

**MINUTES
2007 REGIONAL PLAN UPDATE
TECHNICAL ADVISORY COMMITTEE
Friday, July 7, 2006**

TAC Members

Nevada System of Higher Education
Palomino Valley General Improvement District
Regional Transportation Commission
Regional Water Planning Commission
City of Reno
Reno Redevelopment Agency
Reno-Sparks Indian Colony
Reno-Tahoe Airport Authority
Sierra Pacific Power Company
South Truckee Meadows General Improvement District
City of Sparks
Sparks Redevelopment Agency
Sun Valley General Improvement District
Truckee Meadows Regional Planning Agency
Truckee Meadows Water Authority
Washoe County
Washoe County Department of Water Resources
Washoe County District Health Department, Air Quality Management Division
Washoe County District Health Department, Environmental Health Services Division
Washoe County HOME Consortium
Washoe County School District
Waste Management, Inc.

The Technical Advisory Committee (TAC) met in the Truckee Meadows Community College – Dandini Campus Vista Building, Room B206, Reno, Nevada, and conducted the following business:

The meeting was called to order by Rosanna Coombes, Interim Director of Regional Planning, at 8:48 a.m.

1. ROLL CALL

The clerk called the roll, and TAC members in attendance were: Claudia Hanson filling in for John Hester, City of Reno; Margaret Powell, City of Sparks & Sparks Redevelopment Agency; Jim Rundle, City of Sparks & Sparks Redevelopment Agency; Debra Goodwin, Regional Transportation Commission; Greg Dennis, Regional Water Planning Commission; Jerry Schumacher, South Truckee Meadows GID; Diana Langs, Sun Valley GID; Hilary Lopez filling in for John Erwin, Truckee Meadows Water Authority; Adrian Freund, Washoe County; Jeanne Ruefer, Washoe County Department of Water Resources; and, Duane Sikorski, Washoe County District Health Department (Air Quality).

Members absent were: John Hester, City of Reno; Harold Shotwell, Palomino Valley GID; Jodi Royal-Goodwin, Reno Redevelopment and HOME Consortium; Scott Nebesky, Reno-Sparks Indian Colony; Dean Schultz, Reno-Tahoe Airport Authority; Mark Sullivan, Sierra Pacific Power Company; Robert Lichtenstein, Nevada System of Higher Education; Jeanne Rucker, Washoe County District Health Dept. (Solid Waste); Mark Stanton, Washoe County School District; and, Greg Martinelli, Waste Management.

Truckee Meadows Regional Planning Agency (TMRPA) staff present was: Rosanna Coombes, Patty Rogers, Lora Richards.

Also present were: Dee Schafer from Corporate Solutions, Inc. who was the facilitator for the meeting. Bill Von Phau, Washoe County Parks Commission; Jim Nadeau, Career Nevada; April Tanamera; Jeff Codega, Jeff Codega Planning/Design; Bill Whitney, Washoe County Department of Community Development; Arlo Stockham, CFA, Inc.; April Hill, Tanamera; Ginger Pierce, Pleasant Valley CAB; Bill Whitney, Washoe County Community Development; Sonya Him, Nevada Land Conservancy; and Tina Nappe. Marilyn Gross was also present to take the Minutes.

2. APPROVAL OF AGENDA

MEMBER GOODWIN MADE A MOTION TO APPROVE THE JULY 7, 2006, TAC AGENDA. SECONDED BY MEMBER SIKORSKI. THE MOTION CARRIED UNANIMOUSLY WITH ELEVEN (11) MEMBERS PRESENT.

3. PUBLIC COMMENT

A. Member Langs thanked Rosanna Coombes and her Staff and expressed appreciation for their efforts.

4. BUSINESS OF THE DAY

Dee Schafer, Corporate Solutions, Inc., reviewed today's meeting objectives, which are to finalize the conceptual agreement on Module 2, Issue #1 and then move on to Module 2, Issue #2. Ms. Schafer stated that Member Ruefer has a brief presentation to give and turned the time over to her.

Member Ruefer passed out a handout on No Adverse Impact, which involves floodplain issues, for the members' review. Member Ruefer stated that the law requires an individual to use his/her property in order to not harm other people. Member Ruefer explained the concept, which could be applied to a community basis. Member Ruefer requested discussion including this concept of no adverse impact to the development of the Regional Plan as it pertains to natural resources. Member Ruefer asked for questions and comments.

Arlo Stockham, CFA Inc., requested an example of how the concept would be included in the plan. Member Powell requested a non related flood example. Member Ruefer stated that an example would be provided later in order to allow for discussion.

Member Langs stated that she likes the concept as it is important to protect individuals from the effects of flooding. Ms. Schafer stated that it is important to define clear standards so as to not allow for interpretation.

