



REGIONAL PLANNING COMMISSION

MEMBERS

Florence 'Marge' Frandsen, Chair
Fred Lokken, Vice-Chair
Terry Herman
Kendall Mattina
Marvin Moss
Jim Newberg
Steve Rogers
Oscar Sanders
Mark Sullivan
Dave Ziegler, Director

AGENDA

**Regional Planning Commission (RPC)
Regular Meeting
Wednesday, December 8, 2004, 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.
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. Approval of minutes
 - A. October 13, 2004, regular meeting
 - B. October 25, 2004, regular meeting
4. Public Comment*
5. Business of the Day
 - A. PUBLIC HEARING – Regional Plan Conformance Review – Washoe County Comprehensive Plan amendment (South Valleys Area Plan), Violet Sloane (CR04-022), changing the land use designation from Medium Density Suburban and General Rural to Medium Density Rural on ±16.88 acres located approximately two miles south of Mount Rose Highway (SR 431) and one-half mile east of Callahan Ranch Road at the end of Roan Trail
 - B. PUBLIC HEARING – Regional Plan Conformance Review – Reno Master Plan amendment, North Virginia 74 (CR04-029), changing the land use designation from Single Family Residential to Mixed Residential on ±74.6 acres located at the northeast corner of the North Virginia/Lemmon Drive intersection
 - C. PUBLIC HEARING – Regional Plan Conformance Review – Reno Master Plan amendment, Golden Highlands (CR04-033), changing the Panther Valley Neighborhood Plan land use designations from Rural and Open Space to Single Family and Open Space on a ±321.6 acre portion of a ±402.5 acre site located south of Golden Valley Road, east of North Hills Boulevard, west of Chisholm Trail, and north of the northern Union Pacific Railroad loop in Panther Valley

- D. PUBLIC HEARING – Regional Plan Conformance Review – City of Reno Master Plan amendment, Stitser/West Fourth Street (CR04-035), changing the land use designation from Mixed Residential to Urban Residential/Commercial on ±3.48 acres, located on the south side of West Fourth Street, approximately 1,250 feet east of Mayberry Drive
 - E. PUBLIC HEARING – Regional Plan Conformance Review – City of Sparks Master Plan amendment, FranGlo/North McCarran (CR04-036), changing the land use designation from Office Professional to General Commercial on ±1.2 acres, located at 1125 North McCarran, northwest of the intersection of McCarran Blvd. and Prater Way
 - F. PUBLIC HEARING – Regional Plan Conformance Review – Washoe County Comprehensive Plan amendment (North Valleys Area Plan), JRB Corp./R&K Homes (CR04-042), changing the land use designation from Low Density Suburban and General Rural to Low Density Suburban and Medium Density Suburban on ±35.16 acres located in Golden Valley at the northeast corner of the intersection of Golden Valley Road and Estates Drive
 - G. PUBLIC HEARING – Regional Plan Conformance Review – Washoe County Comprehensive Plan amendment (Southwest Truckee Meadows Area Plan), Monte Rosa (CR04-044), changing the land use designations from General Commercial, Low Density Suburban, and General Rural to Medium Density Suburban and General Rural on a ±72 acre site located on the north side of Mt. Rose Highway, east of Thomas Creek Road
 - H. WORKSHOP – Discussion and possible direction to staff on proposed Regional Plan amendments, including:
 - 1. technical amendments including, without limitation, correction of typographical errors, formatting changes to text or maps, and map amendments based on updated data sets;
 - 2. updated regional capital improvements program summary report in Appendix 1; and,
 - 3. changes to Policy 1.1.13 regarding inclusionary housing practices
6. Director, Members, and Legal Counsel Information Items
- A. Report on actions and agendas of the Regional Planning Governing Board*
 - B. Report on progress on conformance-related master plan amendments of local governments and affected entities
 - C. Legal counsel's report – Status report and possible direction to staff on:
 - 1. District Court orders and appearances regarding the Regional Plan settlement agreement (October 17, 2002) and related issues, including but not limited to the water purveyor issues in the Verdi area
 - 2. Washoe County and SVGID appeal to District Court in dispute resolution case DR03-001-RPGB, regarding cooperative planning criteria
 - 3. Washoe County's petition for judicial review of the certification of Reno's annexation program as conforming with the Regional Plan
 - 4. 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)
 - 5. Nevada Supreme Court Order requiring either the filing of an updated status report describing the settlement of the underlying litigation or requesting an oral argument before the Nevada Supreme Court (Supreme Court Case No. 37947, Bushey/Busi)
 - D. Report on selected Bill Draft Requests (BDRs) for 2005 session of Nevada's legislature
 - E. Reports on process for conducting the update of the Regional Plan and on Community Partnership/Growth Management Task Force

7. Requests for and possible action on future agenda items
 - A. Review of tentative agenda items for January 2005
 - 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)