

TAC Members

**MINUTES
2007 REGIONAL PLAN UPDATE
TECHNICAL ADVISORY COMMITTEE
Friday, November 17, 2006**

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 Blvd., Reno Nevada and conducted the following business:

The meeting was called to order by Rosanna Coombes, Interim Director of the Truckee Meadows Regional Planning Agency, at 9:00 a.m.

1. ROLL CALL

The clerk called the roll, and TAC members in attendance were: Margaret Powell, City of Sparks & Sparks Redevelopment Agency; Jim Rundle, City of Sparks & Sparks Redevelopment Agency; Harold Shotwell, Palomino Valley GID; Debra Goodwin, Regional Transportation Commission; Jerry Schumacher, South Truckee Meadows GID; Diana Langs, Sun Valley GID; Adrian Freund, Washoe County; Jim Smitherman, Washoe County Department of Water Resources; and Duane Sikorski, Washoe County District Health Department (Air Quality); Hilary Lopez, Truckee Meadows Water Authority

Jim Hester, City of Reno, arrived at 9:52 a.m., Jodi Royal-Goodwin, Regional Transportation Commission, arrived at 10:20 a.m., and Mike Boster, Washoe County School District, arrived at 9:20 a.m.

Members absent were: Claudia Hanson, City of Reno; Jack Lorbeer, Regional Transportation Commission; Greg Dennis, Regional Water Planning Commission; Wayne Seidel, Regional Water Planning Commission; Scott Nebesky, Reno-Sparks Indian Colony; David Anderson, Reno-Sparks Indian Colony; Mark Sullivan, Sierra Pacific Power Co.; Bill Bennett, Sierra Pacific Power Co.; Birnie McGavin, South Truckee Meadows GID; Margaret Reinhardt, Sun Valley GID; John Erwin, Truckee Meadows Water Authority; Robert Lichtenstein, Nevada System of Higher Education; Robert Dickens, Nevada System of Higher Education; Mike Harper, Washoe County; Jeanne Ruefer, Washoe County Department of Water Resources; Andy Goodrich, Washoe County District Health Department (Air Quality); Jeanne Rucker, Washoe County District Health Department (Solid Waste); Robbin Rose, Washoe County District Health Department (Solid Waste); Mark Stanton, P.E., Washoe County School District; Greg Martinelli, Waste Management; and Mike Genera, Waste Management, Dean Schultz, Reno-Tahoe Airport Authority;

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

Also present were: Dee Schafer, Corporate Solutions, Facilitator for the meeting, April Hill, Tanamera Commercial Development; Jeff Codega, Jeff Codega Planning/Design; Arlo Stockham, Locnavar; Trevor Lloyd, Wood Rogers; Lee Weston; and Marilyn Gross (to take Minutes)

2. APPROVAL OF AGENDA

MEMBER LANGS MOVED TO APPROVE THE AGENDA. SECONDED BY MEMBER GOODWIN. THE MOTION CARRIED UNANIMOUSLY WITH TEN (10) MEMBERS PRESENT.

3. PUBLIC COMMENT

Rosanna Coombes, TMRPA Interim Director, welcomed visitors and invited them to introduce themselves. She thanked those present for their attendance and invited their participation.

No public comment was received.

4. BUSINESS OF THE DAY

Dee Schafer reviewed the objectives for the day. She stated that things were being cleaned up at this meeting, and it was hoped that by the end of the day there would be a plan to move forward to the next public comment meeting. She noted that public comments have been received on Modules One, Two and Three, and the next public comment meeting will be to present these Modules as well as Module Four and the Appendix.

A. Review feedback from stakeholders, TAC members, and the public open house Modules 1 (regional form and pattern), 2 (natural resource management), 3 (public services and infrastructure), 4 plan implementation, and all appendices

Ms. Schafer asked for feedback from any of the stakeholders that Members have spoken to.

