



REGIONAL PLANNING COMMISSION

MEMBERS
Jim Newberg, Chair
Florence 'Marge' Frandsen, Vice-chair
Scott Barnes
Todd Brabbin
Kendall Mattina
Christy Magers
Marvin Moss
Dennis Romeo
William Weber
Rosanna Coombes, Interim Director

MINUTES

Regional Planning Commission (RPC) REGULAR MEETING Wednesday, 6:30 P.M., August 23, 2006

The Regional Planning Commission met in regular session in the Washoe County Commission Chambers, 1001 East Ninth Street, Reno, Nevada and conducted the following business:

The meeting was called to order by Chair Newberg at 6:30 p.m.

1. ROLL CALL

The clerk called the roll and the following Commissioners were present: Jim Newberg; Marge Frandsen, Scott Barnes, Liz Ford for Todd Brabbin, Christy Magers, Kendall Mattina, Marvin Moss, Dennis Romeo, and Steve Rogers for William Weber. Commissioners absent: Todd Brabbin and William Weber.

Also present were: Norman Azevedo, Legal Counsel; Rosanna Coombes, TMRPA; Lora Richards, TMRPA; Connie Anderson, TMRPA; Patricia Rogers, TMRPA; and Joy Randall, TMRPA.

2. APPROVAL OF AGENDA

COMMISSIONER MOSS MADE A MOTION TO APPROVE THE AUGUST 23, 2006, RPC AGENDA, SECONDED BY COMMISSIONER ROGERS. THE MOTION CARRIED UNANIMOUSLY WITH NINE (9) MEMBERS PRESENT.

3. PUBLIC COMMENT

None

4. APPROVAL OF MINUTES

A. January 11, 2006

COMMISSIONER ROGERS MADE A MOTION TO APPROVE THE JANUARY 11, 2006, MEETING MINUTES, SECONDED BY COMMISSIONER MOSS.

Several commissioners stated that they would have to abstain from voting because they were not in attendance at the January 11, 2006, meeting.

Commissioner Mattina asked if the motion could be amended to approve the minutes as submitted.

COMMISSIONER ROGERS AMENDED THE MOTION TO ACCEPT THE JANUARY 11, 2006, MINUTES AS SUBMITTED, THE SECOND CONCURRED. THE MOTION CARRIED UNANIMOUSLY WITH NINE (9) MEMBERS PRESENT.

5. BUSINESS OF THE DAY

- A. PUBLIC HEARING - Regional Plan Conformance Review, Washoe County Comprehensive Plan Amendment, Washoe Health Systems (CR06-020), amending the text of the Spanish Springs Area Plan to 1) allow hospital services and ancillary uses within the Neighborhood Commercial/Office regulatory zone; 2) exempt hospital services from the height restriction of 35 feet and to allow a maximum height of 55 feet; and 3) exempt hospital services from the required compliance with the rustic western theme.

Connie Anderson, Regional Planner, stated that there is no project at this time and that this is a text change only. Regional Planning staff has no significant issues with this amendment request and recommends that the RPC determine that Washoe Health Systems amendment conforms with the goals and policies of the Regional Plan, based on the findings listed in the staff report.

[The public hearing was opened.]

Eric Young, Washoe County Advanced Planning Staff, stated that this is a change to Washoe County's plan that in the other two jurisdictions would be a zoning change. It is only because this is in Washoe County's one-map system that it is before the RPC. Dr. Young stated that a review was done of the expected population in the Spanish Springs hydrographic basin as part of the analysis for the amendments recently adopted by the Regional Planning Governing Board (RPGGB). The population was in the neighborhood of 84,000 people. An urgent care facility will not be sufficient for 84,000 people. Washoe County is looking at zoning changes to respond to the changes that we have already said are desired at a regional level. Dr. Young stated that the community will need more than one or two urgent care facilities; it will need one of these new models of hospitals. Dr. Young stated that this new model of small satellite hospitals was developed in response to a very specific need. They are very functional and are serving that need in other areas of this county and across the nation. Dr. Young stated that it is appropriate that we look at this model in other areas of Washoe County. Whether or not this area ever has had a hospital, this is just allowing that use to occur sometime in the future if somebody wants to do so. This is an appropriate zoning tool to allow in the unincorporated area of Spanish Springs.

