

**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, November 4, 2005**

The Technical Advisory Committee (TAC) met at 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 Dave Ziegler, Director of Regional Planning, at 9:35 a.m.

**1. ROLL CALL**

The clerk called the roll, and TAC Members in attendance were: John Hester, City of Reno; Margaret Powell, City of Sparks and Sparks Redevelopment Agency; Harold Shotwell, Palomino Valley GID; Debra Goodwin, Regional Transportation Commission; Jodi Royal-Goodwin, Reno Redevelopment Agency and HOME Consortium; Dean Schultz, Reno-Tahoe Airport Authority; Mark Sullivan, Sierra Pacific Power; Jerry Schumacher, South Truckee Meadows GID; Adrian Freund, Washoe County; Jeanne Ruefer, Washoe County Department of Water Resources; and Mike Boster, Washoe County School District.

Member Diana Langs, Sun Valley GID arrived at 9:40 a.m. Member John Erwin, Truckee Meadows Water Authority arrived at 9:45 a.m. Member Duane Sikorski, Washoe County District Health Department (Air Quality) arrived at 9:48 a.m.

Members absent were: Greg Dennis, Regional Water Planning Commission; Scott Nebesky, Reno-Sparks Indian Colony; Robert Lichtenstein, UCCSN; Jeanne Rucker, Washoe County District Health Dept. (Solid Waste); and Greg Martinelli, Waste Management.

Truckee Meadows Regional Planning Agency (TMRPA) staff present was: Dave Ziegler; Patricia Rogers; Rosanna Coombes; Randy Baxley; Lora Richards; and Joy Randall.

Also present were: Ricky Boster, Sierra Pacific Power; Craig Knudsen, Tamarack Commercial Development; Kurt Suchsland, Division of Water Resources, Nevada; Tom Perkey, Reno-Sparks Indian Colony; Jeff Codega, Codega Planning Design; Joan Lambert, Reno-Sparks Association of Realtors; John and Liz Howe, Silver Knolls; Robbin Palmer; Dee Schafer, Corporate Solutions; Susen Speth-Briganti, Corporate Solutions.

## **2. APPROVAL OF AGENDA**

MEMBER POWELL MADE A MOTION TO APPROVE THE NOVEMBER 4, 2005, TAC AGENDA, SECONDED BY MEMBER SULLIVAN. THE MOTION CARRIED UNANIMOUSLY WITH TWELVE (12) MEMBERS PRESENT.

## **3. APPROVAL OF MINUTES**

### **A. OCTOBER 6, 2005**

MEMBER RUEFER MADE A MOTION TO APPROVE THE SEPTEMBER 28, 2005, TAC MEETING MINUTES, SECONDED BY MEMBER ROYAL-GOODWIN. THE MOTION CARRIED UNANIMOUSLY WITH TWELVE (12) MEMBERS PRESENT.

*[Diana Langs arrived at 9:40 a.m.]*

## **4. PUBLIC COMMENT**

None.

## **5. BUSINESS OF THE DAY**

### **A. CONSIDERATION OF AND POSSIBLE CONCEPTUAL AGREEMENTS ON MODULE 1 OF THE REGIONAL PLAN, ISSUE #1, BOUNDARIES OF THE TRUCKEE MEADOWS SERVICE AREAS (TMSA).**

Dee Schafer, Corporate Solutions, reviewed the recommended objectives for today:

- 1) begin the decision making process Module, Issue 1 – the boundaries of the TMSA,
- 2) determine the appropriate placement to address additional issues and qualifiers, e.g., the public input process;
- 3) finalize the meeting schedule for December; and
- 4) establish broad objectives for the next meeting.

Ms. Schafer provided a review of the Settlement Agreement, the “Temporary Parking Lot issues” and the identification of the expectations of the next meeting session. She felt that it was important for the TAC members to agree in concept on which of the broader existing policies have merit and can move forward and which of the policies should be discarded or modified.

*[John Erwin arrived at 9:45 a.m.]*

*[Duane Sikorski arrived at 9:48 a.m.]*

Dee Schafer introduced Module 1, issue 2 to the TAC and asked Rosanna Coombes to provide a brief overview of the TMSA.

Ms. Coombes provided an overview of the principles, policies, and maps in the 2002 Regional plan related to the TMSA.

The item was then opened up for public comment and questions.

John Howe conveyed concern regarding policy 1.3.3 and stated that nearly everyone in Silver Knowles would prefer that there be no commercial development anywhere on or near Red Rock Road, north of Silver Lake.

Diana Langs commented that it is important to allow communities to decide what they want to be.

