

MINUTES
2007 REGIONAL PLAN UPDATE
TECHNICAL ADVISORY COMMITTEE
Friday, June 16, 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 Sun Valley General Improvement District Board Room, 5000 Sun Valley Boulevard, Reno, Nevada, and conducted the following business:

The meeting was called to order by Dave Ziegler, Director of Regional Planning, at 8:42 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; Harold Shotwell, Palomino Valley GID; Greg Dennis, Regional Water Planning Commission; Scott Nebesky, Reno-Sparks Indian Colony; Jean Schultz, Reno-Tahoe Airport Authority; Jerry Schumacher, South Truckee Meadows GID; Diana Langs, Sun Valley GID; Bill Whitney filling in for Adrian Freund, Washoe County; Jim Smitherman filling in for Jeanne Ruefer, Washoe County Department of Water Resources; Duane Sikorski, Washoe County District Health Department (Air Quality); and, Mike Boster, Washoe County School District, filling in for Mark Stanton.

Mark Sullivan, Sierra Pacific Power Company, arrived at 9:16 a.m.; Hilary Lopez filling in for John Erwin, Truckee Meadows Water Authority, arrived at 10:28 a.m.

Members absent were: Debra Goodwin, Regional Transportation Commission; Jodi Royal-Goodwin, Reno Redevelopment and HOME Consortium; Robert Lichtenstein, Nevada System of Higher Education; Jeanne Rucker, Washoe County District Health Dept. (Solid Waste); and, Greg Martinelli, Waste Management.

Truckee Meadows Regional Planning Agency (TMRPA) staff present were: Dave Ziegler, Lora Richards, and Rosanna Coombes.

Also present were: Dee Schafer from Corporate Solutions, Inc. who was the facilitator for the meeting; Jeff Codega, Jeff Codega Planning/Design; Bill Whitney, Washoe County Department of Community Development; Stacey Crowley, Consulting; Arlo Stockham, CFA, Inc. and, Randall Walter, Places Consulting Services. Marilyn Gross was also present to take the Minutes.

2. APPROVAL OF AGENDA

ROSANNA COOMBES MADE A MOTION TO APPROVE THE JUNE 16, 2006, TAC AGENDA. SECONDED BY MEMBER LANGS. THE MOTION CARRIED UNANIMOUSLY WITH THIRTEEN (13) MEMBERS PRESENT.

3. APPROVAL OF MINUTES

- A. November 4, 2005**
- B. December 2, 2005**
- C. May 5, 2006**

MEMBER SHOTWELL MADE A MOTION TO APPROVE THE MINUTES OF NOVEMBER 4, 2005; DECEMBER 2, 2005; AND, MAY 5, 2006. SECONDED BY MEMBER SIKORSKI. THE MOTION CARRIED UNANIMOUSLY WITH THIRTEEN (13) MEMBERS PRESENT.

4. PUBLIC COMMENT

A. Member Langs stated that she was sorry to see Dave Ziegler leave and she wished him the best. Member Langs stated that she hoped a correction would be made in the future regarding this incident.

B. Mr. Ziegler stated that this will be his last meeting as his last day will be two weeks from today. Mr. Ziegler thanked the Members for their support and requested their continued support once he leaves.

5. BUSINESS OF THE DAY

A. Status report on:

1. Module 1, Issue #3.2 – adequate affordable housing.

Dee Schafer, Corporate Solutions, requested an update on affordable housing. Ms. Coombes stated that Member Royal-Goodwin was unable to attend today's meeting and reported on her behalf. Ms. Coombes distributed information to the Members regarding the work of the task force on affordable housing. Ms. Coombes reported that the group is continuing to work towards recommendations. Ms. Coombes reported that Regional Planning has entertained a consultant at this stage, whose task is to assist the agency in a background research on an affordable housing policy at the regional level. Ms. Coombes stated the consultant is coordinated with the growth management task force.

Ms. Schafer stated that a meeting on affordable housing will be held on June 29, 2006. Member Sikorski questioned if representation of the parks and open space is included in Member Royal-

Goodwin's plan. Ms. Schafer stated that that is good feedback to give to Member Royal-Goodwin.

