



REGIONAL PLANNING GOVERNING BOARD

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Rosanna Coombes, Interim Director

MINUTES
REGIONAL PLANNING GOVERNING BOARD (RPGB)
Regular Meeting
Thursday, November 8, 2007, 3:00 p.m.

The Regional Planning Governing Board met in regular session in the Lawlor Events Center – Silver and Blue Room, 1664 North Virginia Street, Reno, Nevada, and conducted the following business:

The meeting was called to order by Chair Geno Martini at 3:00 p.m.

1. ROLL CALL

The clerk called the roll, and Regional Planning Governing Board Members in attendance were: Geno Martini, David Aiazzi, Mike Carrigan, Dwight Dortch, Robert Larkin, and Ron Schmitt. Member Pierre Hascheff arrived at 3:03 p.m. Member Bonnie Weber arrived at 3:06 p.m. Member Jim Galloway arrived at 3:09 p.m. Member Robert Cashell arrived at 3:16 p.m.

Truckee Meadows Regional Planning Agency (TMRPA) staff present: Rosanna Coombes, Interim Director; Norman Azevedo, Legal Counsel; Phil Caterino; Andy Simpson; Sienna Reid; Joy Randall; and Paige Menicucci.

2. APPROVAL OF AGENDA

Member Larkin requested that agenda item 6.D be addressed after the public comment agenda item.

MEMBER LARKIN MADE A MOTION TO APPROVE THE NOVEMBER 8, 2007, RPGB AGENDA AS AMENDED, SECONDED BY MEMBER SCHMITT. THE MOTION CARRIED UNANIMOUSLY WITH SIX (6) MEMBERS PRESENT.

3. APPROVAL OF MINUTES

A. September 13, 2007

MEMBER LARKIN MADE A MOTION TO APPROVE THE SEPTEMBER 13, 2007, MINUTES, SECONDED BY MEMBER AIAZZI. THE MOTION CARRIED UNANIMOUSLY WITH SIX (6) MEMBERS PRESENT.

4. PUBLIC COMMENT

None

6. ADMINISTRATIVE ITEMS

- D. Consideration of and possible action regarding the list of qualified candidates provided by the Regional Planning Commission for the Director of Regional Planning.

[Member Hascheff arrived at 3:03 p.m.]

Member Larkin asked if the candidates were present and if they would have an opportunity to speak. Chair Martini stated that Rosanna Coombes and Phil Caterino were present and asked if they would like to comment. They did not choose to comment.

Member Larkin stated that in review of the information provided in the packet, Ms. Coombes is the only candidate in the top two of both the subjective score based on the interviews and on the resumes.

MEMBER LARKIN MADE A MOTION TO SELECT ROSANNA COOMBES AS THE NEXT REGIONAL PLANNING DIRECTOR, SECONDED BY MEMBER DORTCH. THE MOTION CARRIED UNANIMOUSLY WITH SEVEN (7) MEMBERS PRESENT.

Norm Azevedo, Legal Counsel, recommended that the RPGB by motion appoint one member to work with Ms. Coombes on the terms of her contract that will be affirmed by the RPGB at the next meeting.

MEMBER LARKIN MADE A MOTION TO APPOINT THE CHAIR TO NEGOTIATE WITH MS. COOMBES ON THE TERMS OF THE CONTRACT, SECONDED BY MEMBER CARRIGAN. THE MOTION CARRIED UNANIMOUSLY WITH SEVEN (7) MEMBERS PRESENT.

5. BUSINESS OF THE DAY

- A. PUBLIC HEARING – Consideration and possible adoption of proposed amendments to the 2007 Truckee Meadows Regional Plan, to revise the boundaries of the Truckee Meadows Service Areas (TMSA) based on applications submitted by the following private property owners:

- 1) John Rhodes (TMSA 06-003) (continued from July 19, 2007)
- 2) J. Douglas Clark (TMSA 07-002) (continued from July 19, 2007)
- 3) Dean and Kristina Tischler (TMSA 07-006)

Andy Simpson, Planning and GIS Analyst II, reviewed information from the staff report included in the meeting packet. Mr. Simpson stated that Mr. Rhodes and Mr. Clark have requested that items 1 and 2 above be continued. Mr. Simpson reviewed information from the staff report regarding the Tischler application.

[Member Weber arrived at 3:06 p.m.]

