

Reno City Planning Commission
Washoe County Planning Commission

MINUTES

Tuesday ~ June 15, 2010 ~ 6:00 p.m.
Reno City Hall
City Council Chambers
One East First Street, Reno, Nevada

Reno City Planning Commission

Jim Newberg, Chair
Kevin Weiske, Vice-chair
Doug D. Coffman
Lisa A. Foster
Max Haltom
Dennis Romeo
Jason Woosley

Washoe County Planning Commission

Dian A. VanderWell, Chair
Neal H. Cobb, Vice-chair
Roger M. Edwards
Vaughn Hartung
Roy H. Hibdon
William Weber
D. J. Whittemore

I. ROLL CALL *

Chair Newberg called the joint meeting of the Reno City and Washoe County Planning Commissions to order at 6:03 p.m. A quorum of both the City of Reno and the Washoe County Planning Commissions was present.

CITY OF RENO

PRESENT: Lisa Foster, James Newberg, Dennis Romeo, Kevin Weiske and Jason Woosley.

ABSENT: Doug Coffman and Max Haltom.

Marilyn Craig and Robert Bony – Deputy City Attorneys, were also present.

WASHOE COUNTY

PRESENT: Neal Cobb, Roger Edwards, Roy Hibdon, Vaughn Hartung and William Weber.
Dian VanderWell joined the meeting at 6:13 p.m.

ABSENT: D. J. Whittemore.

Nathan Edwards – Deputy District Attorney, was also present.

II. PUBLIC COMMENT *

There were no public comments.

* denotes NON action item

Reno City Planning Commission

Washoe County Planning Commission

Minutes of Joint meeting

June 15, 2010

Page 2 of 9

III. PUBLIC HEARINGS

Comprehensive Plan Amendment Case Number CP10-005 (Washoe County) & Reno Stead Corridor Joint Plan Master Plan Amendment (LDC09-00078) (City of Reno) –

This is a request to amend the entirety of the Reno-Stead Corridor Joint Plan by, including but not limited to: 1) removing previous resolutions approving various historical amendments to the plan and; 2) updating the Plan to reflect current elected and appointed officials and staff who worked on the plan update and; 3) updating the Contents to reflect sections removed and to renumber policies, pages and sections as appropriate and; 4) updating the Introduction to reflect current data and goals established during community workshops and; 5) removing Map 1 and replacing it with a new Planned Land Use map showing the new boundary established for the Plan and; 6) removing references to North Valleys Plan Area information and update to reflect the current Truckee Meadows Regional Plan information throughout the Plan and; 7) removing historic Planning Process information and; 8) removing outdated population information and; 9) updating references to City and County Master Plan documents and policies throughout the document and; 10) updating reference to Federal Emergency Management Agency (FEMA) flood plain data and; 11) removing policies C.1.1, C.1.2, C.1.3, C.1.4, C.1.5, C.1.6, C.2.1, C.3 and changing remaining policy language to reflect desired policies rather than development standards and; 12) removing maps 2, 3, 4, 5, 7 and 8 and; 13) removing policies L.U.2.1, L.U.2.3, L.U.2.3, L.U.2.4, L.U.3.6, L.U. 4.1, L.U.6.1, L.U.6.4, L.U.7.3, L.U.7.4, L.U.7.5, L.U.7.8, L.U.8.1, L.U.9.1, L.U.10, L.U.13.4, and changing remaining policy language to reflect desired policies rather than development standards and; 14) removing most of the Public Services and Facilities section of the plan and replacing it with references to adopted City and County Master Plan documents retaining policies PSF.6.1, PSF.7, PSF.7.1, PSF.8.1, PSF.8.2, PSF.8.3 and; 15) removing all of the Transportation section with the exception of introductory policy statements and; 16) removing appendices A, B, C and D and; 17) to replace the term “comprehensive plan” with the term “master plan” throughout the document. There are no changes to land use designations proposed with these amendments. This amendment is a recommendation of changes to the master plan for this joint planning area pursuant to NRS 278.02786. The joint plan area is generally located on both sides of US 395 between the Golden Valley area and Stead Boulevard.