Rosanna Coombes stated that she would report for Dean Schultz, Reno-Tahoe Airport Authority, who was not present. She reported that she had attended an Airport Authority Board meeting where he presented the elements of the amendments to the Regional Plan, and the Board was alright with what was being proposed and had no comments or concerns. They were very supportive.

Member Freund stated that his Planning Commission would be reviewing the regional plan next week.

Ms. Schafer stated that at the public open house, there was no specific feedback received. Lora

Richards, TMRPA, commented that there were no specific changes from the City of Sparks. Ms. Schafer asked for feedback from TAC Members.

Rosanna Coombes stated that Member Schultz has in the past raised the issue that he has concerns that somewhere in the Regional Plan there is language acknowledging the compatibility issues with the airport. She noted that she has spoken with him and pointed out that some changes have been made in the Regional Plan under the TOD and Center provisions where an intensification plan could be done where alternative densities could be identified. Mr. Schultz has stated that he would appreciate a statement somewhere in the Planning Principles. She proposed instead that language be placed in the front end of Module 1 under Centers and Corridors stating “Some centers and portions of corridors may require specialized planning to ensure compatibility with airport operations (i.e. Reno-Tahoe Regional Center); the Regional Plan allows for alternative densities in certain circumstances” rather than in the Planning Principles. She noted that she has not been able to contact him to review the language with him. The TAC members were satisfied with the language but noted that the example should be preceded with an “e.g.” rather than an “i.e.” as that is too specific.

Ms. Schafer noted that the three jurisdictions did meet and reviewed the language of the Settlement Agreement that overlapped with the Regional Plan, and they have some proposed recommendations which John Hester is going to be bringing to the meeting, but he has not arrived as yet so this would be discussed later in the meeting.

Ms. Schafer stated that the language change in Appendix 1 is on the third page, third paragraph, line eight. It is proposed to read “.....Most groundwater...”. The TAC Members were satisfied with this language change.

The proposed amendment to Goal 4.5 was reviewed by Lora Richards. She stated that due to previous TAC discussion, it is proposed that the first sentence read “The Regional Planning Agency will facilitate coordination and cooperation in planning to the wider region,”. The TAC Members were satisfied with this language change.

Mike Boster, Washoe County School District, arrived at the meeting.

Member Langs stated that she would like to go back to Goal 4.5 to review the language change since she was not in attendance at the meeting where this was discussed and she wanted to know why the verbiage “land use and facilities” was removed. Ms. Coombes responded that the TAC Members felt that using the wording land use and facilities was limiting the scope of the planning effort. Member Langs was satisfied with this change.

Lora Richards reviewed the proposed changes to Planning Principle #1: Regional Form and Development Patterns. She stated that previous comments have been incorporated, and are noted in bold and italics. Member Sikorski stated that he was satisfied with this amended language. Member Lopez asked why this type of language would be just for infill development since she

thought the goal was to have this level of cooperation for all development. Ms. Richards responded that under Goal 4, Policy 4.1.6 has been added that deals with a cooperative approach to planning and includes language regarding potential public health concerns. Member Powell asked Member Sikorski to elaborate on what potential public health concerns there would be resulting from land use decisions. She stated many times they will hear from citizens distraught about how a project will impact their health. Her concern is if this language is in Planning Principal 1 and Policy 4.1.6, it will be used to reinforce their point. Member Sikorski stated that he didn't see a difference with this language and the language that was previously approved to be included regarding the airport. Member Powell stated that her concern would be that this language would always be brought up when a specific project is felt to impact a specific citizen, and she would like to discuss how both her concerns as well as Member Sikorski's could be addressed. Jeff Codega stated that he has some experience with the issue, and he suggested that the language be changed to something like "public health impacts related to land use decisions" so that it is not so esoteric. It was agreed that the language will be changed in both Planning Principle #1 to "including public health impact,.....", and Policy 4.1.6 to "potential public health impacts related to land use decisions".