Member Hascheff clarified that the staff recommendation is to continue two of the three applications. Mr. Simpson responded yes.

Member Hascheff asked if that is because there is no consensus on the two applications. Mr. Simpson responded that it is based on the Washoe County South Valleys Area Plan that has been submitted to TMRPA for conformance.

MEMBER LARKIN MADE A MOTION TO CONTINUE THE RHODES AND CLARK APPLICATIONS, SECONDED BY MEMBER HASCHEFF. THE MOTION CARRIED UNANIMOUSLY WITH EIGHT (8) MEMBERS PRESENT.

[Member Galloway arrived at 3:09 p.m.]

MEMBER HASCHEFF MADE A MOTION TO APPROVE THE TISCHLER APPLICATION, SECONDED BY MEMBER AIAZZI. THE MOTION CARRIED UNANIMOUSLY WITH NINE (9) MEMBERS PRESENT.

[The public hearing was opened.] There were no requests to speak.

[The public hearing was closed.]

- B. PUBLIC HEARING – Reconsideration and possible adoption of RPGB Resolution 07-26, adopting proposed amendments to the 2007 Regional Plan related to military installations pursuant to SB 269 of the 2007 legislative session, as recommended by the RPC on October 24, 2007.

Phil Caterino, Senior Planner, reviewed the history of this item and stated that the change showing the language to be removed is on page 29 of the meeting packet.

Member Galloway referred to the language “and planned” that has been struck out and asked for confirmation that we are giving full cooperation with existing military installations and that when this resolution is adopted, we are adopting the amended language seen in the meeting packet. Mr. Caterino responded that is correct.

Member Larkin asked if in the event the military comes with another planned military installation, it would still have to go through the entire process we have outlined. Mr. Caterino responded that is correct.

[The public hearing was opened.] There were no requests to speak.

[The public hearing was closed.]

MEMBER LARKIN MADE A MOTION TO ADOPT RPGB RESOLUTION 07-26 RECOMMENDING ADOPTION OF THE PROPOSED AMENDMENTS TO THE 2007 REGIONAL PAN RELATED TO MILITARY INSTALLATIONS PURSUANT TO SB 269 OF THE 2007 LEGISLATIVE SESSION AS RECOMMENDED BY THE RPC ON OCTOBER 24, 2007, SECONDED BY MEMBER DORTCH. THE MOTION CARRIED UNANIMOUSLY WITH NINE (9) MEMBERS PRESENT.

- C. Discussion and possible action on 2007 Truckee Meadows Regional Plan policies regarding:

- 1) calculation and capacity of each jurisdiction’s portion of the TMSA;

Mr. Caterino stated that the questions before the RPGB were initiated by an application to amend the TMSA that was received after the expiration of the settlement agreement and prior to the adoption of the 2007 Regional Plan. One is a threshold question, if a jurisdiction does not have available capacity in its portion of the TMSA, can an amendment to the TMSA be considered and as staff should we be processing these applications as they come before us. Another question is whether Washoe County has the available capacity in its portion of the TMSA to accommodate current pending applications. Mr. Caterino stated that Regional Planning staff and the Regional Planning

Commission (RPC) are seeking direction from the RPGB on the County's request to continue using TMSA capacity that was created prior to the settlement agreement expiration and whether this TMSA capacity based on population divided by 4 persons per acre limits the Regional Planning staff from processing these applications to amend the TMSA.

[Member Cashell arrived at 3:16 p.m.]

Member Larkin asked for an explanation of the color coding in attachment #5. Ms. Coombes explained the color coding and also reviewed policy changes in relation to the TMSA. There was also some discussion and explanation on how the calculations are made with regard to the TMSA capacity.

Ms. Coombes reviewed the issue with the Washoe County scenario regarding current applications and TMSA capacity and stated that Regional Planning staff needs to have an understanding from the RPGB on what the intent was as it relates to any balance the separate allocation afforded the County. Ms. Coombes stated that an application was received during a time that would not afford the same rules that were in play prior to the settlement agreement expiring. Ms. Coombes stated that Regional Planning staff needs to know whether the intent of the RPGB was to continue in play this supplementary bucket from the rollback or to simply go back to the language in the Regional Plan and assume that bucket does not exist.

Chair Martini asked which application Ms. Coombes is talking about. Ms. Coombes responded that the application received is from Mt. Rose properties in the rural development area (RDA) and it is around 100 acres.