Margaret Powell, City of Sparks Planner, stated that this is an area of cooperative planning for the City of Sparks, based on the settlement agreement. In cooperative planning, Sparks as a commenting and participating agency has the opportunity to discuss and work with the County on both master planning and the concept of rezoning. This item would be here regardless of whether it was a master plan amendment or a rezone. Ms. Powell stated that the hydrographic basin starts well south of the Spanish Springs area and it includes what will be over 40,000 people for the City of Sparks. At least half of the 84,000 will be in the incorporated portion of the City. Ms. Powell stated that they are putting this facility in what is called neighborhood commercial (NC). Ms. Powell stated that NC includes pet groomers, convenience stores, and dry cleaners. This amendment would allow the opportunity to have a hospital that is 55 feet tall that will serve a larger metropolitan area than just a NC area. Ms. Powell stated that Sparks asked the County to look at the broader impacts of the land uses that they put in out there. Sparks does want a full picture and full look at impacts. Ms. Powell questioned if 55 feet is an NC item. Ms. Powell stated that in the new Spanish Springs area plan, there is a requirement for a market analysis when changing a use or adding a land use designation. Sparks has asked for that and has still not seen it.

Melissa Lindell, Wood Rogers, stated that this project consists of an amendment to the Spanish Springs area plan to allow this small community hospital. The height of 48 feet was a negotiated height with the citizens in the Spanish Springs area. Ms. Lindell stated that they received unanimous approval from the Spanish Springs CAB members on this project. The Washoe County Planning Commission also approved the project unanimously and the Board of County Commissioners approved it unanimously. Ms. Lindell stated that they are asking tonight for a determination that the project is in conformance with the Regional Plan. This amendment represents smart planning to meet the existing and future health care needs in the Spanish Springs area. Ms. Lindell stated that Washoe Health System has made a business decision to locate in this area based on development trends and health care demand. Washoe Health System has an option on a 15 acre piece of property in the NC piece of Spanish Springs. Any future hospital proposed would have to go through the standard special use permit process and then all the impacts would be analyzed at that time. Ms. Lindell stated that hospitals are permitted in the NC zones everywhere else in Washoe County and they do not know why it was excluded in the Spanish Springs area plan.

Steve Tapogna, Washoe Health System, stated that Washoe Health is planning for the future growth of the Spanish Springs community and its health care needs. Mr. Tapogna stated that the Spanish Springs area is currently in the 20 minute response zone for REMSA and that it will need a hospital at some point in the future.

Bob Sader stated that he is representing the property owner of the NC area being discussed today. The property owner has had over 3,000 acres and over half of it has already been developed. This site on Eagle Canyon is surrounded by existing residential subdivisions. There are 95 acres of NC zoning in which this proposed hospital allowed site would be located. Mr. Sader stated that this is already a suburban subdivision area.

Chair Newberg stated that his brother is a board member of Washoe Medical. Norm Azevedo, Legal Counsel, asked if Chair Newberg felt that his brother's presence on that Board would impact his discretion on this matter. Chair Newberg responded no. Mr. Azevedo recommended that Chair Newberg's disclosure is sufficient.

[The public hearing was closed.]

Commissioner Ford disclosed that she had a telephone conversation with the applicant's representative.

Chair Newberg asked the Commission for discussion on this item.

COMMISSIONER ROGERS MADE A MOTION TO FIND THE WASHOE HEALTH SYSTEMS AMENDMENT TO THE SPANISH SPRINGS AREA PLAN IN CONFORMANCE WITH THE TRUCKEE MEADOWS REGIONAL PLAN, BASED ON THE FINDINGS LISTED IN THE STAFF REPORT.

Commissioner Mattina stated that she has a few questions on this item.

COMMISSIONER ROGERS WITHDREW THE MOTION.

Commissioner Mattina stated that it appears that the County is becoming more and more urban and that an area hospital seems like a really intense use to be going in under a county designation. Commissioner Mattina stated that the RPC is being asked to make this major re-focus of this

property and has not looked at any traffic or sewer or any analysis of any kind. Commissioner Mattina expressed concern with going forward without more information.

Commissioner Moss expressed disappointed with the information coming out tonight after being led to believe that there was no project in mind. The RPC has heard tonight about a 50 bed hospital and where it is going to be located. Commissioner Moss asked Dr. Young what the timeline is for this project. Dr. Young responded that they do not have a project in house. Washoe Health Systems is doing their own internal planning and having their discussion with the community as part of a zoning matter regarding height but the County does not know when or if they will purchase the property and come forward with a project. Dr. Young stated that he does not know what their timeline is.

