AGENDA
Regional Planning Commission
Thursday, February 27, 2020 6:00 p.m.
Washoe County Commission Chambers
1001 East Ninth Street, Reno, Nevada

1. Roll Call*
2. Salute to the Flag*
3. [For possible action] Approval of the Agenda
4. Public Comment*
5. Approval of the Minutes
      [ Pg. 1 – 12 ]
6. Business of the day
   A. [For possible action] PUBLIC HEARING – Regional Plan Conformance Review under 2012 Regional Plan – Washoe County Master Plan, Spanish Springs Area Plan amendment, Continuum of Care Facilities, Seniors (CR20-009) – An amendment to Table C-3 of the Spanish Springs Area Plan, a component of the Washoe County Master Plan, by adding the Continuum of Care Facilities, Seniors use type to that table. The result would be to allow that use in the Neighborhood Commercial (NC) and Medium Density Suburban (MDS) regulatory zones with the approval of a special use permit by the Board of Adjustment. The Continuum of Care Facilities, Seniors use type is a commercial use type that involves the provision of housing, activities, and health services by establishments in order to allow older individuals to age in place; associated facilities may include independent living, assisted living, nursing care, and hospice care as well as accessory housing for staff, and medical facilities and services for residents [ Pg. 13 – 32 ]
   B. [For possible action] Presentation and update on the Truckee Meadows Regional Planning Agency (TMRPA) work program for current fiscal year, including the review of existing master plans and facility plans following adoption of the 2019 Truckee Meadows Regional Plan [ Pg. 33 – 35 ]
7. Reports
   A. [For possible action] Members’ and Director’s reports
Meeting Notes:

1. The announcement of this meeting is posted at the Truckee Meadows Regional Planning Agency, Reno City Hall, the Washoe County Main Library, the Washoe County Courthouse, 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.

6. Support meeting material for the items on the agenda provided to the Regional Planning Commission is available to members of the public at the Truckee Meadows Regional Planning Agency office at 1105 Terminal Way, Ste. 316 Reno, Nevada, and on the TMRPA website at [www.tmrpa.org](http://www.tmrpa.org). You may also contact TMRPA at (775) 321-8385 to request supporting meeting material.

7. The RPC may at any time recess the public meeting to consider legal matters regarding threatened and pending litigation.

NEXT REGULAR RPC MEETING: March 26, 2020 (Washoe County Commission Chambers)

B. [For possible action] Legal counsel’s report

8. [For possible action] Requests for Future Agenda Items

9. Public Comment*

10. Written Correspondence*

11. [For possible action] Adjournment
The Regional Planning Commission (RPC) met in the Washoe County Commission Chambers, 1001 East Ninth Street, Reno, Nevada and conducted the following business:

The meeting was called to order by Chair Chvilicek at 6:00 p.m.

1. **ROLL CALL**

The clerk called the roll and the following Commissioners were present: Sarah Chvilicek, Dian VanderWell, David Blaco, James Barnes, Larry Chesney, Peter Gower, Mark Johnson, Shelley Read, Kathleen Taylor

Commissioners Absent: None

Truckee Meadows Regional Planning Agency (TMRPA) staff present: Jeremy Smith, Interim Director; Jessica Prunty, Legal Counsel; Damien Kerwin; Nate Kusha; Chohnny Sousa; Chris Tolley

2. **SALUTE TO THE FLAG**

Commissioner Blaco led the Pledge of Allegiance.

3. [For possible action] **APPROVAL OF THE AGENDA**

Commissioner VanderWell made a motion to approve the agenda, seconded by Commissioner Chesney. The motion carried unanimously with nine (9) Commissioners present.

4. **PUBLIC COMMENT**

John Boone spoke in opposition of Agenda Item 6.A.

Russ Earle spoke in opposition of Agenda Item 6.A.

5. **APPROVAL OF THE MINUTES**

   A. [For possible action] December 11, 2019 RPC Meeting

Commissioner VanderWell made a motion to approve the December 11, 2019 meeting minutes, seconded by Commissioner Chesney. The motion carried with eight (8) in favor and one (1) abstention by Commissioner Johnson.
6. BUSINESS OF THE DAY

A. [For possible action] PUBLIC HEARING – Regional Plan Conformance Review under 2012 Regional Plan – Consideration and final action on objection submitted by Washoe County pursuant to subsection 5 of NRS 278.0282 on the Regional Planning Commission (RPC) determination of nonconformance (December 11, 2019) regarding proposed Washoe County Master Plan Amendment, Silver Hills (CR19-009); Consideration and action on project of regional significance because the amendment will have the effect of increasing in the region: (a) housing (exceeds 625 units), (b) sewage (exceeds 187,500 gallons per day), (c) water usage (exceeds 625 acre feet per year), (d) traffic (exceeds 6,250 trips daily), and (e) student population (K-12) (exceeds 325 students), thus the proposal is also considered a PRS.

The amendment to the Washoe County Master Plan, North Valleys Area Plan is proposed to:

1. Remove four parcels of land totaling ±780.32 acres from the Silver Knolls Suburban Character Management Area (SKSCMA); and
2. Create a “Silver Hills Suburban Character Management Area” (SHSCMA) and add the four parcels of land totaling the ±780.32 acres to the SHSCMA; and
3. Amend the North Valleys Area Plan Character Management Area map to reflect the removal of four parcels of land totaling the ±780.32 acres from the SKSCMA and into the SHSCMA; and
4. Create a character statement for the SHSCMA.
5. Create a new land use policy: NV.1.8 to allow the following regulatory zones in the SHSCMA:
   a. Public/Semi-public Facilities (PSP)
   b. Low Density Suburban (LDS 1 – One unit per acre)
   c. Low Density Suburban-Two (LDS 2 – Two units per acre)
   d. Medium Density Suburban-Three (MDS 3 – Three units per acre)
   e. Parks and Recreation (PR)
   f. Open Space (OS)
   g. Neighborhood Commercial (NC)
   h. Specific Plan (SP)
6. Create a new “Goal Seven” within the North Valleys Area Plan for the proposed SHSCMA, to establish a land use pattern, site development guidelines, and architectural guidelines that will implement and preserve the Silver Hills community character as described in the North Valleys Vision and Character Statement, as they are proposed to be amended.