Member Ruefer gave examples that a policy might be adopted to preserve the u corridors or to condense the construction of a two-story tower that might block the view of Peavine. Member Powell stated that by using the concept would create an adverse effect on the TOD corridors.

Member Freund stated that it is important to define the boundaries of the concept. Bill Whitney stated that it would be hard to take the concept to other things that are not natural resources. Mr. Stockham stated that the concept should be kept on a broader level.

Ms. Schafer summarized the comments by stating that when coming up with conceptual agreements be mindful of others and not have an absolute policy or language.

Member Langs stated that property owners are responsible to mitigate on their own. A brief discussion followed. Member Sikorski stated that public access to the river is denied by

individuals building near the river. Member Sikorski questioned how to balance the views and the buildings.

Member Powell questioned where the line is drawn for adequacy and she cited an example of using storm drains throughout the city. Member Powell stated that it would be a difficult process to establish the baseline of accumulative impact and questioned how to mitigate the harm already done.

Ms. Coombes questioned what the holes are that need to be plugged in terms of existing regulations and policies that should be added to the plan. Ms. Coombes stated that she has not heard an answer to what is already in the plan. Member Goodwin-Royal expressed concern of making policy. Member Langs stated that the holes are funding. Member Sikorski stated that the holes are planning. Member Ruefer suggested looking at this concept on a broader level to determine what impact the policy has on a regional level.

Ms. Schafer summarized by stating that a continued coordination of planning with all entities is needed. Ms. Schafer recommended holding onto the concept and not making policies. Ms. Schafer questioned if that was appropriate.

Member Martinelli stated that the existing conditions are existing and the policy is already in place. Member Martinelli stated that it is not necessary to have “No Adverse Impact” as there are always impacts. A discussion followed regarding waivers to the policy.

Ms. Schafer summarized that the members do not recommend using specific language for the Regional Plan.

Member Powell stated that specific language takes time and that specific language in certain areas should go on record as why not to be addressed specifically.

Ms. Schafer stated that the concept is good to think about and that it does take time and people get too mitered down in this discussion.

Member Freund stated that after reading the wording in the existing plan 95% of the natural resources have been captured at the right level. Member Martinelli stated that putting rules in place in the Regional Plan precedes what needs to be thought about in terms of an action plan.

A. Discussion and consideration of:

- 1. Module 2, Issue #1 – Ensure master plans operate within the constraints of natural resources and recognize the policies regarding same in the Regional Water Management Plan; measure and monitor capacity of natural resources and determine whether there should be additional criteria for the Development Constraints Area (DCA).**

Ms. Coombes gave a brief overview of the small group discussion of last meeting and categorized them as follows: (1) those that impact the Regional Plan themselves and (2) those that are work programs. Ms. Coombes reviewed the worksheet and noted the changes on page 2, 3, 8, and 10 that she listed according to previous discussion of the members. Ms. Schafer requested comments.

Mr. Whitney stated that the coordination of the three local governments as they deal with natural resources is a must. Ms. Coombes explained that the need to have something to coordinate has been previously discussed.

Tina Knappe expressed frustration that the annexation process has already affected the future of the entire annexation area such as property values. She expressed concern that the members have not discussed with the BLM and other wildlife individuals and residents. She suggested that in the future, community outreach is important. Ms. Knappe stated that what is needed is a proactive and holistic look. She stated that what is missing is that each entity does not care what plan the others are doing. A brief discussion followed regarding the cooperation of entities.

Member Freund stated that the Regional Plan provides focal point policies. Member Freund stated that one weak link is the coordination of elements. Member Freund stated that it takes the three entities and others to sit around the table for a discussion.

Ms. Coombes questioned Ms. Knappe on what else is needed. Ms. Knappe replied avoiding collective costs and receiving more comments to determine if the plan is needed. Mr. Stockham agreed that a broader group is needed.

Member Hanson stated that on page 2 of the worksheet, the main concept of coordination with the local governments and affected entities, is key. A brief discussion followed regarding the laundry list on the worksheet being too inclusive or not.

Member Powell referred to the list on page 3 of the worksheet and questioned if it refers to water. Member Martinelli replied yes and no. A brief discussion followed regarding a completed recharge report.

At this point in the meeting (at approximately 10:20 a.m.), Member Lopez departed.

A discussion followed regarding redundancy with the Regional Plan and a table of contents to refer back to.

Member Powell referred to recreational activities and the uses within recreational areas. Member Powell stated that she is unsure where to include those items. Member Sikorski suggested including recreational areas under development.

Ginger Pierce, Pleasant Valley CAB, stated that in talking to several individuals she did not find out who is in charge and no one knows what the other entity is doing.

Jeff Codega, Jeff Codega Planning/Design Inc., stated that floodplains are really a storm water management issue. Ms. Schafer summarized Mr. Codega's comments by stating that floodplains should be removed and asked if the members agreed. Members Langs and Goodwin replied no. Mr. Codega stated that one key of the Regional Plan should be to engage owners of property. He stated that the process needs to be a principle.

