

**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, December 16, 2005**

The Technical Advisory Committee (TAC) met in the Sun Valley General Improvement District Board Room, 5000 Sun Valley Boulevard, Reno, Nevada, and conducted the following business:

The meeting was called to order by Dave Ziegler, Director of Regional Planning, at 8:45 a.m.

**1. ROLL CALL**

The clerk called the roll, and TAC Members in attendance were: John Hester, City of Reno; Rob Joiner for Margaret Powell, City of Sparks & Sparks Redevelopment Agency; Harold Shotwell, Palomino Valley GID; Debra Goodwin, Regional Transportation Commission; Greg Dennis, Regional Water Planning Commission; Jodi Royal-Goodwin, Reno Redevelopment Agency and HOME Consortium; David Anderson for Scott Nebesky, Reno-Sparks Indian Colony; Mark Sullivan, Sierra Pacific Power; Diana Langs, Sun Valley GID; 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 David Ziegler, TMRPA. Member Adrian Freund arrived at 9:30 a.m.

Members absent were: Dean Schultz, Reno-Tahoe Airport Authority; Jerry Schumacher, South Truckee Meadows GID; John Erwin, Truckee Meadows Water Authority; Robert Lichtenstein, UNR/TMCC; Jeanne Rucker, Washoe County District Health Dept. (Solid Waste); and Greg Martinelli, Waste Management.

Truckee Meadows Regional Planning Agency (TMRPA) staff present were: Randy Baxley, Rosanna Coombes, Patricia Rogers, Lora Richards, and Paige Menicucci.

Also present were: Dee Schafer, Corporate Solutions; and Susan Briganti, Corporate Solutions.

**2. APPROVAL OF AGENDA**

MEMBER LANG MADE A MOTION TO APPROVE THE DECEMBER 16, 2005, TAC AGENDA, SECONDED BY MEMBER SHOTWELL. THE MOTION CARRIED UNANIMOUSLY WITH THIRTEEN (13) MEMBERS PRESENT.

**3. PUBLIC COMMENT**

None

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

- A. Consideration of and possible conceptual agreements on Module 1 of the Regional Plan, Issue #1, boundaries of the Truckee Meadows Service Areas (TMSA).

Dee Schafer, Corporate Solutions, outlined the objectives. Ms. Schafer led discussion and review of the principles for the TMSA prepared by the TMRPA staff.

Ms. Schafer asked for feedback on principle number one.

Member Hester asked if the distinction should be made that satellite areas are okay but skipping over vacant land on the edge is not.

Member Ziegler stated that he is okay with the idea that there are various nodes and clusters that may not be one big continuous cluster.

Member Anderson stated that undeveloped open space between developed spaces could be seen as a strong visual element that is positive.

Member Ruefer stated that it is a good point that we might want to have the ability to retain open space between developed areas. Member Ruefer stated that the concern she has is that we don't expect the service providers to extend services to isolated development areas. It would be too costly. They have to be self-sustaining in terms of water supply and wastewater disposal capability.

Ms. Schafer suggested that the following language be added to the principle: "unless the intervening open space created is accepted as a positive aspect of regional form".

There was some discussion regarding the definition of a positive open space.

Ms. Schafer suggested changing the principle language to: "provide for phasing that minimizes leap frogging of services and infrastructures over vacant land unless the intervening open space is accepted as a permanent and functional aspect of the regional form".

There was discussion regarding leap frogging over future developable land versus over open space.

Ms. Schafer stated that the principles should not be so detailed that you are tying your ability to draft policy. Ms. Schafer recommended leaving the statement as it is for now and stated that the comments will be included in the summary notes for use by the TMRPA in developing the policies.

Ms. Schafer read principle number two. There were no comments on this principle.

Ms. Schafer read principle number three.

Member Joiner stated that the current Regional Plan has a broad goal of achieving infill. This update is an opportunity to re-explore that whole goal and policy statement.

There was discussion regarding triggers and performance standards.

*[Member Freund arrived at 9:30 a.m.]*

Member Hester stated that there are standards or triggers to get from the TMSA to the future TMSA. The capacity of the existing TMSA must be used and service and infrastructure plans are required before expanding to the future TMSA.

There was continuing discussion regarding triggers for expanding the TMSA.

Member Ziegler suggested keeping the first sentence in the principle the same and dropping the word however in the second sentence and just go on to say that “the Regional Plan should tie expansion of the TMSA boundaries in the near term to those things that are set forth in the settlement agreement, such as absorption of capacity within the TMSA.

There was discussion regarding the expiration of the settlement agreement when the updated plan is adopted.

Member Ziegler stated that it would be okay to say that the expansion of the TMSA boundaries in the near term should be tied to those things that are set forth.

Member Hester stated that it should refer to the principles instead of the settlement agreement.

Member Ziegler stated that the second sentence should say something like “the Regional Plan should tie expansion of the TMSA boundaries in the near term to utilization of capacity and adequate infrastructure plan.

There was more discussion regarding the language that should be used.

Ms. Schafer read principle number four.

Member Ziegler provided an explanation of terms and information used in this principle.

There was discussion regarding density and intensification.

Ms. Schafer asked the group if they are comfortable with this principle.

There was a comment regarding the TMSA being driven primarily by population and that resource constraints should be included.

Member Ziegler stated that the idea of resource constraints is embedded in the facility planning process. When the TAC gets to Module 2, it will tackle the idea of resource constraints again.

Ms. Schafer read principle number five.

There was some discussion regarding the name Truckee Meadows and if it still applies to all areas now included in the service area. Member Ziegler suggested determining if the name is limiting or misleading and deciding later what the name should be.

Ms. Schafer reminded the group that the recommendation is that with the principles in place, the TMRPA can put the policies together. Ms. Coombes also stated that one of the expectations the agency has for everyone’s participation in the TAC is that the information be brought back to each organization to make sure they are comfortable with the direction that we are going. In this process it is assumed that is what has been happening so that as the TMRPA goes into drafting the policies, each organization is comfortable with the general principals.

*[Ms. Schafer called a 5-minute recess.]*

Ms. Schafer stated that the education phase will now be addressed for Module 1 Issue 2.

Randy Baxley, Senior Planner, gave an educational presentation on land supply.

Member Hester gave a presentation on information from the Collier's report.

Member Ziegler presented information on work EDawn is doing.

There was some discussion regarding scheduling and location of future TAC meetings. It was decided that the TAC would meet on the first and third Friday of each month at 9:00 a.m.

Ms. Schafer led discussion regarding the scope of Issue 2.

**5. REQUESTS FOR FUTURE AGENDA ITEMS**

None

**6. WRITTEN CORRESPONDENCE**

None

**7. ADJOURNMENT**

The meeting was adjourned at 11:30 a.m.

Respectfully submitted by

Reviewed by:

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Rosanna Coombes, Interim Director  
Truckee Meadows Regional Planning Agency

**FILED ON \_\_\_\_\_, 2007.**