



REGIONAL PLANNING COMMISSION

MEMBERS

Florence 'Marge' Frandsen, Chair
Fred Lokken, Vice-Chair
Terry K. Herman
Kendall Mattina
Marvin Moss
Jim Newberg
Steve Rogers
Oscar Sanders
William Weber
Dave Ziegler, Director

MINUTES

Regional Planning Commission (RPC) REGULAR MEETING WEDNESDAY, 6:30 P.M., March 9, 2005

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 Frandsen at 6:30 p.m.

1. ROLL CALL

The clerk called the roll and the following Commissioners were present: Marge Frandsen, Fred Lokken, Terry Herman, Kendall Mattina, Marvin Moss, Jim Newberg, Steve Rogers, Oscar Sanders, and William Weber.

Also present were: Dave Ziegler, TMRPA Director; Norman Azevedo, Legal Counsel; Randy Baxley, TMRPA; Rosanna Coombes, TMRPA; Connie Anderson, TMRPA; Patricia Rogers, TMRPA; Lora Richards, TMRPA; and Paige Menicucci, TMRPA.

2. APPROVAL OF AGENDA

COMMISSIONER LOKKEN MADE A MOTION TO APPROVE THE MARCH 9, 2005, RPC AGENDA, SECONDED BY COMMISSIONER MOSS. THE MOTION CARRIED UNANIMOUSLY WITH NINE (9) MEMBERS PRESENT.

3. PUBLIC COMMENT

None

4. APPROVAL OF MINUTES

A. February 9, 2005, regular meeting

COMMISSIONER LOKKEN MADE A MOTION TO APPROVE THE FEBRUARY 9, 2005, REGULAR RPC MEETING MINUTES, SECONDED BY COMMISSIONER ROGERS. 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, South Valleys Area Plan maintenance (CR05-006),

updating the South Valleys Area Plan maps to reflect the correct alignment of East Lake Boulevard on three parcels located in Washoe State Park.

Chair Frandsen asked the commissioners if they had any questions or comments for Regional Planning Staff on this amendment. There were no comments.

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

[The public hearing was closed.]

COMMISSIONER MOSS MADE A MOTION TO FIND THE SOUTH VALLEYS AREA PLAN MAINTENANCE 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 ROGERS. THE MOTION CARRIED UNANIMOUSLY WITH NINE (9) MEMBERS PRESENT.

- B. PUBLIC HEARING - Regional Plan Conformance Review - Sparks Master Plan amendment, El Rancho, LLC (CR05-007), changing the land use designation from the Washoe County land use designation of General Rural and Medium Density Suburban to Low Medium Density Residential on 9.12 acres generally located south of El Rancho Drive, between Sullivan Lane and Clear Acre Land/Sun Valley Boulevard in the City of Sparks.

Chair Frandsen asked the commissioners if they had any questions or comments for Regional Planning Staff on this amendment. There were no comments.

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

[The public hearing was closed.]

COMMISSIONER LOKKEN MADE A MOTION TO FIND THE EL RANCHO, LLC AMENDMENT TO THE SPARKS MASTER PLAN IN CONFORMANCE WITH THE TRUCKEE MEADOWS REGIONAL PLAN, BASED ON THE FINDINGS LISTED IN THE STAFF REPORT, SECONDED BY COMMISSIONER MATTINA. THE MOTION CARRIED UNANIMOUSLY WITH NINE (9) MEMBERS PRESENT.

- C. PUBLIC HEARING - Regional Plan Conformance Review - Washoe County Comprehensive Plan amendment, La Dera Ranch (CR04-047), changing the land use designation from General Rural and Low Density Suburban to Medium Density Suburban, Low Density Suburban, High Density Rural, and Open Space on 6 parcels totaling \pm 375 acres, located south of Golden Valley Road/W. Seventh Avenue, approximately one mile west of Sun Valley Boulevard and one mile east of Spearhead Way.

