



STAFF REPORT

TO: Regional Planning Governing Board

FROM: Chris Tolley, Regional Planner

SUBJECT: PUBLIC HEARING – 2019 Regional Plan Amendment (RPA21-005), Mogul Sphere of Influence (SOI) Removal – Possible adoption of RPGB Resolution 21-11 regarding a mapping amendment to Map 1 of the 2019 Regional Plan to remove 2 parcels totaling ±27.9 acres from the City of Reno’s Sphere of Influence (SOI) boundary (AGENDA ITEM 7.B)

The proposed amendment to the Regional Plan has been submitted to the Regional Planning Governing Board (RPGB) for possible adoption. This request is for a Regional Plan Amendment (RPA) to remove 2 parcels totaling ±27.9 acres from the City of Reno’s Sphere of Influence (SOI) boundary. The subject parcels are located on the south side of Interstate 80 off Exit 7 and north of Mogul Road.

These proposed changes will necessitate related maps in the 2019 Regional Plan be amended if the proposal is adopted.

Additionally, the proposal includes a Master Plan amendment to remove the existing City of Reno Master Plan land use designation(s), and analyze the corresponding Washoe County Master Plan land use designation(s) that will be established per Table 3.3 of the 2019 Regional Plan. These are being considered by the Regional Planning Commission at their December 6, 2021 meeting.

After reviewing the documentation that has been submitted by the City of Reno, Regional Planning staff recommends that the proposed Regional Plan amendment conforms with the goals and policies of the 2019 Truckee Meadows Regional Plan.

The RPC is considering this item at their December 6, 2021 meeting. The resulting determination, continuance or other action will be reported to the RPGB (and members of the public, upon request sent to input@tmrpa.org) via email following the RPC meeting, and during the Regional Planning staff presentation for this item on December 9, 2021.

BACKGROUND

On July 28, 2021, the Reno City Council held a meeting to consider the request to remove the subject site from the City of Reno SOI, and voted 5 to 2 in favor to sponsor the proposed amendment to the Regional Plan. This item was brought to the Reno City Council by the Reno Development Services Department

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(formerly known as the Community Development Department), and was based on a request from the from the property owner(s) of the subject site.

Prior to becoming effective, the Regional Plan Amendment must be approved by the RPGB and the Master Plan Amendment must be found in conformance with the Regional Plan. The request for conformance review was received on July 29, 2021, and the item was set to be heard by the RPC at its regularly scheduled September meeting. A request to continue the item was submitted by City of Reno staff on September 21, 2021 and the item is now being brought forward to the RPC and RPGB after appropriate noticing of the RPA.

For additional context, the City of Reno Planning staff discussed the proposal and process with Regional Planning staff and Washoe County Community Services staff. This discussion primarily occurred later in the process, after the request was approved by the Reno City Council. Washoe County staff have provided a letter explaining how they intend to process land use and zoning amendments if the SOI rollback is approved. That letter, included here as Attachment 1: Letter from Washoe County dated November 30, 2021, indicates Washoe County will respect the existing Industrial zoning and submit a Master Plan Amendment to designate the land use as Industrial once the parcels have reverted fully to their jurisdiction. Regional Planning staff is committed to enhancing coordination with jurisdictional staff for SOI modifications, which also supports implementation of 2019 Regional Plan Policy *RC 2 – Spheres of Influence (SOI)*. Policy *RC 2* is presented in greater detail below in the Amendment Overview section.

Expanded Background Information

The following is background information to help convey a more complete historical record. While under Washoe County's jurisdiction, the property was designated Industrial in the Washoe County Master Plan and zoned Industrial. While the subject property has remained undeveloped, the adjoining property on the east side is built with a storage unit (built in 1990, according to the Washoe County Assessor's records).

Between 2000 and 2002, the site's jurisdictional status changed to be included in the City of Reno's SOI. The inclusion in the City's SOI is related to the 2002 Truckee Meadows Regional Plan update effort. Upon inclusion in the City's SOI, the subject property was designated Industrial in the City of Reno Master Plan, but never zoned by the City of Reno. Washoe County's online zoning map indicates that it remains Industrial zoning in Washoe County. During the ReImagine Reno effort (2017), the two parcels were redesignated as Mixed Employment land use in the new City of Reno Master Plan.

The materials submitted by the City of Reno (available at tmrpa.org/submittedMaterials) identify that a 2003 interlocal agreement between the City of Reno and Washoe County governs the details associated with SOI areas. In particular, the City has zoning/land use authority and shall process and inspect all building permits and construction, and the County maintains business license and code enforcement authority.

Further, prior to the recent approval by the Reno City Council to remove the subject property from its SOI, the property owner had made requests to the City of Reno, including a proposed SOI rollback and a special use permit for a mini-warehouse and industrial business park, however both requests were denied.

AMENDMENT OVERVIEW

First, the Truckee Meadows Regional Planning Agency (TMRPA) is required to maintain the SOI mapping data as part of the Nevada Revised Statutes (NRS) statutes, section 278.0274. Any changes proposed to the SOI must be reflected in the Regional Plan as adopted by the RPGB. Regional Plan Policy *RC 2 – Sphere of Influence (SOI)* provides additional details regarding where SOI can exist, and how it can be modified (including the required information for consideration by the RPC and RPGB). Policy *RC 2* also contains **Table 3.3 – Jurisdictional Master Plan Land Use Translation Table**, which indicates the default master plan land use translation between jurisdictions. Finally, for any change to a SOI, as required by Policy *RC 2*, TMRPA is required to process a Regional Plan Amendment and a Conformance Review of the accompanying local jurisdiction master plan amendments.