7. Renumber the remainder of the North Valleys Area Plan to allow the insertion of the new Goal Seven.

8. Create Policy NV.7.1 to require that at least 50% of the residential parcels located to the east of Red Rock Road and within the SHSCMA are at least one acre in size.

9. Create Policy NV.7.2 to require a minimum lot size of one-half acre for residential parcels located to the east of Red Rock Road and within the SHSCMA, and to allow a residential density of three dwellings to the acre for the area of the SHSCMA located to the west of Red Rock Road.

10. Create Policy NV.7.3 to require new subdivision established within the SHSCMA to include an open space buffer of at least 50 feet in width adjacent to any dwellings existing prior to the adoption of the SHSCMA and to require that all new parcels within 200 feet of existing parcels match the size of the existing parcels.

11. Create policies NV.7.4 through NV.7.11 to establish development standards within the SHSCMA (similar to policies NV.4.6 through NV.4.10 from the SKSCMA) including: varied building setbacks, varied architectural elevations, “open-fencing”, minimum 2-car residential garages, “dark-sky” exterior lighting, new dwellings located adjacent to existing dwellings to be single-story in height, landscaping that emphasizes, native vegetation and implementation of these standards through actions by Washoe County.

The subject property is located on both the east and west sides of Red Rock Road, north of its intersection with Silver Knolls Boulevard.

Commissioner VanderWell disclosed that she spoke with the applicant’s representative.

Chair Chvilicek disclosed that she is a resident of Silver Knolls and this project does not directly impact her property.

Commissioner Gower disclosed that he met with the applicant’s representative.

Commissioner Johnson disclosed that he spoke with the applicant’s representative.
Nate Kusha, Policy Analyst, presented information included in the staff report. This agenda item is for consideration and final action on an objection submitted by Washoe County for a Master Plan amendment conformance review, as well as a project of regional significance (PRS) conformance review.

Garrett Gordon, applicant representative, gave a presentation on the project, reasons to support Washoe County’s objection, and how the required findings can all be made.

[The public comment portion of the hearing was opened.]

Marcial Reily spoke in opposition of this item.
Russ Earle spoke in opposition of this item.
Alan Ice spoke in opposition of this item.
Betty Schmidt spoke in opposition of this item.
J. Allen spoke in opposition of this item.
Lou Christensen spoke in opposition of this item.
Wendy Bavoli spoke in support of this item.
Michael Welling spoke in opposition of this item.
Steve Wolgast spoke in opposition of this item.
Bonny Klud submitted written comments in opposition of this item.

[The public comment portion of the hearing was closed.]

Mike Railey, Christy Corporation, explained for Commissioner Read the effluent generated from the project will be pumped back to be used on the site and will not be discharged into Swan Lake. He also explained the 150 unit per year limit is set so that the phasing will keep pace with the planned NDOT improvements.

Mr. Gordon explained that those traffic components will be discussed and studied in the facilities plan as well.

Commissioner Gower expressed concern that there is a gap between when the improvements in Phase 2 happen and what the applicant is required to do on Red Rock. It looks like the whole project could be built out before we get to the point where 395 can accommodate the cumulative capacity. He asked how they can make findings 4 and 6 for what looks to be a gap in the overall provision of infrastructure to accommodate this development and everything else going on in the North Valleys.

Mr. Gordon stated they are tying their development to 395 improvements and a facilities plan. Washoe County will have the authority to not approve any more tentative maps until Phase 2 is built. The facilities plan is a backstop if development is not concurrent with the planned road improvements.
Mr. Gordon confirmed for Commissioner Taylor that each tentative map will include a traffic study.

Mr. Railey answered questions from Commissioner Gower regarding the timing of the first unit being built and full build out.

Commissioner Gower stated by the time the 2040 improvements to 395 are made the whole project could be built out.

Commissioner Chesney stated the developer wants to rewrite the North Valleys Area Plan ignoring input from the community and he does not think that is right. Considering the existing entitlements in the TMSA as a whole, roughly 90,000 units could be built which is approximately two times the units that meet the 20 year demand. He stated he can’t support the project at this density at this time.

Trevor Lloyd, Washoe County, stated for Commissioner VanderWell that the last major update of the North Valleys Area Plan occurred in 2010. There have been minor amendments over the years since then.

**COMMISSIONER READ MADE A MOTION TO REVERSE THE RPC’S DETERMINATION OF DECEMBER 11, 2019, AND FIND THE SILVER HILLS AMENDMENT TO THE WASHOE COUNTY MASTER PLAN IN CONFORMANCE WITH THE 2012 TRUCKEE MEADOWS REGIONAL PLAN, BASED ON THE FINDINGS LISTED IN THE STAFF REPORT, SECONDED BY COMMISSIONER VANDERWELL. THE MOTION FAILED WITH FIVE (5) IN FAVOR AND FOUR (4) OPPOSITIONS BY COMMISSIONERS BARNES, CHVILICEK, CHESNEY AND GOWER.**

Commissioner Barnes stated he cannot make findings 1, 2, 4 and 6.

Chair Chvilicek stated she cannot make findings 1, 3, 4 and 6.

Commissioner Chesney stated he cannot make findings 1, 3, 4 and 6.

Commissioner Gower stated he cannot make findings 4 and 6.

**COMMISSIONER VANDERWELL MADE A MOTION TO FIND THE SILVER HILLS PROJECT OF REGIONAL SIGNIFICANCE IN CONFORMANCE WITH THE 2012 TRUCKEE MEADOWS REGIONAL PLAN, BASED ON THE FINDINGS LISTED IN THE STAFF REPORT, SECONDED BY COMMISSIONER READ. THE MOTION CARRIED WITH FIVE (5) IN FAVOR AND FOUR (4) OPPOSITIONS BY COMMISSIONERS BARNES, CHVILICEK, CHESNEY AND GOWER.**

Commissioner Gower stated he cannot make findings 4 and 6 related to policy 3.5.1.

**B. [For possible action] PUBLIC HEARING – Regional Plan Conformance Review under 2012 Regional Plan – Washoe County Master Plan amendment, Buck Drive (CR19-014) – A master plan amendment from the “Medium Density Suburban/Suburban Residential” (MDSSR) to the “Commercial” (C) master plan designation on one parcel of land totaling approximately 1.003 acres. The subject property is within the Reno-Stead Corridor Joint Plan, which is a master plan under the joint jurisdiction of the**
City of Reno and Washoe County. The subject parcel is located northeast and off of Lemmon Drive and Buck Drive, and is situated within the North Valleys area.

