

**MINUTES  
2007 REGIONAL PLAN UPDATE  
TECHNICAL ADVISORY COMMITTEE  
FRIDAY, OCTOBER 6, 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, Vista Building, Room B206 and conducted the following business:

The meeting was called to order by Rosanna Coombes, Interim Director of the Truckee Meadows Regional Planning Agency, at 8:45 a.m.

**1. ROLL CALL**

The clerk called the roll and TAC members in attendance were: Claudia Hanson, City of Reno; Margaret Powell, City of Sparks; Jim Rundle, Sparks Redevelopment Agency; Harold Shotwell, Palomino Valley GID; Debra Goodwin, Regional Transportation Commission; Wayne Seidel, Regional Water Planning Commission; Jodi Royal-Goodwin, Reno Redevelopment & HOME Consortium; Dean Schultz, Reno-Tahoe Airport Authority; Jerry Schumacher, South Truckee Meadows GID; Hilary Lopez, Truckee Meadows Water Authority; Adrian Freund, Washoe County; Jim Smitherman, Washoe County Dept. of Water Resources; Duane Sikorski, Washoe County District Health Dept.; Mike Boster, Washoe County School District; John Hester, City of Reno; Rosanna Coombs, Interim Director, Truckee Meadows Regional Planning.

Diana Langs, Sun Valley GID, arrived at 9:25 a.m.

Truckee Meadows Regional Planning Agency (TMRPA) staff present was, Patricia Rogers, Lora Richards

Also present were: Dee Schafer, Corporate Solutions, Inc., the facilitator for the meeting and Jackson Buck, to take the minutes.

**2. APPROVAL OF THE AGENDA**

**HAROLD SHOTWELL MADE A MOTION TO APPROVE THE OCTOBER 6, 2006 TAC AGENDA, SECONDED BY ADRIAN FREUND. THE MOTION CARRIED UNANIMOUSLY WITH FIFTEEN MEMBERS PRESENT.**

### **3. PUBLIC COMMENT**

Members of the public present introduced themselves: Lee Weston, property owner; Melissa Lindell, Wood-Rogers; Craig Knudsen, Penrick Commercial; April Hail, Tanamera Corporation; Chris Weselman, Department of Water Resources; Arlo Stockham, Locnavar; and, Blain Cartlidge, Washoe County District Attorney's Office.

Rosanna Coombes welcomed the members of the public and invited them to participate in the discussions. Ms. Coombes introduced a new staff member, Phil Caterino, Senior Planner. She noted that this is about the one-year anniversary of the TAC's review of the Regional Plan. She thanked everyone for their participation and efforts to finalize the process.

### **4. BUSINESS OF THE DAY**

#### **A. Review, modify, and possible acceptance of changes to the draft 2007 Regional Plan, including but not limited to:**

##### **1. Module #1, Regional Form and Pattern**

Dee Schafer stated that the 2007 Truckee Meadows Regional Plan draft that has been distributed contains all of the revisions as previously discussed and agreed to. Also, this is the material that will be used at the open house scheduled for October 24, 2006 to get public input, and for legal review. After these steps have been taken, comments received will be brought back to this group for discussion at the November meeting. Ms. Schafer reviewed the material to be discussed at this meeting. She stated that originally Module #4 was going to be drafted by staff and brought back for review. But, before staff can draft it, input is needed from the TAC regarding what the wider region should be. This will be discussed later in the meeting.

The TAC reviewed Policy 1.2.2. A question was raised regarding whether or not all six items need to be addressed in the local plans. Ms. Schafer responded that they do not need to be included if you do not have the item in your area.

It was requested that items 4 and 5 be flipped.

Ms. Schafer asked for input regarding Appendix 2, Glossary of Terms, and the proposed addition at the bottom of the page. The TAC members present thought these were satisfactory.

Dee Schafer stated that Module #1 would be addressed again later in the meeting.

##### **2. Module #2, Natural Resources Management**

There were no discussions regarding this item.

##### **3. Module #3, Public Services and Facilities**

Rosanna Coombes stated that she had received comments from TMWA after this document was circulated, and therefore have not been incorporated.