The proposal includes an amendment to the 2019 Truckee Meadows Regional plan to remove the subject site from the City of Reno SOI. As noted, this will require changes to the related Regional Plan maps. See Figure 1 at the end of this section, and the Subject Site Maps in Attachment 2 for a depiction of the subject site.

Additional Overview

This proposal also includes a conformance review of the amendment to the City of Reno Master Plan to remove the existing City of Reno Master Plan land use designation(s) and analyze the corresponding Washoe County Master Plan land use designation(s) that will be established per Table 3.3. ***The conformance review portion is being considered by the RPC at their December 6, 2021 meeting, and does not require a determination by the RPGB.***

As noted, Table 3.3 is located in Policy *RC 2*, which provides a translatable land use between each jurisdiction. The table does not specify the accompanying zoning, as that parameter is controlled by the local jurisdictions. In this proposal, the City of Reno Master Plan land use designation is Mixed-Employment which translates to the Commercial land use designation in Washoe County.

Policy *RC 2*, referenced above, also requires a rationale for the requested SOI amendment. The materials submitted by the City of Reno indicate that the action was being sought by the owner because the property was never zoned or annexed by the City of Reno and the property owner desired to move forward with development on the site under Washoe County's jurisdiction.

The owner desires to maintain the Washoe County designated Industrial zoning and establish an Industrial land use under Washoe County's jurisdiction. If the proposed rollback is approved, Washoe County plans to accept the parcels with an interim regulatory zoning of Industrial. Washoe County has also indicated that it will immediately pursue a Master Plan Amendment to Industrial to match up the zoning and master plan designations if the SOI rollback is approved (*See Attachment 1*).

Policy *RC 2* was designed around the concept that processing any SOI modification and corresponding Master Plan Amendment concurrently would give the decision makers (the RPC and RPGB) clarity about the full scope of changes proposed and the end state of the parcels in question. That said, the processing of this request has uncovered current limitations that preclude Washoe County from submitting a Master

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Plan Amendment request to TMRPA until the lands are removed from the SOI. If the rollback is approved, Washoe County will submit a Master Plan Amendment for a Conformance Review in order to complete the overall process.

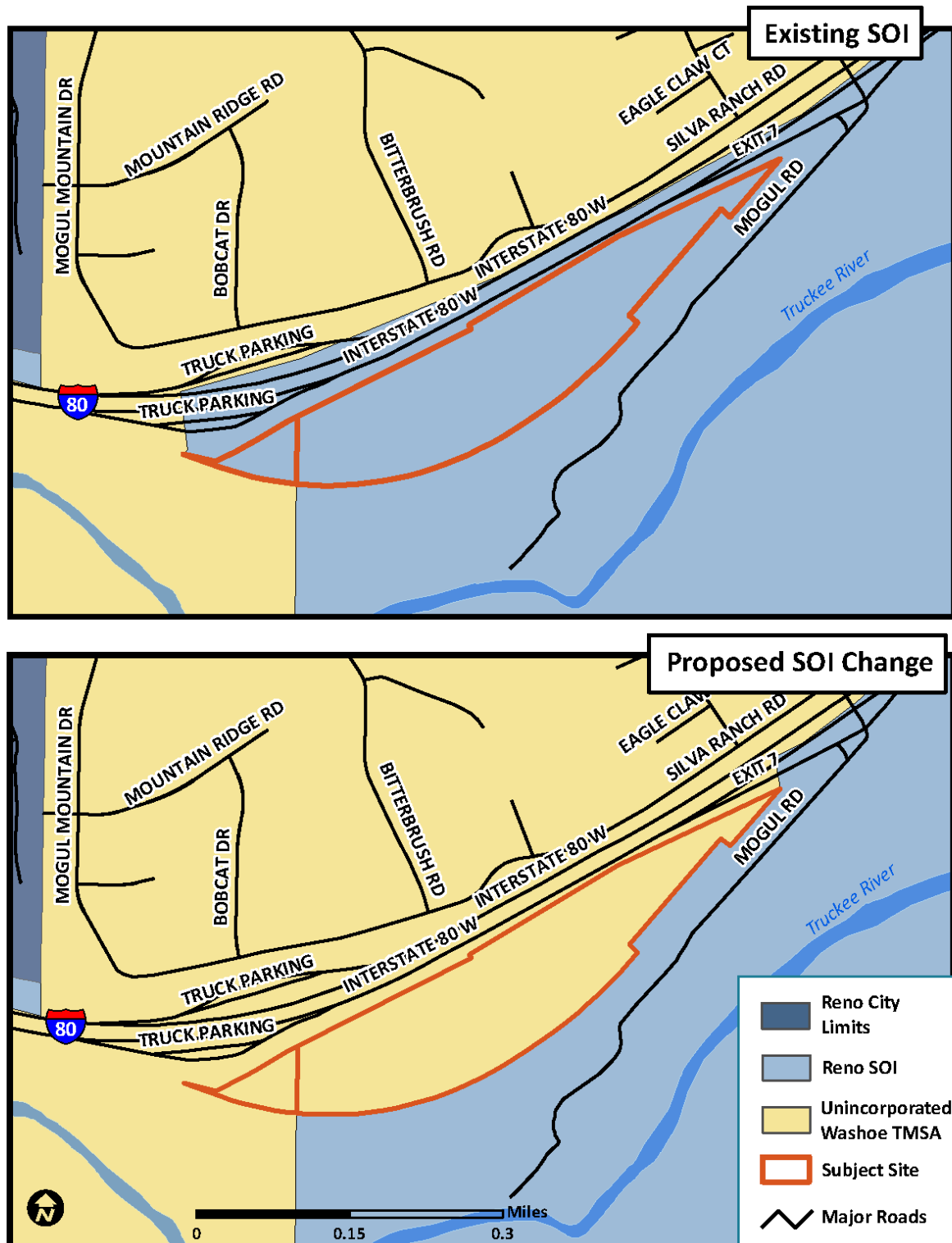
Regional Planning staff recognize that both Commercial and Industrial designations are acceptable uses of land within Tier 2. Staff further recognizes the long history of planned Industrial use on the site. However, in the absence of a specific Master Plan Amendment request, the subject parcel will have a land use as set forth in the translation table (Table 3.3.) found in policy RC 2 of the 2019 Regional Plan.