2. **Progress of TAC infill subcommittee discussions on Module 1, Issue #4 – specific, measurable infill goals and standards to replace the existing goals and standards set forth in Goal 1.2, Policy 1.2.1, Table .2.1 and Policy 1.2.12, and related planning principles, policies, and definitions of the 2002 Regional Plan; appropriate goals, policies and measurement tools for monitoring emerging employment centers (EECs) and related growth; and additional regional centers and extensions of existing TOD corridors.**

Ms. Schafer gave a brief overview of the infill subcommittee's purpose. Ms. Schafer requested feedback from the subcommittee. Mr. Ziegler briefly overviewed the game plan of the subcommittee, which includes the completed discussion of the 4 persons per acre issue, the current discussion of corridors within the regional centers to include nodes, and the future discussion of qualitative design issues. Mr. Ziegler stated that once these discussions are completed, the group will go back to the 35/64 split with the possibility of building a new table.

Member Powell summarized the subcommittee's discussion of the intensification of the plan, moving from auto-oriented to pedestrian-oriented to increase FARs.

Ms. Schafer reviewed the objectives for today's meeting, which includes the continuation of the discussion on Module 2 Issue #1, determining the scope, determining the agency issues, and then finalizing the consensus with small group work.

An individual requested that a letter regarding scoping be distributed to the Members from Tina Nappe.

Mr. Stockham questioned what draft policies are available for Module 1. Mr. Ziegler gave a brief history of the Module 1 discussion. Mr. Ziegler stated that there are no firm dates set as yet. Mr. Ziegler suggested that once the infill subcommittee has completed its work that would be the best time to move forward.

Ms. Schafer questioned if there are additional natural resources other than the four that the committee should be considering. The following items were mentioned: scenic resources; dark skies/night skies and light pollution; noise; urban wildlands interface; flood plain; and, cultural resources.

- B. **Discussion and consideration of 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. Schafer questioned the scope of the issue. The following items were mentioned: why use “constraint” of natural resources; sustainability, or how to preserve resources for future generations; mechanisms in addition to natural resources; longer term planning of environment on human values; enhancements; and, the low impact development (LID) concept.

Member Powell stated that the LID concept would be redundant in the regional plan. Member Dennis stated that it will become codified. A brief discussion followed regarding LID including the incentive of a reduction of infrastructure cost and water quality mandate.

Ms. Schafer requested what the roles of the regional plan should be with the natural resource issue. Member Dennis stated that although the river runs through downtown Reno, there is still a trapezoid, including low flow channels and fishery improvements downtown. Bill Whitney, Washoe County, stated that the role is to address natural resources on a broader level. Mr. Whitney gave an example of the mule deer.

At this point in the meeting (at approximately 9:16 a.m.), Member Sullivan arrived.

Mr. Stockham stated that the role should be a coordinating role with other jurisdictions.

Mr. Ziegler stated that the regional plan can encourage good things to happen; however, there are gaps with the plan and groups working towards the plan, such as the conservancy group.

Member Powell stated that the next step is to have local jurisdictions create or update their plans to coordinate with the regional plan and other jurisdictional plans.

Member Sikorski questioned the role of the regional plan. Member Sikorski questioned the enforcement mechanism and stated that development plans have been developed before the regional plan was approved.

Ms. Coombes reviewed the elements of the 2002 regional plan regarding hillside ordinances. A brief discussion followed regarding a particular development along the Truckee River and the enforcement of the regulations.

At this point in the meeting (at approximately 9:26 a.m.), Mr. Ziegler left the meeting.

Ms. Schafer requested additional comments on the role of the regional plan. The following comments were made: address mustang horses; recognizing the integration and coordinating the policies of the Regional Water Management Plan; and, provide the coordinated course correction once its determined that the measuring and monitoring of the natural resources are in the right direction.

Ms. Schafer summarized the comments that the regional plan is the umbrella that says jurisdictional plans need to be put in place, and once the jurisdictional plans are approved the

regional plan measures and monitors them on a regional basis with a coordinated effort with other regions.

An individual stated along with the monitoring, there should be a discussion of the regional plan acting as a warehouse for the inventory of natural resources.

Jeff Codega, Jeff Codega Planning/Design, suggested that the regional plan makes sure that good things happen instead of bad things.

