



REGIONAL PLANNING COMMISSION

MEMBERS

Florence 'Marge' Frandsen, Chair
Fred Lokken, Vice-Chair
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Oscar Sanders
William Weber
Dave Ziegler, Director

AGENDA

Regional Planning Commission (RPC)
Regular Meeting
Wednesday, April 27, 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. March 23, 2004, regular meeting
4. Public Comment*
5. Business of the Day
 - A. PUBLIC HEARING – Regional Plan Conformance Review – Tracy-to-Silver Lake Transmission Line (CR05-011), Project of Regional Significance for 1) an overhead transmission line carrying in excess of 60 kilovolts, running from the Tracy generating station, 13 miles east of Reno, through Spanish Springs Valley, north of Sun Valley, Lemmon Valley and the Reno-Stead Airport, to the Silver Lake substation west of Stead Boulevard and south of Lear Boulevard in the Stead area, a total distance of ± 35 miles; and 2) two proposed electric substations, the first located on Rocky Ridge Road west of Pyramid Highway, the second located on the east side of Red Rock Road north of the Reno-Stead Airport and directly south of Lemmon Drive
 - B. PUBLIC HEARING – Regional Plan Conformance Review - Reno Master Plan Amendment, South Virginia Corridor Specific Plan (CR05-015), changing Table One, "Table of Allowed Uses," to permit automotive repair, sales and rentals on the west side of South Virginia Street subject to issuance of a special use permit. The area affected by this proposed amendment is the west side of South Virginia Street from Foothill Road to Arrowcreek Parkway, a distance of ± 1.6 miles
 - C. PUBLIC HEARING – Consideration and possible adoption of Regional Planning Commission resolution 05-05, recommending three Regional Plan amendments related to the Spanish Springs Area Plan update: 1) to expand the boundary of the Truckee Meadows

Service Area (TMSA) to include two parcels (APNs 076-360-02 and 03) totalling ±552 acres located approximately 750' east of Pyramid Highway and one mile north of Calle de la Plata; 2) to expand the boundary of the TMSA to include the southern third of one parcel (APN 089-160-03), encompassing an area of approximately 220 acres, located west of the Spanish Springs airport, and north and east of Eagle Canyon Drive; and 3) to amend Regional Plan Policy 1.3.3, which restricts the size, intensity and spacing of non-residential development in the TMSA outside of a sphere of influence

6. Director, Members, and Legal Counsel Information Items
 - A. Director's reports:
 1. Report on actions and agendas of the Regional Planning Governing Board*
 - B. Legal counsel's report – Status report and possible direction to staff on:
 1. Washoe County's petition for judicial review of the certification of Reno's annexation program as conforming with the Regional Plan
 2. Nevada Supreme Court Case No. 37947
 3. City of Sparks appeal to the Regional Planning Governing Board regarding Washoe County's adoption of the updated Spanish Springs Area Plan
 - C. Report on selected bills and resolutions of the 2005 session of Nevada's legislature
 - D. Report on Truckee Meadows Growth Task Force
7. Requests for and possible action on future agenda items
 - A. Review of tentative agenda items for May
 - B. Review of 12-month calendar of projected RPC and RPGB actions
8. Written correspondence
 - A. Consideration and possible acceptance of individual annual reports submitted by local governments and affected entities pursuant to subsection 1 of NRS 278.0286.
 1. City of Reno
 2. Washoe County School District
 3. Reno Redevelopment Agency
 4. Airport Authority of Washoe County
 5. Regional Water Planning Commission
 6. Regional Transportation Commission
9. Public comment* (See note #5)
10. Adjournment (expected by 9:30 p.m., or sooner if the Commission has completed its agenda)