Member Larkin stated that it comes down to a policy question of what the RPGB wants to grant the unincorporated portions of Washoe County in terms of any growth until it grows into the four persons per acre qualification. If it is taken down to zero, there may be some instances that would benefit both Cities and the County that we would foreclose. Member Larkin stated that he has asked Adrian Freund to put together a number that the County would need in order to have leeway to make some of these areas coexist with each other and not just foreclose any options we might have.

Adrian Freund, Washoe County, stated that it has been their interpretation that the bucket was in fact incorporated into the Regional Plan by operation of the explanatory notes. Mr. Freund stated that when he was asked to point out a number that might make sense, he looked first at what the sizes are of the applications that are coming into the County and stated that a number that makes sense might be around 640 acres.

Member Aiuzzi asked if the explanatory notes are in the Regional Plan. Ms. Coombes responded that the explanatory notes related to the allocation based on the roll-backs are not in the Regional Plan currently.

Member Aiuzzi asked for confirmation that the County is over capacity by almost 20,000 acres right now. Ms. Coombes responded that it would be if the pending applications are taken into account which includes those received prior to the expiration of the settlement agreement and the Mt. Rose properties received after the expiration of the settlement agreement.

Member Aiuzzi asked what is being asked of the RPGB. Ms. Coombes responded that Regional Planning staff is asking two questions. One is what is the status of the acreage that was available at

the sun setting of the settlement agreement. When the jurisdiction is out of room, can we process more applications or would that be a waste of resources.

Member Aiazzi stated that seems to be the primary question because under either scenario, there is no capacity in the County. Member Larkin stated that is correct and that the policy question is do we want to foreclose any unforeseen consequences at this time or do we want to give the County a little bit of leeway.

Member Carrigan asked a question about some of the numbers in the color-coded chart. Ms. Coombes stated that Washoe County's population plan was received which was predicated on being able to utilize the numbers in the settlement agreement to find their planning conformance.

Member Carrigan commented that those numbers went away and asked why the RPGB would want to do this for Washoe County and what about the other two entities. Member Larkin stated that this is a policy issue and the response is that we are just trying to build a little bit of wiggle room as we work our way through this.

There was some discussion regarding population numbers.

Member Schmitt stated that it appears we are trying to re-glue to get right back to the numbers we had and asked if that is the direction we want to go, to develop policy to all get back to the original numbers that were stated. Mr. Freund responded that in July the RPGB agreed that it wished to move forward with and sponsor an amendment that would reactivate the consensus forecast with the first one being produced in early 2008. Mr. Freund stated that the RPGB also at that time endorsed the use of the settlement agreement forecast numbers in the interim until production of the first consensus forecast.

Member Galloway talked about the acres that the County rolled back and stated that we agreed to implement the settlement agreement in the Regional Plan with the hope that it would be perpetuated. Member Galloway asked if the explanatory notes were part of the implementation of the settlement agreement into the Regional Plan. Mr. Freund stated that it was their belief that when the County voluntarily reduced those acreages that they were relying on that explanatory note that said that the RPGB must adopt a map of the revised TMSA in order to create that little bucket of acreage that could be moved around.

There was some discussion regarding a sun valley example. Mr. Freund stated that any County TMSA additions should be contiguous to the existing TMSA and should be in areas where we can create significant opportunities for intensification.

Ms. Coombes stated that any TMSA amendment would be a Regional Plan amendment and the RPGB would have to approve any change.

There was some discussion regarding concern expressed over sprawl in general and specifically up Mt. Rose Highway.

Member Schmitt stated that time is needed to take a look at this and understand what the policy is that would be set here today.

Member Hascheff asked for confirmation that if the County can not do the roll-back and swap acreage, they will never be able to process another TMSA application. Ms. Coombes responded that generally that is correct but it is also tied to the question of whether the capacity of a jurisdiction's

portion of the TMSA is a threshold question. If you assume that the top of your capacity you are done, then that is correct. They would have to grow into the overcapacity.

Member Hascheff stated that to keep the spirit of the settlement agreement, the roll-back would be allowed provided they never increase their bucket. Member Hascheff asked Mr. Freund for confirmation that the County is willing to say they will not use the additional acreage for non-contiguous applications and that all of the TMSA applications would be contiguous to existing TMSA. Mr. Freund responded that is correct.

There was some discussion regarding the fact that this was worked out in the settlement agreement which expired and was not addressed in the legislature to fix it.

