



REGIONAL PLANNING COMMISSION

MEMBERS
William Weber, Chair
Kendall Mattina, Vice-chair
Scott Barnes
Tom Lean
Christy Magers
Jim Newberg
Dennis Romeo
Dian VanderWell
Kevin Weiske
Rosanna Coombes, Director

AGENDA **Regional Planning Commission** **July 9, 2008, 6:30 pm** **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 RPC may further limit public comment to a period of time less than 3 minutes. In the event that the RPC further limits public comment to a period of less than three minutes, then it will be done by affirmative action of the RPC. 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. Election of Officers
 - A. Election of Chair (City of Sparks)
 - B. Election of Vice-Chair (City of Reno)
3. Approval of the Agenda
4. Approval of the Minutes
 - A. May 14, 2008
 - B. June 11, 2008
5. Public Comment*
6. Consent Agenda
 - A. PUBLIC HEARING – Regional Plan Conformance Review – Washoe County Comprehensive Plan amendment, Amendment to Policy 17.5 – Spanish Springs Area Plan (CR08-016) – to amend the Spanish Springs Area Plan, an element of the Washoe County Comprehensive Plan, to amend Policy SS 17.5 to add a focused review for the possible expansion of the Suburban Character Management Area to conform to an approved Truckee Meadows Service Area that is contiguous to the boundaries of the Suburban Character Management Area but is partially within the Rural Character Management Area

7. Business of the day
 - A. PUBLIC HEARING – Regional Plan Conformance Review – City of Sparks Master Plan amendment, Ruth Sproles (CR08-015) - to amend the Master Plan land use designation from Estate Density Residential (EDR) to Medium Density Residential (MDR). The Ruth Sproles site is generally located south of North McCarran Boulevard between El Rancho Drive and Sullivan Lane
 - B. PUBLIC HEARING – Regional Plan Conformance Review – Washoe County Comprehensive Plan amendment – Sierra Vista Ranches (CR08-018) to amend the South Valleys Area Plan component of the Washoe County Comprehensive Plan changing the land use designation of a ±65.58 acre parcel from General Rural (GR) to Medium Density Rural (MDR). The Sierra Vista Ranches site is generally located adjacent to East Lake Boulevard near the intersection with Highway 395 in Washoe Valley
 - C. PUBLIC HEARING – Regional Plan Conformance Review – Washoe County Comprehensive Plan amendment, Southwest Truckee Meadows Area Plan (CR08-011) – an amendment to the Southwest Truckee Meadows Area Plan that provides a wholesale update of the Southwest Truckee Meadows Area Plan, establishing updated goals and policies relating to Land Use, Transportation, Scenic, Recreational and Cultural Resources, Natural Resources, and establishing specific findings, criteria, and thresholds for future amendments. This update proposes an amendment to the Land Use map to reflect proposed character management areas and introduces an updated map series to include a Land Use map, Character Management map, Recreational Opportunities map, Public Services and Facilities map, Streets and Highway Systems Map, and Development Suitability map. The Southwest Truckee Meadows Planning Area is comprised generally of the unincorporated areas of the southern portion of Washoe County, bounded on the west by the Toiyabe National Forest, on the north by the Truckee River, on the east by I-580 and South Virginia St., and on the south by the Steamboat Hills and the Mt. Rose Highway
 - D. PUBLIC HEARING – Regional Plan Conformance Review – City of Sparks Master Plan amendment, the Foothills at Wingfield (CR08-017) – to amend the Master Plan land use designation on 60 acres from 2 du/ac (dwelling units per acre) to 11.2 acres of Mixed Use, 6.3 acres of General Commercial, 9.1 acres of 20 du/ac, 18.6 acres of 29 du/ac, 6.4 acres of 15 du/ac, and 8.3 acres of Open Space. The amendment site is generally located southeast of Vista Blvd., south of The Foothills at Wingfield Springs Planned Development, and east of the Golden Eagle Regional Park facility
8. Director, Member, and Legal Counsel Information Items
 - A. Director's reports:
 1. Report on actions and agendas of the Regional Planning Governing Board*
 - B. Legal counsel's report
 1. Status report on action regarding a petition for writ of mandate or judicial review regarding the Regional Planning Commission's determination of conformance (February 13, 2008) of the City of Reno's Master Plan (CR07-035) filed in the Second Judicial District Court (CV08-00611)
9. Requests for and possible action on future agenda items
 - A. Review of tentative calendar of agenda items
10. Written correspondence*
11. Adjournment