

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, January 20, 2006**

The Technical Advisory Committee (TAC) met in the Reno-Sparks Indian Colony Multi Purpose Room, 34 Reservation Road, Reno, Nevada, and conducted the following business:

The meeting was called to order by Dave Ziegler, Director of Regional Planning, at 8:50 a.m.

1. ROLL CALL

The clerk called the roll, and TAC Members in attendance were: Rob Joiner for Margaret Powell, City of Sparks and Sparks Redevelopment Agency; Harold Shotwell, Palomino Valley GID; Debra Goodwin, Regional Transportation Commission; Wayne Seidel for Greg Dennis, Regional Water Planning Commission; Scott Nebesky, Reno-Sparks Indian Colony; Dean Schultz, Reno-Tahoe Airport Authority; Mark Sullivan, Sierra Pacific Power Co.; Birnie McGavin for Jerry Schumacher, South Truckee Meadows GID; Hilary Lopez for John Erwin, Truckee Meadows Water Authority; Robert Lichtenstein, Nevada System of Higher Education; Mike Harper for Adrian Freund, Washoe County; Jim Smitherman for Jeanne Ruefer, Washoe County Department of Water Resources; Duane Sikorski, Washoe County District Health Department (Air Quality); Mike Boster for Mark Stanton, Washoe County School District; and Dave Ziegler, Truckee Meadows Regional Planning Commission. Member Margaret Powell, City of Sparks and Sparks Redevelopment Agency, arrived at 9:16 a.m. Diana Langs, Sun Valley GID, arrived at 9:39 a.m. Jodi Royal-Goodwin, Reno Redevelopment Agency and HOME Consortium, arrived at 10:02 a.m.

Members absent were: John Hester, City of Reno; Greg Denis, Regional Water Planning Commission; Jerry Schumacher, South Truckee Meadows GID; John Erwin, Truckee Meadows Water Authority; Member Adrian Freund, Washoe County; Jeanne Ruefer, Washoe County Department of Water Resources; Jeanne Rucker, Washoe County District Health Department (Solid Waste); Mark Stanton, Washoe County School District; and Greg Martinelli, Waste Management.

Also present were: Rosanna Coombes, TMRPA; Patricia Rogers, TMRPA; Lora Richards, TMRPA; and Paige Menicucci, TMRPA.

2. APPROVAL OF AGENDA

MEMBER SMITHERMAN MADE A MOTION TO APPROVE THE JANUARY 20, 2006, TAC AGENDA, SECONDED BY MEMBER HARPER. THE MOTION CARRIED UNANIMOUSLY WITH FIFTEEN (15) MEMBERS PRESENT.

COMMENT

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A member of the public commented on issues regarding urban interface.

Member Sullivan suggested that a list of these issues from public comment be forwarded to the TAC for consideration.

4. BUSINESS OF THE DAY

Dee Schafer, Corporate Solutions, reviewed the objectives for today's meeting. Ms. Schafer asked for feedback from the TAC subgroup that met with the Economic Development Authority of Western Nevada (EDAWN) and their consultant.

Dave Ziegler, Director of Regional Planning, reviewed information from the meeting with EDAWN. The age group of 25 to 44 is a critical age group for economic development. It is important to attract people to the area and not firms. It is important to focus on affordability, tax climate, workplace residences, variety in housing, and the image of the region. EDAWN looks at indicators in the following areas: workforce; quality of life; economic development; business climate; and sites and infrastructure.

- A. Consideration of and possible conceptual agreements on Module 1 of the Regional Plan, Issue #2, providing an appropriate amount of land for all types of development and open space.

[Margaret Powell arrived at 9:16 a.m.]

Ms. Schafer asked for comments on the first proposed conceptual agreement.

Member Sikorski suggested adding a statement that infrastructure assets would be used if they meet the goals of the Regional Plan.

Member Sullivan suggested including criteria to meet goals.