Chris Tolley, Regional Planner, presented information included in the staff report.

[The public comment portion of the hearing was opened.] There were no requests to speak. [The public comment portion of the hearing was closed.]

COMMISSIONER CHESNEY MADE A MOTION TO FIND THE BUCK DRIVE AMENDMENT TO THE WASHOE COUNTY MASTER PLAN IN CONFORMANCE WITH THE 2012 TRUCKEE MEADOWS REGIONAL PLAN, BASED ON THE FINDINGS LISTED IN THE STAFF REPORT, SECONDED BY COMMISSIONER JOHNSON. THE MOTION CARRIED UNANIMOUSLY WITH NINE (9) COMMISSIONERS PRESENT.

C. [For possible action] PUBLIC HEARING – Regional Plan Conformance Review under 2012 Regional Plan – Washoe County Master Plan amendment, Bennington Court (CR19-015) – Master Plan amendment to adopt an amendment to the Forest Area Plan, a component of the Washoe County Master Plan, to change the master plan category on five (5) parcels (APNs 046-151-05, 046-153-08, 046-153-09, 046-153-10, and 046-161-09) totaling ±8.34 acres, from Open Space (OS) to Suburban Residential (SR) for owners St. James’s Village, Inc. and David Houston

Mr. Kusha presented information included in the staff report.

[The public comment portion of the hearing was opened.] There were no requests to speak. [The public comment portion of the hearing was closed.]

COMMISSIONER GOWER MADE A MOTION TO FIND THE BENNINGTON COURT AMENDMENT TO THE WASHOE COUNTY MASTER PLAN IN CONFORMANCE WITH THE 2012 TRUCKEE MEADOWS REGIONAL PLAN, BASED ON THE FINDINGS LISTED IN THE STAFF REPORT, SECONDED BY COMMISSIONER CHESNEY. THE MOTION CARRIED UNANIMOUSLY WITH NINE (9) COMMISSIONERS PRESENT.

(Chair Chvilicek called a recess. The meeting was called back to order at 7:50 p.m.)

D. [For possible action] PUBLIC HEARING – Regional Plan Conformance Review under 2012 Regional Plan – Washoe County Master Plan, Spanish Springs Area Plan and Appendix D – Village Green Commerce Center Specific Plan amendment (CR19-011) – An amendment to the Spanish Springs Area Plan to:

1. Amend the Spanish Springs Area Plan Policy SS.5.1 to exclude the Village Green Commerce Center Specific Plan as specified within the plan;

2. Update the Village Green Commerce Center Specific Plan assessor’s parcel numbers to reflect the removal of APN 534-561-09 which was removed from the specific plan in 2014;
3. Update the Village Green Commerce Center Specific Plan maps (Figure D-1; Location Map, Figure D-2: Specific Plan Land Uses, and Figure D-5: Business Park Buffering) in order to reflect the removal of APN 534-561-09;

4. Update the Village Green Commerce Center Specific Plan – Goal One under Specific Plan Goals for Protect the Natural Environment to add the language “where feasible”;

5. Increase the building height to 40 feet from 35 feet in the Village Green Commerce Center Specific Plan for APN: 534-561-10;

6. Replace the western theme architecture standards with contemporary industrial theme standards in the Village Green Commerce Center Specific Plan for APN: 534-561-10;

7. Change the landscaping requirement from 20% to 15% in the Village Green Commerce Center Specific Plan for APN: 534-561-10;

8. Remove Village Green Commerce Center Specific Plan phasing standards as the existing phasing plan is outdated and no longer functions properly with the proposed specific plan changes;

9. Remove the sustainability standards in the Village Green Commerce Center Specific Plan for APN: 534-561-10 and require future development to comply with all Washoe County code requirements; and

10. Remove Village Green Commerce Center Specific Plan maintenance contact information and update the definition of the master developer

Chohnny Sousa, Interim Regional Planner, presented information included in the staff report.

[The public comment portion of the hearing was opened.]

Sandra Theiss spoke in opposition of this item.

[The public comment portion of the hearing was closed.]

Jeremy Smith, Interim Director of Regional Planning, explained for Commissioner Gower that applications that began their local government process before the adoption of the 2019 Regional Plan will be reviewed under the 2012 Regional Plan.

COMMISSIONER VANDERWELL MADE A MOTION TO FIND THE SPANISH SPRINGS AREA PLAN AND APPENDIX D – VILLAGE GREEN COMMERCE CENTER SPECIFIC PLAN AMENDMENT TO THE WASHOE COUNTY MASTER PLAN IN CONFORMANCE WITH THE 2012 TRUCKEE MEADOWS REGIONAL PLAN, BASED ON THE FINDINGS LISTED IN THE STAFF REPORT, SECONDED BY COMMISSIONER CHESNEY. THE MOTION CARRIED UNANIMOUSLY WITH NINE (9) COMMISSIONERS PRESENT.
E. [For possible action] PUBLIC HEARING – Regional Plan Conformance Review under 2012 Regional Plan – City of Reno Master Plan amendment (CR19-012) and project of regional significance (CR19-013), Daybreak – A Master Plan amendment to change the existing land use designation on 11 parcels totaling ±979.4 acres from ±89.4 acres of Mixed Neighborhood, ±70.2 acres of Single Family Neighborhood, ±25.3 acres of Large Lot Neighborhood, ±734 acres of Unincorporated Transition, and ±60.5 acres of Parks, Greenways and Open Space to ±307.3 acres of Single Family Neighborhood, ±175.5 acres of Suburban Mixed Use, ±20.7 acres of Multifamily Neighborhood, ±219.9 acres of Mixed Neighborhood, and ±256 acres of Parks, Greenways and Open Space. The project site is generally located north of South Meadows Parkway, south of Mira Loma Drive, west of the eastern Reno City boundary, and east of Washoe County Huffaker Hills Open Space, Reggie Road, and Hombre Way. The proposed Planned Unit Development includes 3,995 residential units, associated public facilities, open space and commercial development, and is considered a project of regional significance for housing (not less than 625 units), sewage (not less than 187,500 gallons per day), water usage (not less than 625 acre feet per year), traffic (not less than an average of 6,250 trips daily), K-12 student population (by not less than 325 students), and for being located within the 100-year flood zone and: i) will alter the stream channel or banks of a portion of the Truckee River or any of its tributaries identified in the Regional Water Management Plan, and ii) will alter wetlands delineated through the Section 404 permit process.