Ms. Schafer directed the comments to the agency needs by requesting what those needs are. The following comments were from each agency: connectivity of trail plans to the schools and neighborhoods; sustainability of mobile source pollution and getting individuals out of cars; better treatment of water developing and cost recognition; how to address an arid climate; better flexibility; coordination with federal entities for grants and research; coordination and recognition of the different relationships and plans in the region; have a common goal of agencies; money, coordination, and time; time, flexibility, clarity and regional plan being consistent with the DCA; protection of scenic resources and ensuring Native American values; protection of dark skies; protection of off road use, recognition of different areas to not lump the areas, money benefits for youth and seniors, and recognizing the use of the regional plan and where the plan is going; recognition that the airport noise is due to the fact that the airport is a service provider; proactive not reactive approach and recognition and balance of sensitivity to natural resources; quest of balance with sophisticated growth; work together as a group to plan with flexibility; coordination with federal agencies; and, rural development patterns and incentives for better developing.

At this point in the meeting (at approximately 10:10 a.m.), Ms. Schafer called for a ten-minute break. The meeting was re-called to order at 10:20 a.m.

Ms. Schafer announced that the small group work sessions would begin. Ms. Schafer reviewed the directions for the three groups and they were given approximately 20-30 minutes to work in the groups.

At this point in the meeting (at approximately 10:28 a.m.), Member Lopez arrived and Members Nebesky and Schumacher departed.

After the small work groups discussions, Ms. Schafer requested that each group in turn present their findings. The following individuals were in each group: Group 1 consisted of Members Dennis, Powell, Shotwell, and Schultz, Mr. Codega, Ms. Crow, and Mr. Whitney; Group 2 consisted of Mr. Stockham, Ms. Coombes, and Members Smitherman, Lopez and Sikorski; and, Group 3 consisted of Members Boster, Hanson, Langs, Sullivan, Rundle, and Lora Richards.

Group 1 gave a brief overview of their discussion, which included available and non-available data. The discussion moved to performance based plans needing to be result oriented and

needing available funds. Mr. Stockham requested ideas on how to create money. Mr. Codega replied through the developers.

Group 2 reviewed their discussion, which included: going with what is working in the regional plan, such as enhancing development constraints of the flood plan with flexibility and incentives; require local governments to include an enhance conservation element in their plans and submit them to partial conformance; monitoring implementation of the plans; including a regulatory inventory; looking at the downstream effect in the broader areas; discussing of natural resource constraints to provide service of the TMSA; taking inventory of natural resources; and, taking the policies for all natural resources, using them, and putting them in code.

Group 3 gave a brief overview of their discussion, which included the following items: reviewing existing regional plan and continuing implementation of it as opposed to starting over; coordinating plans - inter-regional cooperation and interagency cooperation; agreeing with role framework; not reinventing the wheel; and, raising standard for expectation of development.

Ms. Schafer stated that at the next meeting, based on the detailed notes, the discussion should be able to move towards the next module after a review of what exists in the current regional plan.

Ms. Coombes recapped previous questions regarding the regional plan and gave a brief overview of the regional plan. Ms. Coombes stated that regional planning is a statutory responsibility and at this stage in the game, there has been discussion with the chair of the governing board in terms of leadership. Ms. Coombes stated that she has been asked to lead in the interim until the second week of July when organizational leadership will be determined. Ms. Coombes asked for the members' support in helping to get the regional plan updated.

Member Langs questioned if the change in leadership will slow down the process. Ms. Coombes stated that there is always a hole when someone leaves; however, there are mandatory duties that will not change with the continuation of the regional plan update.

Mr. Stockham expressed concern that there are different levels between agencies, staff, and officials and suggested that there needs to be a coordinating mechanism.

Stacey Crowley requested to know if the public will have a role in the future of the agency. Ms. Coombes stated that changes could take place, but it would have to be in an open public meeting where the public could provide input; however, the ultimate decision would be by the agency.

Member Sullivan stated that it is very difficult to convey the depths of conversation to someone who has not participated in the discussion. Member Sullivan stated that it is important to get everyone on the same page.

Member Hanson stated that if there is no management or official backing on this plan then nothing matters.

Ms. Coombes reviewed the purpose of this committee, which is that each member represents his/her organization and acts as a liaison between their agency and the commission. A discussion followed regarding a coming together.

Member Sikorski stated that there is some kind of disconnect as the agency is going to its third director.

Member Powell stated that it is a matter of timing to discuss this issue with the elected officials, once the feedback is considered an immediate attention item. Ms. Coombes stated that there has been no feedback regarding this committee that has not been appreciated. Ms. Coombes thanked the members for their efforts.

C. 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.

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 11:37 a.m.

Respectfully submitted,

Rosanna Coombes, Interim Director

Truckee Meadows Regional Planning Agency

APPROVED BY THE TECHNICAL ADVISORY COMMITTEE IN SESSION ON

_____, 2006.