The translation table ensures that RPC and RPGB decision-making will not result in parcels existing without a master plan land use designation for any interim period. Washoe County is not required to adopt the translated land use in perpetuity, however if an alternate land use is desired, an official Master Plan Amendment request is required to update the designation on the site. The subsequent request will be brought to the Regional Planning Commission for final approval.

One additional note regarding the proposed change to the SOI boundary; the portion covering Interstate 80, as it abuts the subject property, would also be removed should the subject request be adopted. This freeway right-of-way area does not have any underlying parcel information in the Washoe County Assessor data. The proposed change to the SOI boundary is depicted in Figure 1, below.

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Figure 1. Proposed Sphere of Influence Change Map



REGIONAL PLAN AMENDMENT FINDINGS

The RPC and RPGB are required to consider the criteria listed in Policy RC 10 – Regional Plan Amendment Findings (listed below) and determine whether the proposed amendment conforms with the listed criteria.

RC 10 – Regional Plan Amendment Findings

The Regional Planning Commission and the Regional Planning Governing Board shall consider the following criteria during consideration of a proposed amendment to the Regional Plan pursuant to NRS 278.0272:

1. Regional capacities and growth projections
2. Existing and planned development
3. Existing and planned public facility and service availability, timing, adequacy, and fiscal impacts
4. Natural resources
5. Intergovernmental impacts
6. Vision, goals, and policies of the Regional Plan
7. Health and welfare of the community

REGIONAL PLAN AMENDMENT EVALUATION

Regional Planning staff has reviewed the criteria in Policy *RC 10* and offers the following analysis of the proposed Regional Plan amendment to remove two parcels totaling ±27.9 acres from the City of Reno's Sphere of Influence (SOI). The analysis focuses on potential impacts (or lack thereof) resulting from said amendment.

Regional capacities and growth projections

The proposal to remove two parcels from the City of Reno's SOI boundary is not anticipated to influence or impact regional capacities and growth projections.

The subject parcels are unbuilt and vacant, and the rollback from City of Reno sphere of influence to unincorporated Washoe County is not expected to cause an increase of development intensity or density allowed on the parcels.

Existing and planned development

This proposal is not anticipated to influence or impact any existing or planned developments. The subject parcels are unbuilt and vacant, and the land uses will be translated per Regional Plan Policy *RC 2*, which is not expected to increase development intensity or density allowed on the parcels.

Existing and planned public facility and service availability, timing, adequacy, and fiscal impacts

As previously mentioned, the subject parcels are unbuilt/vacant and no additional infrastructure or facilities burden is being imposed by removing the parcels from the City of Reno's SOI. The proposal is not anticipated to influence or impact existing and planned public facility and service availability, timing, adequacy, and fiscal impacts. The parcels are located in the Tier 2 Regional Land Designation where facilities and services are generally available to serve development uses.

Natural resources

As this request is simply a change in Master Plan authority over these parcels, no direct impacts to natural resources will occur. If approved, Washoe County will have Master Plan authority and the policies regarding natural resources contained in the 2019 Regional Plan are sufficiently addressed by the Washoe County Master Plan.

Finally, a review of the **2019 Truckee Meadows Regional Plan Map 4 – Development Constraints Areas** identified that subject site overlaps with a very small amount of Development Constraints Area (DCA) for slopes greater than 30%. Any subsequent action would be subject to the Washoe County Master Plan's policies regarding Development Constraints, which were found to be in conformance with the 2019 Regional Plan.

Intergovernmental impacts

The proposal to amend the 2019 Truckee Meadows Regional Plan to remove the parcels from the City of Reno's SOI will facilitate better intergovernmental coordination to the benefit of the owner(s) of these parcels. Given the City of Reno has indicated no intent to annex the properties, the removal of Reno SOI on these parcels will provide the landowner clarity in terms of the development process and a single entity to deal with for any subsequent approvals.

Vision, goals, and policies of the Regional Plan

The vision, goals, and policies of the 2019 Truckee Meadows Regional Plan were established through a collaborative, coordinated and inclusive process with the local governments, affected entities and other stakeholders. This proposal seeks to remove the Reno SOI from the subject parcels, and is not anticipated to impact the vision, goals, or policies of the 2019 Regional Plan.

Health and welfare of the community

The proposal to remove the subject parcels from the City of Reno's SOI will not negatively affect the health and welfare of the community.