Member Aiazzi stated that he does not mind going back to the settlement agreement and suggested asking the County to come back with a plan for reducing their bucket.

Member Schmitt asked Member Aiazzi if that is granting them the 640 acre variance now with the idea that they come back in a reasonable amount of time with a plan to reduce that down. Member Aiazzi responded that would be the logical thing to do.

Member Larkin asked Mr. Freund what timeframe would be appropriate to come back to the RPGB with that plan. Mr. Freund responded that he can not answer that without consulting with his staff and board.

Member Larkin asked Mr. Freund if he could bring back an answer to the question of how long it would take to have a plan prepared by January. Mr. Freund responded yes.

Member Cashell expressed concern that continuing to allow the extension of things like this we will continue to see sprawl.

There was some discussion regarding some of the small but meaningful steps Washoe County has taken in the direction of infill and affordable housing.

Chair Martini stated that he has some letters that will be put in the record concerning agenda item 5.C.3 Development in the Rural Development Area. The letters are from Tina Nappe, Monica Frank, and Lori Ray and they are not in favor of that.

Member Aiazzi asked Ms. Coombes what direction Regional Planning staff is seeking on this agenda item. Ms. Coombes reviewed and asked for direction on the two items listed on page 39 of the meeting packet.

MEMBER AIAZZI MADE A MOTION TO ALLOW THE COUNTY 640 ACRES OF TMSA CAPACITY CREATED PRIOR TO THE SETTLEMENT AGREEMENT EXPIRATION AND THAT THE BUCKET IS AN ABSOLUTE NUMBER, SECONDED BY MEMBER LARKIN.

Member Larkin requested an amendment to the motion to include that the Washoe County Director of Community Development bring back to the RPGB in January a plan for what he is going to do and how he is going to put that together for that bucket.

Member Larkin also asked if the motion included the incorporation of that roll-back figure of 640 acres. Member Aiazzi responded that he did include in the motion that there would be 640 acres allowed in the roll-back. Member Aiazzi stated that he also included in the motion that the number is an absolute number so you could not go above that.

Member Larkin asked Member Aiazzi if he is okay with the amendment to the motion. Member Aiazzi responded that he can not give direction to Washoe County staff. Member Aiazzi agreed to request that the County brings back a plan before any other amendments are discussed.

There was some discussion to clarify the numbers in Washoe County's capacity and how this motion would affect that. There was also some discussion regarding leapfrog development and an entity's ability to turn down an application before wasting Regional Planning staff time.

Ms. Coombes asked if the 640 acres are before or after the pending applications are processed. There was some discussion on this. Ms. Coombes stated that if the pending applications are part of the 640, there would only be 100 acres left over after the pending applications. If Mt. Rose gets processed, there would be about 50 acres left over. Member Larkin stated that is was the County's intent to do it after the pending applications.

Member Schmitt asked for confirmation that if the 640 is not done now, the Mt. Rose application will be rejected. Member Larkin responded that is his understanding.

Member Galloway stated that there has been some confusion over the deficit of acres the County has. The way that is reduced is by building things in an intense manner.

Member Aiazzi clarified the motion stating that the County would receive 640 acres above and beyond the ones that are applied for in the yellow section of the color-coded chart and if any of those get denied, that number goes off that number. The second concurred. Ms. Coombes stated that it is a separate allocation.

THE MOTION CARRIED WITH EIGHT (9) IN FAVOR AND ONE (1) ABSTENTION BY MEMBER CASHELL.

- 2) transfer of lands from one jurisdiction's portion of the TMSA to another jurisdiction, including possible adoption of RPGB Resolution 07-25 adopting Regional Plan amendments to Policy 1.17 and related policies (continued from October 11); and

[Chair Martini left at 4:56 p.m.]

Member Larkin stated that the planning directors need more time on this item.

MEMBER LARKIN MADE A MOTION TO DEFER THIS ITEM UNTIL THE PLANNING DIRECTORS HAVE A SOLID SOLUTION ON THAT POLICY TRANSFER.

Mr. Freund stated that the planning directors chose not to pursue the alternate language.

Member Larkin asked if they are in agreement now with the proposed amendments changing language in Policy 1.1.7. Mr. Freund responded yes.

Member Cashell asked Mr. Hester if he agreed. John Hester, City of Reno, stated that Reno staff concurs with what the RPC approved and is recommending to the RPGB.

