



REGIONAL PLANNING COMMISSION

MEMBERS

Terry K. Herman, Chair
Florence 'Marge' Frandsen, Vice-Chair
Fred Lokken
Kendall Mattina
Marvin Moss
Jim Newberg
Steve Rogers
Oscar Sanders
Mark Sullivan
Dave Ziegler, Director

AGENDA

**Regional Planning Commission (RPC)
Regular Meeting
Wednesday, June 9, 2004, 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, the Washoe County Main Library, the Washoe County Courthouse, Sparks City Hall, Regional Transportation Commission Planning Office, 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 people 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. May 12, 2004, regular meeting
- B. April 28, 2004, regular meeting (corrected)

4. Public Comment* (See note #5)

5. Business of the Day

- A. **PUBLIC HEARING** – Conformance with the provisions of the Regional Plan and the settlement agreement in District Court Case No. CV02-03469 for City of Reno zoning map amendments and Mortensen/Garson Development Standards Handbook (CR04-007), including: (1) zoning map amendment from SPD (specific plan district) and HC (hotel casino) to HC, IC (industrial commercial), AC (arterial commercial), NC (neighborhood commercial), PF (public facility), LLR-1 (large lot residential – 1 acre), SF-15 (single family residential – 15,000 square feet), SF-9 (single family residential – 9,000 square feet), SF-6 (single family residential – 6,000 square feet), MF-14 (multi-family – 14 units/acre), and OS (open space); (2) amendment to the Reno zoning code creating a new overlay district entitled "Mortensen/Garson Overlay District"; and (3) Mortensen/Garson development Standards Handbook. The ±2,724 acre site is located on the north and south

- sides of Interstate 80 between the Garson Road and Verdi interchanges. The proposed development of this site is a project of regional significance. (*Continued from May 26, 2004*)
- B. Consideration and possible action on whether to reconsider the RPC's determination of nonconformance (May 12, 2004) regarding proposed City of Sparks Master Plan amendment, Upper Highlands at Cimarron East (CR04-004), changing the land use designation from Open Space/Rural to Estates Density Residential on a ±297 acre site generally located east of the Highlands at Cimarron East development and southeast of the current terminus of La Posada Drive. (*Note: If the RPC decides to reconsider this matter, it will be placed on a future RPC agenda.*)
 - C. PUBLIC HEARING – Regional Plan Conformance Review – City of Reno Master Plan amendment, Lowell Professional (CR04-010), changing the land use designation from Single Family Residential to Mixed Residential on ±2.5 acres, located on the east side of Bonde Lane, ±430 feet south of Del Monte Lane
 - D. PUBLIC HEARING – Consideration of, and final action on, objection submitted by City of Reno on the RPC's determination of nonconformance (May 12, 2004) regarding proposed Reno Master Plan amendment, Silver Terrace/Moya (CR04-008) – changing the land use designation from Industrial to Mixed Residential on ±47.4 acres located southeast of Moya Boulevard adjacent to where Moya Boulevard curves north and south of Resource Drive in Stead.
 - E. PUBLIC HEARING – Consideration and possible action on RPC Resolution 04-05, recommending adoption of a proposed amendment to the 2002 Regional Plan, removing a site of ±4.65 acres (i.e., the Bushey/Busi property) from the Reno-Stead Corridor joint planning area (Map 6) and placing the site within the cooperative planning area (Map 7).
 - F. Review and possible direction to staff on status of necessary amendments to City of Sparks master plan identified during the RPC's conformance review of that master plan on May 28, 2003.
 - G. Informational presentation by Clarion Associates LLC and City of Reno staff regarding methods for preparing and implementing transit-oriented development (TOD) corridor plans.
6. Director, Members, and Legal Counsel Information Items
- A. 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. District Court orders and appearances regarding the Regional Plan settlement agreement (October 17, 2002) and related issues, including but not limited to the water purveyor issues in the Verdi area.
 - 2. Washoe County and SVGID appeal to District Court in dispute resolution case DR03-001-RPGB, regarding cooperative planning criteria
 - 3. Washoe County's petition for judicial review of the certification of Reno's annexation program as conforming with the Regional Plan
 - C. Report on meetings of interim legislative committees, legislative MOU, and conceptual legislation for 2005 session*
7. Requests for and action on future agenda items
- A. Review of tentative agenda items for June and July 2004
 - B. Review of 12-month calendar of projected RPC 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. Airport Authority of Washoe County
 3. Reno Redevelopment Agency
 4. Washoe County School District
 5. Regional Transportation Commission
 6. Washoe County District Health Department, Solid Waste Division
 7. Washoe County
 8. City of Sparks/Sparks Redevelopment Agency (joint)
9. Public comment* (See note #5)
10. Adjournment (expected by 9:30 p.m., or sooner if the Commission has completed its agenda)