LEGAL REQUIREMENTS

Pursuant to NRS 278.0276 and the RPGB's *Regulations on Procedure*, the adoption of an amendment to the Regional Plan must be by resolution of the Governing Board carried by a majority of the total membership. Therefore, six (6) affirmative votes will be required to adopt the proposed Regional Plan amendment.

RECOMMENDATION

After reviewing the documentation that has been submitted by the City of Reno, Regional Planning staff concludes that the proposed Regional Plan amendment and Master Plan amendment conform with the goals and policies of the 2019 Truckee Meadows Regional Plan.

As noted, the RPC hearing regarding this matter will occur on December 6, 2021, and their recommendation will be provided following the meeting.

Regional Planning staff RECOMMENDS the RPGB consider the Regional Plan amendment as described in this staff report, consider the RPC's recommendation (once available), and approve RPGB Resolution 21-11 (see Attachment 3), thereby adopting the proposed amendment to the 2019 Truckee Meadows Regional Plan.

Proposed Motion

I move to adopt RPGB Resolution 21-11 regarding an amendment to the 2019 Truckee Meadows Regional Plan, as detailed in this staff report

Please do not hesitate to contact Chris Tolley (ctolley@tmrpa.org or 775-321-8392) if you have any questions or comments on this agenda item.

cc: Kelly Mullin, City of Reno

Attachments

Attachment 1: Letter from Washoe County dated November 30, 2021

Attachment 2: Subject Site Maps

Attachment 3: RPGB Resolution 21-11

Note: All materials submitted for consideration by the Regional Planning Commission (RPC), the Regional Planning Governing Board (RPGB) and the Truckee Meadows Regional Planning Agency (TMRPA) for the subject case are available at the following web address: tmrpa.org/submittedMaterials

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**RPA21-005 – Mogul Sphere of Influence
(SOI) Removal**

**Attachment 1: Letter from Washoe County
dated November 30, 2021**



WASHOE COUNTY

COMMUNITY SERVICES DEPARTMENT

Planning and Building

Attachment K
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1001 EAST 9TH STREET
RENO, NEVADA 89520-0027
PHONE (775) 328-6100
FAX (775) 328.6133

November 30, 2021

To: Truckee Meadows Regional Planning Commission

From: Trevor Lloyd, Planning Manager, Washoe County Community Services Department

Subject: Memo – AMENDED
2019 Regional Plan Amendment (RPA21-005) and
Conformance Review (CR21-011), Mogul Sphere of Influence (SOI) Removal –

This memorandum serves as Washoe County's preliminary analysis and response to the proposed removal of APNs 038-181-01 and 038-172-14 from the City of Reno's Exerted Sphere of Influence and their reversion back into the unincorporated County's jurisdiction.

Washoe County has not yet completed a full review of the proposed SOI removal and cannot initiate a Master Plan Amendment and Regulatory Zone Amendment until the affected parcels have reverted fully into the unincorporated County's jurisdiction as outlined by Truckee Meadows Regional Plan Policy RC 2.

The City of Reno has provided the subject parcels with a Mixed Employment Land Use Category but has provided no regulatory zoning for the parcels. Under WCC 110.106.30, the regulatory zoning of the parcels reverts to their pre-1993 zoning of (ME) per the pre-1993 zoning maps. ME regulatory zone translates to the current Industrial (I) regulatory zone under WCC Table 110.106.30.1.

Once these parcels are confirmed to be within Washoe County's jurisdiction, staff will be required to update the Master Plan category (MPC) to be in conformance with the Truckee Meadows Regional Plan per WCC 110.104.20 through a master plan amendment. Although the current city of Reno master plan designation of mixed employment (ME) has a translation of commercial (C) per Table 3.3 of the Truckee Meadows Regional Plan, Washoe County is not obligated to adopt a commercial master plan land use. Washoe County staff will propose a master plan land use category of Industrial (I) which is consistent with the existing Industrial (I) regulatory zone as discussed above. The TMRP conformance review will occur pending approval from the Washoe County Board of County Commissioners.

Staff will undertake duly noticed regulatory zone amendment (RZA) to ensure conformance of the regulatory zone map with the master plan map concurrently with the required master plan amendment. If you have any questions, please don't hesitate to contact myself at 775-328-3628 or Trevor Lloyd at 775-328-3617.