Randy Baxley, Senior Planner, stated that as approved by Washoe County and submitted to the Truckee Meadows Regional Planning Agency (TMRPA), the proposed amendment included a \pm 10 acre parcel which is within Reno's sphere of influence (SOI), and over which Reno is exercising its extra-territorial jurisdiction. After subsequent discussions regarding the legal and jurisdictional issues surrounding this parcel, Washoe County submitted to the TMRPA a memorandum dated February 9, 2005, removing the 10 acre parcel from the conformance review request. The 10 acre parcel will be

processed as a proposed regional plan amendment to remove it from the Reno SOI, prior to conformance review. These matters will be heard by the RPC at a later date.

Mr. Baxley stated that Regional Planning staff has not identified any significant concerns regarding this request and recommends a determination of conformance, based on the findings listed in the staff report.

This request also includes a second unrelated amendment which would change the land use designation from Industrial to Medium Density Suburban on a ± 0.3 acre portion of a ± 2.6 acre parcel located at the northern terminus of Stella Drive. This change would simply make the entire parcel the same designation of Medium Density Suburban. Mr. Baxley stated that Regional Planning staff has not identified any significant issues with this request and is also recommending a determination of conformance for this part of the amendment request.

Commissioner Rogers mentioned traffic impacts and asked if the developer should be responsible to either find another route or to improve the roadway that will be impacted. Mr. Baxley stated that this item is just a straight Comprehensive Plan amendment with no specific development request. Any traffic impacts from a specific development request would be addressed at the time a tentative map came into this process through Washoe County.

Commissioner Rogers asked about water and sewer infrastructure for this area. Mr. Baxley stated that specific issues in terms of how infrastructure would be provided would be addressed when there is a specific project being proposed for this site.

Commissioner Moss asked if the City of Reno still has the same objections stated in the letter from the City of Reno included in the meeting packet. Mr. Baxley responded that he has heard no indication from the City of Reno that they have any additional comments beyond what was written in their letter.

[The public hearing was opened.]

Sharon Kvas, Washoe County Planning Manager, addressed Commissioner Rogers' concern regarding traffic impacts and stated that there will be roadway improvements required during the tentative subdivision map. Ms. Kvas also commented on grading for sewer infrastructure and stated that Sun Valley can provide the sewer infrastructure with much less disturbance to property than Reno.

Diana Langs, Sun Valley General Improvement District (SVGID), agreed with Ms. Kvas regarding the sewer infrastructure. Ms. Langs stated that in the entire Golden Valley area there is very little water left in the Truckee Meadows Water Authority (TMWA) system. TMWA, Panther Valley, and Washoe County will join in a partnership for the Raleigh Heights Stead Main to do one project for all future development within that region. This project is on the Capital Improvement Project (CIP) list.

Commissioner Lokken asked Ms. Langs if she was referring to capacity or availability of water when she stated that TMWA does not have enough water. Ms. Langs responded that the infrastructure tanks, transmission needs, and pump stations in that particular area are at capacity now.

Dave Ziegler, Director of Regional Planning, asked Ms. Langs where they get their wholesale water. Ms. Langs responded that it is from TMWA.

Dave Snelgrove, Wood Rogers, stated that this application was originally submitted to the City of Reno. Mr. Snelgrove stated that Mr. Baxley covered some of the grading concerns and issues with trying to get water back up over the hill towards Panther Valley. Mr. Snelgrove reviewed some of the history of

this proposed amendment. Mr. Snelgrove stated for the record that this project was approved by both the Washoe County Planning Commission and the County Board of Commissioners.

Commissioner Lokken stated that there were two comments from Mr. Hester in the letter from the City of Reno. One was that it is likely that streets, water and sanitary sewer infrastructure will be interconnected with the City infrastructure. The other comment was a request to have full involvement in review of any aspects of this development, including plan amendments, tentative maps, etc. Commissioner Lokken asked if there was an intent to have interconnected sewer infrastructure and if there has been a dialogue with staff regarding the project acknowledging and honoring the request for full involvement in this development. Commissioner Lokken asked if this area was considered for a cooperative planning venture given concerns raised in the City of Reno's letter. Commissioner Lokken stated that during the update a few years ago, Commissioner Galloway raised concerns about developers shopping from one jurisdiction to another. This was rejected for a variety of reasons by the City of Reno and Commissioner Lokken asked whether or not this constitutes shopping for another jurisdiction.