Commissioner Read disclosed that she met with the applicant and she works for an engineering firm that did the Conditional Letter of Map Revision (CLOMAR) for the Southeast Connector, which goes through the subject property. Commissioner Read and her employer have had no involvement with this Daybreak project.

Commissioner VanderWell disclosed that she met with the applicant.

Commissioner Johnson disclosed that he met with applicant.

Commissioner Gower disclosed that he spoke with applicant’s representative.

Mr. Tolley presented information included in the staff report.

Andy Durling, applicant representative, gave a presentation on the project.

[The public comment portion of the hearing was opened.]

Staff received public comments through email from one (1) person in favor of the project and eighteen (18) people in opposition with concerns mainly regarding flooding and mercury contamination.

Denis Lewis submitted written comments.

Tania Tavcar spoke in opposition of this item.

Kim Rhodemyre spoke in opposition of this item.
Colt Stewart spoke in opposition of this item.
Jim Lewis spoke in opposition of this item.
Penny Brock spoke in opposition of this item.
Matthew Setty spoke regarding the lack of tools the staff have to evaluate this kind of project when it comes to the hydrology aspects.
Steve Wolgast spoke in opposition of this item.

[The public comment portion of the hearing was closed.]

Mr. Durling explained for Commissioner Chesney the planned channels and water flow and stated they will not be creating retention basins.

Mr. Durling answered questions from Commissioner Johnson regarding traffic and connection plans.

Interim Director Smith explained for Commissioner Johnson that the applicant cannot use constrained land to meet the 2:1 mitigation requirement.

Mr. Durling answered questions from Commissioner Blaco regarding mercury contamination on this site and how tributaries in the past carried mercury to the area. He explained the soil testing that has been done and mitigation plans for the site. The Nevada Division of Environmental Protection (NDEP) is the regulatory authority over this and they have approved their action plan which will mitigate the mercury contamination during construction.

Interim Director Smith explained for Commissioner Gower that this was a TMRPA findings were satisfied. He is confident there will continue to be adequate review.

Mr. Durling explained for Commissioner Gower the increased mitigation efforts that are planned in order to help downstream properties.

Interim Director Smith explained for Commissioner Gower how staff determined this project to be considered infill stating that it is surrounded more or less by existing residential development and is close to the satellite job center of South Meadows.

Mr. Durling answered questions from Commissioner VanderWell regarding aggregate pits and explained they are relying on NDEP’s expertise regarding the mercury mitigation efforts.

Interim Director Smith explained for Chair Chvilicek that filling Alexander Lake will require a permit application to the Army Corp.

Steve Strickland, Wood Rodgers, explained for Chair Chvilicek the difference between a floodplain and floodway. The applicant has to look upstream and downstream to make sure they do not have adverse impacts either way. The applicant will use the Flood Authorities updated model and flows as their existing condition where they cannot increase surface water elevations.
Chair Chvilicek stated she is still concerned that building this floodway will more narrowly channel a flood event.

Interim Director Smith confirmed for Commissioner Taylor that staff is recommending a finding of conformance.

Mr. Durling confirmed for Commissioner Taylor that a built project on the site will provide better protection from mercury contaminated soil moving during a flood event.

Brook Oswald, City of Reno Planner, confirmed for Commissioner Barnes that City of Reno staff did not have any concerns with the earthquake fault impacting the floodway or mercury.

Commissioner Gower stated he appreciated all the answers provided to the technical questions. The facts and process presented tonight gave him a level of comfort that there will be checks along the way that will be evaluated and reevaluated by people with the needed expertise. He stated he does not agree with this being called an infill project. It is a project that is well supported by infrastructure.

Commissioner Johnson stated he appreciated the answers provided regarding traffic issues and flood aspects.

Chair Chvilicek stated she still has concerns regarding flooding and mercury contamination.

COMMISSIONER TAYLOR MADE A MOTION TO FIND THE DAYBREAK AMENDMENT TO THE CITY OF RENO MASTER PLAN IN CONFORMANCE WITH THE 2012 TRUCKEE MEADOWS REGIONAL PLAN, BASED ON THE FINDINGS LISTED IN THE STAFF REPORT, SECONDED BY COMMISSIONER READ. THE MOTION CARRIED WITH SIX (6) IN FAVOR AND THREE (3) OPPOSITIONS BY COMMISSIONERS BARNES, CHVILICEK AND CHESNEY.

Commissioner Barnes stated that he cannot make findings 2, 4 and 6.

Chair Chvilicek stated she cannot make findings 2, 4 and 6.

Commissioner Chesney stated that he cannot make findings 2, 3 and 6.

COMMISSIONER TAYLOR MADE A MOTION TO FIND THE DAYBREAK PROJECT OF REGIONAL SIGNIFICANCE IN CONFORMANCE WITH THE 2012 TRUCKEE MEADOWS REGIONAL PLAN, BASED ON THE FINDINGS LISTED IN THE STAFF REPORT, SECONDED BY COMMISSIONER READ. THE MOTION CARRIED WITH SIX (6) IN FAVOR AND THREE (3) OPPOSITIONS BY COMMISSIONERS BARNES, CHVILICEK AND CHESNEY.

7. REPORTS

A. [For possible action] Members’ and Director’s reports

The next regular RPC meetings will be February 27, 2020 in the Washoe County Commission Chambers.
B. [For possible action] Legal counsel’s report
None

8. [For possible action] REQUESTS FOR FUTURE AGENDA ITEMS
None

9. PUBLIC COMMENT
Kim Rhodemyre discussed the potential negative impacts of the decisions made tonight.

10. WRITTEN CORRESPONDENCE
None

11. [For possible action] ADJOURNMENT
The meeting was adjourned at 10:05 p.m.

Respectfully submitted by Christine Birmingham.

