



REGIONAL PLANNING COMMISSION

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

MINUTES

Regional Planning Commission (RPC) REGIONAL PLAN UPDATE - OVERSIGHT COMMITTEE MEETING Wednesday, April 5, 2006, 12:30 p.m.

The Regional Plan Update Oversight Committee met in the TMRPA Conference Room, One East First Street, Suite 1100, Reno, Nevada and conducted the following business:

The meeting was called to order by Chair Lokken at 12:30 p.m.

1. ROLL CALL

The clerk called the roll and the following Commissioners were present: Fred Lokken and Marge Frandsen. Commissioner absent: Oscar Sanders.

Also present were: Dave Ziegler, TMRPA Director; Rosanna Coombes, TMRPA; and Patricia Rogers, TMRPA.

2. APPROVAL OF AGENDA

COMMISSIONER FRANSDEN MADE A MOTION TO APPROVE THE APRIL 5, 2006, REGIONAL PLAN UPDATE OVERSIGHT COMMITTEE AGENDA, SECONDED BY CHAIR LOKKEN. THE MOTION CARRIED UNANIMOUSLY WITH TWO (2) MEMBERS PRESENT.

3. APPROVAL OF MINUTES

A. September 26, 2005

COMMISSIONER FRANSDEN MADE A MOTION TO APPROVE THE SEPTEMBER 26, 2005, MINUTES, SECONDED BY CHAIR LOKKEN. THE MOTION CARRIED UNANIMOUSLY WITH TWO (2) MEMBERS PRESENT.

4. PUBLIC COMMENT

None

5. BUSINESS OF THE DAY

A. Status report and possible direction to staff regarding the 2007 update of the Regional Plan including, but not limited to:

- 1) Review of the activities of the technical advisory committee (TAC) to-date

Rosanna Coombes, Senior Planner, stated that the technical advisory committee (TAC) has been meeting since October 2005 and is moving through the list of issues that was approved by the RPC and the Regional Planning Governing Board (RPGB). The TAC has reached a conceptual agreement on policies related to the Truckee Meadows Service Area (TMSA) and also on Issue #2, ensuring appropriate land for all types of development and open space. Jodi Royal-Goodwin has convened a small working group of local government staffs to look at the issue of affordable housing, Issue #3.2. The TAC has agreed to allow the working group to provide input and recommendations to the TAC in the next few weeks. The TAC is now working on Issue #4, boundaries for infill target areas. This Friday's TAC meeting will focus on key elements needed to make infill work.

2) Review of the process and schedule for the update

Dave Ziegler, Director of Regional Planning, stated that the TAC has been meeting twice a month and will be working on Module 1 through May. That leaves June, July, and August to get through the next two modules. Module 4 should be addressed by September and then the public hearing process can be started by October. Some adjustment in the process may be appropriate in order to stay on this schedule. The original plan was to begin the drafting process at the end of each module, as conceptual agreements are reached. Mr. Ziegler stated that there has been feedback from some of the TAC members that they would like to jump start the drafting process. The conceptual agreements are not specific enough for them to take back to their organizations to get the kind of feedback needed, to know whether there is a consensus or not. This will be discussed at Friday's TAC meeting. Mr. Ziegler stated that he would like to accommodate this request if there is no objection from the oversight committee.

There was some discussion regarding the concept that there may be some circular amendments if drafting is done throughout the process.

There was also some discussion regarding the amount of time being spent on Module 1 and the fact that most of the really difficult issues are in Module 1.

Arlo Stockham stated that he would encourage whatever it takes to move the process along. The TAC is basically a staff group and the broader public needs to start seeing and responding to drafts that would provide more detail than the conceptual agreements that have been reached.

Commissioner Frandsen stated that it is a good idea to start drafting but that we should take the time to get it done right and not rush through issues.

Dee Schafer, Corporate Solutions, stated that a consensus process does take a little bit longer but that the return on the investment is much greater.

Mr. Ziegler stated that he would still like to meet the goal of having a draft plan in front of the Regional Planning Governing Board (RPGB) this calendar year. If it seems like time is getting short, we may need to add time to the process by increasing the number of meetings or the length of the meetings.

John Marshall stated that he has not heard any discussion about the RPC's action to incorporate the amendments proposed by the entities to implement the settlement agreement into the 2007 update process.

Mr. Ziegler stated that if that decision stands and if the amendments associated with the joint proposal that the local governments submitted were to get folded into this process, that would require some additional adjustments.

Mr. Marshall stated that the decision of the RPC to place those decisions that were made by the settlement agreement into the context of the update process for full consideration, analysis and development is a good one. Mr. Marshall encouraged the Commissioners to view this as an opportunity to see if there is an efficient way that those planning issues that were remanded to the update process can be incorporated and come up with a structure that demonstrates that it can be done in an efficient manner.