Member Larkin referred to the population forecast mentioned under Policy 1.1.7.1 and asked if that is the consensus forecast. Ms. Coombes responded that it would be the forecast that was in play when it was considered against the Regional Plan.

[Chair Martini returned at 5:00 p.m.]

MEMBER LARKIN MADE A MOTION TO ADOPT THE RPGB RESOLUTION 07-25 ADOPTING THE REGIONAL PLAN AMENDMENTS RELATED TO POLICY 1.1.7 AND RELATED SUB POLICIES AS DESCRIBED IN THE STAFF REPORT, SECONDED BY MEMBER CARRIGAN.

[Member Aiazzi left at 5:02 p.m.]

THE MOTION CARRIED UNANIMOUSLY WITH NINE (9) MEMBERS PRESENT.

MEMBER SCHMITT MADE A MOTION TO RECONSIDER AGENDA ITEM 5.C.1, SECONDED BY MEMBER HASCHEFF. THE MOTION CARRIED UNANIMOUSLY WITH NINE (9) MEMBERS PRESENT.

Member Schmitt referred to the discussion regarding locking in to absolute numbers and carrying it through all the entities and asked City of Sparks staff to comment.

[Member Aiazzi returned at 5:04 p.m.]

Margaret Powell, City of Sparks, stated that she is also looking for fairness and asked for clarification regarding the 640 acres that was just passed and how that works.

Member Larkin asked Ms. Powell if she had a specific proposal. Ms. Powell responded that they went down seven percent and that she would be willing to allow the County to go up seven percent. That would be close to 84 acres.

There was some discussion regarding population forecasting.

Member Schmitt suggested bringing this item back next month with some staff discussion.

MEMBER SCHMITT MADE A MOTION TO CONTINUE THIS ITEM UNTIL NEXT MONTH.

There was more discussion regarding population projections in relation to TMSA acres. Member Carrigan asked for an explanation as to how the action taken regarding the 640 acres was not fair. Ms. Powell responded that Washoe County was granted an exception and Sparks would like one as well.

There was discussion regarding whether the 640 acres increased Washoe County's number. It was stated that it did not increase the number but just moves the number around.

MEMBER AIAZZI MADE A MOTION TO VACATE HIS PREVIOUS MOTION, SECONDED BY MEMBER SCHMITT.

Member Hascheff stated that he felt Ms. Powell's concerns had been answered during the discussion. Member Hascheff stated that all jurisdictions can come back and make a proposal like the County did and that may be the item to continue so that we will all decide what the appropriate forecast is and that may increase your bucket or decrease the deficiency.

Mr. Freund stated that he has no problem with that same 640 acre allowance for flexibility being applied to the two cities.

THE MOTION FAILED WITH EIGHT (8) OPPOSITIONS AND TWO (2) VOTES IN FAVOR BY MEMBERS AIAZZI AND SCHMITT.

Member Hascheff suggested making a motion to grant 640 acres to Sparks as well.

There was discussion regarding the agenda and if that action can be taken.

Mr. Azevedo read the agenda and stated that if it is the RPGB's pleasure, the agenda is broad enough that each jurisdiction's portion can be addressed.

MEMBER HASSCHEFF MADE A MOTION TO ALLOW THAT 640 ACRES TO BE ADDED TO BOTH CITIES' TMSA, SECONDED BY MEMBER AIAZZI. THE MOTION CARRIED UNANIMOUSLY WITH TEN (10) MEMBERS PRESENT.

3) development in the Rural Development Area

Mr. Caterino reviewed information from the staff report and stated the Member Galloway asked that this issue be brought back to the RPGB for discussion. Proposed amendments to Policy 1.1.5 are on page 43 of the meeting packet.

Member Hascheff asked if Ms. Powell would like to comment on this item. Mr. Hester stated that his comments are summarized on page 43 of the meeting packet. Ms. Powell stated that she supports the City of Reno's comments.

Member Galloway asked Mr. Freund to comment on the proposed amendment. Mr. Freund stated that there is no intent to intensify the RDA nor is there intent in the proposed wording to extent services outside of the TMSA. Mr. Freund stated that there is no consensus on the wording before you.

[Member Larkin left at 5:25 p.m.]