Reviewed by: Approved by:

_______________________________________ ___________________________________
Jeremy Smith, Interim Director Sarah Chvilicek, Chair
Truckee Meadows Regional Planning Agency Regional Planning Commission

APPROVED BY THE REGIONAL PLANNING COMMISSION IN SESSION ON _______, 2020.
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STAFF REPORT

TO: Regional Planning Commission
FROM: Chris Tolley, Regional Planner
SUBJECT: PUBLIC HEARING – Regional Plan Conformance Review under 2012 Regional Plan – Washoe County Master Plan, Spanish Springs Area Plan amendment, Continuum of Care Facilities, Seniors (CR20-009) – An amendment to Table C-3 of the Spanish Springs Area Plan, a component of the Washoe County Master Plan, by adding the Continuum of Care Facilities, Seniors use type to that table. The result would be to allow that use in the Neighborhood Commercial (NC) and Medium Density Suburban (MDS) regulatory zones with the approval of a special use permit by the Board of Adjustment. The Continuum of Care Facilities, Seniors use type is a commercial use type that involves the provision of housing, activities, and health services by establishments in order to allow older individuals to age in place; associated facilities may include independent living, assisted living, nursing care, and hospice care as well as accessory housing for staff, and medical facilities and services for residents (AGENDA ITEM 6.A)

The proposed amendment to the Washoe County Master Plan, Spanish Springs Area Plan (SSAP) has been submitted to the Regional Planning Commission (RPC) for a determination of conformance with the 2012 Truckee Meadows Regional Plan.

PROPOSED AMENDMENT

The proposal requests to amend the Washoe County Master Plan, Spanish Springs Area Plan to include Continuum of Care Facilities, Seniors as a use type within the Neighborhood Commercial (NC) and Medium Density Suburban (MDS) regulatory zones. The use type can be established with an approved special use permit process, following review conducted by the Washoe County Board of Adjustment. Finally, the Spanish Springs Area Plan is shown in Attachments 1 & 2.
BACKGROUND

On January 14, 2020, the Washoe County Commission adopted the proposed Master Plan Amendment. Prior to becoming effective, the Master Plan Amendment must first be found in conformance with the 2012 Truckee Meadows Regional Plan. The request for conformance review was received on January 21, 2020.

AMENDMENT OVERVIEW

As noted, the proposal requests to amend the Washoe County Master Plan, Spanish Springs Area Plan to include Continuum of Care Facilities, Seniors as a use type within the Neighborhood Commercial (NC) and Medium Density Suburban (MDS) regulatory zones. The amendment would allow Continuum of Care Facilities, Seniors use type to be established through a special use permit process reviewed by the Washoe County Board of Adjustment.

Materials submitted by Washoe County identify that the Continuum of Care Facilities, Seniors use type is a commercial use type that involves the provision of housing, activities, and health services by establishments in order to allow older individuals to age in place; associated facilities may include independent living, assisted living, nursing care, and hospice care as well as accessory housing for staff, and medical facilities and services for residents.

Finally, the proposal would mirror the regulatory zoning classification for Continuum of Care Facilities, Seniors in the other area plans throughout Washoe County.

REQUIREMENTS FOR CONFORMANCE

Policy 4.1.3 of the Regional Plan identifies six factors that the RPC must consider when evaluating the conformance of an amendment to a master plan, facilities plan, or similar plan, with the 2012 Truckee Meadows Regional Plan:

Policy 4.1.3
A proposed master plan, facilities plan, cooperative plan, or similar plan conforms with the Regional Plan if it is not in conflict with the Regional Plan and it promotes the goals and policies of the Regional Plan (see NRS 278.0282). The RPC shall consider at least the following factors when evaluating whether a master plan, facilities plan, cooperative plan, or similar plan promotes the goals and policies of the Regional Plan:

1) Consistency of the proposed plan with the regional form and pattern, (as defined by the combination of Centers, Transit-Oriented Development (TOD) Corridors, residential areas, open space, greenways, and natural features), and with regional projections of population and employment growth
2) Compatibility of the proposed plan with goals and policies regarding development constraints
3) Compatibility of the proposed plan with goals and policies regarding infill development, housing, and jobs/housing balance
4) Compatibility of the proposed plan with existing and planned public service areas, policies, and priorities; availability, timing and phasing of infrastructure; and fiscal analysis of service provision
5) Compatibility of the proposed plan with existing military installations, including their location, purpose and stated mission
6) Cumulative and indirect effects of the proposed plan
EVALUATION

Regional Planning staff has evaluated the Regional Plan goals and policies related to the six factors listed in Policy 4.1.3. Staff has not identified any significant conformance issues with respect to the proposed amendment (see the Conformance Review Evaluation Form found as Attachment 3). The following discussion analyzes the proposed project using the six factors of Policy 4.1.3.

Regional Form and Pattern

The Truckee Meadows Service Areas (TMSA) is identified in the 2012 Truckee Meadows Regional Plan as area where growth is expected to occur over a 20 year horizon. The Spanish Springs Area Plan (SSAP) contains land located in Washoe County’s portion of the TMSA and in the Rural Development Area (RDA).

The Neighborhood Commercial (NC) and Medium Density Suburban (MDS) zoning districts that are proposed to be modified are found within the TMSA.

Finally, while there are no proposed changes to land use designations, Policy 1.3.3 of the 2012 Truckee Meadows Regional Plan limits commercial uses in the unincorporated areas to an appropriate scale to serve the local community and not the greater region. This policy is implemented by the SSAP Policy SS.17.3, which requires a market analysis to determine a community serving trade area and to provide convincing evidence of a need to increasing the inventory of community serving commercial land use opportunities. This policy is applicable to any future master plan amendment or zone change seeking to establish or intensify commercial land uses.

Development Constraints

The proposed amendment is not likely to impact natural resource constraints, as the area within the Spanish Springs Area Plan that is also in the TMSA is generally not developmentally constrained and the SSAP contains policies relating to development within sensitive areas including wetlands, wildlife habitat, and slopes.

As identified on Map 9 of the Regional Plan, an existing 120kV transmission line traverses the Spanish Springs Area Plan, generally in an east-west pattern. The SSAP contains a policy regarding the placement of utility transmission facilities. Any future development of a new or modification of an existing regional utility corridor would be consistent with the Washoe County’s Master Plan and subject to Regional Review.

