



REGIONAL PLANNING COMMISSION

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STAFF REPORT

RPC Meeting – May 9, 2007

May 2, 2007

TO: Regional Planning Commission

FROM: Lora Richards, Planning Analyst II

SUBJECT: **Discussion and possible action to sponsor individual property owner applications to amend the boundaries of the Truckee Meadows Service Areas (AGENDA ITEM 4.B)**

This item seeks RPC consideration and possible action to sponsor three private property owner requests to amend the boundaries of the Truckee Meadows Service Areas (TMSA).

BACKGROUND

Subsection 7 of *Nevada Revised Statutes* (NRS) 278.0272 describes the bodies that can amend the Regional Plan. These include the RPC, the Regional Planning Governing Board (RPGB), or a local governing body (Reno, Sparks, or Washoe County). Members of the public have the right at any time to petition any of the three local governments, the RPC, or the RPGB for amendments to the Regional Plan.

Since May 2006, the RPC has taken action to sponsor a total of 13 amendments to the boundaries of the TMSA and Future Service Areas (FSA) on behalf of private property owners. Sponsored requests will be batched and considered by the RPC along with other Regional Plan amendments. Commitment to sponsor does not predetermine the outcome of the RPC's consideration of a proposal.

APPLICATION RECEIVED

Three applications have been received by the Agency since January 10, the date the RPC last considered sponsorship of Regional Plan amendments on behalf of private property owners. A summary of the requests are presented in Table 1 and illustrated in the attached map (attachment #1).

Table 1. Summary of Applications Received for Sponsorship Consideration

Date of Application	TMRPA Case No.	Applicant Name	Current Location	Desired Jurisdiction
April 16, 2007	TMSA 07-003	Sierra Triple Net LLC	RDA	Washoe Co TMSA
April 26, 2007	TMSA 07-004	Stanley	RDA	Washoe Co TMSA
May 1, 2007	TMSA 07-005	Weston-Lowden	RDA	Washoe Co. TMSA

Initiation of sponsorship allows the applications to be forwarded to the local governments, in this case Washoe County, for review and advisory recommendations. Two to three months time is needed to review and analyze the applications before bringing them back to the RPC for consideration and action.

RECOMMENDATIONS

Staff recommend the RPC consider sponsorship of the Regional Plan amendments described in this staff report.

Recommended Motions

I move to sponsor three individual Regional Plan amendments to modify the boundaries of the TMSA as described in Table 1 of the staff report.

NEXT STEPS

The RPC may hold a public hearing and consider action to provide a recommendation to the RPGB regarding the applications described above once they have been returned from Washoe County.

Please do not hesitate to contact Lora Richards or Rosanna Coombes at 775/321-8385 if you have any questions or comments on this agenda item.

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Attachments:

#1 Map of TMSA 07-003, TMSA 07-004, and TMSA 07-005



