraft that would allow and if helicopters will be able to land there. Patti Bakker, Washoe County Community Development Planner, stated that the specifications came from an agreement that was already in place between developers and the Spanish Springs Pilots Association.

Adrian Freund, Washoe County Community Development, stated that the weight is equivalent to a twin engine small passenger aircraft.

Commissioner Mattina asked if it will be more for private recreational use. Mr. Freund responded that these are all general aviation aircraft and are not commercial aircraft.

[The public hearing was opened.]

Mark Wray, Attorney for Spanish Springs Pilots Association Inc., stated that he and Max Bartmess are available to answer questions.

Max Bartmess, Airport Manager and President of the Pilots Association, stated that the airport is categorized as a utility airport and that the largest aircraft that could land there is a propeller-driven twin engine aircraft.

Chair Newberg asked if helicopters can land at the airport. Mr. Bartmess responded yes.

Commissioner Weber asked if there is a search and rescue helicopter that is stationed at the airport. Mr. Bartmess responded that they do not have a search and rescue helicopter but that they do land there. There are three Washoe County Sheriff's Office aircraft based at the airport.

Commissioner Magers referred to the occasional accessory use for flight instruction allowed at the airport and asked for a definition of occasional. Mr. Bartmess responded that there is not a flight school at the airport but that there is one aircraft that is used for instruction.

[The public hearing was closed.]

COMMISSIONER WEBER MADE A MOTION TO FIND THE SPANISH SPRINGS PUBLIC AIRPORT AMENDMENT TO THE SPANISH SPRINGS AREA PLAN IN CONFORMANCE WITH THE TRUCKEE MEADOWS REGIONAL PLAN, BASED ON THE FINDINGS LISTED IN THE STAFF REPORT, SECONDED BY COMMISSIONER BARNES. THE MOTION CARRIED WITH SEVEN (7) IN FAVOR AND ONE (1) ABSTENTION BY COMMISSIONER FRANSEN.

- C. PUBLIC HEARING - To review the 2002 Regional Plan and receive requests for amendments to the plan.

Patricia Rogers, Community Outreach Assistant, reviewed three processes for submitting amendments. Tonight's agenda item is part of the annual review process.

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

[The public hearing was closed.]

There were no requests for additional amendments.

- D. Discussion and direction to staff regarding re-establishment and membership of the RPC Regional Utility Corridor Report (RUCR) subcommittee to amend the RUCR.

Ms. Coombes introduced the new Regional Planning Agency (RPA) Senior Regional Planner, Phil Caterino.

Phil Caterino, Senior Regional Planner stated that the RPA received a letter on October 2, 2006, from Sierra Pacific Power Company (SPPC) requesting that the RPC resume the RPC RUCR subcommittee process to consider possible amendments to the plan. If the RPC wishes to re-establish the subcommittee, two new members will need to be added, one from Washoe County and one from the City of Reno.

Chair Newberg recommended Commissioner Romeo for the City of Reno.

Commissioner Weber stated that he would like to be able to take this back to his commission to offer them the opportunity to volunteer. Commissioner Romeo volunteered to fill the slot for now.

COMMISSIONER MAGERS MADE A MOTION TO RE-ESTABLISH THE RPC REGIONAL UTILITY CORRIDOR REPORT (RUCR) SUBCOMMITTEE TO ADDRESS AND BRING BACK RECOMMENDATIONS TO THE RPC INCLUDING, BUT NOT LIMITED TO THE REQUEST DATED OCTOBER 2, BY SIERRA PACIFIC POWER COMPANY TO AMEND THE RUCR, SECONDED BY COMMISSIONER MOSS. THE MOTION CARRIED UNANIMOUSLY WITH EIGHT (8) MEMBERS PRESENT.

COMMISSIONER MAGERS MADE A MOTION TO NOMINATE COMMISSIONER ROMEO AND COMMISSIONER WEBER AND REAFFIRM THE APPOINTMENT OF COMMISSIONER MATTINA ON THE RUCR SUBCOMMITTEE, SECONDED BY COMMISSIONER MATTINA. THE MOTION CARRIED UNANIMOUSLY WITH EIGHT (8) MEMBERS PRESENT.