Hilary Lopez, TMWA, stated that TMWA feels that the new Goal and Policy 3.6/3.6.1 (Page 13 of the worksheet) is unattainable specifically as far as water resource infrastructure is concerned. In addition, just because of the limited availability of water rights, there is a concern that this language may preclude the continued annexation and development of lands in certain areas. She recommended that the policy be removed or revised. Those present discussed the recommendation, alternative language and agreed to modify the goal and policy to state “and other similar plans must identify and plan for” It was noted that the purpose of this goal is to promote the coordination of planning between the various entities, and this would be addressed in Module #4, the implementation piece.

It was agreed that the order of the list of priorities in Policy. 3.6.1 will be revised to list the “secondary corridors” after the “Infill opportunity areas....” as was done in Module #1.

Margaret Powell, City of Sparks asked about TMRPA’s desire or capacity to “identify the complementary roles of Reno, Sparks and Washoe County” as stated in PP#3,. 1 (Pg. 3 of worksheet). It was agreed to delete this Planning Principle. The group discussed PP#3, .5. It was agreed to delete this Planning Principle. Asked what is “...jurisdictional transition plans” as stated in PP#3, No. 6. It was noted that this is the Annexation Settlement Agreement which is now incorporated. It was agreed to delete this Planning Principle.

Regarding Goal #3.1, Jim Smitherman, Washoe County Dept. of Water Resources, recommended that Policy 3.1.1.3 be modified to read “...must comply with applicable sections of NRS 540A.” due to the excessive time that would be needed to comply with this goal as it is currently written. Following discussion, it was agreed to modify Policy 3.1.1.3, Policy 3.1.2.3 and Policy 3.1.4.3 as recommended.

Adrian Freund, Washoe County, proposed that Policy 3.1.3.1 be amended for clarification to read “.....and facilities plans, if appropriate based upon the selected wastewater treatment method and location of the development”. A question was asked regarding how this would affect areas on septic systems. Mr. Freund responded that this would not change anything because dry sewer mains are currently required. A discussion was held regarding the need for this policy. It was agreed to amend the policy as recommended. Regarding Policy No. 3.3.1, it has been recommended by Washoe County that language be added to the first sentence in the policy to reflect the annexation settlement agreement, and would read “The Regional Plan hereby adopts the spheres of influence for the cities of Reno, Sparks and the unincorporated area of jurisdiction as shown on Map \_\_\_\_\_”, and delete the second sentence. A discussion was held regarding clarifying the language regarding the various jurisdictions in Washoe County, and reflect those areas on the map. Policy 3.3.2, it was agreed to delete “and RPGB” as shown. Policy 3.3.2.4, language will be inserted to reflect the 2005 annexation settlement agreement as discussed in Policy 3.3.1. Policy 3.3.2, it was agreed to delete the last sentence of the policy as it is redundant to Goal 3.3.

Policy 3.4.2 - Margaret Powell, City of Sparks, stated that the eminent domain initiative currently on the ballot could have a dramatic effect on this policy because if it is passed, it says the property has to be used in five years. She asked for discussion of the options. Debra

Goodwin, RTC, stated that RTC has a 30-year plan, and that is what the requests for right-of-way acquisitions are based on. She pointed out that since the plan was adopted, there has been a lot of growth and changes in land use numbers. Ms. Powell stated this puts local government in a difficult position since they are the ones that have to seek the right-of-way. Clarification of the issue was requested. Ms. Powell stated that there is an issue of paying for the right-of-way. It was noted that a gap exists between the planning being done by RTC, the cities and county and future expansion needs. It was decided to amend the sentence to verbiage such as “must anticipate necessary right-of-way (ROW) needs and must develop strategies to protect future acquisitions.” The final language will be developed by staff to address this element of concern.

