



# REGIONAL PLANNING COMMISSION

## **REVISED AGENDA**

**Regional Planning Commission (RPC)  
Regular Meeting  
Wednesday, January 11, 2006, 6:30 p.m.  
Washoe County Commission Chambers  
1001 East Ninth Street, Reno, Nevada**

**MEMBERS**  
Fred Lokken, Chair  
Oscar Sanders, Vice-Chair  
Randy Barton  
Florence 'Marge' Frandsen  
Kendall Mattina  
Marvin Moss  
Jim Newberg  
Steve Rogers  
William Weber  
Dave Ziegler, Director

### **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](http://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. Public Comment\*

4. Consent Calendar

- A. PUBLIC HEARING - Regional Plan Conformance Review - City of Reno Master Plan Amendment, DBB Holdings/Stead Retail (CR05-038), changing the Stead Neighborhood Plan land use designation from Mixed Residential to Urban Residential/Commercial on a  $\pm 1.9$  acre portion of a  $\pm 2.9$  acre site located on the west side of Stead Boulevard  $\pm 600$  feet north of US 395
- B. PUBLIC HEARING - Regional Plan Conformance Review - City of Reno Master Plan Amendment, Northstar Ranch Phase 4 (CR05-039), changing the Panther Valley Neighborhood Plan land use designation from Rural to Single Family Residential on a  $\pm 10.0$  acre site located within the east and south of Northstar Ranch Phase 2, and west of the Ladera Ranch development
- C. PUBLIC HEARING - Regional Plan Conformance Review - City of Reno Master Plan Amendment, Grace Community Church (CR05-041), changing the McQueen Neighborhood Plan land use designation from Special Planning Area ( $\pm 10.3$  acres) and Single Family Residential ( $\pm 3.0$  acres) to Public Facility on a  $\pm 13.3$  acre site located on the east side of Robb Drive  $\pm 400$  feet south of Simons Drive
- D. PUBLIC HEARING - Regional Plan Conformance Review - City of Reno Master Plan Amendment, Park Place (CR05-042), changing the McQueen Neighborhood Plan land use designation from Neighborhood Commercial to Special Planning Area on a  $\pm 6.5$  acre site located on the south side of Stone Valley Drive  $\pm 350$  feet west of Robb Drive

## 5. Business of the Day

- A. PUBLIC HEARING – Consideration of and possible determination on appeal filed by Mr. George Postrozny pursuant to subsection 4 of NRS 278.02788 regarding a determination by the City of Reno concerning the use of land within the sphere of influence, specifically, changing Reno master plan policies CD-8, CD-9 and CD-10 to permit non-restricted gaming uses in certain designated regional centers and transit-oriented development (TOD) corridors, and to require future hotel-casino developments adjacent to the Reno-Sparks Convention Center to provide pedestrian access linking the properties (APP-05-001)
- B. PUBLIC HEARING – Regional Plan Conformance Review – City of Reno Master Plan Amendment, Gaming Locations (CR05-037), changing master plan policies CD-8, CD-9 and CD-10 to permit non-restricted gaming uses in certain designated regional centers and transit-oriented development (TOD) corridors, and to require future hotel-casino developments adjacent to the Reno-Sparks Convention Center to provide pedestrian access linking the properties **(Note: this item will be heard after item 5.A)**
- C. PUBLIC HEARING – Regional Plan Conformance Review - City of Reno Master Plan Amendment and Project of Regional Significance, Redfield Regional Center (CR05-040), (1) adopting the Redfield Regional Center Plan as an element of the Reno Master Plan, for a ±1,183 acre area generally located to the northwest, southwest and southeast of the intersection of Mt. Rose Highway and South Virginia Street and (2) a Project of Regional Significance for employment of 938 or more persons; hotel accommodations of 625 or more units; housing of 625 or more dwelling units; water usage of 625 or more acre-feet per year; sewage generation of 187,500 or more gallons per day; and traffic of 6,250 or more average daily trips **(Note: this item will be heard after item 6.B.3)**
- D. PUBLIC HEARING – Discussion and possible adoption of RPC Resolution 06-01, establishing revised guidelines for the definition of projects of regional significance
- E. Status report on 2007 update of the Regional Plan, including
  1. consideration and possible direction to staff on the deliberations of the Regional Plan Update technical advisory committee (TAC) on Module 1, Issue 1, boundaries of the Truckee Meadows Service Areas (TMSA);
  2. consideration and possible amendments to the membership of the TAC
- F. Discussion and possible direction to staff on goals for the program of regional planning, for inclusion in the Agency's strategic plan and FY 06-07 program of work

6. 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 including, without limitation, schedule for considering possible Regional Plan amendments affecting the Truckee Meadows Services Areas (TMSA) pursuant to settlement agreement (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
    3. Consideration and possible action regarding procedural matters in dispute resolution case #DR 05-001-RPC: *Citizens Against Casinos in Neighborhoods adv. City of Reno regarding adoption of the Redfield Regional Center Plan by the Reno City Council on December 1, 2005 (Note: this item will be heard prior to item 5.C)*
7. 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
8. Written correspondence\*
9. Adjournment (expected by 9:30 p.m., or sooner if the Commission has completed its agenda)