5. DIRECTORS, MEMBERS, AND LEGAL COUNSEL INFORMATION ITEMS

A. Director's reports:

1) Progress report on the 2007 update of the Regional Plan

Ms. Rogers stated that the TAC approved a legislative style version of the draft Regional Plan for modules 1, 2, and 3. The TAC is currently working on a draft version of appendix 1. This document will be used for the October 24 open house.

Commissioner Moss asked why it is going to the public before the RPC has seen it. Ms. Coombes responded that it is part of the adopted process to bring to the RPC some of the conceptual agreements and then the TAC would take input from the RPC and work on the draft document to be brought to the community. The RPC will see it in a workshop in December.

Ms. Coombes stated that a notice of a possible quorum of the RPC at the open house will be posted.

2) Progress report on the 208 water quality management plan

Gretchen Eykelbosh, Policy Analyst, stated that an amendment to the 208 water quality management plan is required because of the large growth pattern in the last five years. The RPA is facilitating the amendment process with the assistance of a Technical Steering Committee (TSC) comprised of local and regional professional staff specializing in wastewater and water quality planning. The public involvement process will begin in October. The draft plan should be available on the website on October 23. The adoption and certification process is anticipated to begin in the early Spring.

3) Progress report on the FY 06-07 strategic plan and program of work, and issues including, but not limited to, the role, structure, or function of the Truckee Meadows Regional Planning Agency related to regional planning in Washoe County and surrounding areas

Joy Randall, Administrative Services Manager, stated that due to several events that happened during the first two months of the fiscal year, the Regional Planning Governing Board (RPGGB) has revised the work program and budget. There were some items in the work program deferred to the next fiscal year. The RPGGB amended the budget by taking the beginning fund balance of \$107,000 and put those into expenditures. The RPGGB directed staff to work with local planning directors to prepare a discussion paper for the December RPGGB meeting on what is working and what is not working and possible solutions to any perceived or real problems. The RPGGB also asked for input from the RPC. Staff felt the most efficient process for the planning commissioners would be to have an independent consultant meet with each commissioner to gather information using a standard form. If the RPC would like to contemplate another process, the staff would be happy to facilitate.

Commissioner Weber asked who came up with the idea of using a consultant. Ms. Coombes responded that the RPGB asked her to meet with the planning directors and the suggested process was based on recommendations of the planning directors. One of the concerns was that if each of the planning directors met with their own members, you would probably get a slightly different slant on things coming in from three different places. The planning directors thought that it might give the RPC an opportunity to have a greater dialogue with someone if you met face-to-face with them and were able to talk about how you felt about how regional planning was working. Ms. Coombes stated that another alternative is to get together and have a facilitator come in for a round table type discussion.

Commissioner Weber stated that would be a lot more productive. Commissioner Mattina agreed and stated that she does not feel a need to meet on an individual basis.

Ms. Coombes asked for confirmation that direction from the RPC is to establish a facilitated round table workshop. Chair Newberg responded that is correct.

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

Ms. Coombes reviewed actions taken at the September 21 RPGB meeting and agenda items for tomorrow's RPGB meeting.

B. Legal counsel's report:

None

6. REQUESTS FOR AND POSSIBLE ACTION ON FUTURE AGENDA ITEMS

A. Review of tentative calendar of agenda items

Ms. Coombes reviewed future agenda items for the RPC. It was decided that there will not be an RPC meeting on October 25.

Commissioner Moss requested a future agenda item to address the definition of cooperative planning.

7. WRITTEN CORRESPONDENCE

Ms. Coombes stated that the meeting packet includes a copy of an email from Edward Norton in opposition to the Sparks City Council's appeal to the Spanish Springs Washoe Hospital.

8. ADJOURNMENT

Chair Newberg adjourned the meeting at 7:30 p.m.

Respectfully submitted by Christine Birmingham.

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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.**