Infill, Housing, and Jobs/Housing Balance

Overall, the proposal is not likely to provide a significant shift of the existing housing and jobs/housing balance in the area.

Public Services and Infrastructure

In regards to public services and infrastructure provision, the Regional Plan requires local government master plans ensure that necessary public facilities and services to support new development are or will
be available and adequate at the time the impacts of development occur based on adopted levels of service (i.e., concurrency).

With regards to the subject case and any other entitlement submitted before adoption of the 2019 Truckee Meadows Regional Plan, the existing concurrency management requirements apply. To meet the requirements of concurrency in this transitional time between regional plan versions, we rely on the Washoe County Development Code which requires the adequacy of public facilities and services (wastewater, water, etc.) be analyzed through the development review process, and also requires that any necessary public facilities and services to support new development are or will be available at the time the impacts of new development occur. Finally, for the subject case, development review would be conducted during the special use permit and building permit application review processes, and improvements would be required based on the specific proposal.

Furthermore, Washoe County staff has identified that Spanish Springs Area Plan Policy SS17.2(a) requires that proposals to intensify land uses include a feasibility study related to water, sewer and stormwater improvements necessary to support an intensification. The feasibility study is required of all development applications which propose to intensify land uses (ex., master plan amendments, regulatory zone amendments, special use permits, etc). Washoe County staff will evaluate the application to ensure water, sewer and stormwater improvements are, or will be in place to support the intensification.

**Military Installations**

There are no existing military installations within proximity to the site.

**Cumulative and Indirect Effects**

In relation to the goals and policies of the Regional Plan, Regional Planning staff has not identified any cumulative or indirect effects of the proposed master plan amendment.

**Cooperative Planning**

The amendment site is located in a Cooperative Planning Area: Sparks Area of Interest. The case was circulated to the City of Sparks for review and comment, and no comment was received by Washoe County staff.

**LEGAL REQUIREMENTS**

NRS 278.0282(7) requires that any determination of conformance by the Regional Planning Commission must be made by a vote of not less than two-thirds of the total membership of the Commission. A vote of less than six members in favor of conformance constitutes a denial.

Regional Planning Commission members voting against a motion of conformance should be prepared to specify what parts of the proposal do not conform with the Regional Plan and why (see NRS 278.0282(1)).
RECOMMENDATION

After reviewing the documentation that has been submitted by Washoe County, Regional Planning staff concludes that the proposed amendment to the master plan conforms with the goals and policies of the 2012 Truckee Meadows Regional Plan.

It is therefore RECOMMENDED that the Regional Planning Commission make a determination that the proposed Continuum of Care Facilities, Seniors amendment to the Washoe County Master Plan, Spanish Springs Area Plan conforms with the goals and policies of the 2012 Truckee Meadows Regional Plan, based on the following finding:

1. The Regional Planning Commission held a public hearing, considered the factors listed in Policy 4.1.3 in its evaluation of the proposed amendment, and finds that the proposed amendment is not in conflict with and promotes the goals and policies of the Regional Plan.

Recommended Motion

I move to find the Continuum of Care Facilities, Seniors amendment to the Washoe County Master Plan, Spanish Springs Area Plan in conformance with the 2012 Truckee Meadows Regional Plan, based on the finding listed in the staff report.

Please do not hesitate to contact Chris Tolley at 775-321-8392 if you have any questions or comments on this agenda item.

/ct

cc: Roger Pelham, Washoe County Community Services Department

Attachments:
Attachment 1: Regional Location Map
Attachment 2: Aerial Map
Attachment 3: Conformance Review Evaluation Form

Note: All materials submitted for consideration by the Regional Planning Commission (RPC) and the Truckee Meadows Regional Planning Agency (TMRPA) for the subject case are available at the following web address: tmrpa.org/submittedMaterials.
[This page intentionally left blank]
20-02-27 RPC Meeting Agenda Item 6.A
CR20-009 – Continuum of Care Facilities, Seniors
Attachment 1: Regional Location Map
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No warranty is made by the Truckee Meadows Regional Planning Agency as to the accuracy, reliability, or completeness of the data contained on this map.
[This page intentionally left blank]
20-02-27 RPC Meeting Agenda Item 6.A
CR20-009 – Continuum of Care Facilities, Seniors
Attachment 2: Aerial Map
[This page intentionally left blank]
No warranty is made by the Truckee Meadows Regional Planning Agency as to the accuracy, reliability, or completeness of the data contained on this map.

Spanish Springs Area Plan
(subject area)

Spanish Springs Area Plan SCMA

TMSA Boundary

RPC February 27, 2020
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20-02-27 RPC Meeting Agenda Item 6.A
CR20-009 – Continuum of Care Facilities, Seniors
Attachment 3: Conformance Review Evaluation Form
### Conformance Review Evaluation Form

**Case Information:**

<table>
<thead>
<tr>
<th>Case Name:</th>
<th>Continuum of Care Facilities, Seniors</th>
<th>RPA Case No.:</th>
<th>CR20-009</th>
</tr>
</thead>
<tbody>
<tr>
<td>Submitting Jurisdiction/Entity:</td>
<td>Washoe County</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Location:**

Spanish Springs Area Plan

**Important Dates:**

- Submitted to RPA: January 21, 2020
- Completeness notice sent: February 19, 2020
- C.R. Deadline: April 19, 2020
- RPC hearing date: February 27, 2020
- 60-day conformance review deadline waived (received):
- RPC Letter of Objection (received/scheduled):
- RPGB Appeal (received/scheduled):

**Proposal:**

An amendment to Table C-3 of the Spanish Springs Area Plan, a component of the Washoe County Master Plan, by adding the Continuum of Care Facilities, Seniors use type to that table. The result would be to allow that use in the Neighborhood Commercial (NC) and Medium Density Suburban (MDS) regulatory zones with the approval of a special use permit by the Board of Adjustment.