Member Ruefer suggested that the Regional Plan, if possible, call for the development community to work closely with the planners so that a plan does not come in that is not in conformance with the existing master plans and resource plans.

Member Ruefer questioned if the update of the plan should refer to other policies. Ms. Schafer questioned who would decide if the policy should be included in the plan. A brief discussion followed. Ms. Coombes stated that conformance reviews cover what is going on in other plans.

Member Schumacher suggested that the well head protection plan be added to the list.

Member Martinelli, referring to page 3 of the worksheet, suggested rewording "requiring master plans to include a conservation element" to "coordinate in the management of natural resource goals local governments should develop a natural resource information system for dissemination to development as projects come through." Member Martinelli stated that to say we're going to have a master plan, it is difficult to put a set plan in place and possibly have flexibility in plans to implement the goals might be a better approach. A brief discussion followed regarding what the local master plans need to address and the wording "will require."

At this point in the meeting, Ms. Schafer called for a break. The meeting was recalled to order at 11:05 a.m.

Ms. Schafer summarized the previous comments as follows: how can we incorporate the concepts within the same language, including recreational activities as a natural resource; delete "the management of" in the first statement on page 3 of the worksheet; add "recreation management" to the list on page 3; add to the end statement "the conservation element will provide for coordination and a communication strategy that will address management..."

Member Martinelli questioned if the end statement will address each local government or if it is included so the planners will have the tools to be able to use when they get information requests. Member Martinelli suggested that the needed element is the information.

Ms. Schafer questioned how to word it to include information. Mr. Stockham stated that the more data available to the public is better.

Ms. Coombes stated that due to the sensitive nature of natural resource management in some areas, we are precluded from providing data sets. Ms. Coombes stated that it needs to be clear to individuals that some information can not be handed out.

Ms. Schafer questioned Mr. Stockham if something should be added to page 10 of the worksheet and if so where. Mr. Stockham replied under bullet 2 and add “to make available as much data as possible.” Member Sikorski suggested adding the same wording to bullet 1.

2. Module #2, Issue #2 – Ensure plan preserves access to and adequate and appropriate open space, river, stream corridors and trails.

Ms. Schafer stated that Bill Whitney will give an educational presentation to set the stage for Issue #2.

Mr. Whitney gave a brief overview of open space. The three categories of open space are: dedicated through the development process for local government, deeded through the development process that benefit property owners of a subdivision, and federal lands. Mr. Whitney passed out a handout on the Final Southern Washoe County Urban Interface Plan Amendment from the BLM. Mr. Whitney stated that two major efforts were involved in shifting the federal lands to open space. For the first effort he referred to the highlighted places on page 2 and 3 of the handout. Mr. Whitney stated that the changes took place from the input from the Technical Advisory Committee’s leads and elected officials. The second effort included open space land use as part of the master plan. Mr. Whitney passed out a map depicting the federal lands that were changed to open space in 2003. Mr. Whitney reviewed the access issue as it is a big issue. Mr. Whitney briefly reviewed ridgelines, aquifer recharge areas, Truckee River, local regulations, wildlife habitats, and treated land application areas as they pertain to natural resources.

Member Dennis questioned how to get pedestrian, urban parkways settings in place for a more dense population in downtown and the TODs. Member Dennis stated that it is critical. A discussion followed regarding available land, public vs. private land, managing public lands, and destruction of lands.

Member Freund questioned when the updates for resource management plans will take place. Mr. Whitney explained the various jurisdictions and the stages of each plan update.

Member Dennis stated that there are many power plants going in that will not benefit Washoe County. Member Dennis suggested looking how the power plants fit in the Regional Plan and give it adequate discussion. Mr. Whitney stated that there are policies in place that actively promote energy renewables that do not necessarily promote fossil fuels.

B. Review of priority list of issues for the 2007 Regional Plan update, including possible identification of additional issues or qualifiers.

This item was not discussed at this time.

Ms. Schafer reviewed the scope for next meeting which will include discussion of Module 2 Issue #2 and breaking into small groups to discuss agency needs. The next meeting will be held on July 21, 2006.

5. REQUEST FOR FUTURE AGENDA ITEMS

There were no future agenda items presented at this time.

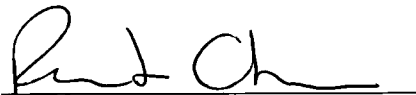
6. WRITTEN CORRESPONDENCE

There was no written correspondence presented.

7. ADJOURNMENT

The meeting adjourned at 11:47 a.m.

Respectfully submitted by Christine Birmingham,



Rosanna Coombes, Director

Truckee Meadows Regional Planning Agency

FILED ON

2/22, 2008.