



REGIONAL PLANNING COMMISSION

**Please note
change in meeting
date and location**

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)
Special Meeting
Monday October 25, 2004, 6:30 p.m.
Regional Transportation Commission – Board Room
2050 Villanova Dr.
Reno, NV 89502

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. Approval of minutes
 - A. September 22, 2004, regular meeting
4. Public Comment*
5. Business of the Day
 - A. PUBLIC HEARING – Regional Plan Conformance Review – City of Sparks Master Plan amendment and Project of Regional Significance, Copper Canyon Commerce and Technology Park (CR04-021), 1) changing the land use designation from Open Space/Rural Reserve to Emerging Employment Center, Mixed Use, Estate Density Residential, Low Density Residential, Low Medium Density Residential, Medium Density Residential, High Density Residential, Tourist Commercial, Office Professional, Business Park, Public Facility and Open Space; and 2) a Project of Regional Significance for: a) residential development in excess of 625 dwelling units; b) traffic generation in excess of 6,250 average daily trips; c) water usage in excess of 625 acre feet per year; d) sewage generation in excess of 187,500 gallons per day; e) employment in excess of 938 employees; and f) construction of an electric substation. The proposal is on ±1,226.4 acres located north of Interstate 80, east of Vista Boulevard, and south of the D'Andrea Planned Development

- B. 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
 - C. PUBLIC HEARING – Regional Plan Conformance Review – City of Reno Master Plan amendment, Plumb Lane Crossing (CR04-041), 1) adopting the Plumb Lane Crossing plan as an element of the South Virginia Corridor TOD Corridor Plan, and 2) changing the land use designation from Mixed Residential and Urban Residential/Commercial to Special Planning Area (SPA) for the area covered by the Plumb Lane Crossing plan, and an area of ±26.7 acres, generally located west of South Virginia Street, south of Hillcrest Drive, north of Cadillac Street, and east of Virginia Lake
 - D. Status report and possible direction to staff regarding proposed update of the Regional Transportation Commission’s 2030 Plan and required conformance review by the RPC
 - E. Discussion and possible approval of notice of intent to amend the Regional Planning Commission bylaws regarding posting of agendas
6. Director, Members, and Legal Counsel Information Items
- A. Report on actions and agendas of the Regional Planning Governing Board*
 - B. 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)
 - C. Report on legislative MOU and conceptual legislation for 2005 session
 - D. Report on Growth Management Task Force/Community Partnership and process for conducting the update of the Regional Plan
7. Requests for and action on future agenda items
- A. Review of tentative agenda items for October and November 2004
 - B. Review of 12-month calendar of projected RPC 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)