**Conformance Review Type: Check those below that apply**

- Master Plan Amendment
  - Site specific
  - Master or Comprehensive Plan
  - Joint Plan
- Element (specify): Spanish Springs Area Plan

**Project of Regional Significance**

- Project will result in loss or degradation of designated historic, archeological, cultural, or scenic resource
- Project creates significant new geothermal or mining operations
- Project is within a 100-yr floodzone and alters the stream channel or banks of the Truckee River or alters wetlands
- Project will have significant effect on natural resources, public services, public facilities, or the adopted regional form
- Project creates new or significantly expanded landfill, other land disposal facility, or facility that treats or disposes hazardous or infectious waste

**Project will affect region by increasing:**

- Employment ≥ 938 employees
- Housing ≥ 625 units
- Student population ≥ 325 students
- Traffic ≥ 6,250 average daily trips
- Water usage ≥ 625 acre feet per year
- Hotel accommodations ≥ 625 rooms
- Sewage ≥ 187,500 gallons per day
- Other (specify):

**Projects of regional significance proposed by a utility:**

- Electric substation
- Transmission line that carries ≥ 60 kilovolts
- Facility generates electricity > 5 megawatts
- Natural gas storage and peak shaving facilities
- Gas regulator stations and mains that operate > 100 pounds per square inch
Annexation Plan (specify):

Facilities Plan (specify):

Other (specify):

<table>
<thead>
<tr>
<th>Form: Check those below that apply</th>
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<tbody>
<tr>
<td>X  TMSA</td>
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<tr>
<td></td>
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</table>

<table>
<thead>
<tr>
<th>Pattern: Check those below that apply and specify</th>
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<tbody>
<tr>
<td>Downtown Center:</td>
</tr>
<tr>
<td>TOD Corridor:</td>
</tr>
<tr>
<td>Regional Center:</td>
</tr>
<tr>
<td>Station Area:</td>
</tr>
<tr>
<td>Joint Planning Area:</td>
</tr>
<tr>
<td>Emerging Employment Center:</td>
</tr>
<tr>
<td>X  Cooperative Planning Area</td>
</tr>
<tr>
<td>Sparks Expanded SOI (May 8, 2002- July 27, 2006)</td>
</tr>
<tr>
<td>Reno Area of Interest</td>
</tr>
<tr>
<td>X  Sparks Area of Interest</td>
</tr>
</tbody>
</table>

Surrounding Land Use Designations:

North:  Not applicable
South:  Not applicable
East:  Not applicable
West:  Not applicable

Natural Resource Features: Check those below that apply

<table>
<thead>
<tr>
<th>Natural Resource Features: Check those below that apply</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
</tr>
<tr>
<td>X</td>
</tr>
<tr>
<td>X</td>
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</tbody>
</table>

Change in potential open space (acreage)  
Existing:  Proposed:

General Questions: Check those below that apply

<table>
<thead>
<tr>
<th>General Questions: Check those below that apply</th>
</tr>
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<tbody>
<tr>
<td>Yes</td>
</tr>
<tr>
<td>X</td>
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<td>X</td>
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</tbody>
</table>
## General Policies

### To be completed for all conformance reviews

<table>
<thead>
<tr>
<th>Policy Applies</th>
<th>Policy Summary</th>
<th>Conforms</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Yes</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>X 1.1.1</td>
<td>Requires MPs, facilities plans, and other similar plans to utilize the Consensus Forecast as primary factor [applies mostly to MP elements, rather than project-driven land use amendments]</td>
<td>X</td>
</tr>
<tr>
<td>X 1.1.2</td>
<td>Requires MPs of local governments and affected entities to be consistent with forecasts of population and employment growth</td>
<td>X</td>
</tr>
<tr>
<td>X 1.1.10</td>
<td>Requires local government MPs, facilities plans, and other plans of service providers to provide for municipal services as outlined in NRS 278.0274 and to conform with priorities in Goal 1.2</td>
<td>X</td>
</tr>
<tr>
<td>X 1.2.2</td>
<td>Requires that local government and affected entity MPs, facilities plans, and other similar plans not conflict with priorities in Policy 1.2.2; Defines priorities for regional development. <strong>Priority Area = 6</strong></td>
<td>X</td>
</tr>
<tr>
<td>1.2.4</td>
<td>Allows local government and affected entity MPs, facilities plans, and other plans to demonstrate a need to convert existing septic systems to community sewer systems</td>
<td>X</td>
</tr>
<tr>
<td>1.2.5</td>
<td>Requires local gov. and affected entity MPs, facilities plans, &amp; other plans to conform with 1.2.1 and 1.2.2; also requires CIP's to identify expenditures and timing in conformance with 1.2.1 and 1.2.2</td>
<td>X</td>
</tr>
<tr>
<td>1.2.7</td>
<td>Requires local government and affected entity MPs to ensure private investment in dedicated public infrastructure is identified in a CIP</td>
<td>X</td>
</tr>
<tr>
<td>1.2.13</td>
<td>Requires local government MPs to include infill development incentives</td>
<td>X</td>
</tr>
<tr>
<td>X 2.2.1</td>
<td>Requires MPs of local government and affected entities to place specific limits on development within DCA</td>
<td>X</td>
</tr>
<tr>
<td>1.1.9 &amp; 2.3.1</td>
<td>Requires MP management strategies for slopes of 15-30% to address four specific factors</td>
<td>X</td>
</tr>
<tr>
<td>2.7.1</td>
<td>Requires local government MP's, facilities plans, and other similar plans to promote energy efficient building technology, use of alternative or renewable energy, and LID practices</td>
<td>X</td>
</tr>
<tr>
<td>3.1.3</td>
<td>Requires MP’s to ensure that development within the TMSA that relies on septic systems meets three requirements</td>
<td>X</td>
</tr>
<tr>
<td>3.4.2</td>
<td>Requires local government and affected entity MP’s, facilities plans, and other plans to anticipate necessary R-O-W’s and to develop strategies for future preservation</td>
<td>X</td>
</tr>
<tr>
<td>X 3.5.1</td>
<td>Requires MPs, facilities plans, and other similar plans to ensure necessary public facilities and services to support new development will be available at the time of the impacts</td>
<td>X</td>
</tr>
<tr>
<td>3.5.2</td>
<td>Requires local government and affected entity facilities plans use adopted master planned land use; establishes four elements that must be in facilities plans</td>
<td>X</td>
</tr>
<tr>
<td>X 3.6.1</td>
<td>Requires MPs, facilities plans, and other similar plans to support densities in Table 1.2.1 and address services and facilities based on the priorities in Policy 3.6.1</td>
<td>X</td>
</tr>
<tr>
<td>3.7.1</td>
<td>Requires MPs, WCSD facilities plans and other similar plans to prohibit the location of schools south of T26N with a projected population of at least 300 full-time students outside of the TMSA</td>
<td>X</td>
</tr>
</tbody>
</table>

