The Regional Planning Commission (RPC) met in the Sparks Council Chambers, Legislative Building, 745 4th Street, Sparks, Nevada and conducted the following business:

The meeting was called to order by Chair Chvilicek at 6:00 p.m.

1. **ROLL CALL**

The clerk called the roll and the following Commissioners were present: Sarah Chvilicek, Dian VanderWell, James Barnes, Larry Chesney, James Fewins, Peter Gower (present at 6:01 p.m.), Mark Johnson, Kathleen Taylor

Commissioners Absent: Shelley Read, City of Sparks Alternate

Truckee Meadows Regional Planning Agency (TMRPA) staff present: Jeremy Smith, Interim Director; Jessica Prunty, Legal Counsel; Damien Kerwin; Nate Kusha; Chohnny Sousa; Chris Tolley

2. **SALUTE TO THE FLAG**

Commissioner Taylor led the Pledge of Allegiance.

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

[Commissioner Gower present at 6:01 p.m.]

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

4. **PUBLIC COMMENT**

Russ Earle discussed an upcoming project in the Red Rock Corridor.

5. **BUSINESS OF THE DAY**

A. **[For possible action] PUBLIC HEARING – To receive testimony at a location within the City of Sparks concerning approval of the comprehensive Draft 2019 Truckee Meadows Regional Plan and a recommendation of adoption to the Regional Planning Governing Board (RPGB) as required by NRS 278.0272**
Jessica Prunty, Legal Counsel, explained the applicability of the Regional Plan once it is adopted by the Regional Planning Governing Board (RPGB). She noted that projects requiring regional review which have already begun a local planning process at the time of adoption will be reviewed under the 2012 Truckee Meadows Regional Plan.

Ms. Prunty also addressed the statutorily required series of three meetings, held in the cities of Reno and Sparks, and in the unincorporated portion of Washoe County, to receive testimony regarding the comprehensive Draft 2019 Truckee Meadows Regional plan.

Chair Chvilicek addressed the format for providing testimony to the RPC.

Jeremy Smith, Interim Director, presented the staff report, an overview of edits made to the draft plan, and an overview of the testimony provided at the September 25, 2019 RPC meeting.

Public testimony on the Draft 2019 Truckee Meadows Regional Plan:

Bob Lissner, Lifestyle Homes, discussed the cap of five units per acre that the plan takes away and asked if that can be put back in place. He also asked that his project be changed to Tier 2.

Russ Earle, President of the Silver Knolls Community Organization, explained that the new plan would not have any adverse effect on Mr. Lissner’s project as Washoe County would review it under the old master plan. He expressed concern regarding the idea of letting developers write their own zoning. With regard to the Tier 3 map, he stated that including roads would be helpful.

Jim Rundle, City of Sparks Planning Manager, stated that Sparks staff supports the Tiers as proposed and would be concerned about any change from a designation of Tier 3 at the University of Nevada, Reno (UNR) Main Station Field Lab (or UNR Farms) to a more intense designation at this time.

Commissioner VanderWell stated the RPC does not have enough information contained in the letter from the Vice President of Administration and Finance at UNR to evaluate their objection stated in the letter.

COMMISSIONER VANDERWELL MADE A MOTION TO DIRECT STAFF TO FOLLOW UP WITH UNR TO FURTHER DETERMINE THEIR OBJECTIONS TO THE TIERS, SECONDED BY COMMISSIONER CHESNEY. THE MOTION CARRIED UNANIMOUSLY WITH EIGHT (8) COMMISSIONERS PRESENT.

Interim Director Smith explained that the Tier 3 map does include roads but they are not labeled. He also explained the map resources that are available online, and that a large format map would be available online shortly.

6. REPORTS

A. [For possible action] Members’ and Director’s reports
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RPC Meetings for the Regional Plan update approval process: September 27, 2019 (Marvin Picollo Elementary School)

The next regular RPC meeting will be October 9, 2019 in the Reno City Council Chambers.

B. [For possible action] Legal counsel’s report

None

7. [For possible action] REQUESTS FOR FUTURE AGENDA ITEMS

None

8. PUBLIC COMMENT

Bob Lissner clarified for the record that he stated water and sewer are not stubbed to his project but are stubbed to Silver Knolls.

9. WRITTEN CORRESPONDENCE

None

10. [For possible action] ADJOURNMENT

COMMISSIONER CHESNEY MADE A MOTION TO ADJOURN AT 6:38 PM, SECONDED BY COMMISSIONER VANDERWELL. THE MOTION CARRIED UNANIMOUSLY WITH EIGHT (8) COMMISSIONERS PRESENT.

The meeting was adjourned at 6:38 p.m.

Respectfully submitted by Christine Birmingham.

Reviewed by: Approved by:

[Signature]
Jeremy M. Smith, Interim Director
Truckee Meadows Regional Planning Agency

[Signature]
Sarah Chvilicek, Chair
Regional Planning Commission

APPROVED BY THE REGIONAL PLANNING COMMISSION IN SESSION ON [2/11], 2019.