AGENDA
Regional Planning Commission
Wednesday, December 11, 2019 6:00 p.m.
Washoe County Commission Chambers
1001 East Ninth Street, Reno, Nevada

1. Roll Call*
2. Salute to the Flag*
3. [For possible action] Approval of the Agenda
4. Public Comment*
5. Approval of the Minutes
   A. [For possible action] September 11, 2019 Regional Planning Commission (RPC) Meeting
   B. [For possible action] September 25, 2019 RPC Meeting
   C. [For possible action] September 26, 2019 RPC Meeting
   D. [For possible action] September 27, 2019 RPC Meeting
6. Consent agenda
   A. [For possible action] Possible adoption of the advance schedule of RPC meeting dates for calendar year 2020
7. Business of the day
   A. [For possible action] PUBLIC HEARING – Regional Plan Conformance Review – Washoe County Master Plan amendment (CR19-009) and project of regional significance (CR19-010), Silver Hills – An amendment to the Washoe County Master Plan, North Valleys Area Plan to:
      1. Remove four parcels of land totaling ± 780.32 acres from the Silver Knolls Suburban Character Management Area (SKSCMA); and
      2. Create a “Silver Hills Suburban Character Management Area” (SHSCMA) and add the four parcels of land totaling the ± 780.32 acres to the SHSCMA; and
      3. Amend the North Valleys Area Plan Character Management Area map to reflect the removal of four parcels of land totaling the ± 780.32 acres from the SKSCMA and into the SHSCMA; and
4. Create a character statement for the SHSCMA.

5. Create a new land use policy: NV.1.8 to allow the following regulatory zones in the SHSCMA:
   a. Public/Semi-public Facilities (PSP)
   b. Low Density Suburban (LDS 1 – One unit per acre)
   c. Low Density Suburban-Two (LDS 2 – Two units per acre)
   d. Medium Density Suburban-Three (MDS 3 – Three units per acre)
   e. Parks and Recreation (PR)
   f. Open Space (OS)
   g. Neighborhood Commercial (NC)
   h. Specific Plan (SP)

6. Create a new “Goal Seven” within the North Valleys Area Plan for the proposed SHSCMA, to establish a land use pattern, site development guidelines, and architectural guidelines that will implement and preserve the Silver Hills community character as described in the North Valleys Vision and Character Statement, as they are proposed to be amended.

7. Renumber the remainder of the North Valleys Area Plan to allow the insertion of the new Goal Seven.

8. Create Policy NV.7.1 to require that at least 50% of the residential parcels located to the east of Red Rock Road and within the SHSCMA are at least one acre in size.

9. Create Policy NV.7.2 to require a minimum lot size of one-half acre for residential parcels located to the east of Red Rock Road and within the SHSCMA, and to allow a residential density of three dwellings to the acre for the area of the SHSCMA located to the west of Red Rock Road.

10. Create Policy NV.7.3 to require new subdivision established within the SHSCMA to include an open space buffer of at least 50 feet in width adjacent to any dwellings existing prior to the adoption of the SHSCMA and to require that all new parcels within 200 feet of existing parcels match the size of the existing parcels.

11. Create policies NV.7.4 through NV.7.11 to establish development standards within the SHSCMA (similar to policies NV.4.6 through NV.4.10 from the SKSCMA) including: varied building setbacks, varied architectural elevations, “open-fencing”, minimum 2-car residential garages, “dark-sky” exterior lighting, new dwellings located adjacent to existing dwellings to be single-story in height, landscaping that emphasizes, native vegetation and implementation of these standards through actions by Washoe County.

The proposal is considered a PRS for (a) housing (exceeds 625 units), (b) sewage (exceeds 187,500 gallons per day), (c) water usage (exceeds 625 acre feet per year), (d) traffic (exceeds 6,250 trips daily), and (e) student population (K-12) (exceeds 325 students).
The subject property is located on both the east and west sides of Red Rock Road, north of its intersection with Silver Knolls Boulevard.

8. Reports
   A. [For possible action] Members’ and Director’s reports

   NEXT REGULAR RPC MEETING: January 9, 2020 (Washoe County Commission Chambers) and January 23, 2020 (Washoe County Commission Chambers)

   B. [For possible action] Legal counsel’s report

9. [For possible action] Requests for Future Agenda Items

10. Public Comment*

11. Written Correspondence*

12. [For possible action] Adjournment

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Meeting Notes:

1. The announcement of this meeting is posted at the Truckee Meadows Regional Planning Agency, Reno City Hall, the Washoe County Main Library, the Washoe County Courthouse, Sparks City Hall, the Washoe County Administrative Building and at [www.tmrpa.org](http://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 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.

6. Support meeting material for the items on the agenda provided to the Regional Planning Commission is available to members of the public at the Truckee Meadows Regional Planning Agency office at 1105 Terminal Way, Ste. 316 Reno, Nevada, and on the TMRPA website at [www.tmrpa.org](http://www.tmrpa.org). You may also contact TMRPA at (775) 321-8385 to request supporting meeting material.

7. The RPC may at any time recess the public meeting to consider legal matters regarding threatened and pending litigation.