INTEGRITY



EFFECTIVE
COMMUNICATION

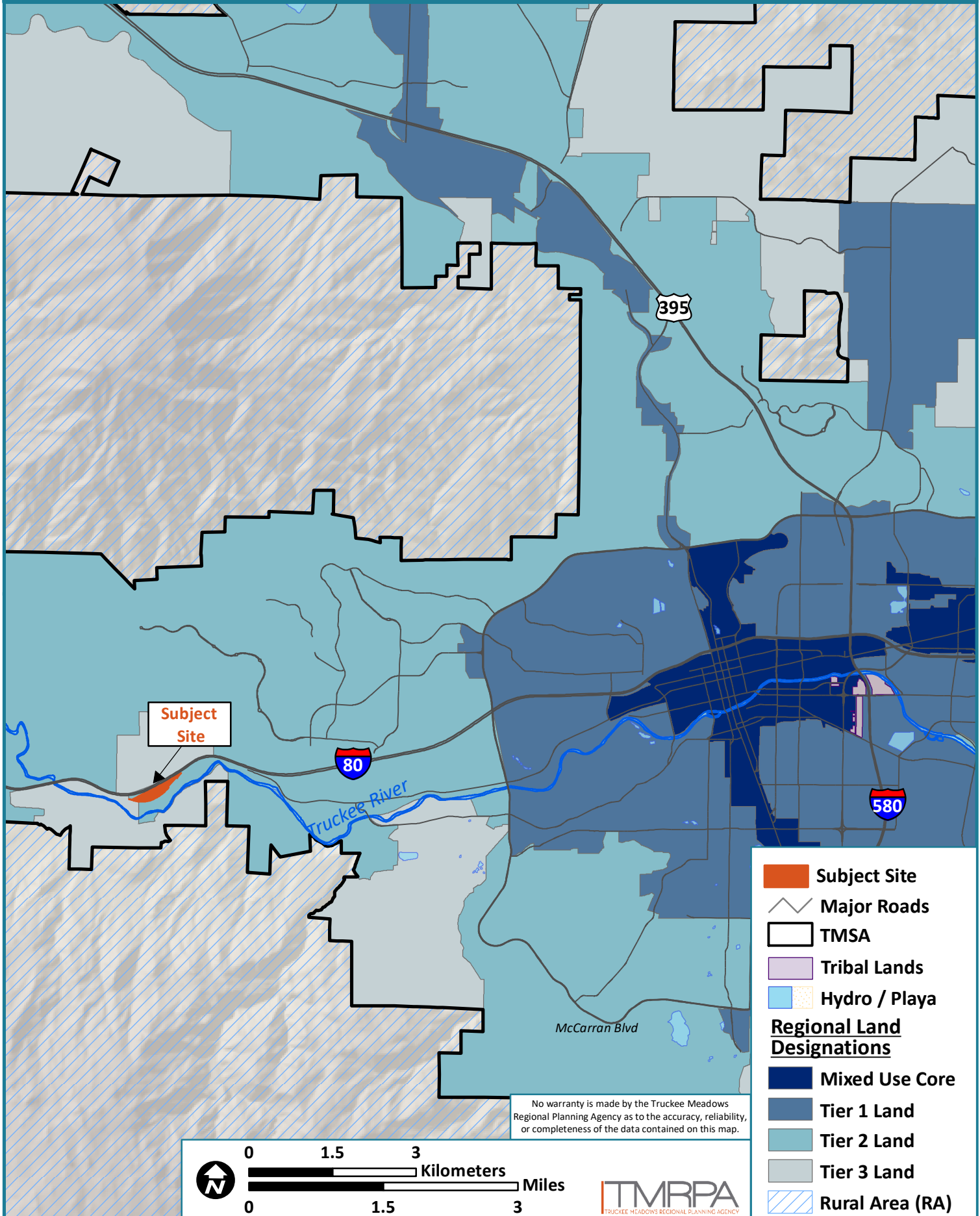


QUALITY
PUBLIC SERVICE

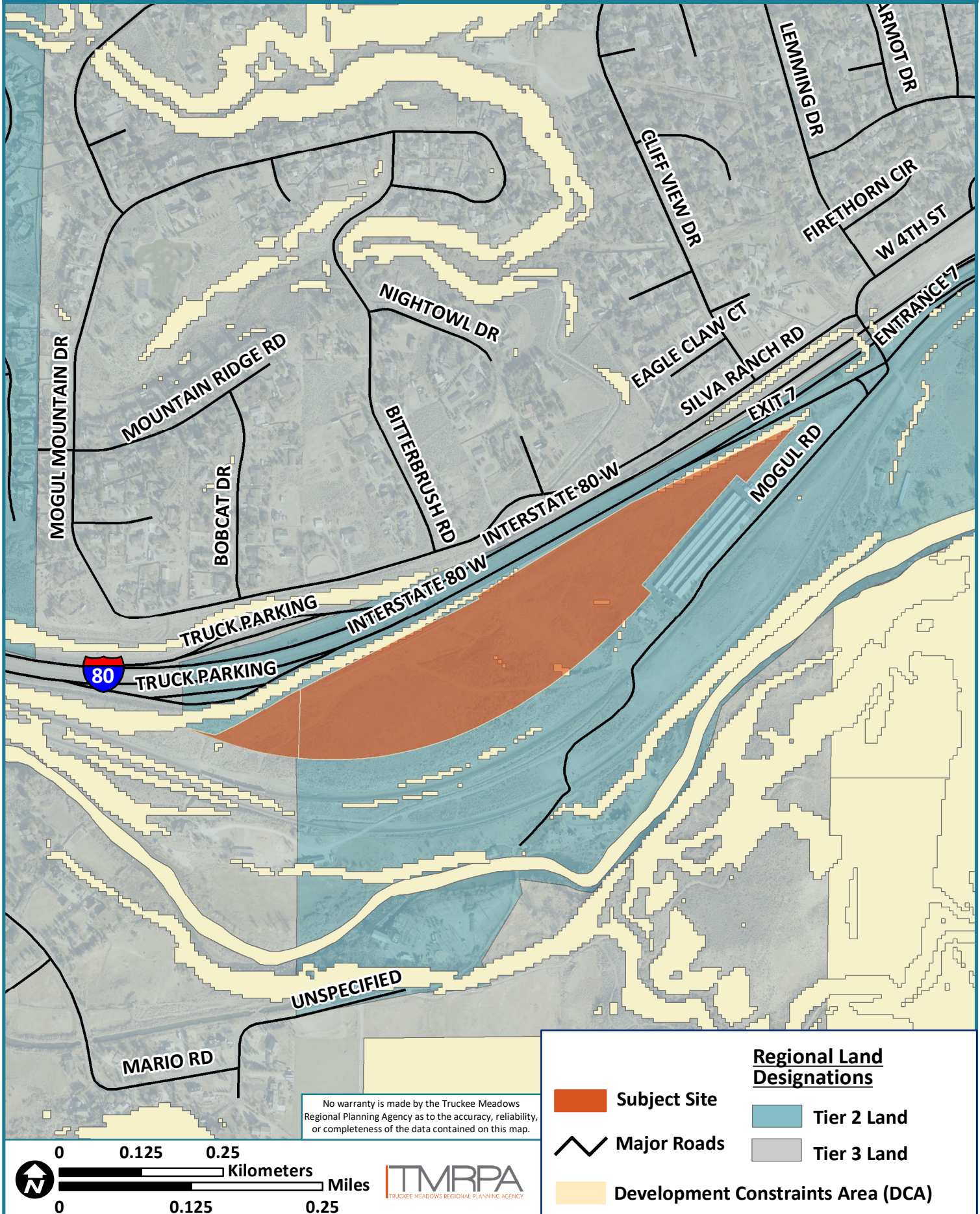
21-12-09 RPGB Meeting Agenda Item 7.B
RPA21-005 – Mogul Sphere of Influence
(SOI) Removal