Chair Lokken stated that would be a decision by the TAC to decide how to incorporate it. Chair Lokken stated that from the perspective of the RPC, the assumption was that during the 2007 update there would be minor changes that need to be made to the Regional Plan. Otherwise, this may not be the time to fix it. Chair Lokken also addressed the issue of synchronicity among the Regional Plan and other entity plans. Mr. Ziegler responded that he does not have a big argument with the idea that some issues can be postponed or deemed to be not as crucial as others if time is a crunch. Mr. Ziegler also responded that the implementation issue is an important one and is in Module 4. An advisory panel of the Urban Land Institute (ULI) is going to be visiting the region in September and one of the things they will be looking at is implementation and giving us advise on the implementation of the plan. Mr. Ziegler stated that by the time ULI is here, some discussion about synchronicity might match up well with kicking off Module 4 discussions.

Ms. Powell referred to Mr. Marshall's comments about the RPC direction to the TAC and stated that, as a TAC member, she would be hesitant to go forward until the RPC and the RPGB discussion is resolved.

Commissioner Frandsen agreed that with the issues of the settlement agreement there is uncertainty and stated that there are a lot of other issues the TAC can still work on. Mr. Ziegler agreed.

3) Possible consolidation and changes to the priority list of issues

Ms. Coombes stated that a number of the issues to be addressed by the TAC were duplicates or so closely related that the TAC would benefit from talking about a number of the items together. Ms. Schafer facilitated a meeting of a subgroup of the TAC to sit down and look at the issues list and recommend changes to consolidate the list. The list with recommended changes is included in the meeting packet.

Chair Lokken asked if there is current TAC consensus on the consolidated list of issues. Ms. Coombes responded yes. Chair Lokken stated that the TAC decision is good enough.

Mr. Ziegler asked if this should be on a future RPC agenda just as an information item. Chair Lokken responded that would be fine.

4) Review of TAC membership and attendance

Ms. Coombes reviewed a chart included in the meeting packet which lists the TAC members and the attendance at the TAC meetings.

Mr. Ziegler stated that when the process was designed last year, it was decided that the TAC membership would be adjusted from time to time. The way the TAC was set up, it was acknowledged that there was a group without formal membership called stakeholders that included people like the environmental conservation community, builders and construction industry, development industry, the Chambers, and EDawn. Around 900 letters were sent out to potential stakeholders when the TAC was formed asking if they would like to be involved in the process and to work together with the TAC. The number of stakeholders participating has not been as strong or consistent as we had hoped. Mr. Ziegler stated that there has been some feedback that the TAC is just a bunch of government staffers sitting around trying to reach consensus on things. Mr. Ziegler asked for the Commissioners' feedback regarding adding people from the stakeholders list as members of the TAC or reinforcing outreach to the stakeholders urging them again to participate.

Commissioner Frandsen stated that she is surprised that the development community has not been all over this and supported the idea of reaching out again to these people.

Chair Lokken agreed that where we can get interest in participation is a good thing. Chair Lokken stated that there has been an earnest effort and that the TAC meetings have also been publicly noticed meetings from the beginning.

Mr. Stockham stated that part of the reason for the lack of participation is time commitments and suggested that a productive process would be posting material on the web and getting stuff in writing and focusing more on the workshops at the end of each module. Based on information from a builders meeting, they want to see what is being discussed, what is being proposed, and when they can have input. They don't want to have to spend four hours every other Friday in a room getting that much information because it is very costly to attend. Mr. Stockham stated that maybe a TAC membership is not the right role but focusing on the workshops and getting information out to the public.

Valea Rose stated that for the general public, the Regional Plan is very big and people don't understand it. To get citizens into these meetings, it is confusing. As a citizen, when something is decided, I want to know how it is going to impact me and my community. Ms. Rose suggested that condensing it so that regular citizens can understand the impacts of what is going on may increase the public attendance.

Mr. Ziegler stated that those are both good comments. The idea of consensus is built around the idea of interest based negotiation and principle negotiation and so we need to know what people's interests are. Mr. Ziegler invited those stakeholder organizations to provide written or emailed statements of their interests in certain issues so that Regional Planning staff can try to weave them into the process going forward.

Mr. Stockham suggested inviting certain key groups to a certain meeting to outline that.

Mr. Ziegler stated that it might be possible to harvest interest through an extra TAC meeting or a designated time slot in a meeting.

Mr. Marshall stated that he would be supportive of TAC membership for some of the non-governmental stakeholders.

Chair Lokken asked if there was anything else. Mr. Ziegler stated that if the Commissioners want to take that under advisement, adjustments can always be made down the road. There have been some excellent points.

Chair Lokken stated that this is an improvement over the last update where it was felt that so many stakeholders that should be involved in the dialogue were not.

Commissioner Frandsen asked for copies of the minutes for the TAC meetings.

6. REQUESTS FOR FUTURE AGENDA ITEMS

Mr. Ziegler stated that these meetings are helpful and urged the Regional Plan Update Oversight Committee to consider meeting from time to time. Mr. Ziegler suggested meeting again in June. The Commissioners agreed that every couple of months would be a good idea.

7. WRITTEN CORRESPONDENCE

None

8. ADJOURNMENT

Chair Lokken adjourned the meeting at 1:50 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

**APPROVED BY THE REGIONAL PLAN UPDATE OVERSIGHT COMMITTEE IN
SESSION ON _____, 2006.**

Due to changes in committee membership, Chair Newberg, at the direction of Rosanna Coombes, Interim Director, noted the minutes of April 5, 2006, will be filed with no signature. For further information, see the meeting minutes of August 23, 2006.