Lora Richards stated that Goal 1.2 and Policy No. 1.2.20 have been amended as outlined in Agenda Item 4.A.3 attachment. Goal 1.2 would read "Local Government and Affected Entity master plans, facilities plans and other similar plans will provide for the necessary resources, services and infrastructure to support density summarized in Table 1.2.1 of the Regional Plan", and Policy 1.2.20, first sentence, would read "The Regional Plan encourages a cooperative approach to infill which includes careful". These amendments were satisfactory with the TAC Members.

Lori Richards presented Goal 1.4 and Policy 1.4.1. She noted that the last bullet under Policy 1.4.1 stating "Developing incentives, partnerships and processes to facilitate the creation of additional affordable and workforce housing stock." was proposed as additional language following a discussion at the last meeting by the Legislative Committee of the Housing Task Force. Also, it is proposed that the word "Encouraging" be deleted from the beginning of the sentence of the fourth bullet of Policy 1.4.1. These revisions were satisfactory with the TAC Members. Member Langs asked what the measurable goals would be. Rosanna Coombes responded that local governments will be required to establish measurable goals in their housing elements and they may not all be the same.

Ms. Schafer presented Policy No. 1.1.1. A revised agenda attachment (4.A.7) was distributed. Rosanna Coombes stated that this was a remnant item from the work of the infill subcommittee. She noted that she has been working for some time on trying to get the information that the subcommittee wanted into this policy. The subcommittee recommended the removal of the reference to the consensus forecast as the primary tool for establishing population estimates for the region, and instead use a starting point and add 10,000 people per year. She noted that there was a lack of clarity regarding the base number to start with. She reviewed the three tables on the attachment comparing figures from the Nevada State Demographer's Population Estimates

plus 10,000/year to 2030, the US Census Population Estimates, 2005 plus 10,000/year to 2030, and the 2030 Forecast Comparisons to Reno Annexation Settlement Agreement Estimates & Forecasts.

Member Powell asked if these comparisons are saying that Sparks would always be 21% of the number. She stated that there is a sub-group working on a population estimate, and she would like that group to finish their work before being locked into this 21% number. She stated that her desire is based upon the premise that if the Regional Plan truly does direct development, there will be higher intensities in the Centers and Corridors, and so in theory, that 21% over time would be increased.

Ms. Coombes stated that in previous meetings the 10,000/year addition was agreed to. Member Powell stated that this was agreed to, but it was not agreed as to how to disaggregate this 10,000 number. Member Freund agreed that this has always been the sticking point. Member Lopez stated that she was not comfortable with the 10,000 number. Member Freund agreed. Rosanna Coombes agreed with the TAC members. She stated that a proposal will be presented to the Governing Board in January, 2007 regarding how regional consensus should be gained. She stated that she feels the fundamentals to disaggregate these numbers need to be agreed to as it applies to many different areas. She suggested that it remain as it currently is until something better is agreed to that can replace it. Jeff Codega commented that projections using ranges could be used.

Member Powell noted that the table from the Settlement Agreement was agreed to by all three jurisdictions (Table C). She suggested that the first three columns of this table be used until the process is completed and agreement can be reached on another method to use. Member Freund stated that he was comfortable with using these numbers as a default with the proviso that the Settlement Agreement clearly articulates that the numbers are for the purpose of the Settlement Agreement only. Rosanna Coombes asked that if these numbers are used until a final decision is made, she wanted to know what the policy should say. Member Smitherman commented that he needs the flexibility to use a disaggregation method that works for water planning. Ms. Schafer noted that it sounds like everyone agrees that they want to reach an agreement, but more time is needed for the sub-group to complete their work and the question is what will be used until that work is done.