Roger Pelham – Washoe County Senior Planner, narrated a PowerPoint presentation (copy on file) and drew attention to the current and proposed boundaries of the Reno Stead Corridor Joint Plan (RSCJP) noting that the North Virginia TOD (Transit Oriented Development) Corridor had been adopted by the City of Reno and found in Conformance with the Truckee Meadows Regional Plan. Mr. Pelham recalled that the governing bodies of the City of Reno and Washoe County had directed their respective staffs to conduct an update of the RSCJP, which was originally adopted in the late 1990's. Mr. Pelham then drew attention to four categories encompassed in the revisions.

* denotes NON action item

Reno City Planning Commission
Washoe County Planning Commission

Minutes of Joint meeting

June 15, 2010

Page 3 of 9

Mr. Pelham explained that the word “shall” had been revised to read “should” as many of the provisions/requirements were already covered in existing code language and inappropriate to a Master Plan, which serves as the guiding document for development. Additionally, duplicative language was also removed due to redundancy and possible confusion for not only citizens but also developers and planning staff. The historical elements leading up to the development and subsequent adoptions of the RSCJP are more appropriate as part of the case file rather than a part of what is a component of a Master Plan. Mr. Pelham noted that there had been two (2) meetings of the joint CAB (Citizen Advisory Board) / NAB (Neighborhood Advisory Board) as well as a Working Group to review the proposed modifications. Mr. Pelham emphasized that the proposal before the two (2) Planning Commissions was unanimously supported by the CAB, NAB and Working Groups. Mr. Pelham explained that one individual had voiced concern that the replacement of the word “shall” with the word “should” is more permissive. Mr. Pelham noted that Master Plan’s serve as the guiding document with the more detailed requirements being set forth in zoning and other development codes in both the City of Reno and Washoe County. Mr. Pelham explained that Reno Planning Manager Claudia Hanson would discuss some minor revisions that were identified by other reviewing agencies.

Washoe County Planning Commission Chair Dian VanderWell joined the meeting at 6:13 p.m.

Claudia Hanson – Planning Manager, drew attention to some modifications requested by TMRPA (Truckee Meadows Regional Planning Agency) and RTC (Regional Transportation Commission). Ms. Hanson noted that the Echeverria property had been through the public hearing process to amend the land use designations should be reflected in the updated RSCJP map (copy on file). Ms. Hanson explained that the Stream Environments/Wetlands section in Conservation on Page 11 removes first three sentences and adds the words “within the” to the last sentence. Additionally, under Land Use and Sphere of Influence Section D Planned Land Use the reference to “Regional Open Space Plan” is replaced by “North Valleys Area Plan.” Page 31 Subsection LU.12 is revised to read “Neither the City of Reno nor Washoe County will independently sponsor a Regional Plan amendment regarding the Joint Plan boundary from private property owners.” The RTC has asked for an amendment to Appendix A “Transportation” with the Regional Transportation Commission Streets and Highways System map contained in the Regional Transportation Plan (RTP) and the Regional Transportation Improvement Plan (RTIP).”

Chair Newberg opened the public hearing.

Susan Holshouser – Clear Channel Outdoor, drew attention to added language on page 31 that states there shall be no new billboards nor will any electronic billboards be allowed, which further restricts the industry. Ms. Holshouser asked that the language be removed.

* denotes NON action item

Reno City Planning Commission
Washoe County Planning Commission

Minutes of Joint meeting

June 15, 2010

Page 4 of 9

Aaron West-Guillen - Clear Channel Outdoor, commented that he found it troubling that the industry had not been involved in the discussions that led to the addition of the more restrictive "No new billboard" language in the RSCJP. Mr. West-Guillen explained that he believes this only confuses the matter of billboards as it was understood that there would be no new billboards based on the citizens initiate in November 2000. Mr. West-Guillen asked that the language be removed.

