



# REGIONAL PLANNING GOVERNING BOARD

**MEMBERS**  
**Mike Carrigan, Chair**  
**Dwight Dortch, Vice-Chair**  
**David Aiazzi**  
**Robert A. Cashell**  
**Jim Galloway**  
**Pierre Hascheff**  
**Robert Larkin**  
**Geno Martini**  
**Ron Schmitt**  
**Bonnie Weber**  
**Dave Ziegler, Director**

## MINUTES

### REGIONAL PLANNING GOVERNING BOARD

#### Regular Meeting

Thursday, April 14, 2005

The Regional Planning Governing Board (RPGB) met in regular session in the Washoe County Commission Chambers, 1001 E. Ninth Street, Reno, Nevada, and conducted the following business:

The meeting was called to order by Vice-Chair Dwight Dortch at 2:10 p.m.

#### 1. ROLL CALL

The clerk called the roll, and Regional Planning Governing Board Members in attendance were:, Dwight Dortch, David Aiazzi, Jim Galloway, Pierre Hascheff, Robert Larkin, Geno Martini, and Bonnie Weber. Members absent were: Mike Carrigan, Bob Cashell and Ron Schmitt.

Also present were: Dave Ziegler, TMRPA Director; Norman Azevedo, Legal Counsel; Randy Baxley, TMRPA; Rosanna Coombes, TMRPA; Patricia Rogers, TMRPA; Lora Richards, TMRPA; and Mary Kuechler, TMRPA.

#### 2. APPROVAL OF AGENDA

MEMBER AIAZZI MADE A MOTION TO APPROVE THE APRIL 14, 2005, RPGB AGENDA, SECONDED BY MEMBER HASCHEFF. THE MOTION CARRIED UNANIMOUSLY WITH SEVEN (7) MEMBERS PRESENT.

#### 3. SALUTE TO THE FLAG

Member Weber led the salute to the flag and the Pledge of Allegiance.

#### 4. APPROVAL OF MINUTES

A. February 10, 2005, regular meeting

MEMBER MARTINI MADE A MOTION TO APPROVE THE FEBRUARY 10, 2005, MEETING MINUTES, SECONDED BY MEMBER WEBER. THE MOTION CARRIED UNANIMOUSLY WITH SEVEN (7) MEMBERS PRESENT.

#### 5. PUBLIC COMMENT

None

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**6. BUSINESS OF THE DAY**

- A. Consideration and possible action on RPGB Resolution 05-02, memorializing former RPGB member Tony Armstrong.

Dave Ziegler, Director of Regional Planning, read RPGB Resolution 05-02 into the record.

WHEREAS, Tony Armstrong, representing the City of Sparks, was a charter member of the Regional Planning Governing Board and served on the Board from June 1989 to June 1996 and from January 1997 to July 2001; and

WHEREAS, Tony Armstrong participated in the development and implementation of the 1991 Truckee Meadows Regional Plan and the first major update in 1996; and

WHEREAS, his fellow Board members appreciated Tony's work on the Board and on July 11, 1996, gave him a standing ovation when the Chair presented him with a distinguished service award; and

WHEREAS, Tony Armstrong grew up in Sparks, was graduated from Sparks High School, was elected three times to the Sparks City Council, and was elected Mayor of his hometown in 1999 and re-elected in 2002; and

WHEREAS, Tony Armstrong valued the City of Sparks and the Truckee Meadows region and through his unflinching efforts made them better places to live and work;

WHEREAS, Tony Armstrong lived a life dedicated to public service, served in the Nevada Air National Guard, and served on numerous public boards and commissions including the Truckee Meadows Water Authority, the Sparks Redevelopment Agency, the Sparks Parks and Recreation Commission, and the Regional Criminal Justice Advisory Committee; and

WHEREAS, the Board, the staff, and the Regional Planning Commission all have fond memories of Tony Armstrong's humor, kindness, passion, honesty, love for children, optimism, enthusiasm, and determination; and

WHEREAS, according to the Reno Gazette-Journal, Tony Armstrong served the public with a "fierce love of the city that loved him back"; and

WHEREAS, Tony Armstrong passed away on January 29, 2005, one day after receiving the Raymond I. Smith Civic Leader of the Year Award from the Reno-Sparks Chamber of Commerce;

NOW, THEREFORE, BE IT RESOLVED THAT the Regional Planning Commission extends its most sincere condolences to Tony Armstrong's wife, Debby, his family, his friends, and the City of Sparks, and

BE IT FURTHER RESOLVED THAT the Regional Planning Governing Board truly appreciates the great contributions that Tony Armstrong made for the benefit of the Truckee Meadows region.

