



# REGIONAL PLANNING COMMISSION

**MEMBERS**  
Jim Newberg, Chair  
Florence 'Marge' Frandsen, Vice-chair  
Scott Barnes  
Todd Brabbin  
Tom Lean  
Christy Magers  
Kendall Mattina  
Dennis Romeo  
William Weber  
Rosanna Coombes, Interim Director

**AGENDA**  
**Regional Planning Commission (RPC)**  
**Regular Meeting**  
**April 11, 2007, 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 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. Approval of the Agenda
3. Approval of Minutes
  - A. November 8, 2006
  - B. December 13, 2006
  - C. January 24, 2007
4. Public Comment\*
5. Consent Agenda
  - A. PUBLIC HEARING – Regional Plan Conformance Review – Sparks Master Plan Amendment, Foothills at Wingfield Springs (CR07-005), changing the land use from General Commercial (GC) to 10 Dwelling Units/Acre Residential on  $\pm$ 8.12 acres located within the Foothills at Wingfield Springs Planned Development generally located north and east of Hubble Drive on Vista Boulevard
  - B. PUBLIC HEARING – Regional Plan Conformance Review – Sparks Master Plan Amendment, Pyramid and Prater (CR07-008), changing the land use from Medium Density Residential to High Density Residential on  $\pm$ 23 acres located within the Prater TOD near the northwest corner of Pyramid and Prater Way
  - C. PUBLIC HEARING – Regional Plan Conformance Review – Sparks Master Plan Amendment, County to City Land Use Designations (CR07-009), changing the land use from Washoe County designations to City of Sparks designations utilizing the conversions agreed upon in the terms of the 2002 Regional Plan Settlement Agreement on  $\pm$ 7,455 acres located within the City of Sparks Sphere of Influence. The three areas are generally located south of the Truckee River-east of South McCarran Blvd., northeast of Spanish Springs, and northeast of Sun Valley, respectively

6. Business of the day
  - A. PUBLIC HEARING – Regional Plan Conformance Review – Project of Regional Significance, The Alexander at South Virginia (CR07-007), a project of regional significance for a 350 unit apartment complex that will generate more than 187,500 gallons of sewage per day, located between South Virginia Street on the west, and Old Virginia Street on the east, 400 feet south of the intersection with South Meadows Parkway
  - B. PUBLIC HEARING – Regional Plan Conformance Review – Reno Master Plan Amendment, Busi-Bushey (CR07-006), changing the land use from Unincorporated Transition on  $\pm$ 4.6 acres to Mixed Residential, located along the west side of Lemmon Drive, southwest of the Lemmon Drive/Surge Street intersection
  - C. Consideration and possible action on draft regulations regarding private property owner requests to amend the Truckee Meadows Service Areas (TMSA) and Future Service Areas (FSA)
  - D. Status report regarding the work of the population forecasting working group and consideration of population forecasting by the RPGB
7. 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
  - C. Consideration and possible acceptance of individual annual reports submitted by local governments and affected entities pursuant to subsection 1 of NRS 278.0286.
  - D. Status report on selected bills and resolutions of the 2007 session of Nevada's legislature
8. Requests for and possible action on future agenda items
  - A. Review of tentative calendar of agenda items
9. Written correspondence\*
10. Adjournment