



# REGIONAL PLANNING COMMISSION

**MEMBERS**  
Jim Newberg, Chair  
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William Weber  
Rosanna Coombes, Interim Director

**AGENDA**  
**Regional Planning Commission (RPC)**  
**Regular Meeting**  
**Wednesday, December 13, 2006, 6:30 p.m.**  
**Washoe County Commission**  
**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. Public Comment\*
4. Conccent Calendar
  - A. PUBLIC HEARING – Regional Plan Conformance Review – City of Reno Master Plan Amendment, Westview at Lemmon Valley Subdivision (CR06-031), changing the land use from Single Family Residential and Unincorporated Transition to Mixed Residential (3-21 units per acre) on  $\pm 11.99$  acres located on the west side of Lemmon Drive at the western terminus of Surge Street  $\pm 5,000$  feet north of its intersection with Military Road
  - B. PUBLIC HEARING – Regional Plan Conformance Review – City of Reno Master Plan Amendment, Panther Valley Neighborhood Plan (CR06-032), deleting the Panther Valley Neighborhood Plan and changing the land use from Special Planning Area on  $\pm 919.05$  acres, to Single Family Residential on  $\pm 232.70$  acres, Mixed Residential on  $\pm 331.89$  acres, Industrial on  $\pm 105.25$  acres, and Parks/Recreation/Open Space on  $\pm 249.12$  acres, generally located southeast of the US 395 North Virginia Street interchange and northwest of the Regional Public Safety Training Center
5. Business of the day
  - A. PUBLIC HEARING – Regional Plan Conformance Review – City of Reno Master Plan Amendment, West Fourth Street TOD Corridor Plan (CR06-028), amending the City of Reno Master Plan to adopt the West 4<sup>th</sup> Street Corridor Plan and change the land use from Single Family Residential on  $\pm 108.50$  acres, Mixed Residential on  $\pm 34.06$  acres, Urban Residential/Commercial on  $\pm 123.73$  acres, Tourist Commercial on  $\pm 24.64$  acres, Industrial on  $\pm 188.04$  acres, Parks/Recreation/Open Space on  $\pm 41.37$  acres, Public Facility on  $\pm 23.63$  acres, and Special Area (Monte Vista Village) on  $\pm 21.36$  acres to Special Planning Area

- (West 4<sup>th</sup> Street TOD Corridor Plan) on ±565.3 acres generally located south of I-80, north of the Truckee River, west of Keystone Avenue, and east of the I-80 West 4<sup>th</sup> Street interchange
- B. PUBLIC HEARING – Regional Plan Conformance Review – Washoe County Comprehensive Plan Amendment, Cold Springs Area Plan (CR06-029), amending the Washoe County Comprehensive Plan to create a new area plan within the unincorporated county (to be known as the Cold Springs Area Plan) and replaces the remaining portions of the North Valleys Area Plan that were not updated as part of the comprehensive North Valleys Area Plan update
  - C. PUBLIC HEARING – Regional Plan Conformance Review – City of Sparks Master Plan amendment, Population Plan (CR06-027) – adopting the Population Plan, a required element of the Sparks Master Plan per Subsection 2 of NRS 278.170
  - D. Receipt of the *Study of Safe Walking Routes for Public Schools in Washoe County, Nevada*; an interim legislative study, and consideration to forward the study to the Legislative Counsel Bureau in fulfillment of Nevada Assembly Bill 231
  - E. WORKSHOP - Consideration and direction to staff on the 2007 update of the Regional Plan including but not limited to:
    - 1. recommendations of the Regional Plan Update Technical Advisory Committee regarding Module 1 - regional form and pattern, Module 2 - natural resource management, Module 3 - public services, infrastructure, Module 4 - implementation of the plan, maps, appendices and other introductory sections of the plan; and,
    - 2. the adoption schedule
6. Director, Member, and Legal Counsel Information Items
- A. Director's reports:
    - 1. Informational presentation from staff of the Economic Development Authority of Western Nevada (EDAWN) regarding Target 2010
    - 2. Status report on Regional Utility Corridor Report subcommittee
    - 3. Report on actions and agendas of the Regional Planning Governing Board\*
  - B. Legal counsel's report
7. Requests for and possible action on future agenda items
- A. Review of tentative calendar of agenda items
8. Written correspondence\*
9. Adjournment (expected by 9:00 p.m., or sooner if the Commission has completed its agenda)