Mr. Snelgrove asked what was rejected by the City of Reno. Commissioner Lokken responded that the City has indicated that it could not provide the facilities and infrastructure to this because it was hard to get to. Mr. Snelgrove responded that part of it is gravity and that is why they are working with the County. The initial application was submitted to the City of Reno. Mr. Snelgrove stated that this was a cooperative plan application. The City did not provide any response to this. Mr. Snelgrove stated that Mr. Hester's concerns are adequately being addressed. Pulling out the 10 acre portion where the extra-territory jurisdiction exists removed a lot of the City's concern.

Commissioner Sanders asked where the sewer connection for the gravity feed terminates. Cary Chisum, Wood Rogers, responded that it still all goes to the same spot. Shaw Engineering prepared a report on where there would be any deficiencies in the system and those have all been reviewed and addressed with SVGID.

Ms. Langs stated that Sun Valley does own a portion of the capacity and their interceptor terminates at the TMWA plant. TMWA does sit as a member of the coordinating committee for that entire plant.

Ms. Kvas stated that when the application originally came in, it came in with the intent of coming back to the RPC for a Regional Plan amendment to remove the 10 acre parcel from the Reno SOI. That is the issue that Reno had with this application and that has been removed and will probably never come to this board for a Regional Plan amendment.

Mr. Ziegler stated that the TMRPA does have an application from Washoe County for a Regional Plan amendment having to do with the 10 acre parcel and that application will be processed.

[The public hearing was closed.]

COMMISSIONER NEWBERG MADE A MOTION TO FIND THE LA DERA RANCH AMENDMENT TO THE SUN VALLEY AREA PLAN ELEMENT OF 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 WEBER. THE MOTION CARRIED UNANIMOUSLY WITH NINE (9) MEMBERS PRESENT.

Norm Azevedo, Legal Counsel, stated that the February 9 letter will be included as part of the record for the conformance review.

Mr. Baxley asked if the motion includes a finding of conformance for the unrelated amendment changing the land use designation from Industrial to Medium Density Suburban on a ± 0.3 acre portion of a ± 2.6 acre parcel located at the northern terminus of Stella Drive. The maker of the motion responded that the motion does include that amendment, second concurred.

D. PUBLIC HEARING - Regional Plan Conformance Review - 2004-2005 Regional Water Management Plan (CR05-004) pursuant to NRS 540A.200 and Regional Plan Policy 2.4.2.

Mr. Baxley stated that there is only a 40 day conformance review period for this particular plan. Mr. Baxley reviewed three issues identified by Regional Planning staff with regard to conformance. These issues were also discussed during the workshop at the last RPC meeting. Mr. Baxley stated that the Regional Planning staff recommendation is that the Regional Water Management Plan (RWMP) be found in conformance with the Regional Plan with three exceptions listed in the staff report. Mr. Baxley reviewed the two recommended motions in the staff report.

Commissioner Sanders asked how long the Regional Water Planning Commission (RWPC) has been aware of the three issues identified by Regional Planning staff. Mr. Baxley responded that the RWPC was made aware of the concerns on June 30, 2004.

Commissioner Sanders asked if there was any response regarding why these issues were not addressed. Mr. Ziegler stated that the RWPC was aware of the concerns through oral comments made at a number of workshops with the RWPC prior to the written comments submitted on June 30. There were extensive discussions with the RWPC in their scheduled meetings. On the issue of the population's projections, the RWPC did offer some clarification but Regional Planning staff feels that could have gone further. On the issue of priorities, the RWPC and its staff felt that this was a very difficult area and they had trouble getting the necessary information together and it was beyond their ability to tackle this priority issue and to set up a priority system and establish priorities for facilities. There is a section in the RWMP of priorities for action items but that is not the same as priorities for facilities. The law requires priorities for facilities to be addressed. On the issue of coordination of water and wastewater facilities in the North Valleys, testimony before the RWPC was that there is still a lot of work to do on that and it is still going to have to evolve. While we acknowledge that is the situation, it does not change the fact that state law requires the RWMP to be coordinated.