Chair Newberg closed the public hearing and asked that Washoe County take the lead in discussion.

Washoe County Commissioner Edwards disclosed that he had participated in Working Group but did not stand to benefit from the proposed amendment to the RSCJP regardless of action(s) taken at tonight's (June 15, 2010) meeting.

Washoe County Commissioner Edwards noted that there is also language in Washoe County Code (WCC) dealing with billboards. Commissioner Edwards explained that staff, in his opinion, had indicated a belief that the proposed language prohibiting no new billboard was a legitimate government interest in removing distractions for motorists and visual clutter from the landscape that was supported by the CAB, NAB and Working Group.

Ms. Hanson commented that the issue of billboards had been discussed extensively during the process and pointed out that the current language requires the removal of existing billboards as new development occurs. It is Ms. Hanson's belief that the proposed language is not stricter than the existing language.

Responding Washoe County Commissioner Hartung's inquiry about conforming billboards, Mr. Pelham explained that WCC provide for the construction of conforming billboards as the non-conforming billboards are either removed or brought in to conformance with the regulations.

Washoe County Commissioner Cobb suggested that the replace of the word "shall" on page 13 is, in his opinion, inappropriate as it relates to building on the region's ridgelines. Mr. Cobb noted that over the past 45-years he has seen a number of issues arising from ridgeline development and believes that the word "shall" be maintained to preserve the amenities and aesthetics of the area.

Responding to Reno Chair Newberg's inquiry about whether this was a living or cement document, Ms. Hanson explained that the RSCJP is both, it serves as the guiding document for the corridor's development and is therefore subject to a higher level of review that includes the planning staffs, Planning Commissions and elected officials of both Washoe

* denotes NON action item

Reno City Planning Commission
Washoe County Planning Commission

Minutes of Joint meeting

June 15, 2010

Page 5 of 9

County and the City of Reno. However, it is also a living document that can be modified as the region and City continue to change in the future.

Ms. Hanson then explained that the billboard ordinance review that is currently underway will also be taken to the CAB, NAB and Working Group for review and will not affect the language in the RSCJP. Ms. Hanson emphasized that the billboard ordinance is for the City overall, whereas the RSCJP focuses on a specific area. Ms. Hanson noted that the residents in the Reno Stead corridor also expressed interest in dark skies to maintain the more rural type of lifestyle in the area.

Responding to Commissioner Weiske's inquiry about whether the RSCJP or billboard ordinance would prevail if this amendment is approved, Ms. Hanson explained that if approved the staff reports for future development would indicate that there is a conformance issue with the no new billboard provisions of the amendment.

Commissioner Romeo expressed his concern about adding language that further restricts a legal business in the region and pointed out that the City has had an ongoing discussion with the industry since 2000. Of particular concern is that this proposed language may set precedent to deny a legitimate business to continue.

Ms. Hanson noted that the current language which would require the removal of existing billboards as development applications are approved had been reviewed, adopted and found in Conformance with the Truckee Meadows Regional Plan. Ms. Hanson pointed out that the RSCJP had been in existence since 1997/1998 and that the North Virginia Street TOD Corridor Plan had also been reviewed by the North Valleys CAB, NAB and others before being adopted and found in Conformance with the Truckee Meadows Regional Plan.

Commissioner Romeo stated that the industry (billboard) had worked with the City over the long term and that he could only support the proposed amendment to the RSCJP if the section dealing with billboards were removed in its entirety. Mr. Romeo noted his concern that the City might not be showing good faith in their negotiations with the industry if this language were adopted.

Chair Newberg noted that removal of the sentence would revert the language to its original form that requires the removal of billboards as development occurs.

Mr. Hanson pointed out that the removal of the paragraph on billboards in its entirety had not been part of the discussion with the CAB, NAB or Working Group and reminded the Planning Commissions that the RSCJP had been reviewed jointly and subsequently found in Conformance with the Truckee Meadows Regional Plan.