## Other Policies (PRS, RSA, Unincorporated TMSA, & Military Installations)

### If the site is located in an unincorporated area of Washoe County check those below that apply.

<table>
<thead>
<tr>
<th>Policy Applies</th>
<th>Policy Summary</th>
<th>Conforms</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Yes</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>X 1.1.5</td>
<td>Requires MPs to limit development within RDA; allows the designation of RSA’s in RDA under certain conditions</td>
<td>X</td>
</tr>
<tr>
<td>1.3.2</td>
<td>Limits residential development in the unincorporated areas to no more than five units per acre (with certain exceptions); limits use of density transfers in unincorporated areas</td>
<td>X</td>
</tr>
</tbody>
</table>
### Cooperative Plans & Joint Plans

<table>
<thead>
<tr>
<th>Policy Applies</th>
<th>Policy Summary</th>
<th>Conforms</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
<td></td>
<td></td>
</tr>
<tr>
<td>4.2.1</td>
<td>Allows RPC to designate joint planning areas and requires a master plan for such areas to meet four conditions</td>
<td>Yes</td>
</tr>
<tr>
<td>X 4.2.5</td>
<td>Requires local government MPs to include a cooperative planning process for cooperative planning areas identified in Policy 4.2.4</td>
<td>X</td>
</tr>
<tr>
<td>4.2.6</td>
<td>Requires a cooperative plan to conform with Policy 4.1.3</td>
<td></td>
</tr>
</tbody>
</table>

- **X**: Indicates a requirement that is fulfilled.
- **X**: Indicates a requirement that is not fulfilled.
STAFF REPORT

TO: Regional Planning

FROM: Nate Kusha, Policy Analyst

SUBJECT: Presentation and update on the Truckee Meadows Regional Planning Agency (TMRPA) work program for current fiscal year, including the review of existing master plans and facility plans following adoption of the 2019 Truckee Meadows Regional Plan (AGENDA ITEM 6.B)

This staff report presents the Regional Planning Commission (RPC) with a work program for the remainder of the current fiscal year 2019-2020.

BACKGROUND

On October 10, 2019 the Regional Planning Governing Board (RPGB) adopted the new 2019 Truckee Meadows Regional Plan. As a result of this, TMRPA has statutory obligations to implement the new plan as well as efforts outlined in the adopted plan. This staff report provides a work plan outlook of the various items being worked on through the rest of the current fiscal year and into the beginning of the next fiscal year.

DISCUSSION

REGULATORY FUNCTIONS

NRS 278.028 requires local jurisdictions and affected entities must submit their master plan, facilities plan or similar plan to TMRPA for review of conformance within 60 days after adoption of the Regional Plan. The Regional Planning Commission must then make its determination of conformance within 180 days after the submission. TMRPA has received submittals of all local jurisdiction and affected entity plans and is currently reviewing these plans for conformance with the 2019 Truckee Meadows Regional Plan. The RPC should expect these reviews as items on agendas of the next three regularly scheduled RPC meetings in March, April, and May.

As part of the review of master plans and facilities plans, TMRPA has historically utilized a list of scheduled additions to facilitate a finding of conformance with the Regional Plan. Staff is looking for the RPC’s feedback and direction on how to approach these scheduled additions under the new Regional Plan, which will be discussed in more detail as part of the presentation on this item.

In addition to these full plan reviews, TMRPA staff is and will continue to process regular cases, i.e. master plan amendments and projects of regional significance.
DATA ANALYTICS

In addition to the regulatory functions, discussed above, TMRPA staff is working on variety of data analytics efforts including the 2020 Consensus Forecast and the Truckee Meadows Annual Report (TMAR).

NRS 278.0274 requires that TMRPA shall provide a population forecast as part of the Regional Plan. Staff is currently working on the 2020 Consensus Forecast which is a 20-year look at population and job growth in Washoe County. This forecast is utilized by all local governments and affected entities for planning purposes, notably the Regional Transportation Commission (RTC) uses TMRPA’s spatial disaggregation of the Consensus Forecast in their travel demand model. The RTC plans to use the new forecast and spatial disaggregation data for travel demand modeling to support the 2050 Regional Transportation Plan.

In addition to the Consensus Forecast, TMRPA is developing its first Truckee Meadows Annual Report (TMAR) to track and monitor the implementation of the Regional Plan, per Policy RC 8 of the 2019 Regional Plan. The TMAR will measure, track, and provide data and information to track how the Region is or is not meeting our desired regional form and land use vision. The TMAR will also include more traditional annual report information historically provided by local governments and affected entities, as required by NRS 278.0274.

UPCOMING PLANS

While the aforementioned projects will be completed before the end of the current fiscal year, there are two major efforts that staff anticipate starting at the beginning of the next fiscal year; the Natural Resources (NR) Plan and the Public Infrastructure Investment Plan (PIIP). The creations of these plans is included as policies in the 2019 Truckee Meadows Regional Plan and are two major initiatives resultant from the new Regional Plan. Both plans are expected to be completed before the next 5-year Regional Plan Update.

In order to create the Natural Resources Plan, TMRPA will facilitate a cooperative approach and work in conjunction with regional partners and the wider region. The NR Plan will address natural resources on a regional level and provide data and information to strengthen natural resources planning in the Region. As part of the NR Plan, a map will be created identifying natural resource areas that should be protected.

In creating the PIIP, TMRPA will work in conjunction with Local governments, affected entities, and other service providers to address public facilities and services at a regional level per policy PF 1 of the 2019 Truckee Meadows Regional Plan and NRS 278.0274 subsection 5. The PIIP will also identify where investments can be focused to best implement the priority growth hierarchy (RF-2) of the Regional Plan.

A presentation on all of the above items will be provided at the RPC meeting.
RECOMMENDATION

TMRPA staff recommends that the RPC discuss this item and provide staff with any feedback or suggestions as desired.

**Potential Motion**

I move to provide the following feedback regarding the TMRPA work program for the current fiscal year {insert feedback here}.

Please do not hesitate to contact Nate Kusha at 775-321-8397 if you have any questions or comments on this agenda item.

/nk