Commissioner Sanders asked Mr. Ziegler what Regional Planning staff involvement would be, other than the consensus forecast. Mr. Ziegler responded that his hope is that with population projections, Regional Planning staff can facilitate an ongoing series of discussions with the staff or other representatives of the RWPC, Regional Transportation Commission (RTC), Washoe County School District, and the three local governments about how we can all get on the same page. As to needs for facilities, it would be natural for the two commissions and their staffs to work together to try and understand what the needs are for infill, TOD corridors, and service area boundaries. The role of Regional Planning staff in that would be to be advocates for the concept of the Truckee Meadows Services Area (TMSA), infill target areas, TOD corridors, etc.

Commissioner Sanders stated that it looks like this is all coordinated with the next Regional Plan update which seems to be happening across the board with all the plans. Commissioner Sanders stated that he would like to see status reports on the remaining items as we move forward to avoid having exceptions when adopting plans for conformance in the future.

Commissioner Rogers asked about the length of time given for deadlines on the exceptions. Mr. Ziegler responded that the deadlines were set for three years from the date of the adoption of the current Regional Plan and would be the nominal date for the next update on the Regional Plan. Mr. Ziegler stated that he does not see any reason other than staff time, resources and commission time why the deadlines could not be moved up. Keep in mind that water facilities require conformance review at the RWPC and if the development in the north valleys requires water facilities that are of the size and type that would require conformance review, they would have to be checked by the RWPC so there is another system of checks and balances in place there.

Jim Smitherman, Washoe County Department of Water Resources, stated that resources and infrastructure for development going on in North Valleys right now are in place. The study that we are doing looks at what to do with treated wastewater effluent should more water be imported into North Valleys from another source. That is where the potential imbalance is that is identified in the RWMP.

[The public hearing was opened.]

Rob Joiner, City of Sparks Advanced Planning Manager, stated that the city of Sparks did accept the RWMP in its original form and is not totally aware of what the amendments are that the Board of County Commissioners made. Mr. Joiner referred to the amendments recommended by Regional Planning staff and stated that we need to be careful when talking about a parcel-based system for changing the way that the consensus forecast is determined.

Commissioner Lokken asked how the consensus forecast currently handles the situation of land that possibly has some use on it but has not been developed. Mr. Joiner responded that it is a very general estimate as it has to be.

Commissioner Lokken asked how often the forecast is adjusted. Mr. Joiner responded that it is adjusted annually.

Commissioner Lokken asked if the forecast is parcel-based, could assumptions be questioned on an annual basis and be adjusted accordingly. Mr. Joiner responded that they could but it is labor intensive.

Ms. Langs stated that the RWPC did do both population-based analysis and parcel-based analysis. Ms. Langs stated that Mr. Ziegler has been in favor of really coordinating the TMSA with all jurisdictions. Ms. Langs agreed that it is key to identify that area to know where facilities need to go. Ms. Langs stated that facilities can be planned but unless developers come with the dollars, they will not get built. Ms. Langs stated that another focus is for all of us to get a handle on all local entities because we do not have control over what entities do as far as density, infill, and timing.

[The public hearing was closed.]

Commissioner Lokken asked for Regional Planning staff to comment on what is being requested in the motion regarding a parcel-based strategy on the consensus forecast. Mr. Ziegler responded that what Regional Planning staff is suggesting is that the RPC direct staff to work with the RWPC and other affected entities and service providers in the region on a cooperative approach to develop a consistent

population and development forecast methodology. Regional Planning staff is not married to any one approach or methodology.

COMMISSIONER LOKKEN MADE A MOTION TO FIND THAT THE 2004-2005 WASHOE COUNTY COMPREHENSIVE REGIONAL WATER MANAGEMENT PLAN CONFORMS WITH THE GOALS AND POLICIES OF THE TRUCKEE MEADOWS REGIONAL PLAN AND WITH LOCAL MASTER PLANS THAT HAVE BEEN FOUND IN CONFORMANCE WITH THE REGIONAL PLAN, BASED ON THE FINDINGS CONTAINED IN THE STAFF REPORT, WITH THE THREE EXCEPTIONS NOTED, SECONDED BY COMMISSIONER SANDERS. THE MOTION CARRIED UNANIMOUSLY WITH NINE (9) MEMBERS PRESENT.