Member Ziegler stated that if a policy is put in the Regional Plan and the master plans of the local governments must conform with it, then down the road Regional Planning staff and the Regional Planning Commission (RPC) will have to make judgment calls on whether there is conformance or not. Member Ziegler stated that we need to be mindful not to promote policies that we can't interpret or are too vague. Member Ziegler suggested including a statement that it is one of the principles of the Regional Plan that master plans of local governments should take advantage of the special infrastructure asset.

Member Harper suggested including direction that utilizing existing infrastructure assets should be the first choice.

There was some discussion regarding identifying other assets such as education and sources of construction materials.

Member Ziegler suggested changing the first sentence under the first proposed conceptual agreement to say that master plans of local governments should incorporate the principle of taking maximum advantage of special existing assets such as air, rail, highway, public transit, education, and sources of construction materials when specifying locations of certain land uses. Member Ziegler also stated that we are trying to express a principle here and not a policy. There is a policy drafting phase that will come later.

Ms. Schafer suggested that another draft including these changes be sent to the TAC members to review and email comments. The TAC members agreed.

[Member Langs arrived at 9:39 a.m.]

Ms. Schafer asked for comments on the second proposed conceptual agreement.

Member Sullivan asked if there is a definition of large lot residential. Member Ziegler responded that this statement is just trying to portray a range of land uses. Reno, Sparks, and Washoe County master plans should all have a wide range and variety of land uses.

Member Harper questioned whether any examples for a range of land uses should be included.

Member Powell questioned whether the statement adds value to the Regional Plan.

Member Ziegler agreed that there is not a lot of value added with this statement and stated that it was written to capture thoughts from the TAC group in the last meeting.

Ms. Schafer asked if the TAC members agree that the second proposed conceptual agreement can be deleted.

Member Sikorski stated that the adjacency issues do play a significant role.

Member Ziegler suggested rewording the second proposed conceptual agreement to say that the idea is that the master plans of everyone in the region looked at collectively need to provide for a full range of land uses and need to address adjacency issues as necessary.

The TAC members agreed to keep the second proposed conceptual agreement and rewrite it.

Ms. Schafer asked for comments on the third proposed conceptual agreement.

Member Smitherman asked for a definition of fine-grained development. Member Ziegler stated that the term was used to promote a scale of development that a person on foot or on a bicycle can relate to easily.

Member Joiner expressed concern with the statement that this applies to the entire region. Ms. Schafer asked the TAC members if this statement should be removed.

Member Harper stated that the policy that follows can better define this and that he would be uncomfortable with suggesting that the statement be pulled.

Member Ziegler stated that the future includes a mix of infill type development and green fields development. The statement that this proposed conceptual agreement applies to the entire region was made to get the idea across that it is important to pay attention to both types of development and not only the infill areas and TOD corridors and centers.

Member Powell requested deleting the word nevertheless.

Member Schultz expressed concern regarding how this will impact the airport facility. The airport has certain issues in the adjacency of development but then also has impacts that go considerably beyond the boundary.

Member Sikorski suggested using the term compatible mixed use.

Member Powell expressed concern regarding how the term compatible will be defined. It becomes more of a value statement unless you talk about adjacency issues and impacts and they

are addressed in the second and third proposed conceptual agreements. Member Powell also suggested including the definition for fine-grained development.

[Member Royal-Goodwin arrived at 10:02 a.m.]

Ms. Schafer summarized the feedback from the group that the statement that this applies to the entire region should not be removed.

Ms. Schafer asked for comments on the fourth proposed conceptual agreement.

Member Powell stated that it is important to have buy-in to the process that creates the land use data.

[Break from 10:10 a.m. to 10: 15 a.m.]

