

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, April 7, 2006**

The Technical Advisory Committee (TAC) met in the Truckee Meadows Community College, 7000 Dandini Blvd., Reno, Nevada, and conducted the following business:

The meeting was called to order by Dave Ziegler, Director of Regional Planning, at 8:40 a.m.

1. ROLL CALL

The following members were present: Claudia Hanson for John Hester, City of Reno; Margaret Powell, City of Sparks & Sparks Redevelopment Agency; Harold Shotwell, Palomino Valley GID; Jodi Royal-Goodwin, Reno Redevelopment and HOME Consortium; Mark Sullivan, Sierra Pacific Power Company; Diana Langs, Sun Valley GID; Jeanne Ruefer, Washoe County Department of Water Resources; Duane Sikorski, Washoe County District Health Department (Air Quality); and Dave Ziegler, Truckee Meadows Regional Planning Commission. Member Jerry Schumacher, South Truckee Meadows GID, arrived at 8:44 a.m. Member Adrian Freund, Washoe County, arrived at 8:55 a.m. Member Mike Boster, Washoe County School District, arrived at 8:58 a.m.

Members absent: Rob Joiner, City of Sparks & Sparks Redevelopment Agency; Debra Goodwin, Regional Transportation Commission; Wayne Seidel, Regional Water Planning Commission; Scott Nebesky, Reno-Sparks Indian Colony; Dean Schultz, Reno-Tahoe Airport Authority; John Erwin, Truckee Meadows Water Authority; Robert Lichtenstein, Nevada System of Higher Education; Jeanne Rucker, Washoe County District Health Department (Solid Waste); and Greg Martinelli, Waste Management.

Regional Planning staff present: Rosanna Coombes and Joy Randall.

2. APPROVAL OF THE AGENDA

MEMBER SCHUMACHER MADE A MOTION TO APPROVE THE TAC AGENDA, SECONDED BY MEMBER SULLIVAN. THE MOTION CARRIED UNANIMOUSLY.

3. APPROVAL OF AGENDA

[Member Schumacher arrived at 8:44 a.m.]

- A. January 17, 2006, RPU TAC Subcommittee
- B. January 20, 2006
- C. February 17, 2006

Dave Ziegler, Director of Regional Planning, brought up the distribution of the minutes and asked staff member, Patty Rogers the status of the distribution of the minutes. Ms. Rogers stated that the minutes were sent out via e-mail. Some members had received the minutes, and some had not, so Mr. Ziegler said the approval of minutes could be approved now or on the next agenda. A motion was made to leave the approval of the minutes for the next agenda.

4. PUBLIC COMMENT

None

5. BUSINESS OF THE DAY

Mr. Ziegler brought up Part A and the drafting as a group for policy language. He suggested an informal work session in which members worked together to do drafting. Mr. Ziegler talked with legal counsel regarding the group drafting and said that legal counsel was fine with the concept, as long as it was properly agendized.

Mr. Ziegler was also counseled by legal counsel that it was okay to draft with less than a quorum present, and that a record should be made stating that the group understands that if less than a quorum shows up to the meetings, they may still proceed to draft documentation to be approved by the TAC. Mr. Ziegler asked the TAC members if anyone objected to that, and none of the members objected.

Arlo Stockham asked Mr. Ziegler if he meant that a sub-committee would be assigned to draft. Mr. Ziegler responded that it would not be a sub-committee by name, but that the committee would try this as concept drafting would usually be in addition to the regular meetings.

Mr. Ziegler invited members of the audience to participate with TAC members in the drafting process by pulling their chairs up to the table to participate as appropriate contributing ideas and feedback. Mr. Ziegler recommended that members and audience would need to be recognized by Dee Schafer, Corporate Solutions, Inc. and could do so by making eye contact, or raising hands. He stated that all were to receive handouts to review and comment on and that some of the time would be quiet time.

Mr. Ziegler stated that the drafting process was somewhat experimental and that the TAC would adjust it as needed.

Ms. Powell asked if we were starting with policies that were already in the plan or with new ones, and what was the topic of the day's session. Mr. Ziegler stated that the session would be a drafting session, specifically regarding infill, which starts from Model 1, Issue 4.

Mr. Stockham asked if the information had been summarized. Mr. Ziegler stated that it had been summarized and that Ms. Schafer would help with that and that infill would be focused on today.