COMMISSIONER LOKKEN MADE A MOTION TO DIRECT REGIONAL PLANNING STAFF TO WORK WITH THE RWPC AND OTHER LOCAL AND AFFECTED ENTITIES AND SERVICE PROVIDERS IN THE REGION ON A COOPERATIVE APPROACH TO: A) DEVELOP A CONSISTENT POPULATION AND DEVELOPMENT FORECAST METHODOLOGY; B) DEVELOP A CONSISTENT APPROACH TO IDENTIFICATION OF FACILITY NEEDS AND PRIORITIES CONSISTENT WITH THE ADOPTED REGIONAL FORM AND PATTERN CONTAINED IN THE 2002 REGIONAL PLAN, CONSISTENT WITH THE RECOMMENDED DEADLINES FOR COMPLETION OF THE NECESSARY AMENDMENTS; C) FIND A WAY BY WHICH IMPROVED SYNCHRONIZATION OF THE RELEVANT PLANS CAN AND WILL OCCUR WITHIN THE SCHEDULED UPDATES OF PLANS; AND D) FURTHER CLARIFY THE APPROPRIATE RELATIONSHIP AMONG THE RELEVANT PLANS. STAFF WILL MAKE REGULAR REPORTS TO THE RPC AS TO THE PROGRESS MADE. THE RPC WILL EXPECT SOLUTIONS TO BE DETERMINED IN THE TIME ALLOTTED AND TO BE INCLUDED IN THE NEXT SCHEDULED UPDATE OF THE REGIONAL PLAN OR NO LATER THAN JULY 1, 2006, SECONDED BY COMMISSIONER ROGERS.

Commissioner Lokken stated that after the RPC workshop on this issue, he had a discussion with staff from the RTC and was left with the impression that the RPC is seen by the RTC and the RWPC as an affected entity. The reality that was learned at the workshop is that the RPC is in fact a conformance review agency driven by NRS. Perhaps the flaw is that the RPC is treated just like every other affected entity.

Commissioner Mattina stated that she will support this motion. Commissioner Mattina stated that we are getting ready to have the next update of the Regional Plan and she will not be supportive of plans coming forward with exceptions. The RPC has approved plans with exceptions and nothing is ever done about the exceptions. Commissioner Mattina stated that she will not vote for one extension after another again.

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

- E. WORKSHOP - on proposed Regional Plan amendment and pending Regional Plan conformance review for Sierra Pacific Power Company's proposed Tracy to Silver Lake power line.

Mr. Baxley reviewed the procedure and schedule for processing the proposed regional plan amendment and a conformance review for the proposed Tracy to Silver Lake power line. No action is required of the RPC on this item tonight.

Chair Frandsen asked about a committee set up some time ago to review the Regional Utility Corridor. Mr. Baxley responded that was a subcommittee of the RPC that was put together to consider a set of possible amendments to the Regional Utility Corridor Report (RUCR) that were originally proposed by Sierra Pacific Power Company (SPPCO). SPPCO had requested that those proposals not go forward until the Tracy to Silver Lake transmission line case is resolved.

[The public hearing was opened.]

Bill Bennett, SPPCO, stated that he is available to answer questions.

[The public hearing was closed.]

Commissioner Herman asked if the proposed amendment is an amendment to the RUCR. Mr. Baxley responded that the RUCR contains a map that identifies the overhead facilities for transmission lines. Because portions of the Tracy to Silver Lake Power Line will be overhead facilities, approval would require the creation of a new utility corridor. An amendment to the map showing the new utility corridor would be required.

Mr. Azevedo requested a one-minute recess to confer with Mr. Ziegler.

Chair Frandsen called a one-minute recess at 8:05 p.m.

Chair Frandsen called the meeting back to order at 8:06 p.m.

6. DIRECTORS, MEMBERS, AND LEGAL COUNSEL INFORMATION ITEMS

A. Director's report:

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

Mr. Ziegler reviewed agenda items for the next Regional Planning Governing Board (RPGB) meeting.

B. Legal counsel's report - Status report and possible direction to staff on:

- 1) Washoe County's petition for judicial review of the certification of Reno's annexation program as conforming with the Regional Plan

Mr. Azevedo stated that Judge Hardesty directed the lawyers to meet to address some of the issues relevant to this particular settlement process. Mr. Azevedo reviewed the topics discussed. Another meeting is set for this Friday and Judge Hardesty will facilitate further discussion on those topics.