Ms. Coombes stated that a plan needs to be developed that would allow disaggregation in multiple areas but the same base data is used. She recommended that Policy 1.1.1 be left as it is currently written with the acknowledgement that there will be work done to develop the methodology to be used. The Regional Plan could then be amended at that time. Member Lopez recommended that language be added letting everyone know what the timeframe would be for this methodology to be developed. Member Smitherman stated that he was not sure that a consensus forecast should be relied upon. He suggested that the first three boxes in the Settlement Agreement be included in the Policy with acknowledgement of what they are. Member Freund noted that he has been directed to do a consensus forecast and asked if he should

continue with it or not.

Member John Hester arrived at the meeting.

Member Powell stated that if the Policy is left as it is, the language in the last paragraph needs to be revised to make clear that the county does the consensus forecasting and not Regional Planning. Ms. Coombes agreed.

Member Hester recommended that language be added as paragraph two to say that TMRPA is working on disaggregation and until completed, the Settlement Agreement numbers will be utilized.

Discussion was held regarding whether or not to place the table of the Settlement Agreement numbers in the policy or not. Rosanna Coombes commented that her concern is that per NRS statutes, 180 days after the Regional Plan is adopted master plans have to be brought in for conformance reviews. If there is no agreement on the population figures to be used, this will create a significant problem. Also, these numbers are needed in order to do the necessary conformance reviews on facilities plans in the next six months or so.

It was agreed:

- Leave language in red in the policy.
- Do not include the language in blue.
- The first sentence in the first paragraph would read: “.....Affected Entities must use the population data listed below as a primary factor for determining future.....”
- The last paragraph would read: “In conjunction with Local Governments and Affected Entities, the Washoe County Agency will update.....”
- Add language to the second paragraph at the end stating: “TMRPA is working on drafting language and disaggregation methodology. Therefore, this draft will be utilized until this work is completed.”
- The first three columns from the Settlement Agreement will be utilized in the policy for the present time.

Dee Schafer stated that the policy would be re-drafted and sent via e-mail to the members. There will be a date for a response, and if no responses are received, the language will stand as written.

The meeting took a recess from 10:15 a.m. to 10:25 a.m. Member Jodi Royal-Goodwin arrived to the meeting at 10:20 a.m.

5. Written Correspondence

Correspondence from Tina Nappe regarding Pages 1-13 and 14 were reviewed. She stated that her primary concern in reading the backup policies is under the Resort Service Areas (RSA) and

the fact that she didn't see anything in this component that indicates that an RSA is responsible for the development and maintenance of its services such as police, fire or road maintenance. Also, she requested that consideration be given to adding two additional components: No. 11- "RSA's must develop agreements with adjacent landowners and contribute to offsetting the impacts from their development", and No. 12- "RSA's must develop an open space and trailways plans which addresses the general public."

Arlo Stockham stated as a disclaimer that although he is not doing an RSA, the company does control a lot of property that could be a resort. He stated he believes that the language in No. 11 is unprecedented and would put the adjacent landowner in an extortion type position. He also noted that the language regarding the maintenance of its services is already addressed and does not need to be reiterated.

Member Freund stated that he is satisfied with the policy as it is currently written.

Jeff Codega stated that the proposed language is dangerous, and as suggested in No. 11 is impossible.

It was agreed by the TAC Members that the language as written is satisfactory and should not be revised.

4. Business of the Day - Continued

B. Review, modify and possible acceptance of changes to the draft 2007 Regional Plan for consideration at the second public open house

Member Hester stated that the task for the three jurisdictions was to take the two Settlement Agreements and review the Regional Plan to see where revisions to the Plan were needed to make sure the important points of the Agreements were incorporated into the Plan. It was noted that the suggested revisions were incorporated into the distributed attachment, and that the language in red and blue are both proposed additions. The following discussion was held:

- The Future Service Areas: Language was added regarding the need for a resource management plan and minimum density thresholds. The language was satisfactory with the TAC Members.
- Policy 1.2.16: The adoption by a city of a subsequent amendment to a Master Plan will supersede the previous amendment. It was noted that a comment was written regarding the need for a parallel policy for subsequent County Master Plan Amendments that occur within designated cooperative planning areas. The language was satisfactory with the TAC Members
- Policy 3.5.2: The word "zoning" was put back in the first sentence that was left out.
- Goal 4.1 to 4.1.5: In addition to clean-up and formatting changes, language was deleted in Policies 4.1.3, 4.1.4 and 4.1.5 regarding references that for conformance reviews you have to

be consistent with federal, state and local laws. It was felt that the verbiage was too detailed. The deletions was satisfactory with the TAC Members.