Attachment 2: Subject Site Maps

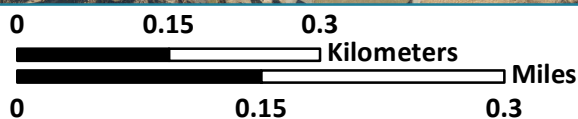
Attachment 1: Map 1 - Regional Form



Attachment 1: Map 2 - Neighborhood



Attachment 1: Map 3 - Aerial



TMRPA
TRUCKEE MEADOWS REGIONAL PLANNING AGENCY



Subject Site

Major Roads

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**RPA21-005 – Mogul Sphere of Influence
(SOI) Removal**

Attachment 3: RPGB Resolution 21-11



REGIONAL PLANNING GOVERNING BOARD

Vaughn Hartung, Chair • Ed Lawson, Vice-Chair • Donald Abbott • Jenny Brekhus • Naomi Duerr • Jeanne Herman
• Alexis Hill • Devon Reese • Dian VanderWell • Bonnie Weber • Jeremy M. Smith, Director of Regional Planning •
LIAISON – Beth Smith, WCSD Board of Trustees

RESOLUTION NO. 21-11 (RPGB)

REGARDING A MAPPING AMENDMENT TO MAP 1 TO REMOVE 2 PARCELS TOTALING ±27.9 ACRES FROM THE CITY OF RENO SPHERE OF INFLUENCE (SOI), LOCATED ON THE SOUTH SIDE OF INTERSTATE 80 OFF EXIT 7 AND NORTH OR MOGUL ROAD RPA21-005

WHEREAS, the Regional Planning Governing Board (RPGB) adopted a comprehensive five year update to the Truckee Meadows Regional Plan on October 10, 2019; and

WHEREAS, *Nevada Revised Statutes* (NRS) 278.0272 and the RPGB's *Regulations on Procedure* establish the required procedures for amending the comprehensive Regional Plan; and

WHEREAS, on July 28, 2021, the Reno City Council sponsored an amendment to the 2019 Truckee Meadows Regional Plan to remove two parcels totaling ±27.9 acres from the City of Reno's Sphere of Influence (SOI) boundary; and

WHEREAS, after giving notice in compliance with the provisions of subsection 9 of NRS 278.0272, the RPC held a public hearing on the proposed amendment to the comprehensive 2019 Regional Plan on December 6, 2021; and

WHEREAS, on December 6, 2021, the RPC voted **THIS SPACE WILL BE UPDATED FOR THE RPGB MEETING ON DECEMBER 9, 2021** to execute a resolution (RPC Resolution No. 21-07), which recommends that the RPGB adopt the proposed amendment to the comprehensive 2019 Regional Plan; and

WHEREAS, after giving notice in compliance with the provisions of subsection 9 of NRS 278.0272, on December 9, 2021, the RPGB held a public hearing on the proposed amendment to the Regional Plan; and

WHEREAS, the RPGB considered the criteria listed in Policy RC 10 – *Regional Plan Amendment Findings* of the comprehensive 2019 Regional Plan in evaluating the proposed amendment.

NOW, THEREFORE, BE IT RESOLVED THAT the Regional Planning Governing Board (RPGB) does hereby:

1. Find that a proposed amendment at this time is a substantial benefit to the community in general, and

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2. Adopt the amendment to the comprehensive 2019 Truckee Meadows Regional Plan as described in the RPGB staff report of December 9, 2021.

Adopted this day, December 9, 2021, by an affirmative vote of the Regional Planning Governing Board:

Ayes: _____; Nays: _____; Abstain: _____.

Approved by:

Attest:

Vaughn Hartung, Chair
Regional Planning Governing Board

Jeremy M. Smith
Director of Regional Planning



REGIONAL PLANNING GOVERNING BOARD

Vaughn Hartung, Chair • Ed Lawson, Vice-Chair • Donald Abbott • Jenny Brekhus • Naomi Duerr • Jeanne Herman
• Alexis Hill • Devon Reese • Dian VanderWell • Bonnie Weber • Jeremy M. Smith, Director of Regional Planning •
LIAISON – Beth Smith, WCSD Board of Trustees

REGIONAL PLANNING GOVERNING BOARD Regular Meeting

Thursday, December 9, 2021, 2:00 p.m.

