



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

REVISED

AGENDA

Regional Planning Commission (RPC)
Regular Meeting
Wednesday, November 10, 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, the Washoe County Main Library, the Washoe County Courthouse, Sparks City Hall, Regional Transportation Commission Planning Office, 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 people 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. Public Comment*
4. Business of the Day
 - A. PUBLIC HEARING – Regional Plan Conformance Review – Washoe County Comprehensive Plan amendment (South Valleys Area Plan), St. James's Resort (CR04-025), changing the land use designation from Tourist Commercial and General Rural to Medium Density Suburban, Medium Density Rural and General Rural, on a ±526 acre site located at the southwest corner of US 395 and Pagni Lane in the southern portion of Pleasant Valley (*continued from October 25, 2004*)(pg. 1-24)
 - B. PUBLIC HEARING – Regional Plan Conformance Review – City of Reno Master Plan amendment, McCauley Ranch/Damonte (CR04-027), changing the land use designation from Unincorporated Transition to Single Family Residential, on a ±15.2 acre portion of a ±80 acre site east of Damonte Ranch High School(*pg.25-74*)
 - C. PUBLIC HEARING – Regional Plan Conformance Review – City of Reno Master Plan amendment, Beck Street Assisted Living (CR04-031), changing the land use designation from Mixed Residential to Urban Residential/Commercial on a ±1.9 acre site, located on the north side of the western terminus of Beck Street(*pg.75-86*)

- D. PUBLIC HEARING – Regional Plan Conformance Review – Project of Regional Significance, Ormat Galena Geothermal Plant Expansion (CR04-043), a proposed expansion of a geothermal power plant generating in excess of 5 megawatts of electrical power. The ±35 acre site is located approximately 2,500 feet east of US 395 and approximately 2,700 feet south of the Mt. Rose Highway (pg.87-96)
 - E. PUBLIC HEARING – Regional Plan Conformance Review – City of Sparks Master Plan amendment, City of Sparks Cooperative Planning Criteria (CR04-037), adopting cooperative planning criteria to apply to projects located within the cooperative planning areas (97-110)
 - F. PUBLIC HEARING – Regional Plan Conformance Review - City of Sparks Master Plan Amendment – Sparks Master Plan Conformance Amendments (CR04-038), adopting policies relating to private investment in infrastructure, prohibition of certain power generation units, sewer connections for new development, intensification and annexation within Sparks' sphere of influence, and replacement of public assets (pg. 111-118)
 - G. Discussion and possible approval of revised Regional Plan conformance schedule, City of Sparks Master Plan (pg. 119-124)
 - H. Discussion and possible direction to staff on the annual performance evaluation process for the Director of Regional Planning (pg. 125-126)
 - I. Consideration and possible adoption of advance schedule of meeting dates for calendar year 2005 (pg. 127-134)
 - J. Discussion and possible approval of amendments to the Regional Planning Commission bylaws regarding posting of agendas (pg. 135-136)
5. Director, Members, and Legal Counsel Information Items
- A. Report on actions and agendas of the Regional Planning Governing Board* (pg. 137-138)
 - B. Legal counsel's report – Status report and possible direction to staff on: (pg. 139-148)
 - 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)
 - C. Report on legislative MOU and conceptual legislation for 2005 session (pg. 149-164)
 - D. Reports on process for conducting the update of the Regional Plan and on Growth Management Task Force/Community Partnership (pg. 165-166)
6. Requests for and possible action on future agenda items (pg. 167-174)
- A. Review of tentative agenda items for December 2004
 - B. Review of 12-month calendar of projected RPC and RPGB actions
7. Written correspondence (pg. 175-179)
8. Public comment* (See note #5)
9. Adjournment (expected by 9:30 p.m., or sooner if the Commission has completed its agenda)