Mr. Ziegler invited members of the audience to introduce themselves. Audience members included: Bob Johnston, Progressive Leadership Alliance of Nevada and a retired Professor of Urban Planning; Liz Howe, Silver Knolls; John, Silver Knolls; Diane Vanderwell; Jack Keefer; Darrell Drake,

Commercial Real Estate Broker; Jeff Codego; Trevor Lloyd; Arlo Stockham, CFA; Laura Richards, Regional Planning; Patty Rogers, Regional Planning; Rosanne Coombs, Regional Planning.

Ms. Schafer reviewed the objectives for today's meeting and reiterated what was said about the drafting process, suggesting that members work from broad to narrower. She said the group was ready to go to the point of conceptual agreement in a new process to see what works and what doesn't.

[Member Freund arrived at 8:55 a.m.]

Ms. Schafer passed out handouts to TAC members and those seated around the table. Ms. Schafer then suggested that today's session was not for specific word-smithing, but for narrowing down the conceptual agreement beyond the like-abouts. She wanted the group to define what infill is to the members, more from the like-abouts.

[Member Boster arrived at 8:58 a.m.]

The packet the TAC members and others concerned received contained the jurisdictional presentations on infill. Ms. Schafer asked them to individually mock up what they think the conceptual agreement should be regarding infill. Then the group can come up with a conceptual agreement together, utilizing the individual ideas as a whole.

Mr. Ziegler clarified that on the list of like-abouts, it was only a list of a few phrases and that they were literal excerpts from the Regional Plan. As such, he said they tried to narrow the topic to infill only.

Ms. Schafer then gave the group twenty minutes to work on narrowing down the things having to do with infill in regards to like-abouts on their worksheets. She suggested the group compare and highlight things that were in common and to think about the outcomes on the infill statements.

Member Langs asked for clarification and Ms. Schafer repeated the process.

Member Powell then had questions regarding the grid of the Sparks review. Ms. Schafer then addressed the question by saying that if there was something missing from the paper, the members need to capture that and put it on the worksheets.

Ms. Coombs clarified that the first part of the task was simply to review the information and then see what the common themes were. Ms. Schafer agreed with Ms. Coombs and recommended that highlighting the common themes, would allow them to fill in the second column.

Member Langs liked the items in the old plan.

Mr. Ziegler suggested to the group that in order to efficiently work with a certain area, such as McCarran, they begin by going through and highlighting everything on the sheets that has McCarran on it. Ms. Schafer agreed that highlighting was an excellent way to begin the process.

At 9:06 a.m., Ms. Schafer told the group that they would be given twenty minutes to review, highlight and revise the documentation.

TAC members were asked to describe what aspects they liked about the group's discussion on infill in an effort to focus and narrow the infill discussion so that the conceptual agreement language can be drafted. The results were as follows:

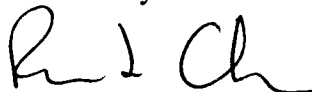
- Regional Plan policies on infill should allow for flexibility in implementation at the local level.

- The description of infill target areas in the Regional Plan should be policy-based as opposed to lines on a map. (There should be policy-based boundaries instead of map-based boundaries.)
- Before identifying where infill should occur in the region, analysis should be done first and get the word out after an analysis is done.
- The Regional Plan should utilize absorption targets to determine when infill goals have been achieved.
- Infill should be focused on regional centers and corridors and in other areas at local discretion.
- Local governments will work with utilities to ensure the availability of adequate public facilities to support infill.
- Secondary corridors should be identified as infill target areas (i.e. Wells Ave, Sun Valley Blvd.).
- The Regional Plan should recognize infill in unincorporated areas as complimentary policy.
- We should proactively look for and identify infill opportunities in terms of both location and timing.
- The McCarran Blvd. loop as an infill target boundary should be taken out of the Regional Plan.
- Look at blobs and clumps to determine ways to help identify infill opportunities.
- Do not lose quality of life issues in infill policies.
- Focus on place making or building whole communities as opposed to a project by project approach to infill – keep a broader perspective.
- Acknowledge that infill is not appropriate for all parts of the region.
- The Regional Plan should contain graphics or visual examples of infill to help community visualize what density and design will look like.
- Focus on the ways in which infill can improve quality of life in the urban and urbanizing environment.
- Characteristics (controls)

Other comments:

- When preparing infill plans we should recognize “view” opportunities in the region. Where are the best vistas in the region (mountains, downtown, etc.)?
- Regional Plan policies on infill should provide a framework for locals to work within.
- There is a need for coordination on infill strategies. The infill pattern should not be random. There is a need for leadership in the region.
- When considering infill in neighborhoods there should be flexibility for smaller scale development at the local level. There is a need to coordinate with local service providers.

Reviewed by:



Rosanna Coombes, Director
Truckee Meadows Regional Planning Agency

Filed on: 8/14/08