The Regional Planning Governing Board (RPGB) met in regular session at the Washoe County Commission Chambers, 1001 East Ninth Street, Reno, Nevada, and conducted the following business:

The meeting was called to order by Chair Hartung at 2:00 p.m.

1. ROLL CALL

The clerk called the roll and RPGB Members in attendance were: Donald Abbott, Jenny Brekhus, Naomi Duerr, Vaughn Hartung, Jeanne Herman, Bob Lucey for Alexis Hill (*via Zoom*), Ed Lawson, Devon Reese, Dian VanderWell, Neoma Jardon for Bonnie Weber (*via Zoom*)

RPGB Members absent: None

Non-voting Member: Beth Smith, Washoe County School District

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

2. SALUTE TO THE FLAG

Member Abbott led the Pledge of Allegiance.

3. APPROVAL OF THE AGENDA [For possible action]

MEMBER HERMAN MADE A MOTION TO APPROVE THE AGENDA, SECONDED BY MEMBER REESE. THE MOTION CARRIED UNANIMOUSLY WITH TEN (10) MEMBERS PRESENT.

4. APPROVAL OF THE MINUTES

A. October 14, 2021 RPGB Meeting [For possible action]

MEMBER REESE MADE A MOTION TO APPROVE THE MINUTES, SECONDED BY MEMBER VANDERWELL. THE MOTION CARRIED UNANIMOUSLY WITH TEN (10) MEMBERS PRESENT.

5. PUBLIC COMMENT

None

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6. CONSENT AGENDA

- A. Possible adoption of the advance schedule of RPGB meeting dates for calendar year 2022 [For possible action]

MEMBER REESE MADE A MOTION TO APPROVE THE CONSENT AGENDA, SECONDED BY MEMBER DUERR. THE MOTION CARRIED UNANIMOUSLY WITH TEN (10) MEMBERS PRESENT.

7. BUSINESS OF THE DAY

- A. PUBLIC HEARING - Regional Plan Amendment (RPA21-007), Rock Springs Solar - Possible adoption of RPGB Resolution 21-12 regarding a mapping amendment to Map 3 of the 2019 Regional Plan to add a new regional utility site. The site is located on ±660 contiguous acres across 9 parcels, located approximately 45 miles northwest of Reno, near Flannigan [For possible action]

Chohnny Sousa, Regional Planner, presented the staff report.

[Member Duerr absent at 2:06 p.m.]

[Member Duerr present at 2:10 p.m.]

[The public comment portion of the hearing was opened.]

There were no requests to speak.

[The public comment portion of the hearing was closed.]

MEMBER VANDERWELL MADE A MOTION TO ADOPT RPGB RESOLUTION 21-12 REGARDING AN AMENDMENT TO MAP 3 OF THE 2019 TRUCKEE MEADOWS REGIONAL PLAN, AS DETAILED IN THE STAFF REPORT, SECONDED BY MEMBER HERMAN.

Member Duerr asked about the permit process for this.

Chair Hartung stated the County permits the site itself but the solar facilities and power generation is through the state.

THE MOTION CARRIED UNANIMOUSLY WITH TEN (10) MEMBERS PRESENT.

- B. PUBLIC HEARING - Regional Plan Amendment (RPA21-005), Mogul Sphere of Influence (SOI) Removal Amendment - Possible adoption of RPGB Resolution 21-11 regarding a mapping amendment to Map 1 to remove 2 parcels totaling ±27.9 acres from the City of Reno's SOI boundary [For possible action]

Chris Tolley, Regional Planner, presented the staff report. The presentation included comments from the Regional Planning Commission (RPC) meeting. The RPC and staff recommend approval.

Jeremy Smith, Director of Regional Planning, answered questions from Member Lawson regarding the parcel boundaries. The contiguity for annexation of these parcels to the City of

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Reno would potentially be connected via roadway. They are not adjacent to the City of Reno boundary but are adjacent to other City of Reno SOI area.

Member Brekhus referenced Member Lawson's question regarding whether this would create an island and stated there is a difference between what creates an island and what is contiguous. Something that is non-contiguous but does not create an island is eligible for annexation.

Angela Fuss, City of Reno Assistant Director of Development Services, stated Reno does not currently have an active annexation program. The connection for this parcel is to the southeast corner of Summerset and that connection would be through the I-80 right-of-way. Other than that we do not have any parcels around this piece that are within the City of Reno.

Chair Hartung discussed his support of the rollback of the SOI in general.

Member Brekhus stated she has supported rollback of the SOI in the past but this may be a completely different scenario. She expressed concern regarding a long history of jurisdiction shopping undermining the regional planning process.

Ms. Fuss answered questions from Chair Hartung regarding the site and what uses would be allowed currently.

Trevor Lloyd, Washoe County Planning Manager, answered questions from Chair Hartung regarding the current zoning. Assuming it comes back to Washoe County, it will come back with a commercial master plan land use designation but an industrial zoning. In that event, Washoe County will initiate a master plan amendment to ensure there is a consistent zoning and land use category on the same property.

Ms. Fuss answered questions from Member Duerr and stated that the City of Reno does not require that an applicant change zoning to match the master plan. From a development perspective the zoning dictates how the site will be developed.

[The public comment portion of the hearing was opened.]

Barbara Fenne spoke in opposition.

Kris Engstrom spoke in opposition.

Emanuela Heller-MacNeilage spoke in opposition.

Tom Potts spoke in opposition.

