



# REGIONAL PLANNING COMMISSION

**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

Please note  
time of the  
meeting

**AGENDA**  
**Regional Planning Commission (RPC)**  
**Regular Meeting**  
**Wednesday, March 8, 2006, 6:45 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](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, Panther Village (CR06-006), changing the Panther Valley Neighborhood Plan land use designation from Manufacturing to Single Family Residential on a ±21.7 acre site located east of US 395, at the terminus of Western Road.(pg. 1-12)
5. Business of the Day
  - A. PUBLIC HEARING – Regional Plan Conformance Review pursuant to NRS 540A.200 – Regional Water Management Plan amendment, Stead/Lemmon Valley Wastewater Disposal Plan (CR06-004), amendment the Regional Water Management Plan to include the Stead/Lemmon Valley Wastewater Disposal Plan. (pg.13-46)
  - B. PUBLIC HEARING – Regional Plan Conformance Review – Washoe County Comprehensive Plan amendment, Reynan & Bardis Communities Specific Plan (CR06-007), changing the Forest Area Plan and South Valleys Area Plan land use designations from Medium Density Rural, High Density Rural, and Low Density Suburban to Specific Plan, on a ±394 acre site located at the terminus of Callahan Ranch Road.(pg.47-60)
  - C. PUBLIC HEARING – Regional Plan Conformance Review - City of Sparks Master Plan amendment and Project of Regional Significance, Stonebrook (CR06-005), 1) changing the master plan land use designation from Open Space, 1 dwelling units per acre, 2 dwelling units per acre, 4 dwelling units per acre, 10 dwelling units per acre, 15 dwelling units per

- acre, General Commercial, and School/Park to 4 dwelling units per acre, 8 dwelling units per acre, 15 dwelling units per acre, General Commercial, Business Park, School, Park, and Open Space; and 2) a Project of Regional Significance for a) a project of more than 625 housing units; b) water demand in excess of 625 acre-feet per year; c) sewage generation of more than 187,500 gallons per day; d) traffic in excess of 6,250 average daily trips; and e) student population increase of more than 325 students. The ±610.4 acre site is generally located south of La Posada Drive, west of Cimarron, north of the Pioneer Meadows Planned Development, and east of Pyramid Highway. (pg.61-84)
- D. Review of testimony received, discussion, and possible direction to staff on process for and substance of proposed amendments to the 2002 Truckee Meadows Regional Plan, including amendments proposed jointly by Reno, Sparks, and Washoe County pursuant to the settlement agreement in the Reno annexation matter (August 23, 2005), and additional amendments, as follows: (pg. 85-176)
1. Amendments to all Regional Plan maps, revising the boundaries of the Truckee Meadows Service Areas (TMSA), the Development Constraints Area (DCA), joint planning areas, cooperative planning areas, and spheres of influence of the cities of Reno and Sparks, and adding future service areas;
  2. Policy amendments regarding the management of the TMSA
  3. Policy amendments to provide additional flexibility in the size, location, and intensity of residential and non-residential uses in unincorporated areas within the TMSA; and
  4. Technical amendments including, without limitation, correction of typographical errors, formatting changes to text and maps, and map amendments based on updated data sets. **(continued from special RPC meeting, Monday, February 27)**
- E. PUBLIC HEARING – Proposed amendments to the 2002 Truckee Meadows Regional Plan, as listed in agenda item 5.D (pg.85-176)
- F. Status report on 2007 update of the Regional Plan, including possible action to amend the membership of the technical advisory committee (pg. 177-178)
6. Director, Members, and Legal Counsel Information Items
- A. Director's reports:
1. Report on actions and agendas of the Regional Planning Governing Board\* (pg.179-180)
  2. Report on Truckee Meadows Growth Task Force\* (pg. 181-182)
- B. Legal counsel's report (pg. 183-186)
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
7. Requests for and possible action on future agenda items (pg.187-196)
- A. Review of tentative calendar of agenda items
  - B. Review of 12-month calendar of projected RPC and RPGB actions
8. Written correspondence\* (pg. 197-203)
9. Adjournment (expected by 9:30 p.m., or sooner if the Commission has completed its agenda)