MEMBER MARTINI MADE A MOTION TO APPROVE RPGB RESOLUTION 05-02, SECONDED BY MEMBER HASCHEFF. THE MOTION CARRIED UNANIMOUSLY WITH SEVEN (7) MEMBERS PRESENT.

- B. Consideration and possible approval of the recommendations of the Washoe County HOME Consortium's Technical Review Committee for:
- 1) Allocation of \$84,057 for operating expenses for the Community Housing Development Corporations recommended for certification or recertification; and
  - 2) Allocation of FY 2005-2006 Affordable Housing Municipal Loan Program funds in the amount of \$2,705,612 for the development of affordable housing projects

Hillary Lopez, HOME Consortium staff, presented information on the recommendations of the HOME Consortium's Technical Review Committee.

Member Galloway asked Mr. Lynn Barnett to introduce himself. Mr. Barnett is a representative for the new Saint Joseph Community Housing Development Organization (CDHO) in the Lake Tahoe area. He is also a supervisor in the Development Review Department of the Tahoe Regional Planning Agency (TRPA). Mr. Barnett reported on the effort being made by the Saint Joseph Community Land Trust to address the housing situation in the Lake Tahoe area.

MEMBER AIAZZI MADE A MOTION TO APPROVE RECOMMENDATIONS OF THE WASHOE COUNTY HOME CONSORTIUM'S TECHNICAL REVIEW COMMITTEE, SECONDED BY MEMBER MARTINI. THE MOTION CARRIED UNANIMOUSLY WITH SEVEN (7) MEMBERS PRESENT.

- C. PUBLIC HEARING - Consideration and possible adoption of Regional Planning Governing Board Resolution 05-03, amending the Regional Plan by incorporating the alignment of Sierra Pacific Power Company's (SPPCO) proposed Tracy-to-Silver Lake powerline in the corridor map of the Regional Utility Corridor Report (RUCR).

Member Hascheff recused himself from this item and disclosed that he has a client that owns property that would be affected by this resolution.

Randy Baxley, Senior Planner, stated that the Regional Planning Commission (RPC) heard this item last night and voted eight to zero to adopt this resolution recommending the RPGB's adoption of the proposed Regional Plan amendment. Mr. Baxley stated that a letter from John Frankovich dated April 12, 2005, raises questions regarding notification procedures. This letter was addressed by a representative of SPPCO at the public hearing by the RPC last night. Based on testimony of the SPPCO representative, both the Truckee Meadows Regional Planning Agency's (TMRPA) legal counsel and the RPC felt comfortable proceeding forward on this matter.

*[The public hearing was opened.]*

Lori Burke stated that the whole idea of the RUCR was to give a linear path to connect and interconnect electrical facilities. If that is broken up, it no longer serves that purpose. If they are maintained with the understanding that where conflicts occur, undergrounding will occur, then that asset to the community remains.

Bill Bennett, SPPCO, stated that Silver Knolls asked him to reaffirm SPPCO's position on keeping this a 120 voltage for the entire route.

*[The public hearing was closed.]*

Member Larkin asked what the outfall would be if the underground portions were included as part of the corridor. Mr. Ziegler responded that he does not have a position on that at this time. Regional Planning staff is trying to be faithful to the definitions, rules, and policies in the RUCR that was adopted in 1998 and re-adopted by the RPGB last Spring. If there might be some benefit to also mapping the underground portions, Regional Planning staff could take a look at that and get back to the RPGB at a later date.

Member Larkin stated that his understanding is that by leaving the underground portions outside of the corridor, the intent not to upgrade future powerlines is preserved. Mr. Ziegler responded that is correct and stated that Washoe County did place a number of conditions on the Special Use Permit (SUP) limiting what can be done with this transmission line. The combined effect of our action and the County's action on the SUP would provide the assurances Member Larkin desires.

MEMBER AIAZZI MADE A MOTION TO UPHOLD THE RECOMMENDATION OF THE RPC, SECONDED BY MEMBER LARKIN. THE MOTION CARRIED UNANIMOUSLY WITH SIX (6) MEMBERS VOTING.

## **7. ADMINISTRATIVE ITEMS**

- A. Consideration and possible acceptance of annual financial audit for FY 03-04 prepared by Kafoury, Armstrong and Co.

Mary Kuechler, stated that the audit report found no irregularities in the financial accounts or procedures that are being utilized.

MEMBER LARKIN MADE A MOTION TO ACCEPT THE AUDIT, SECONDED BY MEMBER HASCHEFF. THE MOTION CARRIED UNANIMOUSLY WITH SEVEN (7) MEMBERS PRESENT.

- B. Consideration and possible adoption of FY 05-06 budget and work program.

Mr. Ziegler stated that baseline expenditures are projected to increase by about 7 percent in FY 05-06. Mr. Ziegler reviewed four Budget Change Proposals (BCPs). Mr. Ziegler reviewed information requested by the RPGB in February regarding the costs of health benefits.

