

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.

**MINUTES
2007 REGIONAL PLAN UPDATE
TECHNICAL ADVISORY COMMITTEE
Friday, January 6, 2006**

The Technical Advisory Committee (TAC) met in the Sun Valley GID Board Room, 5000 Sun Valley Blvd., Sun Valley, Nevada, and conducted the following business:

The meeting was called to order by Dave Ziegler, Director of Regional Planning, at 9:18 a.m.

1. ROLL CALL

The clerk called the roll, and TAC Members in attendance were: Rob Joiner, City of Sparks and Sparks Redevelopment Agency; Margaret Powell, City of Sparks; Debra Goodwin, Regional Transportation Commission; Jodi Royal-Goodwin, Reno Redevelopment & HOME Consortium; Scott Nebesky, Reno-Sparks Indian Colony; Mark Sullivan, Sierra Pacific Power Co.; Jerry Schumacher, South Truckee Meadows GID; Diana Langs, Sun Valley GID; Jeanne Ruefer, Washoe County Department of Water Resources; and, Duane Sikorski, Washoe County District Health Department (Air Quality); and Dave Ziegler, Truckee Meadows Regional Planning Agency.

Members John Hester, City of Reno, arrived at 9:30 a.m.; Greg Dennis, Regional Water Planning Commission, arrived at 9:45 a.m.; John Erwin, Truckee Meadows Water Authority, arrived at 9:50 a.m.; and Dean Schultz, Reno-Tahoe Airport Authority, arrived at 10:30 a.m.

Members absent were: Adrian Freund, Washoe County; Robert Lichtenstein, Nevada System of Higher Education; Jeanne Rucker, Washoe County District Health Department (Solid Waste); Mark Stanton, Washoe County School District; and Greg Martinelli, Waste Management and Harold Shotwell, Palomino Valley GID.

Also present were: Patricia Rogers, TMRPA; Lora Richards, TMRPA; and Paige Menicucci, TMRPA

2. APPROVAL OF AGENDA

Truckee Meadows Regional Planning Agency
One East First Street, Suite 1100, Reno, NV 89501-1625
775-321-8385; Fax 775-321-8386
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MEMBER LANGS MADE A MOTION TO APPROVE THE JANUARY 6, 2006, AGENDA, SECONDED BY MEMBER SCHUMACHER. THE MOTION CARRIED UNANIMOUSLY WITH TEN (10) MEMBERS PRESENT.

3. PUBLIC COMMENT

There were no public comments.

Dave Ziegler, Director of Regional Planning, welcomed those in attendance at the meeting and invited them to participate in the discussions and introduce themselves. Those in attendance were: Karen Ruliz, TMT; Margaret Reinhardt, Sun Valley GID; Arlo Stockham, CFA; Hilary Lopez, Truckee Meadows Water Authority; Brett Tyler; Carolyn Poissant, Washoe County Parks; Trent Averett, Peavine Pines; and Tina Nappe.

Mr. Ziegler stated the goal is to update the Regional Plan by Christmas, 2006. Mr. Ziegler reminded members that the process is designed to be tough on principle and easy on people. He described the planning process and advised Members to communicate with their staff and community and provide feedback to the TAC. Members were instructed to see others perspectives, be good listeners, help keep the sessions on track, respect others, be accountable, and function as a team with 100% participation.

At this time, Member John Hester arrived.

4. BUSINESS OF THE DAY

- A. Consideration of and possible conceptual agreements on Module 1 of the Regional Plan, Issue #2, providing an appropriate amount of land for all types of development and open space.**
- B. Review of priority list of issues for the 2007 Regional Plan update, including possible identification of additional issues or qualifiers.**

Dee Schafer, Corporate Solutions, reviewed the objectives for the meeting which included:

- To bring forward what is currently in the plan with regard to land supply
- Information and recommendations from EDawn
- Review of the completed scope of land supply issues
- Identification of agency needs
- Small group session to identify the opportunities and solutions based on the scope and needs of the agencies and then decide how to move forward.

Mr. Ziegler provided recommendations on the current plan components and the EDawn recommendations. He stated the issues were how to make sure the appropriate amounts

of land were in the right locations for all types of land use. The current version of the Regional Plan does not address this issue. Discussions held regarding the fundamental assumptions included the need for broad range of housing products, a diverse range of housing opportunities, mixed plan residential use and employment locations and regional form and development patterns. Some discussions concerned rural development areas (RDA), planning principles, comparative development, high density and mixed use in centers and corridors, special land uses, emerging employment centers to include the job housing balance and recreational resorts. He stated the unincorporated areas and the limits that are appropriate for the unincorporated areas of the TMSA will likely be another issue and amended through the settlement process. In the development constraints, certain uses are allowed in those areas.

Mr. Ziegler announced that EDAWN was interested in the strategic planning process for economic development and working with the TAC to discuss ideas, concerns and strategies. He requested volunteers to meet with Angelou Economics on January 17, 2006 at 3:00 p.m.

Diana Langs distributed an article called “The Downside of the Upscale Condo Boom” for members to review.

At this time, member Greg Dennis arrived.