Commissioner Moss stated that the population forecast information is not from the consensus forecast. Dr. Young responded that the population forecast in the recent settlement agreement and the amendments that were past has been agreed to by all jurisdictions. They do not come from the specific consensus forecast but they are consensus numbers of all three jurisdictions.

Commissioner Moss stated that the three entities agreed to go with a consensus forecast. Dr. Young stated that it says they can use the consensus forecast or another number that they put in their population element. Commissioner Moss stated that they are in disagreement on that.

Commissioner Moss stated that all master plan amendments have to come to the RPC for a conformance review. This is not a zoning change. Dr. Young responded that Washoe County is the only entity that has to do a master plan change for zoning because of the County's one map system.

Commissioner Moss stated that this is a master plan amendment and it is covered by statute. Dr. Young stated that this exact same thing could be done in Reno or Sparks and it would not come to the RPC for conformance review.

Commissioner Mattina stated that master plan amendments are generally not made with so little information regarding impacts. Commissioner Mattina asked Ms. Powell if a hospital came into the City of Sparks it would spark a master plan change if it reached certain levels of impact and it would have to be brought to the RPC. Ms. Powell responded that would be a project of regional significance and not a master plan amendment or a conformance review.

Commissioner Mattina asked if when they want to build a hospital there, would it come back as a project of regional significance as well as a master plan change or once it has a master plan change designation on that piece of property would they have to come back with a project of regional significance. Ms. Powell responded that it would depend on the size of the hospital whether it met the thresholds for any of those components for a project of regional significance.

Commissioner Moss asked Ms. Powell if this is a cooperative planning area. Ms. Powell responded that in the settlement agreement for the 2002 Regional Plan there were cooperative planning areas identified. Also in that process, areas of interest were identified. The Spanish Springs basin was identified as a Sparks's area of interest and Sparks has a say when it comes to a master plan amendment or a rezoning.

Commissioner Moss stated that one of the things under the statute that the RPC has to consider in making a master plan amendment is the cumulative and direct effects of the proposed plan.

Commissioner Moss asked if Regional Planning staff has any documentation for that. Ms. Anderson responded that there is no documentation other than the staff report.

Chair Newberg asked if the RPC normally asks for documentation on that. Commissioner Moss responded that it is part of the statute.

Commissioner Barnes asked Ms. Anderson if a market analysis was done on this. Ms. Anderson responded that this is not a project. It is a request for a land use change.

Commissioner Barnes asked if there is a Washoe County requirement for a market analysis. Dr. Young responded that under certain circumstances it does require a market analysis. Those circumstances are a land use change so there is no Washoe County requirement for a market analysis under this particular change.

Commissioner Barnes asked Dr. Young if the County ever responded to Sparks' request for a market analysis. Dr. Young responded that he never received a request for one. Dr. Young also stated that it is not a Washoe County requirement and that the County could not require Washoe Medical to do that.

Commissioner Mattina asked what other types of usages could go in there if this change is made. Dr. Young responded that the specific change simply adds hospital to the list of uses.

Commissioner Moss asked what comes with hospital services that might also be exempt from the height and size requirement, such as doctors' offices. Dr. Young responded that doctors' offices are already allowed and that the height restriction is only relative to the hospital.

Commissioner Romeo asked Ms. Anderson if the staff report states that currently there would be no opportunity for a medical facility to be built in that area. Ms. Anderson responded that is correct.

Commissioner Romeo asked for confirmation that all that is being asked is to allow hospital services in a NC zone, to raise the maximum height to 55 feet, and that it does not have to comply with the rustic theme. Ms. Anderson responded that is correct.

Commissioner Romeo stated that there clearly needs to be a medical facility of some substance in that area to serve the citizens.

COMMISSIONER ROGERS MADE A MOTION TO FIND THE WASHOE HEALTH SYSTEMS AMENDMENT TO THE SPANISH SPRINGS AREA PLAN IN CONFORMANCE WITH THE TRUCKEE MEADOWS REGIONAL PLAN, BASED ON THE FINDINGS LISTED IN THE STAFF REPORT, SECONDED BY COMMISSIONER ROMEO.

Commissioner Frandsen stated that it is ironic that according to the annexation amendments we are planning for 25 to 100 years in the future and yet some of us are not willing to plan for a convenient medical service for a large segment of the population in the region.

Commissioner Mattina stated that it is not ironic that it is being questioned and that some of the commissioners felt like there was too little information for a big development.

