



REGIONAL PLANNING COMMISSION

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Steve Rogers
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Dave Ziegler, Director

AGENDA
Regional Planning Commission (RPC)
Regular Meeting
Wednesday, April 12, 2006, 6:30 p.m.
Washoe County Commission Chambers
1001 East Ninth Street, Reno, Nevada

NOTES:

1. The announcement of this meeting is posted at Truckee Meadows Regional Planning Agency, Reno City Hall, Sparks City Hall, the Washoe County Administrative Building and at www.tmrpa.org.
2. In accordance with NRS 241.020, this agenda closes three working days prior to the meeting. We are pleased to make reasonable accommodations for persons who are disabled and wish to attend meetings. If you require special arrangements for the meeting, please call 321-8385 before the meeting date.
3. The following items may not be addressed in this order. Arrive at the meeting at the posted start time to hear item(s) of interest.
4. Asterisks (*) denote non-action items.
5. Public comment is limited to three minutes. The public is encouraged to provide information on issues not on the posted agenda during the Public Comment period. The public may sign up to speak during the public comment period or on a specific agenda item by completing a "Request to Speak" card and handing it to the clerk.

1. Roll Call
2. Approval of the Agenda
3. Approval of Minutes
 - A. December 14, 2005
 - B. January 25, 2006
 - C. February 8, 2006
 - D. February 22, 2006
 - E. February 27, 2006
4. Public Comment*
5. Consent Calendar
 - A. PUBLIC HEARING – Regional Plan Conformance Review – City of Sparks Master Plan amendment, Kiley Ranch South Office Park (CR06-011), changing the land use designation from 4 dwelling units per acre and School/Park to Office Professional on three parcels totaling ±8.4 acres, located north and south of Los Altos Parkway approximately ½ mile west of the intersection of Los Altos Parkway and Sparks Boulevard.

6. Business of the Day

- A. PUBLIC HEARING – Regional Plan Conformance Review – Consideration and final action on objection submitted by the City of Reno pursuant to subsection 5 of NRS 278.0282 on the Regional Planning Commission (RPC) determination of nonconformance (February 22, 2006) regarding proposed Reno Master Plan Amendment and Project of Regional Significance, Butler Ranch North (CR06-002), 1) changing the master plan land use from Single Family Residential and Mixed Residential to Special Planning Area; and 2) a Project of Regional Significance for: a) a project of more than 625 housing units; b) water demand in excess of 625 acre-feet/year; c) sewage generation of more than 187,500 gallons per day; and d) traffic in excess of 6,250 average daily trips. The ±393 acre site is located south of Mira Loma Drive and east of Rio Poco Road.
- B. Consideration of Regional Planning Governing Board (RPGB) decision (March 16, 2006) on appeals filed by Loctavar LLC (Randy Venturacci, member manager) and Bob Rusk; Robert Marshall; and Sage Community Group, Inc. pursuant to subsection 8 of NRS 278.0272, contesting the March 8, 2006, determination of the RPC to postpone consideration of proposed amendments to the Truckee Meadows Regional Plan submitted jointly by Reno, Sparks, and Washoe County, and possible action including:
 - 1. Receipt of reports requested by the RPC on approved-not-built projects and adequate public facilities (i.e., concurrency) policies;
 - 2. Scheduling of workshops and public hearings; and
 - 3. Direction to staff to prepare a RPC resolution recommending RPGB adoption of the proposed Regional Plan amendments and modifications, if any.
- C. Status report on 2007 update of the Truckee Meadows Regional Plan

7. Director, Members, and Legal Counsel Information Items

- A. Director's reports:
 - 1. Report on actions and agendas of the Regional Planning Governing Board*
 - 2. Report on Truckee Meadows Growth Task Force*
- B. Legal counsel's report
 - 1. Status report and possible direction to staff on Washoe County's petition for judicial review of the certification of Reno's annexation program as conforming with the Regional Plan and related settlement agreement dated August 23, 2005.
 - 2. Status report on Washoe County's request to initiate a possible amendment of the Truckee Meadows Regional Plan pursuant to paragraph A.1 of the settlement agreement (October 17, 2002), to roll back Reno's sphere of influence in the vicinity of St. James's resort and Pleasant Valley

8. Requests for and possible action on future agenda items

- A. Review of tentative calendar of agenda items
- B. Review of 12-month calendar of projected RPC and RPGB actions

9. Written correspondence*

10. Adjournment (expected by 9:30 p.m., or sooner if the Commission has completed its agenda)