Ms. Shafer requested Members review the scope of issues from the last meeting to confirm issues were captured and if others should be added. The scope of issues included:

- Land use being an economic value, what type and does it drive the land use
- Intensities and densities
- Employment centers
- Open mix
- How detailed
- Mixed use categories developed by Reno – how will they roll out
- Discourage “blob” maps
- Define “noxious” uses and address proposing policies if appropriate
- Required public facilities
- Impact fees and schools
- Affordable housing
- Versatility and flexibility
- Retail concentration/traffic congestion considerations
- The Meadowood Mall interchange

Bret Tyler recommended transportation and traffic issues be included in every aspect of the Regional Planning process.

Mr. Ziegler requested a description of the new concept for the Truckee River Canyon Corridor. Rob Joiner explained the concept and the focus for the corridor as the gateway to the City. Restoration plans are to attract people and business. Plans include recreation and expansion of the railway access since it is important to the industrial community. Design standards for south of Interstate 80 require access to the River at any point. The corridor is an Emerging Employment Center and therefore plans are to create a balance of homes and jobs.

Mr. Ziegler asked where the railroad tracks cross the river. Margaret Powell noted just before Patrick Street.

Discussion included working with Storey County, wild lands, rural areas and natural resources, and setbacks.

Member Sullivan recommended that industrial use areas not be mixed with residential and employment centers and planning is critical in industrial areas.

Mr. Ziegler noted Clark County created a heavy industrial zone for noxious and heavy industrial uses away from the populated areas. Members provided examples of heavy industrial use in the immediate area and the possibility of the TAC making recommendations for segregating areas with hazardous materials and waste for effective monitoring. Discussion included identifying areas for citizens and their expectations and the cumulative impact.

Ms. Shafer requested members to report their agency needs.

Member Sullivan commented involvement in the process and consideration of energy use is important.

Member Ruefer recommended a change in land use and a good planning for mixed use and facility resource planning.

Member Hester stated there is a need to identify slopes and qualitative direction on development.

Member Schumacher noted the need for water and coordination with developers, cities, and the county.

Member Royal-Goodwin stated there is a need for adequate residential areas to avoid hindering the ability to buy land.

Member Dennis recommended flexibility with infrastructure in order to deal with change and issues.

Mr. Ziegler stated the interest of the Regional Plan is fine-grained land use patterns with infills, mixed use, highway and rail transportation systems.

Member Nebesky noted the need to evaluate tribal relationships, to recognize and to compliment each other.

Member Erwin stated the plan is subject to change and therefore it should be used as a guide to accommodate change.

Member Langs stated the importance of expectations and to continue working together so everyone will know what to expect.

Member Ruefer commented that communication flexibility is important.

Member Sikorski stated that air quality and compatible land use should be planned effectively.

Member Joiner stated there is a need for parcel base, highway and rail access issues, impacts, housing, natural resources and legislation.

Member Powell stated that the need to continue paradigm shift started with the previous Regional Plan with regard to intensities and densities.

A short recess was called at 10:30 a.m. The meeting was re-called to order at 10:40 a.m.

Ms. Shafer instructed Members to form groups to discuss entity needs and what should be in the plan to ensure appropriate land use for development and open space.

Member Dennis presented the group's input. Recommendations were to tie industrial use to the rail and transportation corridors. The need for flexible guidelines for existing land uses, to require retention of quality, interconnected open space, improving analysis of developing open space and downtown urban development for return on investment, establishing funded open space districts, and to define intensity and density as required by statutes.

Member Joiner presented the recommendation for Group 1 that the Regional Plan could be a clearinghouse with a broad sense of land use.

Member Sikorski reported the recommendations for Group 4 which included indexing land use encourage healthy life styles, incorporate smart growth features, flexibility of land use with fine-grain natural resources.

A discussion was held regarding planned growth and how the current system is backward.

Member Powell presented the recommendations for Group 3 which included multi-county infrastructure to address issues early, adopting infrastructure planning for mixed use, broaden definition of infrastructure to include community education. They also recommended taking advantage of special infrastructure assets with regard to transportation, rail, airport and TODs. She noted the need to balance the preservation of the river with industry and rail transportation.

Ms. Schafer requested to know what points are critical to be included in the regional plan. She stated the results would be compiled for presentation.

Ms. Schafer requested to know members volunteering to participate in discussion with EDawn on January 17, 2006, at 3:00 p.m. Those volunteering were John Hester, Dave Ziegler, Margaret Powell, Jeanne Reufer, Jodi Royal-Goodwin, Arlo Stockham, Hilary Lopez.

5. REQUESTS FOR FUTURE AGENDA ITEMS

Mr. Ziegler stated the next meeting would be held at the Reno/Sparks Indian Colony at 9:00 a.m. He thanked stakeholders and TAC members for their participation.

6. WRITTEN CORRESPONDENCE

There was no written correspondence presented for review.

7. ADJOURNMENT

The meeting was adjourned at 11:57 a.m.

Respectfully submitted by Joy Randall

REVIEWED BY:

Rosanna Coombes, Interim Director
Truckee Meadows Regional Planning Agency

FILED ON _____, 2007.