Member Hascheff asked about the information on the costs of health benefits. Mr. Ziegler responded that Regional Planning staff does not have any desire to change the benefits but the question came up at February's RPGB meeting about why the costs were so high.

Member Hascheff asked how many employees have dependent coverage. Mr. Ziegler responded that there are 8 staff members that receive this health benefit and about half of them have dependent coverage.

Member Hascheff asked about the difference between the options under BCP 3 regarding the education and training initiative. Mr. Ziegler responded that the \$50,000 option would include a 3-day workshop with the Urban Land Institute (ULI) on-site advisory services and the \$110,000 option would include a 5-day 9 member workshop.

Member Hascheff suggested directing Regional Planning staff to allocate \$50,000 and to bring back more detail on the ULI option and the option of bringing in professionals and consultants. Mr. Ziegler stated for clarification that if that were to be made a motion, the expenditure of that money would be conditioned upon approval of a detailed work program by the RPGB.

There was some discussion about the need for BCP 4 regarding an information repository. Member Larkin stated that this item was given a high priority in January when goals were set.

Mr. Ziegler stated that there is probably a need to assemble some sort of an oversight committee to help define a research analysis agenda, to set priorities on that agenda, and to identify costs and specific deliverables. Mr. Ziegler recommended that if the RPGB wants to set aside some money for this function, a placeholder amount of money should be put in the budget that will not be spent until a research agenda has been developed, prioritized, and agreed upon. Regional Planning staff would then come back to the RPGB with one item at a time for expenditure authority.

Member Hascheff stated that page 100 of the staff report identifies the deliverables. These sorts of performance measures are important. If this data and information is available, we could make much better decisions. The \$45,000 split three ways would be worth it.

Member Larkin stated that \$45,000 would not be enough money to do it right. Member Hascheff agreed and suggested relying on Regional Planning staff to come back with the deliverables and to request more money if needed.

Member Aiazzi suggested doing research on how any of the information we have would help support what other agencies are doing. The possibility of those agencies contributing to the budget on this should be explored.

Member Galloway asked if it would be possible to use some of the money budgeted to apply for grants. Mr. Ziegler responded that would be a possibility.

MEMBER HASCHEFF MADE A MOTION TO ADOPT THE BASELINE BUDGET ALONG WITH BUDGET CHANGE PROPOSALS (BCP) 1 THROUGH 4. BCP 3 WILL BE LIMITED TO \$50,000 WITH STAFF TO BRING BACK OPTIONS AS DISCUSSED. BCP 4 WILL BE INCREASED FROM \$45,000 TO \$60,000 WITH STAFF TO BRING BACK A SUMMARY OF OPTIONS FOR SERVICES, SECONDED BY MEMBER AIAZZI. THE MOTION CARRIED UNANIMOUSLY WITH SEVEN (7) MEMBERS PRESENT.

## 8. REPORTS

### A. Members' and Director's reports.

#### 1) Informational presentation on redesigned TMRPA website.

Rosanna Coombes, Senior Planner, gave a presentation on the redesigned TMRPA website.

Member Aiazzi asked if the meeting packet information is available on the website as well as the meeting agendas. Ms. Coombes responded that the intent is to include access to the meeting packet information in the coming year. Member Aiazzi suggested including the meeting packet information in an editable format.

Member Hascheff asked if future agendas are available to view in addition to the current agenda. Ms. Coombes responded that there is access to a meeting schedule for the entire year but agendas are not posted until they are approved.

Member Galloway suggested that the current month should come up in the center of the screen.

Jarrold Lopiccolo, Noble Studios, reviewed features related to the Americans with Disabilities Act (ADA) compliance of the website.

*[Member Martini left at 3:25 p.m.]*

#### 2) Presentation of staff report on potential independent funding sources for the regional planning program.

Patricia Rogers, Community Outreach Assistant, stated that in exploring alternative funding models for the TMRPA, Regional Planning staff did not find any one model that provides solutions for all of the issues that have been raised. Ms. Rogers presented information on the models and programs that were reviewed.

Member Hascheff asked if there are any conclusions from Regional Planning staff regarding funding options. Mr. Ziegler responded that Regional Planning staff did not make any recommendations and was asked by the RPC to simply research options.

Member Hascheff stated that a mix of some of the options would be good. Mr. Ziegler stated for clarification that there might be some strength in a little bit of diversity in the funding sources.

Member Galloway agreed with using some resources that already exist but is not in favor of establishing more funds. Member Galloway suggested looking at ways to supplement the current process and not fundamentally change the current process of assessing the governments.

Member Hascheff suggested that there should be some fundamental contribution source from other agencies that benefit from the work done by the TMRPA.