- Policy 4.2. to 4.2.4: The 2002 Settlement Agreement identified cooperative planning areas, and so the time period of May, 2002 to July 27, 2006 is specified in the Regional Plan.

Rosanna Coombs stated that conceptually she understood what was being done, but she commented that Map No. 7 is a nightmare because it tries to continue to identify cooperative planning areas over time. She asked if data sets would be available to distinguish and be able to create maps with information as of 7/27/06 versus prior to that time, i.e. the changing Spheres of Influence. Mr. Hester responded that you could take the cooperative planning area that was there - which is still there - and then take the amendments that were made in July, 2006 and anything in the amendments that are outside of the cooperative planning area are all subject to cooperative planning. The cooperative planning boundary should stay fixed. He stated that the alternative would be to do away with cooperative planning areas, but they have not received direction from the governing bodies to do that. He stated that they would be able to provide the necessary data sets when requested. A discussion was held regarding simplifying the map with the needed information still included.

Arlo Stockham commented that he is assuming that Locnavar is still in the cooperative planning area as well as other areas requesting inclusion in the TMSA. It was noted that according to the new language, they would not be in the cooperative planning area, but with the existing language they are. Ms. Stockham commented that he is not opposed to cooperative planning.

Policies 4.2.5, 4.3.4, the additions to Appendix 2 as written in blue, and the correct chart in Appendix 8 were reviewed and found satisfactory by the TAC Members. Member Freund noted that there were both additions and deletions to the unincorporated TMSA in July, 2006. He stated that part of the reason that the Cities' Areas Of Interest needed to be clarified was to make it clear to everyone that the roll back in Pleasant Valley was no longer part of the Cities' Areas Of Interest.

Dee Schafer stated that the revisions reviewed today would be incorporated and, following legal review, presented at the next public Open House.

Following discussion, it was decided that Policy 1.1.1 would be e-mailed to members by Lora Richards today for review. It was pointed out that that it may have to be noted that Policy 1.1.1 is still under review in the draft for the Open House if this review is not completed. The TAC Members approved this approach.

6. Discussion on TAC meeting schedule, public open house and process to complete the plan update including requests for future agenda items

Rosanna Coombes reviewed the flyers for the Open House scheduled for November 30, 2006 from 4:00-7:00 p.m. She asked that TAC Members take flyers to distribute, and she noted that

they would also be sent out to the mailing list. She stated:

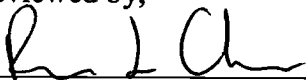
- Volunteers are needed for the Open House. She asked TAC Members to consider attending, even if just for part of the meeting.
- The following day, December 1st at 2:00 p.m., there will be a TAC meeting in the same location of tonight's meeting for a discussion of input received at the Open House. It is hoped that the TAC Members will be given a document at that time that can be taken forward to the Regional Planning Commission for their workshop in December.
- If the Regional Planning Commission is alright with the draft and there are only minor revisions, TAC Members will be notified of the revisions. If there are major revisions, another TAC meeting may be needed.
- The goal is to begin public hearings the end of January, 2007, and then take the document to the governing board in March, 2007.
- She asked that TAC Members hold December 15, 2006 tentatively available for a TAC meeting if needed following the Planning Commission meeting.

7. Adjournment

The meeting adjourned at 11:05 a.m.

Respectfully submitted by, Christine Birmingham

Reviewed by,



Rosanna Coombes, Director

Truckee Meadows Regional Planning Agency

FILED ON

2/22, 2008.