



REGIONAL PLANNING COMMISSION

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AGENDA

**Regional Planning Commission (RPC)
Regular Meeting
Wednesday, May 26, 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 of the

- A. April 14, 2004, regular meeting(*pg. 1-16*)
- B. April 28, 2004, regular meeting(*pg. 17-24*)

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 April 28, 2004)(pg. 25-94)*

- B. PUBLIC HEARING – Regional Plan conformance review – Proposed amendment to the Reno-Stead Corridor Joint Plan, Wild Stallion (CR04-009) – amending the Reno-Stead Corridor Joint Plan to (a) change the land use designations from General Rural, Medium Density Suburban/Suburban Residential, and Low Density Suburban/Suburban Residential to Medium Density Suburban/Suburban Residential on ±195.3 acres located to the east of northeast corner of North Hills Drive and Beckwourth Drive, otherwise known as the Beckwourth-McMullen properties; (b) add development standards for the Beckwourth-McMullen properties; (c) exclude a ±4.7 acres parcel (otherwise known as the Bushey/Busi property) currently within the joint plan area, located south of Surge Street and west of Lemmon Drive; and (d) add outdoor storage uses and associated screening and fencing standards for industrial uses within the joint plan area. *(pg.95-126)*

6. Director, Members, and Legal Counsel Information Items

- A. Report on actions and agendas of the Regional Planning Governing Board* *(pg. 127-128)*
- B. Legal counsel's report – Status report and possible direction to staff on: *(pg.129-130)*
 - 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* *(131-136)*

7. Requests for and action on future agenda items *(pg.137)*

- A. Review of tentative agenda items for June 2004
- B. Review of 12-month calendar of projected RPC actions

8. Written correspondence*

9. Public comment* (See note #5)

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