Jill Dobbs spoke in opposition.

Gideon Caplovitz (via Zoom) spoke in opposition.

[The public comment portion of the hearing was closed.]

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Member Herman discussed her concerns with this request and stated she will not vote for it.

Member Duerr expressed confidence that the County would do the right thing if they are presented with a project similar to the one Reno turned down on this property.

Chair Hartung stated he does not have an issue with rolling the SOI back but he does have an issue with the current land use being industrial because the land is greatly constrained and those are things he will look at if this goes through and future requests are made.

Jessica Prunty stated there is not a project before the RPGB at this time. The body in this case has no jurisdiction to dictate or require anything as far as the underlying zoning on any of the land.

Member Brekhuis referenced Regional Plan Finding No. 7 Intergovernmental Impacts and discussed the significant intergovernmental impacts in this case. She discussed the need for a special use permit procedure to evaluate a project on this site where there are a lot of safety concerns and they won't have that process with this rollback.

Member Reese discussed his support for this request and noted that Washoe County will have to carefully look at projects that may be proposed there in the future.

Chair Hartung noted that under the Intergovernmental Impacts finding this will provide clarity in terms of the development process. If you think as surrounding land owners and property owners that this is a path of least resistance for the potential property owner, I give you my word it is not.

Member Lawson discussed examples of issues that arise when two jurisdictions are responsible for different aspects of a project. He expressed confidence that Washoe County will do the right thing.

MEMBER LAWSON MADE A MOTION TO ADOPT RPGB RESOLUTION 21-11 REGARDING AN AMENDMENT TO THE 2019 TRUCKEE MEADOWS REGIONAL PLAN, AS DETAILED IN THE STAFF REPORT, SECONDED BY MEMBER VANDERWELL. THE MOTION CARRIED WITH EIGHT (8) IN FAVOR AND TWO (2) OPPOSITIONS BY MEMBERS BREKHUIS AND HERMAN.

- C. Discussion and possible action to approve the 2021 - 2022 contract with Jeremy M. Smith for the position of Director of Regional Planning [For possible action]

Jessica Prunty, Legal Counsel, and Chair Hartung reported on the contract negotiation discussions with Director Smith that resulted in a proposed salary of \$150,000.

Member Duerr discussed the need for a salary survey to address possible increases for the staff.

Member Reese discussed issues of concern with underpaying Director Smith. He stated that \$150,000 is too low and he would be more inclined to support a salary of \$165,000.

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Member Brekhus understood Director Smith's concern regarding a large salary jump and suggested a compromise of \$155,000. The legitimate issues of staff retention should be addressed in another agenda item at a future meeting.

MEMBER BREKHUS MADE A MOTION TO ENTER INTO THE CONTRACT WITH THE DIRECTOR OF REGIONAL PLANNING BASED ON THE TERMS AND CONDITIONS THEREIN, WITH A SALARY OF \$155,000, SECONDED BY MEMBER DUERR.

Member Lawson suggested using the HAYS study if a salary survey will be done in the future.

Member Reese stated he will not support the motion. When you underpay or undervalue an employee you are doing a disservice to the organization.

THE MOTION CARRIED WITH NINE (9) IN FAVOR AND ONE (1) OPPOSITION BY MEMBER REESE.

8. REPORTS

A. WCSO Board of Trustees Member report [For possible action]

Beth Smith reported that the next WCSO Board meeting will include an agenda item to potentially award a construction bid for a new elementary school in south Reno.

B. Members' and Director's reports [For possible action]

i. NEXT REGULARLY SCHEDULED MEETING: February 10, 2022

The next regular RPGB meeting will be February 10, 2022.

Director Smith reported that at this time we do not anticipate any jurisdictional allocation increases in the budget. The budget will include 5% increases for Regional Planning staff starting July 1, as well as two promotions for staff members. Staff will be bringing back the final budget in February for adoption by the RPGB well in advance of the budget approvals at the local jurisdictions. Director Smith also reported on the status of a formalized shared work program with the Western Regional Water Commission (WRWC); the PRS Subcommittee action; and the Natural Resources Plan (NRP).

C. Legal counsel's report [For possible action]

None

9. BOARD COMMENTS AND REQUESTS FOR FUTURE AGENDA ITEMS [For possible action]

Member Lawson requested a future item with a brief overview of the HAY study to support the effort to normalize salaries.

10. PUBLIC COMMENT

None

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11. WRITTEN CORRESPONDENCE

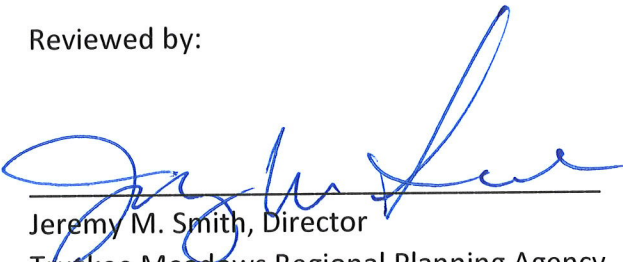
None

12. ADJOURNMENT [For possible action]

The meeting was adjourned at 3:44 p.m.

Respectfully submitted by Christine Birmingham.

Reviewed by:



Jeremy M. Smith, Director
Truckee Meadows Regional Planning Agency

Approved by:



Vaughn Hartung, Chair
Regional Planning Governing Board

APPROVED BY THE REGIONAL PLANNING GOVERNING BOARD IN SESSION ON

4/14, 2022.