Commissioner Romeo stated that we are not talking about a project. This would merely make it possible for a medical facility to be put in there. Smart planning clearly calls for medical facilities with a population of 75,000 to 117,000 people.

Chair Newberg asked Commissioner Rogers if he would like to amend the motion to include the height restriction of 48 feet.

COMMISSIONER ROGERS AMENDED THE MOTION TO INCLUDE THE HEIGHT RESTRICTION OF 48 FEET, SECOND CONCURRED.

Commissioner Moss stated that he will not vote in favor of this proposal. When the City of Reno came to the RPC for a 15 year annexation plan it was challenged in court by the County and now the County is asking us to move 20 or 30 years into the future. Commissioner Moss commented on the population forecasts and stated that it is premature to make this amendment.

Commissioner Mattina stated that she will support the motion because Washoe Medical needs to have the ability to plan for the future. Commissioner Mattina stated that she would have felt more comfortable supporting this if more information had been brought forward.

Chair Newberg asked Mr. Azevedo if this can be conditioned with the 48 feet. Mr. Azevedo responded that it is not permissible to condition a finding of conformance. Mr. Azevedo also stated that the direction from the individual that raised the inquiry was a factual correction to the staff report from the County to the RPC. That was more of a clarification than a condition.

THE MOTION CARRIED WITH EIGHT (8) IN FAVOR AND ONE (1) OPPOSITION BY COMMISSIONER MOSS.

- B. PUBLIC HEARING - Regional Plan Conformance Review, Washoe County Comprehensive Plan Amendment, Sun Valley Area Plan Update (CR06-009), adopting the updated Sun Valley Area Plan as an element of the Washoe County Comprehensive Plan.

Ms. Anderson stated that the Board of County Commissioners adopted this update on December 13, 2005. Ms. Anderson stated that Washoe County waived the 60-day conformance review deadline until the settlement agreement and Regional Plan amendments were finalized. Regional Planning staff has no significant issues with this amendment requests and recommends that the RPC determine that the Sun Valley Area Plan Update conforms with the goals and policies of the Regional Plan, based on the findings listed in the staff report.

[The public hearing was opened.]

Tom Greco, Regional Transportation Commission (RTC), stated that the RTC's interest in this update is Sun Valley Blvd. and the transportation impacts relative to the 2030 Regional Transportation long-range plan. The RTC's recommendation is that no action be taken to adopt the amended update plan until the inconsistencies in the proposed update with the long-range plan have been resolved and an agreement has been reached on amendments to the long-range plan to mitigate the congestion impacts of the update.

Garth Elliott stated that they have been working on this for five years. Mr. Elliott referred to the RTC's comment regarding the need to widen Sun Valley Blvd. and suggested moving up the time line on the expressway.

Susan Severt stated that they were able get agencies involved in this and that the community and the County came together to develop an area plan that everybody agrees on. Ms. Severt stated that the RTC would not take a step forward and work with them.

Jeff Miller stated that the kind of housing they envision will probably be more inclined to take the bus so that traffic problems will not be as bad as the RTC is thinking. Bringing up the time line of the west side expressway will do a lot more to help the entire region. Mr. Miller stated that he does not want to see a six lane highway up Sun Valley. Mr. Miller stated that a lot of people worked hard on this project and asked that the RPC support this community.

Diana Langs referred to two success stories that were pursued by the Sun Valley community and not the RTC.

John Jackson stated that they have been working on this since 2001 and the RTC has not participated. Mr. Jackson asked that the RPC take into consideration the communities' desires and needs to make Sun Valley a better community.

[The public hearing was closed.]

Commissioner Frandsen asked Mr. Whitney if Derek Morse from the RTC attended and testified at the Washoe County Planning Commission meeting when the area plan was brought forward. Mr. Whitney, Washoe County Community Development, responded that is correct.

Commissioner Frandsen asked Mr. Whitney if there were any objections at that meeting from Mr. Morse such as the RPC heard tonight. Mr. Whitney responded that they were generally the same objections but were not stated the same way.

Commissioner Frandsen asked about a discussion regarding the possibility of Sun Valley Blvd. becoming a secondary TOD. Mr. Whitney responded that has been a conversation that stems from the fact of what the community is trying to accomplish through this area plan update with Sun Valley Blvd. They want to improve Sun Valley Blvd. and make it more pedestrian-friendly and more transit-oriented. They also want to bring up Sun Valley Blvd. to be a better area for local serving commercial.

Commissioner Frandsen asked if it is correct that now the RTC is in negotiations with the Parks Department for the placement of the expressway. Mr. Whitney responded that is correct.