Ms. Schafer put Mr. Howe's and Ms. Langs' comments in the temporary parking lot.

Adrian Freund stated that Policy 1.3.3 tends to work against mixed-use, promotes bedroom communities and works against jobs-housing balance.

**B. REVIEW OF PRIORITY LIST OF ISSUES FOR 2007 REGIONAL PLAN UPDATE, INCLUDING POSSIBLE IDENTIFICATION OF ADDITIONAL ISSUES OR QUALIFIERS.**

Dee Schafer requested that the TAC members take a few minutes to go over the packet and decide which policies and goals related to the TMSA still need to be in the Plan.

Dave Ziegler suggested that policy 1.3.3 should continue to be a part of the plan.

Margaret Powell suggested that policy 1.1 should continue to be a part of the plan.

There was general discussion regarding some of the policies.

Ms. Powell requested to have more clarification on policy 4.3.6 and its definitions.

Mr. Ziegler stated that the policies and issues are difficult to separate. He also stated that the concept of the TMSA, is that it is a service area.

Adrian Freund mentioned sub-items 4 and 5 under Policy 4.5.6 and the need for much tougher standards on them in terms of understanding availability, timing and feasibility of the infrastructure before amendments to the TSMA are made.

Dee Schafer suggested moving into the discussion of all the relevant issues.

Jeanne Ruefer stated that with such a broad definition, resource providers and resource managers are required to provide services within the boundaries and it may end up to be a potentially difficult task to do considering new potential developers at the far end of the TMSA due to insufficient water rights and so on.

Ms. Schaffer asked about recommendations for this potential problem.

Ms. Ruefer suggested that development should be from our centers and corridors going outward and not give priorities to the outlying areas to avoid these potential problems.

A comment was made on the relation between the TMSA and transportation to employment and retail areas.

Harold Shotwell talked about Palomino Valley and the need to maintain roads. He conveyed his concern that he does not have adequate funding or capability of establishing funding to do this.

Mr. Ziegler mentioned several areas that are not really included in the discussion and determination needs to be made on whether or not these areas are part of the TMSA. Statutorily, the TAC's jurisdiction is over the whole county. Another issue is that we are a multi-county economy.

Mark Sullivan stated his concern regarding potential developer rights and the differences in price. Mr. Sullivan suggested identifying the areas and deciding to expand or not and also address the taxation issues.

John Hester mentioned that the name "Truckee Meadows" and that it includes much more than that. He also suggested looking at service areas that "phase in."

Mr. Freund stated that the Regional Plan should require the cost of services be paid for by growth.

Tom Perkey questioned whether the Reno-Sparks Indian Colony is part of the TMSA. The colony currently has its own water/sewer system but as it grows, this question may need to be addressed.

Diana Langs stated that we need to go back to the Plan and do a capacity analysis.

Ms. Ruefer mentioned policy 1.1.10 and 1.2.2 and the issues that occur between the Master Plan and the Facilities Plan and the conformance of these plans with the Regional Plan. The problem is that the area is growing quickly and in order to accommodate growth, the Facilities plans may need to be amended and may fall out of conformance with the Master Plan.

Ms. Powell mentioned Mr. Hester's comment that it seemed that the committee would have to do a longer-range plan and phase-in that planning.

John Hester stated that we need to have a more or less planning process. He stated that RTC changes land use planning every three years and we need a more dynamic planning process because of the growth and ancillary plans, e.g., facilities.

Debra Goodwin also agreed with Mr. Hester. Currently, it is a three-year plan but what will it look like at "build out?"

Jeff Codega stated that we do need longer planning horizons. The shorter term is too easy to miss the big issues. We will need other service areas in portions of other counties.

Duane Sikorski stated that it has come up numerous times that we need to think more about the Plan and plan better for the outline. Is that the real issue or is there a little disconnect between the Plan and what elected officials approve? He stated that the plan needs more clarity on how to implement the plan.

Mr. Freund stated that somewhere between 10-15 years is reasonable but it is difficult for long-range planning because of the inability to forecast ahead. He stated that phasing and staging is a great idea because it accommodates the changes that occur in a growing area.

Mr. Sullivan stated that the TMSA is a broad issue that affects the community. The issue is that there is growth outside the TMSA that uses the services inside the TMSA.

Mr. Ziegler stated that the committee needed to think about the TMSA's boundaries and determine what was being protected and what the purpose of the TMSA is.

Mr. Sikorski stated that the committee needed to have better planning rather than reacting to growth and the need for services.

Discussion regarding written plan needs to be made, not just having discussions and that we need to be cognizant also of the political process.