B. Consideration of and possible conceptual agreements on:

1. Module 1, Issue #3.1 - Refine the role and policies for development of unincorporated portions of the Truckee Meadows Service Area (TMSA)
2. Module 1, Issue #3.2 - Adequate affordable housing. Should the plan call for inclusionary housing practices
3. Module 1, Issue #4 - Boundaries for infill target areas - what's appropriate; how do we maintain community character

Member Ziegler stated that there are timing issues to consider when prioritizing these issues. Through the August 2005 settlement agreement there has been a new set of policies proposed related to Issue #3.1 that will quickly move into public hearing. If the TAC decides to have input on this issue, it would have to move quickly. Member Ziegler stated that there is money available to hire consulting assistants with regard to Issue #3.2 and a little time to get someone on board would be helpful. Regional Planning staff is leaning toward starting with Issue #4.

Member Joiner stated that the topic under Issue #3.2 will be addressed at an interim committee meeting on Monday, January 23. Member Joiner suggested keeping an eye on this issue and discussing the outcome of Monday's meeting at the next TAC meeting in two weeks.

Member Ziegler asked for feedback on Issue #3.1 and stated that the whole issue is being toned down in the new settlement agreement. Member Ziegler asked if the TAC would be comfortable letting the settlement process take care of this issue.

Member Sullivan stated that there is a lot of development taking place in those areas and he would hate to see that land being underutilized and then later coming back and not being able to plan it properly.

Member Ziegler stated that the three local governments met last Thursday in a joint session and forwarded some new policy in this area to the RPC. It does not seem like an efficient use of our time to start from scratch and come up with some different group of policies. If the TAC were going to get involved in it, it would be more a matter of reviewing what is submitted.

The TAC group agreed to hold off on Issue #3.1. It was also decided that the next TAC meeting will include feedback from Monday's meeting on Issue #3.2 and the educational information portion of Issue #4.

Ms. Schafer asked for feedback from the TAC regarding what we need to know from an education standpoint in order to address Issue #4 successfully. The following items were mentioned: define infill; character of the community; appropriateness by entity; information on flood prone areas; what is the goal for creating an infill target area.

Member Langs asked for background information on how the current infill area was developed.

Rosanna Coombes, Senior Planner, stated that during the development of the 2002 Regional Plan there was discussion regarding creating a more compact footprint in order to help preserve or manage natural resources and to optimize the current infrastructure. The McCarran ring was used as a convenient measure of the core of the community in creating an infill area. The idea at the time was that it was a starting place to get people in the community to understand the vision of trying to direct the growth to the urban cores.

Member Ziegler stated that he would be interested in knowing about areas of special character. The TAC could also try to get some education on where the areas are that would really lend themselves to infill.

Member Powell asked what the goal is inside the McCarran ring that is currently defined and is there a significant area that could have an impact on the airport.

Ms. Schafer asked for input on the scope of Issue #4. The following items were mentioned: capacity of infrastructure; look at TOD Corridor current development patterns; infill needs to be considered on a regional basis and not prescribed by a particular boundary; look beyond residential infill; review TOD Corridors; transportation; protection of single family homes; investment reasons for infill; incentivizing infill.

Member Ziegler stated that another educational piece would be reviewing examples of successful infill projects from the western US. Member Smitherman suggested also using local examples of what is working well.

Ms. Schafer stated that she and Member Ziegler and Ms. Coombes will review how the education pieces can be fulfilled at the next TAC meeting.

- C. Review of priority list of issues for the 2007 Regional Plan update, including possible identification of additional issues or qualifiers.

Member Ziegler stated that he will look into including the urban interface issue under Module 2.

5. REQUESTS FOR FUTURE AGENDA ITEMS

Member Powell stated that the affordable housing issue needs to be included on the next TAC agenda.

6. WRITTEN CORRESPONDENCE

None

8. ADJOURNMENT

The meeting was adjourned at 11:00 a.m.

Respectfully submitted by Joy Randall

David S. Ziegler, Director
Truckee Meadows Regional Planning Agency

**APPROVED BY THE TECHNICAL ADVISORY COMMITTEE IN SESSION ON
_____, 2005**