Commissioner Frandsen asked if that will remove a lot of the traffic that is currently on Sun Valley Blvd. Mr. Whitney responded that the numbers the RTC ran do not show that a new expressway through Sun Valley would alleviate traffic congestion that much on Sun Valley Blvd. Mr. Whitney stated that the Sun Valley community, through this area plan update, does support a lot of regional transportation facilities. The community feels that it is advantageous to keep Sun Valley at four lanes and not go to six lanes like the RTC 2030 plan shows.

Commissioner Frandsen asked if it is true that the community supports more bus service in their community. Mr. Whitney responded that is correct.

Commissioner Barnes asked Mr. Greco for more specific information regarding the inconsistencies with the plan that he mentioned. Mr. Greco responded that Policy SUN 2.1 states that a level of service (LOS) C is the standard to be used for all regional roads in the Sun Valley area. If the widening of Sun Valley Blvd. and other work is eliminated, it will not be an LOS C. Mr. Greco explained that the RTC is a recommending agency and not a regulatory agency. If the citizens want something different after the 2030 plan was agreed to and published, the RTC is open to do that but the plan needs to be amended. By adding intensity and removing projects the only option is reducing the policy LOS.

Commissioner Rogers disclosed that his wife works at the RTC and that it will not affect his decisions on this project. Commissioner Rogers stated that the Sun Valley community is a big supporter of public transportation and that he will support what they want.

Commissioner Moss stated that this is a great step forward for Sun Valley and that he will support this.

Commissioner Magers stated that if a field study was done and not just theoretical discussion about what might happen with Sun Valley traffic, there would be a significantly different reality on the ground than what is being presented in the analysis. Commissioner Magers stated that she will be supporting this as well.

COMMISSIONER MOSS MADE A MOTION TO FIND THE SUN VALLEY AREA PLAN UPDATE AMENDMENT TO THE WASHOE COUNTY COMPREHENSIVE PLAN IN CONFORMANCE WITH THE TRUCKEE MEADOWS REGIONAL PLAN, BASED ON THE FINDINGS LISTED IN THE STAFF REPORT, SECONDED BY COMMISSIONER FORD. THE MOTION CARRIED UNANIMOUSLY WITH NINE (9) MEMBERS PRESENT.

Chair Newberg called a five-minute recess at 8:14 p.m. The meeting was called back to order at 8:22 p.m.

- C. Status report and direction to staff on the 2007 update of the Regional Plan, including possible action to amend the membership of the technical advisory committee (TAC).

Lora Richards, Planning Analyst II, stated that the oversight committee for the Regional Plan update met tonight and reviewed the process that was originally adopted by the RPC and some proposed changes from the TAC. The committee moved to accept those changes which basically address the public outreach component. Ms. Richards stated that Mr. Ziegler's departure from the Regional Planning Agency (RPA) has resulted in the need for a primary member for the TAC. Ms. Coombes has stepped up to that place and now we need to fill her position with an alternate which would be Ms. Richards.

COMMISSIONER FRANSEN MADE A MOTION TO ACCEPT ROSANNA COOMBES AS THE REGIONAL PLANNING AGENCY'S PRIMARY MEMBER ON THE TECHNICAL ADVISORY COMMITTEE AND TO ACCEPT LORA RICHARDS AS THE AGENCY'S TAC ALTERNATE, SECONDED BY COMMISSIONER ROGERS. THE MOTION CARRIED UNANIMOUSLY WITH NINE (9) MEMBERS PRESENT.

- D. Status report regarding implementation of an application process for individual property owners to amend the boundaries of the Truckee Meadows Service Areas (TMSA) or the Future Service Areas (FSA); and consideration and approval of Resolution 06-10 amending the criteria for TMSA/FSA boundary amendments.

Ms. Richards stated that Regional Planning staff has been doing collaborative work with the local governments to take the criteria adopted by the RPC on July 12 and implement them in an application process. A copy of the application is attached to the staff report as well as an overview of the process.

There was some discussion regarding the differences between the questionnaires for the City of Sparks, the City of Reno, and Washoe County.

Ms. Coombes stated that the supplemental questionnaires were actually submitted by Reno, Sparks, and Washoe County and will be used by those entities in any advisory recommendation that they would like to make to the RPA. It was up to those entities to include what they felt they needed answered for their own entities. The RPA will not be evaluating the applications based on the supplemental questionnaires but on the elements that the RPC has set as the criteria. The RPC did not adopt the supplemental questionnaires in the resolution. They are only additional pieces of information that the local governments have requested be attached to the application to assist them in their process.