Mr. Sullivan stated that the committee needed to believe in our planners.

Mr. Hester stated that the committee needed to be more realistic about extending the TMSA due to global growth expectancies.

During discussions, concern was raised regarding change and growth, expressing the parameters in a positive way, rather than discuss what we do not want, and the committee needed to keep in mind the different lifestyle choices within the different communities.

Ms. Ruefer expressed concern that if a better plan is not made; potential developers could be driven to the outlying areas.

*[Recess from 10:40 a.m. to 10:55 a.m.]*

Ms. Schafer stated that the next step was to try to define the vision of the TMSA and determine what each entity needs in order to “buy-off” on the TMSA.

Mike Boster stated that he needed certainty...what is the TMSA?

Ms. Powell stated that the TMSA needed to identify the areas in which Sparks could grow in the planning period, a large amount that would accommodate the population, to identify the areas to plan on the infrastructure.

Dean Schultz stated that they need to have protection from residential development to continue to provide operations so that housing does not encroach too closely to the airport and also, the need of protection against facilities that might interfere with height and security regulations.

Mr. Sikorski stated the need for good (“managed” or “controlled”) growth. He also stated that the EPA is looking at changing some standards.

Some discussion took place regarding the EPA standard and how it applies to the TMSA.

Mr. Freund stated the need to identify the area where the county can accommodate and anticipate 60-70,000 new residents and plan a cohesive way to serve them.

Mr. Hester stated the need for having adequate land, ensuring that we maintain open spaces for all type of development.

Mr. Freund stated that there was a need to resize the infill ring because it does not cover Sparks very well.

Mr. Shotwell stated that there was a need for funding and adequate resources.

Mr. Schumacher stated that there needs to be better collaboration that creates consistency.

Ms. Langs stated the need for capacity analysis, 20-25 years is more than enough to compliment the other plans. The councilmen and commissioners should work with the current policies to make them successful. The entities should coordinate with the resources (collaborative planning).

Ms. Royal-Goodwin questioned how to define the cost of providing services for affordable housing and redevelopment needs.

Ms. Debra Goodwin stated the need to stay “in the loop” so that their plan could be congruent with the TMSA to be able to provide services.

Mr. Hester stated that the TMSA boundaries are not realistic and not broad enough.

Ms. Ruefer stated the need to understand what available resources are and plan for them, and also to plan for additional resources if need be.

During discussion, a point was raised that there has to be a basis, such as “what are the priorities?” and that the basis needs to be – what are the services and components or areas within the TMSA? Another point was that we may hit a threshold beyond which we will have to do something.

Mr. Boster questioned what is generated...who is attracted to these forms and patterns in those various areas, and what type of development are we expecting.

Mr. Ziegler stated that the committee needed to design the TMSA – both shape and size – for the most efficiency and to be able to administer it and to have a set of procedures.

Mr. Sullivan stated that inclusionary zoning needs to provide services and livability.

Mr. Freund stated there is a place for long-range visioning and all we can do that far out. He stated that the plan can be achievable if certain conditions took place.

Tom Perkey from the Reno-Sparks Indian Colony stated the need to tap into resources if the need arises in the future.

A comment was made that we should have things based on principals of accommodating flexibility rather than rejecting it.

Ms. Ruefer stated that by creation of the TMSA, we have expectations. In other words, it is expected that services have to be provided. We need clarification and to be able to manage that expectation.

Ms. Schafer suggested closing the session of the meeting, have the Staff draft up the entity needs and issues and readdress at the next meeting.

Mr. Ziegler suggested that the committee educate themselves on the issues and needs of the entities.

**C. CONSIDERATION OF AND AGREEMENT ON THE TAC MEETING SCHEDULE FOR DECEMBER 2005.**

Mr. Ziegler discussed the next meeting dates of two weeks from the current date (of November 4) at the same time and place. The open times suggested were December 1 or December 3 in the afternoon or in the morning.

The following dates were determined:

Friday, December 2, 2005 at 9:30 a.m.

Friday, December 16, 2005 at 9:30 a.m.

**7. REQUESTS FOR FUTURE AGENDA ITEMS**

None

**8. WRITTEN CORRESPONDENCE**

None

**9. ADJOURNMENT**

The meeting was adjourned at 11:40 a.m.

Respectfully submitted by Joy Randall

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David S. Ziegler, Director  
Truckee Meadows Regional Planning Agency

**APPROVED BY THE TECHNICAL ADVISORY COMMITTEE IN SESSION ON  
\_\_\_\_\_, 2006**