

Sarah Chvilicek, Chair • Dian VanderWell, Vice-Chair • David Blaco • Larry Chesney • Peter Gower • Mark Johnson • Shelley Read • Kathleen Taylor • Jeremy M. Smith, Interim Director

AGENDA

Regional Planning Commission

Conducted Online via Zoom

Thursday, July 23, 2020 6:00 p.m.

Due to the ongoing **COVID-19** health crisis and in accordance with Governor Sisolak's Emergency Directive 006 and related directives (available [here](#)), this meeting will be held online using the Zoom video conferencing platform. The meeting will be streamed live via the TMRPA YouTube channel and can be watched by following this link: <https://youtu.be/frIF3P8VhhQ>

Opportunities for public comment in advance of the meeting (please note that TMRPA will only accept advance public comment that is submitted **24 hours before** the scheduled meeting time/date):

1. Email public comment text to input@tmrpa.org
2. Leave a voice message of your comments at 775-321-8385 (please limit to 3 minutes)

Please indicate your name and which item you are commenting about in your email or voicemail. All advance public comment received will be provided to the Regional Planning Commissioners.

Opportunities for public comment during the meeting:

1. Members of the public wishing to participate in the digital meeting and provide either general public comment or comment on a specific item must fill out a "**digital public comment card**" form online. Access to the form will be available starting at 9:00 am on the day of the meeting by visiting the tmrpa.org website homepage.
 - a. Options for video conference access using Zoom and/or telephone access to the online meeting will be provided to public commenters via email once a digital public comment card has been received by TMRPA staff
 - b. Public commenters will be afforded 3 minutes for comments

We apologize for any inconvenience during this time; should you need further assistance, please contact TMRPA staff at 775-321-8385. More contact information can be found at tmrpa.org/. Up

1. Roll Call*
2. Election of Officers
 - A. [For possible action] Election of Chair (City of Sparks)
 - B. [For possible action] Election of Vice-Chair (City of Reno)
3. Salute to the Flag*
4. [For possible action] Approval of the Agenda

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5. Public Comment*
6. Approval of the Minutes
 - A. [For possible action] June 25, 2020 Regional Planning Commission (RPC) Meeting
7. Business of the day
 - A. [For possible action] PUBLIC HEARING – Regional Plan Conformance Review – Washoe County Master Plan Amendment, Woodland Village (CR20-014) –To adopt an amendment to the Cold Springs Area Plan, a component of the Washoe County Master Plan, to change the master plan designation on 71% of a ±4.2-acre parcel (APN: 556-390-05) from Suburban Residential (SR) to Commercial (C) with 29% (1.2 acres) currently SR to remain SR. This proposal, if approved, would result in 71% of the parcel being designated Commercial and the remaining 29% designated Suburban Residential
 - B. [For possible action] PUBLIC HEARING – Regional Plan Conformance Review – Washoe County Master Plan Amendment, Reno-Stead Corridor Joint Plan (CR20-013) – to remove all references of the Reno-Stead Corridor Joint Plan (RSCJP) from the North Valleys Area Plan and to sunset the RSCJP, changing all existing RSCJP master plan land use designations on four hundred and sixteen (416) parcels of land, totaling approximately 734.85 acres, from RSCJP designated Medium Density Suburban/Suburban Residential (MDS/SR) & Low Density Suburban/Rural Residential (LDS/RR) to Washoe County master plan category of Suburban Residential (SR); from RSCJP designated High Density Rural (HDR) to Washoe County master plan category of Rural Residential (RR); from RSCJP designated General Rural (GR) to Washoe County master plan category of Rural (R); from RSCJP designated General Commercial (GC) to Washoe County master plan category of Commercial (C); and from RSCJP designated Public & Semi-Public Facilities (PSP) and RSCJP designated Parks and Recreation (PR) to Washoe County master plan category of Open Space (OS)
 - C. [For possible action] PUBLIC HEARING – Regional Plan Conformance Review – Washoe County Master Plan Amendment, Sparks SOI Rollback (CR20-012) – An amendment to the Washoe County Master Plan assigning Washoe County master plan land use designation on 1,180 parcels that have been removed from the City of Sparks’ Sphere of Influence and returned to Washoe County’s jurisdiction, changing all City of Sparks Land Use (LU) designations to the equivalent Washoe County master plan category (MPC) as follows in accordance with the Regional Plan:
 - a) Sparks LU Large Lot Residential to Washoe County Master Plan Category (MPC) Rural Residential
 - b) Sparks LU Large Lot Residential, Low Density Residential, and Intermediate Density Residential to Washoe County MPC Suburban Residential
 - c) Sparks LU Multi-family Residential to Washoe County MPC Urban Residential
 - d) Sparks LU Community Facilities to Washoe County MPC Open Space
 - e) Sparks LU Commercial to Washoe County MPC Commercial

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- D. [For possible action] PUBLIC HEARING – Regional Plan Conformance Review – City of Sparks Comprehensive Plan Amendment, Five Ridges (CR20-015) – Consideration of and possible action on requests for a site 28.81 acres in size within a larger parcel 386.87 acres in size generally located at 555 Highland Ranch Parkway, Sparks, NV, to amend the Comprehensive Plan land use designation from approximately 13.81 acres of Intermediate Density Residential (IDR) and approximately 15.00 acres of Commercial (C) to 28.81 acres of Multi-Family Residential (MF14)

8. Reports

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

NEXT REGULAR RPC MEETING: August 27, 2020 (Washoe County Commission Chambers or online as required)

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

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

10. Public Comment*

11. Written Correspondence*

12. [For possible action] Adjournment

Meeting Notes: Please see instructions above for submission of digital public comment during the COVID-19 crisis.

1. The announcement of this meeting is posted online at the Truckee Meadows Regional Planning Agency’s website and at the State of Nevada Public Notice website (<https://notice.nv.gov/>)
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 participate. If you require special arrangements for the meeting, please call (775) 321-8385 before the meeting date.
3. The following items may not be addressed in this order. Join or view the online 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 General Public Comment period. The public may sign-up to speak during the general public comment period or on a specific agenda item by completing a “Digital Public Comment Card” via the tmrpa.org website as described above.
6. Supporting meeting material for the items on the agenda provided to the Regional Planning Commission is available to members of the public on the TMRPA website at 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.