



REGIONAL PLANNING COMMISSION

MEMBERS
Fred Lokken, Chair
Todd Brabbin
Florence 'Marge' Frandsen
Kendall Mattina
Marvin Moss
Jim Newberg
Dennis Romeo
Steve Rogers
William Weber
Dave Ziegler, Director

AGENDA
Regional Planning Commission (RPC)
Regular Meeting
Wednesday, May 10, 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.
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. November 9, 2005
 - B. March 8, 2006
4. Public Comment*
5. Election of officers
 - A. Election of vice-chair (Reno member)
6. Consent Calendar
 - A. PUBLIC HEARING – Regional Conformance Review – City of Sparks Master Plan amendment, 185 East Nugget (CR06-013), changing the land use designation from Tourist Commercial to Industrial on ±1.19 acres located at 185 East Nugget Avenue
7. Business of the Day
 - A. PUBLIC HEARING – Regional Plan Conformance Review – Consideration and final action on objection submitted by the City of Reno pursuant to subsection 5 of NRS 278.0282 on the Regional Planning Commission (RPC) determination of nonconformance (February 22, 2006) regarding proposed Reno Master Plan Amendment and Project of Regional Significance, Butler Ranch North (CR06-002), 1) changing the master plan land use from Single Family Residential and Mixed Residential to Special Planning Area; 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/year; c) sewage generation of more than 187,500 gallons per day; and d) traffic in excess of 6,250 average daily trips. The ±393 acre site is located south of Mira Loma Drive and east of Rio Poco Road. *(continued from April 12, 2006)*

- B. PUBLIC HEARING – Regional Plan Conformance Review – City of Reno Master Plan Amendment and Project of Regional Significance, Carmella Ranch Estates (CR06-012), 1) changing the Southeast Truckee Meadows Specific Plan land use designations from Low Density Suburban - .5 du/ac, Low Density Suburban – 1 du/ac, and Parks and Recreation to Medium Density Suburban – 2.5 du/ac; and 2) a Project of Regional Significance for a sewage generation of more than 187,500 gallons per day. The ±329 acre site is located adjacent to Damonte Ranch to the north, Curti Ranch to the west, and Virginia Foothills and Brown Elementary School to the south.
 - C. Review of testimony received, discussion, and direction to staff on 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 matter of Reno's annexation program (August 23, 2005), as follows:
 - 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, spheres of influence of the cities of Reno and Sparks, and adding future services areas;
 - 2. Policy amendments regarding the composition of the TMSA, coordination of land use and infrastructure planning, and proposed State and federal legislation; and
 - 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
 - D. Status report on the 2007 update of the Regional Plan
8. 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*
 - 3. Consideration and possible acceptance of individual annual reports submitted by local governments and affected entities pursuant to subsection 1 of NRS 278.0286.
 - 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 and related settlement agreement dated 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. Status report on *Voters for Sensible Growth, et al. vs. RPGB et al.*, amended petition for writ of prohibition or, alternatively, mandamus
9. 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
10. Written correspondence*
11. Adjournment (expected by 9:30 p.m., or sooner if the Commission has completed its agenda)