- 2) Washoe County's appeal of the Regional Planning Commission's determination of conformance with the provisions of the Regional Plan and the settlement agreement in District Court Case No. CV02-03469 for City of Reno zoning map amendments and Mortensen/Garson Development Standards Handbook (CR04-007)

Mr. Azevedo stated that he has not yet received a signed order from Judge Hardesty on this item.

- 3) Nevada Supreme Court Case No. 37947 (Bushey/Busi).

Mr. Azevedo stated that this case has been argued and is under submission. This case will have a significant impact on this agency and how it does business with respect to conformance reviews.

- 4) City of Sparks appeal to the Regional Planning Governing Board regarding Washoe County's adoption of the updated Spanish Springs Area Plan.

Mr. Azevedo stated that this item has been stayed.

- 5) Report on the Regional Transportation Commission's compliance with provisions of NRS 278.0282 and effect of a possible determination by the RPC that the Regional Transportation Plan does not conform with the Regional Plan.

Mr. Azevedo stated that the RTC has a two-step approval process for the Regional Transportation Plan (RTP). One is through the federal government and one is through the RPC. As to their ability to do that, Mr. Azevedo will defer to their legal counsel, who is supposed to be sending a written response. Once Mr. Azevedo has the information from the RTC, he will prepare a written report to the RPC. As a follow up to the discussion at the last RPC meeting, the RTC's conformance review is no different than any other master plan from any other affected entity. The RTP is subject to approval by the RPC.

Commissioner Moss asked Mr. Azevedo to explain the process that is happening regarding the Sparks appeal under agenda item 6.B.4. Mr. Azevedo stated that the parties believe that the conformance review will address the issues that are present. The issues required additional discussion and the cooperative planning dispute resolution process has some relatively specific timelines. The City of Sparks filed a protective appeal. When that came in, Mr. Azevedo suggested to the attorneys that as opposed to having two competing processes going forward, let's stop the dispute resolution process and have the conformance review process go forward. If that process resolves the issues, the appeal will be dismissed.

- C. Report on selected bills and resolutions of the 2005 session of Nevada's legislature.

Patricia Rogers, Community Outreach Assistant, stated that the most current list of proposed legislation being tracked by Regional Planning staff is included in the meeting packet. It appears that the main issues are going to be tax and water. Ms. Rogers stated that she was thanked by someone at the legislature today for having the MOU in place and that it is very helpful.

- D. Report on Truckee Meadows Growth Task Force.

Mr. Ziegler stated that he expects to be asked to give a presentation to the Task Force on the Regional Plan. Mr. Ziegler stated that he has asked again that the Task Force have a member appear before the RPC to give a status report. A list of the membership of the Task Force is included in the meeting packet.

Chair Frandsen stated that she hopes the Task Force recognizes the importance of the RPC and the RPGB.

Commissioner Lokken asked if the Task Force has any obligation to comply with the open meeting law. Mr. Ziegler responded that they do not at this time.

- E. Report on progress on conformance-related master plan amendments of local governments and affected entities.

Mr. Baxley stated that this report includes the side-by-side comparison of the various amendments that have been identified as being required to bring the local master plans into full conformance with the Regional Plan. A public hearing will be scheduled to review the materials submitted by the City of Reno to determine if they constitute actions addressing the pertinent items on the conformance determination.

7. REQUESTS FOR AND POSSIBLE ACTION ON FUTURE AGENDA ITEMS

- A. Review of tentative agenda items for March.
- B. Review of 12-month calendar of projected RPC and RPGB actions.

Mr. Ziegler reviewed agenda items for the next two RPC meetings.

8. WRITTEN CORRESPONDENCE

Mr. Ziegler stated that a flyer on the Livable Communities Lecture Series is included in the meeting packet.

9. PUBLIC COMMENT

None

10. ADJOURNMENT

Chair Frandsen adjourned the meeting at 8:30 p.m.

Respectfully submitted by Christine Birmingham.

Reviewed by:

Approved by:

Dave Ziegler, Director

Florence 'Marge' Frandsen, Chair

Truckee Meadows Regional Planning Agency

Regional Planning Commission

**APPROVED BY THE REGIONAL PLANNING COMMISSION IN SESSION ON _____,
2005.**