



REGIONAL PLANNING COMMISSION

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AGENDA **Regional Planning Commission** **September 10, 2008, 6:30 pm** **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 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. August 13, 2008 (pg. 1-6)
4. Public Comment*
5. Consent Agenda
 - A. PUBLIC HEARING – Regional Plan Conformance Review – City of Sparks Master Plan Amendment, Kiley Ranch (CR08-024) - to amend the Master Plan land use designations as follows: ±30.88 acres from Open Space (OS) to Low Medium Residential (LMR), ±182.53 acres from Open Space (OS) to Public Facility (PF), ±43.84 acres from 4 Dwelling Units Per Acre (4 DU/AC) to Mixed Use (MX), ±4.28 acres from 5 Dwelling Units Per Acre (5 DU/AC) to School (S), and ±15.25 acres from 8 Dwelling Units Per Acre (8 DU/AC) to High Residential (HR). The amendment sites are generally located to the east and west of Vista Boulevard, east of Kiley Ranch North Planned Development, and south of Pioneer Meadows Planned Development, in Sparks (pg. 7-20)
 - B. PUBLIC HEARING – Regional Plan Conformance Review – Washoe County Comprehensive Plan amendment, Amendment to Suburban Character Management Area Boundary – Spanish Springs Area Plan (CR08-026) – to amend the boundary of the Suburban Character Management Area for APN 534-561-10, 375 Calle de la Plata; and APN 076-290-13, 370 Alamosa Drive to include both properties within the Suburban Character Management Area (Spanish Springs Area Plan) (pg. 21-32)

- C. PUBLIC HEARING – Correction of motion for Reno Master Plan Scheduled Additions (CR08-020) (pg. 33-38)

- 6. Business of the day
 - A. PUBLIC HEARING – Consideration and possible action to recommend to the Regional Planning Governing Board the following amendments to the 2007 Regional Plan: (pg. 39-46)
 - 1. RPC Resolution 08-04, a private property owner request to revise the boundaries of the Truckee Meadows Service Areas (TMSA) based on an application submitted by Mt. Rose Properties LLC (TMSA 07-008) (pg. 47-74)
 - 2. RPC Resolution 08-05, clarification of terms including “floodway area” and “FEMA Zone AE Floodplain” and other related changes (RPA 08-002) (pg. 75-84)
 - 3. RPC Resolution 08-06, updates to Regional Plan text pursuant to adoption of SB 487 during the 2007 Nevada State Legislature regarding water planning and corrections to Policy 4.1.5 regarding Projects of Regional Significance (RPA 08-003) (pg. 85-96)
 - 4. RPC Resolution 08-07, updates to Regional Plan maps (RPA 08-004) (pg. 97-118)
 - 5. RPC Resolution 08-08, updates to Appendix 1 - including the addition of FY 2007/08 - 2011/12 Regional Capital Improvements Program (RPA 08-001) (pg. 119-122)
 - B. PUBLIC HEARING – Regional Plan Conformance Review – Project of Regional Significance, Arrowcreek Town Center (CR08-021) – a Project of Regional Significance for: a) sewage generation of more than 187,500 gallons per day; and b) traffic generation of more than 6,250 average daily trips. The ±15.25 acre site is located in southeast Reno directly east of where Arrowcreek Parkway and Wedge Parkway intersect (pg. 123-144)
 - C. PUBLIC HEARING – Recommendation to the Regional Planning Governing Board regarding a Regional Plan Conformance Review – Washoe County Regional Open Space and Natural Resource Management Plan (CR08-025) – an update to the Washoe County Regional Open Space and Natural Resource Management Plan including an Implementation Component (pg. 145-156)

- 7. Director, Member, and Legal Counsel Information Items
 - A. Director’s reports:
 - 1. Status report regarding an initiative petition that would require the Truckee Meadows Regional Plan to be amended to reflect and to include a policy or policies requiring that local government land use plans be based upon and in balance with identified and sustainable water resources available within Washoe County (pg. 157-168)
 - 2. Report on actions and agendas of the Regional Planning Governing Board* (pg. 169-170)
 - B. Legal counsel’s report
 - 1. Status report on action regarding a petition for writ of mandate or judicial review regarding the Regional Planning Commission’s determination of conformance (February 13, 2008) of the City of Reno’s Master Plan (CR07-035) filed in the Second Judicial District Court (CV08-00611)

- 8. Requests for and possible action on future agenda items
 - A. Review of tentative calendar of agenda items (pg. 171)

- 9. Written correspondence*

- 10. Adjournment