* denotes NON action item

Reno City Planning Commission
Washoe County Planning Commission

Minutes of Joint meeting

June 15, 2010

Page 6 of 9

Commissioner Romeo noted that the City had been working with the industry since 2000.

Commissioner Weiske explained that he did not completely disagree with Commissioner Romeo and pointed out that there is an ordinance in place that addresses billboard and that the forth coming revision will deal with electronic billboards in the future.

Ms. Hanson suggested that the Planning Commission allow Mr. West-Guillen to comment on the issue.

Mr. West-Guillen stated that Clear Channel would rather have the original language than the updated language that states no new billboards.

Responding to Washoe County Commissioner Edwards, Mr. Pelham explained that Washoe County staff could support the retention of the original language that requires the removal of existing billboards as development occurs.

Commissioner Edwards recalled that the discussion and subsequent decision to add "no new billboard" had been extensively discussed and supported by the CAB, NAB and Working Group.

Commissioner Cobb commented that his only proposed modification would be the retention of the word "shall" rather than "should" on page 13 as it pertains to ridgelines.

Commissioner Hartung suggested that perhaps a compromise position on billboards might be to prohibit electronic billboards rather than a ban on new billboards so that the industry and property owners retain their revenue stream.

Reno Commissioner Foster stated that she would not support the suggested third option.

Ms. Hanson commented that Commissioner Romeo was correct in that the underlined text was the proposed language in paragraph 8.3. Ms. Hanson then explained that changing the word "shall" to read "should" would make the language in Section 8.3 consistent with other modifications being made to the RSCJP.

Washoe County Chair VanderWell commented that she is able to support the language as proposed.

Washoe County Commissioner Hartung noted that, in his opinion, it would be disingenuous to eliminate a statement that the public believes should be in place.

Reno City Planning Commission

Washoe County Planning Commission

Minutes of Joint meeting

June 15, 2010

Page 7 of 9

Ms. Hanson noted that Reno planning staff would bring the future billboard ordinance revisions to the CAB and NAB for review and invite the Working Group to participate in the discussion.

It was moved by Washoe County Commissioner Cobb, seconded by Washoe County Commissioner Edwards, to approve based upon the information presented in the staff report, written testimony and verbal testimony received during the public hearing, adopt the recommended amendments of the Comprehensive Plan amendments proposed for the Reno-Stead Corridor Joint Plan, having made the following findings in accordance with Washoe County Development Code Section 110.820.15: 1) The proposed amendments to the Reno-Stead Corridor Joint Plan are in substantial compliance with the policies and action programs of the Washoe County Comprehensive Plan Amendment Permit Case No: CP10-005 City of Reno Master Plan Amendment LDC09-00078 County Comprehensive Plan; 2) The proposed amendments to the Reno-Stead Corridor Joint Plan will provide for land uses compatible with existing and planned adjacent land uses and will not adversely impact the public health, safety or welfare; 3) The proposed amendments will further implement and preserve the Vision and Character Statement of the Reno-Stead Corridor Joint Plan; 4) The proposed amendments to the to the Reno-Stead Corridor Joint Plan will not adversely affect the implementation of the policies and action programs of the Conservation Element, the Population Element and/or the Housing Element of the Washoe County Comprehensive Plan; 5) The proposed amendments to the to the Reno-Stead Corridor Joint Plan will promote the desired pattern for the physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services; and 6) The proposed amendment will be the first amendment to the Reno-Stead Corridor Joint Plan. Therefore this amendment request does not exceed the cap of four amendments of an area plan per calendar year, as specified in Section 110.820.05 of the Washoe County Development Code. Commissioner Cobb recommended that the word "Shall" be retained on page 13 C-3, 1 through 4 and added amendments: added the following amendments: 1) add the Echeverria Silver Peak property to the Reno Stead Corridor Joint Plan map; 2) Stream Environments/Wetlands section in Conservation on Page 11 removes first three sentences and adds the words "within the" to the last sentence; 3) Land Use and Sphere of Influence Section D Planned Land Use the reference to "Regional Open Space Plan" is replaced by "North Valleys Area Plan."; and 4) Page 31 Subsection LU.12 is revised to read "Neither the City of Reno nor Washoe County will independently sponsor a Regional Plan amendment regarding the Joint Plan boundary from private property owners." Appendix A "Transportation" with the Regional Transportation Commission Streets and Highways System map

