AGENDA
Regional Planning Commission
Thursday, January 23, 2020 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] December 11, 2019 Regional Planning Commission (RPC) Meeting
6. Business of the day
   A. [For possible action] PUBLIC HEARING – Regional Plan Conformance Review under 2012 Regional Plan – Consideration and final action on objection submitted by Washoe County pursuant to subsection 5 of NRS 278.0282 on the Regional Planning Commission (RPC) determination of nonconformance (December 11, 2019) regarding proposed Washoe County Master Plan Amendment, Silver Hills (CR19-009); Consideration and action on project of regional significance because the amendment will have the effect of increasing in the region :(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), thus the proposal is also considered a PRS.

   The amendment to the Washoe County Master Plan, North Valleys Area Plan is proposed 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 subject property is located on both the east and west sides of Red Rock Road, north of its intersection with Silver Knolls Boulevard.
B. [For possible action] PUBLIC HEARING – Regional Plan Conformance Review under 2012 Regional Plan – Washoe County Master Plan amendment, Buck Drive (CR19-014) – A master plan amendment from the “Medium Density Suburban/Suburban Residential” (MDSSR) to the “Commercial” (C) master plan designation on one parcel of land totaling approximately 1.003 acres. The subject property is within the Reno-Stead Corridor Joint Plan, which is a master plan under the joint jurisdiction of the City of Reno and Washoe County. The subject parcel is located northeast and off of Lemmon Drive and Buck Drive, and is situated within the North Valleys area.

C. [For possible action] PUBLIC HEARING – Regional Plan Conformance Review under 2012 Regional Plan – Washoe County Master Plan amendment, Bennington Court (CR19-015) – Master Plan amendment to adopt an amendment to the Forest Area Plan, a component of the Washoe County Master Plan, to change the master plan category on five (5) parcels (APNs 046-151-05, 046-153-09, 046-153-10, and 046-161-09) totaling ±8.34 acres, from Open Space (OS) to Suburban Residential (SR) for owners St. James’s Village, Inc. and David Houston.

D. [For possible action] PUBLIC HEARING – Regional Plan Conformance Review under 2012 Regional Plan – Washoe County Master Plan, Spanish Springs Area Plan and Appendix D – Village Green Commerce Center Specific Plan amendment (CR19-011) – An amendment to the Spanish Springs Area Plan to:

1. Amend the Spanish Springs Area Plan Policy SS.5.1 to exclude the Village Green Commerce Center Specific Plan as specified within the plan;
2. Update the Village Green Commerce Center Specific Plan assessor’s parcel numbers to reflect the removal of APN 534-561-09 which was removed from the specific plan in 2014;
3. Update the Village Green Commerce Center Specific Plan maps (Figure D-1; Location Map, Figure D-2: Specific Plan Land Uses, and Figure D-5: Business Park Buffering) in order to reflect the removal of APN 534-561-09;
4. Update the Village Green Commerce Center Specific Plan – Goal One under Specific Plan Goals for Protect the Natural Environment to add the language “where feasible”; 
5. Increase the building height to 40 feet from 35 feet in the Village Green Commerce Center Specific Plan for APN: 534-561-10;
6. Replace the western theme architecture standards with contemporary industrial theme standards in the Village Green Commerce Center Specific Plan for APN: 534-561-10;
7. Change the landscaping requirement from 20% to 15% in the Village Green Commerce Center Specific Plan for APN: 534-561-10;
8. Remove Village Green Commerce Center Specific Plan phasing standards as the existing phasing plan is outdated and no longer functions properly with the proposed specific plan changes;

9. Remove the sustainability standards in the Village Green Commerce Center Specific Plan for APN: 534-561-10 and require future development to comply with all Washoe County code requirements; and

10. Remove Village Green Commerce Center Specific Plan maintenance contact information and update the definition of the master developer

E. [For possible action] PUBLIC HEARING – Regional Plan Conformance Review under 2012 Regional Plan – City of Reno Master Plan amendment (CR19-012) and project of regional significance (CR19-013), Daybreak – A Master Plan amendment to change the existing land use designation on 11 parcels totaling ±979.4 acres from ±89.4 acres of Mixed Neighborhood, ±70.2 acres of Single Family Neighborhood, ±25.3 acres of Large Lot Neighborhood, ±734 acres of Unincorporated Transition, and ±60.5 acres of Parks, Greenways and Open Space to ±307.3 acres of Single Family Neighborhood, ±175.5 acres of Suburban Mixed Use, ±20.7 acres of Multifamily Neighborhood, ±219.9 acres of Mixed Neighborhood, and ±256 acres of Parks, Greenways and Open Space. The project site is generally located north of South Meadows Parkway, south of Mira Loma Drive, west of the eastern Reno City boundary, and east of Washoe County Huffaker Hills Open Space, Reggie Road, and Hombre Way. The proposed Planned Unit Development includes 3,995 residential units, associated public facilities, open space and commercial development, and is considered a project of regional significance for housing (not less than 625 units), sewage (not less than 187,500 gallons per day), water usage (not less than 625 acre feet per year), traffic (not less than an average of 6,250 trips daily), K-12 student population (by not less than 325 students), and for being located within the 100-year flood zone and: i) will alter the stream channel or banks of a portion of the Truckee River or any of its tributaries identified in the Regional Water Management Plan, and ii) will alter wetlands delineated through the Section 404 permit process

7. Reports

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

**NEXT REGULAR RPC MEETING: February 27, 2020 (Washoe County Commission Chambers)**

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

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

9. Public Comment*

10. Written Correspondence*

11. [For possible action] Adjournment
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.
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. 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.