COMMISSIONER MOSS MADE A MOTION TO ADOPT RPC RESOLUTION 06-10 ADOPTING REVISED EVALUATION CRITERIA FOR REQUESTS OF INDIVIDUAL PROPERTY OWNERS REGARDING AMENDMENT TO THE BOUNDARIES OF THE TMSA AND CITIES' SPHERES OF INFLUENCE, AND ADOPTING EVALUATION CRITERIA FOR REQUESTS TO AMEND THE BOUNDARIES OF THE FSA, SECONDED BY COMMISSIONER ROGERS. THE MOTION CARRIED UNANIMOUSLY WITH NINE (9) MEMBERS PRESENT.

6. DIRECTORS, MEMBERS, AND LEGAL COUNSEL INFORMATION ITEMS

A. Director's reports:

- 1) Discussion and possible acceptance of the Regional Plan annual report (2005) summarizing individual annual reports submitted by local governments and affected entities pursuant to subsection 1 of NRS 278.0286

Ms. Rogers reviewed background information on the purpose of the Regional Plan annual report. This report compiles the information from the local governments and affected entities that was provided in each of the entities annual reports.

COMMISSIONER FRANSEN MADE A MOTION TO ACCEPT THE 2005 REGIONAL PLAN ANNUAL REPORT, SECONDED BY COMMISSIONER ROGERS. THE MOTION CARRIED UNANIMOUSLY WITH NINE (9) MEMBERS PRESENT.

- 2) Report on actions and agendas of the Regional Planning Governing Board

Ms. Coombes reported on actions taken at the RPGGB meetings in July and August.

- 3) Report on the required program of training for members of the RPC

Ms. Anderson stated that the training program was approved by the RPGGB on August 10. The Program of Training for the Regional Planning Commission (RPC) has been revised and now includes informational speaker videos. In addition, the Lincoln Institute of Land Policy provided a Citizen Planners Resource Kit which includes books, policy focus reports and access to free on-line courses designed for planning officials. RPC members may also attend the National and State American Planning Association conferences, the Western Planner conferences, other land use conferences and local government training sessions to obtain further education and credits toward the twelve hour minimum training in land use required by state law. Ms. Anderson stated that this program was personally handled by the previous Director and each of the RPC members will be contacted to determine if the required training has been completed.

Commissioner Mattina asked if there is any annual requirement beyond the original twelve hours. Ms. Anderson responded that there is not any additional training requirement.

Commissioner Ford asked about the length of the training videos. Ms. Anderson responded that each video is about an hour long.

B. Legal counsel's report:

- 1) Status report and possible direction to staff on Washoe County's petition for judicial review of the certification of Reno's annexation program as conforming with the Regional Plan and related settlement agreement dated August 23, 2005
- 2) Status report on Washoe County's request to initiate a possible amendment of the Truckee Meadows Regional Plan pursuant to paragraph A.1 of the settlement agreement (October 17, 2002) to roll back Reno's sphere of influence in the vicinity of St. James's resort and Pleasant Valley

Mr. Azevedo stated that there is a status report set with Judge Hardesty for August 31. Mr. Azevedo stated that he is in the process of preparing a status report to the Judge indicating the final action of the RPGB regarding the adoption of amendments approved by the RPC. That may act as a final resolution of these agenda items.

Commissioner Frandsen asked what time the status report will be on August 31. Mr. Azevedo responded 4:00 p.m. Commissioner Frandsen asked Mr. Azevedo if he knows what court it will be in. Mr. Azevedo responded that he does not know and that it will be scheduled by the clerk.

7. REQUESTS FOR AND POSSIBLE ACTION ON FUTURE AGENDA ITEMS

A. Review of tentative calendar of agenda items

Ms. Coombes reviewed future agenda items for the RPC.

8. WRITTEN CORRESPONDENCE

None

9. ADJOURNMENT

Chair Newberg adjourned the meeting at 8:48 p.m.

Respectfully submitted by Christine Birmingham.

Reviewed by:

Approved by:

Rosanna Coombes, Interim Director
Truckee Meadows Regional Planning Agency

Jim Newberg, Chair
Regional Planning Commission

REGIONAL PLANNING COMMISSION

August 23, 2006

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**APPROVED BY THE REGIONAL PLANNING COMMISSION IN SESSION ON _____,
2007.**