Member Galloway stated that this will not get anywhere with the RPGB unless there is consensus between the planning directors and asked Mr. Freund if there is any chance they could come to some consensus if this item were continued. Mr. Freund responded that is a hard question to answer and stated that if it is continued, it should be over a period of more than one meeting. Mr. Freund stated that he would like to see that there are opportunities to come forward at another time should they be able to reach some agreement on this matter.

Chair Martini stated that no action will be take on this item at this time and Mr. Freund can bring it back when it is ready.

- D. Local government status report regarding detailed recommendations for the implementation of concurrency.

Chair Martini stated that this item will be post-poned.

- E. Discussion and possible action regarding population forecasting including:
 - 1) adoption of, or direction to staff on, RPGB Regulations on Procedure, and
 - 2) direction to staff on a draft 2007 Truckee Meadows Regional Plan amendment regarding Policy 1.1.1

Ms. Coombes recommended adopting the regulations on procedure and sponsoring a Regional Plan amendment to be brought to the RPC and then back to the RPGB for adoption.

[Member Larkin returned at 5:30 p.m.]

Member Aiazzi asked about the population numbers used. Ms. Coombes responded that the numbers that are in the regulations came from the settlement agreement.

Member Hascheff asked if everyone would remain in the blue if this is just continued. Ms. Coombes responded that they will and that it would delay the ability to review Washoe County's population plan for conformance.

There was discussion regarding which population forecast numbers to start with. Member Aiazzi suggested starting with numbers that are in the Regional Plan.

MEMBER LARKIN MADE A MOTION THAT WE START WITH THE PROCESS WE USE THE REGIONAL PLAN NUMBERS THAT WE HAVE ADOPTED AND MOVE FORWARD, SECONDED BY MEMBER AIAZZI. THE MOTION CARRIED UNANIMOUSLY WITH TEN (10) MEMBERS PRESENT.

6. ADMINISTRATIVE ITEMS

- A. Consideration and possible acceptance of first quarterly report on FY 07-08 budget and work program.

Ms. Coombes stated that there is a staff report in the meeting packet.

MEMBER LARKIN MADE A MOTION TO ACCEPT THE REPORT, SECONDED BY MEMBER AIAZZI. THE MOTION CARRIED UNANIMOUSLY WITH TEN (10) MEMBERS PRESENT.

- B. Consideration and possible adoption of advance schedule of RPGB meeting dates for calendar year 2008.

Ms. Coombes stated that there is a staff report in the meeting packet. There was discussion regarding the NACo event potentially impacting the July 10 RPGB meeting.

MEMBER LARKIN MADE A MOTION TO APPROVE THE SCHEDULE CHANGING THE JULY 10 MEETING TO JULY 24, SECONDED BY MEMBER HASCHEFF. THE MOTION CARRIED UNANIMOUSLY WITH TEN (10) MEMBERS PRESENT.

- C. Consideration and possible exercise of one-year lease extension for TMRPA offices.

MEMBER LARKIN MADE A MOTION TO EXERCISE THE ONE-YEAR LEASE EXTENSION, SECONDED BY MEMBER AIAZZI. THE MOTION CARRIED UNANIMOUSLY WITH TEN (10) MEMBERS PRESENT.

7. REPORTS

- A. Members' and Directors reports

None

- B. Legal Counsel's Report

None

8. REQUESTS FOR FUTURE AGENDA ITEMS

- A. Consideration and possible action on calendar of agenda items

Ms. Coombes reviewed future RPGB agenda items.

- B. Members' and director's requests for agenda items

None

9. WRITTEN CORRESPONDENCE

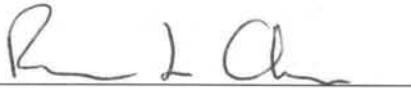
Ms. Coombes stated that there is written correspondence on page 114 of the meeting packet from Pamela Galloway.

10. ADJOURNMENT

MEMBER AIAZZI MADE A MOTION TO ADJOURN AT 5:47 P.M., SECONDED BY MEMBER LARKIN. THE MOTION CARRIED UNANIMOUSLY WITH TEN (10) MEMBERS PRESENT.

Respectfully submitted by Christine Birmingham.

Reviewed by:



Rosanna Coombes, Director
Truckee Meadows Regional Planning Agency

Approved by:



Geno Martini, Chair
Regional Planning Governing Board

APPROVED BY THE REGIONAL PLANNING GOVERNING BOARD IN SESSION ON
2/14, 2007.