



# REGIONAL PLANNING COMMISSION

## MEMBERS

**Florence 'Marge' Frandsen, Chair**  
**Fred Lokken, Vice-Chair**  
**Terry K. Herman**  
**Kendall Mattina**  
**Marvin Moss**  
**Jim Newberg**  
**Steve Rogers**  
**Oscar Sanders**  
**William Weber**  
**Dave Ziegler, Director**

## AGENDA

**Regional Planning Commission (RPC)**  
**Regular Meeting**  
**Wednesday, March 9, 2005, 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, 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. Approval of minutes
  - A. February 9, 2005, regular meeting
5. Business of the Day
  - A. PUBLIC HEARING – Regional Plan Conformance Review – Washoe County Comprehensive Plan amendment, South Valleys Area Plan maintenance (CR05-006), updating the South Valleys Area Plan maps to reflect the correct alignment of East Lake Boulevard on three parcels located in Washoe State Park
  - B. PUBLIC HEARING – Regional Plan Conformance Review – Sparks Master Plan amendment, El Rancho, LLC (CR05-007) changing the land use designation from the Washoe County land use designation of General Rural and Medium Density Suburban to Low Medium Density Residential on 9.12 acres generally located south of El Rancho Drive, between Sullivan Lane and Clear Acre Lane/Sun Valley Boulevard in the City of Sparks
  - C. PUBLIC HEARING – Regional Plan Conformance Review – Washoe County Comprehensive Plan amendment, La Dera Ranch (CR04-047), changing the land use designation from General Rural and Low Density Suburban to Medium Density Suburban, Low Density Suburban, High Density Rural, and Open Space on 6 parcels totaling +375 acres, located south of Golden Valley Road/W. Seventh Avenue, approximately one mile west of Sun Valley Boulevard and one mile east of Spearhead Way

- D. PUBLIC HEARING – Regional Plan Conformance Review – 2004–2025 Regional Water Management Plan (CR05-004) pursuant to NRS 540A.200 and Regional Plan Policy 2.4.2
  - E. WORKSHOP on proposed Regional Plan amendment and pending Regional Plan conformance review for Sierra Pacific Power Company's proposed Tracy to Silver Lake power line
6. Director, Members, 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 – Status report and possible direction to staff on:
    - 1. Washoe County's petition for judicial review of the certification of Reno's annexation program as conforming with the Regional Plan
    - 2. Washoe County's appeal of the Regional Planning Commission's determination of 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)
    - 3. Nevada Supreme Court Case No. 37947 (Bushey/Busi)
    - 4. City of Sparks appeal to the Regional Planning Governing Board regarding Washoe County's adoption of the updated Spanish Springs Area Plan
    - 5. Report on the Regional Transportation Commission's compliance with provisions of NRS 278.0282 and effect of a possible determination by the RPC that the Regional Transportation Plan does not conform with the Regional Plan
  - C. Report on selected bills and resolutions of the 2005 session of Nevada's legislature
  - D. Report on Truckee Meadows Growth Task Force
  - E. Report on progress on conformance-related master plan amendments of local governments and affected entities
7. Requests for and possible action on future agenda items
- A. Review of tentative agenda items for March and April
  - B. Review of 12-month calendar of projected RPC and RPGB 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)