* denotes NON action item

Reno City Planning Commission
Washoe County Planning Commission

Minutes of Joint meeting

June 15, 2010

Page 8 of 9

contained in the Regional Transportation Plan (RTP) and the Regional Transportation Improvement Plan (RTIP)."

Washoe County Commissioner Cobb stated that he did not wish to modify the language on page 31.

Responding to Washoe County Commissioner Hibdon's inquiry about whether the Washoe County Planning Commission would consider the modification to LU 8-3, Washoe County Chair VanderWell stated that the motion would close any further discussion or action on the amendment.

Deputy District Attorney Nathan Edwards opined that the pending motion is for approval of the amendment to the Reno Stead Corridor Joint Plan and a separate motion would not be appropriate. Therefore, the pending motion would have to be amended to alter the language under LU 8.3.

Washoe County Commissioner Cobb amended the motion to remove the sentence "No new billboards" on Page 31.

Washoe County Commissioner Rogers withdrew his second.

Washoe County Commissioner Weber seconded the motion as amended.

Washoe County Commissioner Cobb further amended the motion to change the word "shall" to "should" on page 31. Washoe County Commissioner Weber amended the second. The motion carried: Washoe County Commissioners Cobb Edwards, Hartung, Weber and Chair VanderWell assenting; Washoe County Commissioner Hibdon dissenting; and Washoe County Commissioner Whittenmore absent.

At the request of Reno Chair Newberg Ms. Hanson read LU 8.3 into the record.

It was moved by Commissioner Romeo, seconded by Commissioner Weiske based upon the information presented in the staff report, written testimony and verbal testimony received during the public hearing, adopt the recommended amendments of the Reno-Stead Corridor Joint Plan, a portion of the Master Plan, having made the following considerations in accordance with NRS: (a) Bears relation to the planning and physical development of the City; and (b) Is so prepared that it may be adopted by the City Council as the basis for the physical development of the City. Commissioner Romeo recommended that the word "shall" be replaced by the word "should" and that the second sentence in Section 8.3 be removed. Commissioner Romeo added the following amendments: 1) add the Echeverria Silver Peak property

* denotes NON action item

Reno City Planning Commission
Washoe County Planning Commission

Minutes of Joint meeting
June 15, 2010
Page 9 of 9

to the Reno Stead Corridor Joint Plan map; 2) Stream Environments/Wetlands section in Conservation on Page 11 removes first three sentences and adds the words "within the" to the last sentence; 3) Land Use and Sphere of Influence Section D Planned Land Use the reference to "Regional Open Space Plan" is replaced by "North Valleys Area Plan."; and 4) Page 31 Subsection LU.12 is revised to read "Neither the City of Reno nor Washoe County will independently sponsor a Regional Plan amendment regarding the Joint Plan boundary from private property owners." Appendix A "Transportation" with the Regional Transportation Commission Streets and Highways System map contained in the Regional Transportation Plan (RTP) and the Regional Transportation Improvement Plan (RTIP)."

IV. ADJOURNMENT

Chair Newberg adjourned the meeting at 6:59 p.m.

AS APPROVED BY THE RENO CITY PLANNING COMMISSION IN SESSION ON SEPTEMBER 1, 2010.

AS APPROVED BY THE WASHOE COUNTY PLANNING COMMISSION IN SESSION ON October 5, 2010.