### B. Legal counsel's report - Status report and possible direction to staff on:

#### 1) Washoe County's petition for judicial review of the certification of Reno's annexation program as conforming with the Regional Plan.

Mr. Azevedo stated that the settlement discussions are proceeding forward.

- 2) Washoe County's appeal of the Regional Planning Commission's determination of conformance with the provisions of the Regional Plan and the settlement agreement in District Court Case No. CV02-03469 for City of Reno zoning map amendments and Mortensen/Garson Development Standards Handbook (CR04-007).

Mr. Azevedo stated that this case is now final.

- 3) Nevada Supreme Court Case No. 37947 (Bushey/Busi).

Mr. Azevedo stated that he has not yet received an order on this case.

- 4) City of Sparks appeal to the Regional Planning Governing Board regarding Washoe County's adoption of the updated Spanish Springs Area Plan.

Mr. Azevedo stated that there is a pending appeal of the cooperative planning process. The appeal process has been stayed. The City and the County have not yet agreed as to what items are still outstanding in the Spanish Springs Area Plan.

- C. Legislative reports - Status report and possible direction to staff on selected bills and resolutions of the 2005 session of Nevada's legislature.

Mr. Ziegler reviewed measures that could affect regional planning directly. The RPGB Legislative Committee met yesterday and considered measures AB 231, AB 247, AB 425, and AB 440. Mr. Ziegler reviewed the Legislative Committee's direction to Regional Planning staff regarding these measures.

Member Galloway stated that Washoe County did endorse AB 247 and that he would like to attempt a motion supporting the bill.

Member Weber asked Mr. Ziegler to share the RPGB Legislative Committee's discussion on this item with the RPGB.

Mr. Ziegler stated that the proposal by Assemblyman Holcomb was to take a concept out of the settlement agreement and insert it into state law as a requirement that the Regional Plan must satisfy. One concern with this is that the settlement agreement is a package deal and is enforceable by the parties through Judge Hardesty. Regional Planning staff is not convinced that it is appropriate to take one concept or one policy out of the settlement agreement and place it in state law. There is also some concern regarding a third party cause of action. If there is a problem with a policy in the settlement agreement among the parties to the settlement agreement, there are procedures under the settlement agreement to get it in front of Judge Hardesty to resolve it. If it becomes a matter of state law, then any party could attempt to enforce it in court and we would be forced in court to try to explain that we have adequately coordinated and adequately recognized the constraints of the Regional Water Management Plan. The suggestion yesterday at the meeting of the RPGB Legislative Subcommittee was that if the RPGB is comfortable with the settlement agreement and the way it is working, then the best approach is to continue under the settlement agreement and not change the state law.

Member Galloway stated that there seems to be some concern regarding the length of the settlement agreement. Water is the most important resource constraint we have.

MEMBER GALLOWAY MADE A MOTION TO SUPPORT AB 247. THE MOTION DIED DUE TO THE LACK OF A SECOND.

Member Aiazzi stated that the Reno City Counsel took a position on AB 247 yesterday and there was a concern regarding a requirement to transfer water from one development to another.

Member Galloway stated that he was told that the bill was stripped down to one sentence and asked Mr. Ziegler if that is correct. Mr. Ziegler responded yes. Mr. Ziegler stated that the bill's sponsor said that he was amending the bill as a whole to just replace that concept with one sentence. Mr. Ziegler stated that this morning, the bill's sponsor amended his amendment to add not only that the Regional Plan should coordinate with and recognize the constraints of the Regional Water Management Plan (RWMP) but also conform with the RWMP, which raises the issue of which plan is dominate over the other plan.

D. Report on Truckee Meadows Growth Task Force.

Mr. Ziegler stated that the Task Force has asked Regional Planning staff to give a presentation on the Regional Plan at their next meeting.

## **9. REQUESTS FOR FUTURE AGENDA ITEMS**

- A. Consideration and possible action on calendar of agenda items.
- B. Members' and director's requests for agenda items.

Member Hascheff asked when information on funding sources for education and training would be presented to the RPNB. Mr. Ziegler responded that information will be ready in June.

## **10. WRITTEN CORRESPONDENCE**

None

## **11. ADJOURNMENT**

MEMBER AIAZZI MADE A MOTION TO ADJOURN AT 3:55 P.M., SECONDED BY MEMBER HASCHEFF. THE MOTION CARRIED UNANIMOUSLY WITH SIX (6) MEMBERS PRESENT.

Respectfully submitted by Christine Birmingham.

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David S. Ziegler, Director  
Truckee Meadows Regional Planning Agency

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Mike Carrigan, Chair  
Regional Planning Governing Board

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**APPROVED BY THE REGIONAL PLANNING GOVERNING BOARD IN SESSION ON  
\_\_\_\_\_, 2005**