



REGIONAL PLANNING COMMISSION

**PLEASE NOTE
LOCATION OF
THE MEETING**

MEMBERS
William Weber, Chair
Kendall Mattina, Vice-chair
Scott Barnes
Todd Brabbin
Tom Lean
Christy Magers
Jim Newberg
Dennis Romeo
Dian VanderWell
Rosanna Coombes, Interim Director

AGENDA

**Regional Planning Commission
September 12, 2007, 6:30 pm
Washoe County Health Department, Building B
Conference Rooms A & B
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 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. February 8, 2007
4. Public Comment*
5. Consent agenda
 - A. PUBLIC HEARING – Regional Plan Conformance Review – Reno Master Plan amendment, Keystone/McCarran (CR07-021) – to amend the Reno Master Plan changing the land use from Parks/Recreation/Open Space to Mixed Residential (3-21 dwelling units per acre) on ±1.24 acres located on the south side of North McCarran Boulevard ±50 feet east of its intersection with Keystone Avenue
6. Business of the day
 - A. PUBLIC HEARING – Regional Plan Conformance Review – Reno Master Plan Amendment, South Virginia Street TOD Corridor Plan (CR07-022), amending the Reno Master Plan to: 1) adopt the South Virginia TOD Street Corridor Plan; 2) an amendment to change the land use from Single Family Residential on ±28.52 acres, Mixed Residential on ±94.05 acres, Urban Residential/Commercial on ±496.86 acres, Tourist Commercial on ±103.74 acres, Public Facility on ±4.59 acres, Special Planning

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Area (Plumas Neighborhood Plan) on ±112.46 acres, Special Planning Area (Continental Commerce Plan) on ±5.76 acres, Special Planning Area (Holcomb Condominiums) on ±0.43 acres, Special Planning Area (Shopper Square Plan) on ±17.21 acres, Special Planning Area (Sierra Executive Center PUD) on ±83.95 acres, Special Planning Area (SJ Ranch PUD) on ±54.33 acres, Special Planning Area (South Meadows I and II) on ±42.77 acres, Special Planning Area (Southeast Truckee Meadows Specific Plan) on ±128.11 acres, Special Planning Area (South Virginia Corridor Specific Plan) on ±104.26 acres, Special Planning Area (WDDP) on ±130.07 acres, and Special Planning Area (Damonte Ranch Trade Center PUD) on ±48.63 acres to Special Planning Area (South Virginia Street TOD Corridor Plan) on ±1,455.74 acres; 3) an amendment to a portion of the Special Planning Area (Plumas Neighborhood Plan) to remove ±112.46 acres and to rescind the Master Plan designation and zoning district thereon; 4) an amendment to a portion of the Special Planning Area (Southeast Truckee Meadows Specific Plan) to remove ±128.11 acres and to rescind the Master Plan designation and zoning district thereon; 5) an amendment to a portion of the Special Planning Area (South Meadows I and II) to remove ±42.77 acres and to rescind the Master Plan designation and zoning district thereon; 6) an amendment to a portion of the Special Planning Area (WDDP) to remove ±130.07 acres and to rescind the Master Plan designation and zoning district thereon; 7) an amendment to a portion of the Special Planning Area (Sierra Executive Center PUD) to remove ±83.95 acres and to rescind the Master Plan designation and zoning district thereon; 8) an amendment to delete the Special Planning Area (Damonte Ranch Trade Center PUD) 9) an amendment to delete the Special Planning Area (South Virginia Corridor Specific Plan);10) an amendment to delete the Special Planning Area (Continental Commerce Plan);11) an amendment to delete the Special Planning Area (Holcomb Condominiums);12) an amendment to delete the Special Planning Area (Shopper Square Plan; and13) an amendment to delete the Special Planning Area (SJ Ranch PUD). The site is generally located ¼ mile on each side of South Virginia Street extending from the southern boundary of the Downtown Regional Center to Moana Lane and from Neil Road to the northern boundary of the Redfield Regional Center

- B. PUBLIC HEARING – Regional Plan Conformance Review – Reno Master Plan amendment, West 4th Street TOD Corridor Plan (CR07-023) – to amend the Reno Master Plan changing the land use from Single Family Residential on ±15.16 acres, Mixed Residential on ±34.06 acres, Urban Residential/Commercial on ±123.73 acres, Tourist Commercial on ±24.64 acres, Industrial on ±188.04 acres, Parks/Recreation/ Open Space on ±41.37 acres, and Public Facility on ±6.38 acres to Special Planning Area (West 4th Street TOD Corridor Plan) on ±433.38 acres generally located south of I-80, north of the Truckee River, west of Keystone Avenue, and east of the I-80 West 4th Street interchange.
 - C. Discussion and possible action on sponsoring private property owner applications to amend the boundaries of the Truckee Meadows Service Areas
 - D. Update and possible action regarding the process to recruit three qualified applicants for the Director of Regional Planning
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. Discussion and possible acceptance of the Regional Plan annual report (2006) summarizing individual annual reports submitted by local governments and affected entities pursuant to subsection 1 of NRS 278.0286
- 8. Requests for and possible action on future agenda items
 - A. Review of tentative calendar of agenda items
- 9. Written correspondence*
- 10. Adjournment