



REGIONAL PLANNING COMMISSION

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Dave Ziegler, Director

AGENDA
Regional Planning Commission (RPC)
Regular Meeting
Wednesday, December 14, 2005, 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. October 12, 2005
 - B. October 26, 2005
4. Public Comment*
5. Consent Calendar
 - A. PUBLIC HEARING – Regional Plan Conformance Review – Washoe County Comprehensive Plan Amendment, adopting the Regional Plan Conformance Element of the Washoe County Comprehensive Plan (CR05-034), consisting of policies and action plans regarding the Rural Development Area; slope management; the Development Constraints Area; affordable housing needs; private investment in public infrastructure; density transfers; infill; forecasts of population and employment growth; rights-of-way; green space; internal combustion power generation units; energy-efficient building technology; and on-site sewage disposal.
 - B. PUBLIC HEARING - Regional Plan Conformance Review – Washoe County Comprehensive Plan Amendment, Spanish Springs Area Plan (CR05-035), realigning the boundaries of land use designations to accommodate the design of the Spanish Springs Flood Detention Basin, affecting four parcels generally located north of Eagle Canyon Drive and west of Pyramid Highway
6. Business of the Day
 - A. PUBLIC HEARING – Regional Plan Conformance Review - Project of Regional Significance, Legends at Sparks Marina (CR05-036), a project of regional significance for a proposed development generating sewage in excess of 187,500 gallons per day and traffic of more than 6,250 average daily trips. The proposed project consists of a ±832,000 square foot commercial development and a baseball stadium, on ±92 acre site located northwest of the Sparks Boulevard/I-80 interchange, east of the Sparks Marina

- B. Consideration and possible action to:
 - 1. accept Reno's withdrawal of the *City of Reno Annexation Program 2003-2009* and rescind the RPC's November 12, 2003, certification of that annexation program as conforming with the Regional Plan, and
 - 2. provide direction regarding expiration of the *City of Reno Annexation Program 1999-2005*.
 - C. Status report on possible Regional Plan amendments related to the settlement agreement (August 23, 2005) on certification of Reno's annexation program
 - D. WORKSHOP on possible amendments to the RPC's guidelines for the definition of projects of regional significance, responding to AB 425 of the 2005 Legislative session and clarifying existing guidelines
 - E. Status report on 2007 update of the Regional Plan, including consideration and possible amendments to the membership of the technical advisory committee
7. Director, Members, and Legal Counsel Information Items
- A. Director's reports:
 - 1. Report (pursuant to the RPC's November 9, 2005, request) by Regional Planning staff on methods and procedures for population forecasts and estimates
 - 2. Report by Regional Planning staff on:
 - a. parcel-based model of population and employment and
 - b. natural resource constraints and carrying capacities
 - 3. Report on actions and agendas of the Regional Planning Governing Board*
 - 4. 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
 - 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)