#### **4. Module #1, Regional Form and Pattern (Re-opened)**

Hilary Lopez, Truckee Meadows Water Authority, requested that the last bullet under Infrastructure be revised to read: “In recognizing the complex nature of infill development, the Regional Plan will encourage a systems approach for infill planning which includes careful coordination between service and infrastructure providers with appropriate jurisdictional staff at the early stages of project conceptualization and thoughtful consideration of sparks”

Policy 1.2.14, under “If alternative densities are specified. (third paragraph)”–Hilary Lopez, Truckee Meadows Water Authority, stated that the concern is that Items a) and b) don’t state whether there is a process for specifying alternative residential and non-residential densities in areas where infrastructure intensification is cost prohibitive. Clarification was requested regarding whether or not the alternative densities could be established without an intensification plan, or whether there is something in the intensification plan that just says these are the alternative densities because of feasibility or cost issues. Margaret Powell, City of Sparks, commented that the purpose of the Regional Plan is to get facilities providers to do a facility plan, and then a community decision can be made regarding whether or not it would be too expensive to do, and if so, then the plan needs to be revised. Ms. Lopez stated that TMWA wanted to bring the issue forward as a concern, but she had no recommendation regarding how it should be revised. It was pointed out that the implementation would be reviewed when Module #4 is discussed.

Dean Schultz, Reno-Tahoe Airport Authority, requested discussion regarding the wording of Policy 1.2.14, second paragraph 2, 1), and it was decided to reword this item to read: “required densities are deemed incompatible, or”

#### **5. Appendices**

Appendix 1 – Dee Schafer stated that Appendix 1 needs to be reviewed page-by-page with the changes that have been incorporated. Rosanna Coombes noted that this is required section of the Regional Plan, and a consultant was hired to update this section. She stated that if the TAC would like more time to review this section, she did not feel that it was critical that it be part of the material presented at the upcoming open house, but could be presented at the next one. It was decided that this section will be reviewed by the TAC and placed on the agenda in November for input.

**B. Educational presentations, discussion and consideration of issues and policies related to Module #4, Regional Plan Implementation**

Dee Schafer stated that the issue before the TAC today is the issue regarding the coordination of planning in the region with planning in the wider economic region. She pointed out that in order to do that, input is needed regarding what the wider region is.

Duane Sikorski, Washoe County District Health Dept., stated that there is an American Institute of Architects (AIA) study, which may be dovetailed. Arlo Stockham commented that he thinks that the AIA study misstated the real region. For example it doesn't include Churchill County which in twenty years probably will be part of the region. He suggested wording such as "a one-hundred mile radius".

A discussion was held and the following suggestions/comments were made:

- Look the information that EDawn has in defining the future market area.
- Include Churchill and Lassen Counties in the wider region.
- Look at the Reno-Tahoe Airport's planning area and overlay it with EDawn's.
- Include the drainage basins for the Truckee and Carson Rivers.
- At a minimum, include areas that may be linked in the future, such as Fish Springs Ranch.
- Coordinate with the University of Nevada Reno's information/

**C. Review of priority list of issues for the 2007 Regional Plan update, including possible identification of additional issues or qualifiers - This item was discussed under other agenda items.**

**5. DISCUSSION ON TAC MEETING SCHEDULE, PUBLIC OPEN HOUSE, AND PROCESS TO COMPLETE THE PLAN UPDATE INCLUDING REQUESTS FOR FUTURE AGENDA ITEMS.**

Rosanna Coombes stated because of the amount of work that was done today, she did not feel there would be a need for another meeting in October. Those present were asked to take this draft back to their entities for their review and comment, and then communicate feedback to staff prior to the public hearing on October 24, 2006. The information that we have to date will be presented at this open house for input. She noted that the next TAC meeting would be in early November. The next open house would be at the end of November, and the TAC would then meet again in early December. Following that meeting, it is hoped that the plan would be ready to go to the Planning Commission for their meeting in December. Flyers for the open house on October 24, 2006 were distributed, and those present were asked to post and/or distribute them. Rosanna Coombes asked for volunteers to be present at the open house.

Ms. Coombes reported that the RTC is doing presentations on Question 2, and asked if the TAC would want to have a presentation at their November meeting just prior to the election. It was determined that most of those present have already heard the presentation.

**6. WRITTEN CORRESPONDENCE**

There was no written correspondence presented.

**7. ADJOURNMENT**

The meeting adjourned at 11:00 a.m.

Respectfully submitted by Jackson Buck,

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Roseanna Coombes, Interim Director  
Truckee Meadows Regional Planning Agency

FILED ON: \_\_\_\_\_, 2007