



REGIONAL PLANNING COMMISSION

Peter Gower, Chair • Sarah Chvilicek, Vice-Chair • James Barnes • Larry Chesney • James Fewins • Ed Hawkins • Frank Petersen • Dian VanderWell • Kevin Weiske • Kimberly H. Robinson, Executive Director

December 14, 2018

Kimberly H. Robinson
Executive Director of Regional Planning, and
Clerk of the Regional Planning Commission
1105 Terminal Way, Suite 316
Reno, Nevada 89502

Received by Clerk: ATHC 12-17-18

Emailed: CT 12-18-18

Dear Ms. Robinson:

On December 12, 2018, the Regional Planning Commission (RPC) held a public hearing and determined that the following matter conforms with the comprehensive Regional Plan:

Regional Plan Conformance Review – City of Sparks Comprehensive Plan amendment, Pioneer Meadows (CR18-020) – An amendment to the Comprehensive Plan land use designation from Community Facilities (CF) to Low Density Residential (LDR) on a site approximately 10.6 acres in size located north of Wingfield Hills Road and west of Fen Way

This letter has been filed with the Clerk of the RPC on this date. Generally, petitions for review must be filed by a person or entity seeking review of the RPC action or determination pursuant to Sections I.2, I.3, III.7 or IV.11 of the Regional Planning Governing Board’s (“RPGB”) Regulations on Procedure. The applicable filing timeframe for a review of this matter is highlighted in the table on the following page.

Please do not hesitate to contact me at 775-321-8392 if you have any questions on this matter.

Sincerely,

Chris Tolley
Regional Planner

CC: File CR18-020
City of Reno
City of Sparks
Washoe County
Regional Transportation Commission

**A paper copy of this letter is available upon request*

RPC CONFORMANCE REVIEW, CR18-020
 ACTION LETTER DATED DECEMBER 14, 2018
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Regional Planning Governing Board Regulations on Procedure, appeals to the RPGB pursuant to statues and/or regulation:	Timeframe:
Appeal of Regional Planning Commission’s finding of non-conformance with respect to a Project of Regional Significance (“PRS”). See RPGB Regulations on Procedure I.2 and III.7	45 days (calendar days)
Appeal of a finding of non-conformance of a master plan, facilities plan or other similar plan. See RPGB Regulations on Procedure I.2; IV.10 and IV.11	45 days (calendar days) to file objection with RPC; 30 days (calendar days) to file appeal to RPGB after RPC’s determination of objection
Petitions for review of actions of the RPC that are not subject to a specific appeal process, which includes actions of the RPC finding that a PRS or master plan, facilities plan or other similar plan conforms with the Regional Plan. See RPGB Regulations on Procedure I.3	10 days (business days)

**CERTIFICATE OF VERIFICATION
FOR NEIGHBORHOOD MEETING**

Signing of this certificate verifies that a neighborhood meeting has been conducted.

Meeting Date: September 20, 2018

Conducted By: Wendy Rodgers on behalf of BPH, LLC

Number of Neighbors in attendance: 0
(attach sign-in list)

I, Stacie Huggins certify that on the above referenced date a neighborhood meeting was conducted to discuss the proposed Comprehensive Plan Amendment. A notice was mailed 10 days prior to the meeting to the neighbors located within a 750 foot radius, including a minimum of 30 property owners and notification of all the tenants within any mobile home park located within the 750 foot radius of the area in the proposed Comprehensive Plan Amendment.

Signed: Stacie Huggins

Name: Stacie Huggins



Subscribe and sworn to before this 24th day of September, 2018
Amber Harmon
Notary Public in and for said County and State
My commission expires: 11-17-2021