

## TAC Members

The HOME Consortium  
Nevada System of Higher Education  
Palomino Valley General Improvement District  
Regional Transportation 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 School District  
Waste Management, Inc.

## MINUTES

### 2007 REGIONAL PLAN UPDATE TECHNICAL ADVISORY COMMITTEE Friday, September 16, 2005

The Technical Advisory Committee (TAC) met in the Reno Events Center, 400 N. Center Street, Suite B, Reno, Nevada, and conducted the following business:

The meeting was called to order by Dave Ziegler, Director of Regional Planning, at 9:10 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; Jodi Royal-Goodwin, Reno Redevelopment Agency and HOME Consortium; Scott Nebesky, Reno-Sparks Indian Colony; Dean Schultz, Reno-Tahoe Airport Authority; Jerry Schumacher, South Truckee Meadows GID; Margaret Reinhardt for Diana Langs, Sun Valley GID; Robert Lichtenstein, UCCSN; Adrian Freund, Washoe County; Jeanne Ruefer, Washoe County Department of Water Resources; Duane Sikorski, Washoe County District Health Department (Air Quality); and Robbin Rose for Jeanne Rucker, Washoe County District Health Department (Solid Waste).

Members Mark Sullivan, Sierra Pacific Power Co., and Mike Boster for Mark Stanton, Washoe County School District, arrived at 9:17 a.m. Member John Hester, City of Reno, arrived at 9:20 a.m.

Members absent were: Margaret Powell, City of Sparks and Sparks Redevelopment Agency; Diana Langs, Sun Valley GID; John Erwin, Truckee Meadows Water Authority; Jeanne Rucker, Washoe County District Health Department (Solid Waste); Mark Stanton, Washoe County School District; and Greg Martinelli, Waste Management.

Also present were: Dave Ziegler, TMRPA; Norman Azevedo, Legal Counsel; Dee Schafer, Corporate Solutions; Karla Klefman and Susen Speth-Briganti, Corporate Solutions; Elisa Maser; Derek Wilson, Jeff Codega Planning Design; Mike Railey, Jeff Codega Planning Design; Jim Smitherman, alternate for Washoe County Department of Water Resources; Mike Harper;(Alternate for Washoe County) Rosanna Coombes, TMRPA; Patricia Rogers, TMRPA; and Lora Richards, TMRPA.

#### 2. APPROVAL OF AGENDA

#### 3. APPROVAL OF MINUTES

A. August 12, 2005

HAROLD SHOTWELL MADE A MOTION TO APPROVE THE AUGUST 12, 2005, TAC MEETING MINUTES, SECONDED BY JEANNE RUEFER. THE MOTION CARRIED UNANIMOUSLY WITH 13 MEMBERS PRESENT.

#### 4. PUBLIC COMMENT

None

*[Mark Sullivan (Sierra Pacific Power Company) and Mike Boster (Washoe County School District) arrived at 9:17 a.m.]*

#### 5. BUSINESS OF THE DAY

- A. Discussion of suggested ground rules for TAC meetings.

Dee Schafer, Corporate Solutions, reviewed her role as facilitator, objectives for today's session, and ground rules for the TAC meetings.

*[John Hester (City of Reno) arrived at 9:20 a.m.]*

Dave Ziegler, Director of Regional Planning, stated that stakeholders have been invited to attend the TAC meetings and should be allowed to provide input and participate in discussions throughout this process.

- B. Staff presentation and discussion on the authority and jurisdiction of the Regional Planning Agency.

Norm Azevedo, Legal Counsel, reviewed information included in the meeting packets from the Nevada Revised Statutes (NRS) and a Supreme Court case regarding the authority and jurisdiction of the Regional Planning Agency.

There was some discussion regarding studies that are required by new legislation being included in the Regional Plan. Mr. Azevedo stated that new legislation will be included if it is mandated to be included in the Regional Plan.

Ms. Schafer stated that this issue will be included on the list of issues to be addressed as well as really looking at the statutes to make sure that they are being met successfully.

- C. Staff presentation on key regional planning topics for discussion during the 2007 update including but not limited to regional form and pattern, natural resource management, infrastructure provision, implementation of the Regional Plan, and settlement agreements affecting the program of regional planning.

Mr. Ziegler reviewed the tentative list of issues for the 2007 Regional Plan update.

*[Mr. Azevedo left at 9:40 a.m.] [Mr. Lichtenstein left at 9:55 a.m.]*

*[Recess from 10:05 a.m. to 10:10 a.m.]*

Ms. Schafer led the group in discussions regarding the issues listed in each of the four modules of the Regional Plan, and noted details and additional issues that the TAC felt should be included in the list of issues to be addressed during the update process.

Mr. Freund stated that there are cross cutting issues to consider that can affect the ability to achieve affordable housing.

Mr. Joiner stated that there are parallel activities taking place in that there is an interim committee through the legislature on affordable housing.

Ms. Reinhardt commented on the need for a clear definition of affordable housing.

*[Mr. Lichtenstein returned at 10:16 a.m.]*

There was a question of dealing with federal issues with regard to affordable housing. Jodi Royal-Goodwin stated that there are no federal issues in determining if it can be addressed. Federal issues come in when it is determined how it will be addressed.

There was some discussion regarding jobs/housing balance. Mr. Ziegler stated that a more broad view of the issue is how to make sure that the standards set for jobs/housing balance are the right ones. Mark Sullivan added that this issue should not be related only to the need for land for industrial development.

Mr. Freund stated that the plan needs to have mechanisms to encourage mixed use development.

Mr. Joiner commented on more cross cutting issues related to jobs/housing balance. Ms. Schafer stated that a lot of the issues are going to be inter-related. That needs to be considered as the issues are defined and prioritized.

Mr. Hester commented on the need to make sure all the service providers agree on the TMSA.

Mr. Freund stated that it is important to have some exception to the absolute establishment of service areas that are fixed for a period of time in order to accommodate unexpected development scenarios.

The comment was made that the role of development in the unincorporated areas outside the TMSA should be addressed as well as inside the service area.

Mike Harper stated that form-based planning and zoning is not a regional issue.

Mr. Sullivan stated that it should stay on the list for discussion to determine if it is a regional issue. Mr. Hester and Mr. Freund agreed that it would be a good discussion to have.

Scott Nebesky asked if there are other types of zoning to look at other than form-based.

Mr. Ziegler stated that the issue of best development practices is almost identical to the discussion regarding form-based planning and zoning. It is the idea of what is the appropriate regional role.

There was some discussion regarding the issue of how to make sure that master plans operate within natural resource constraints. Ms. Schafer stated that facilitation and coordination are very important for this issue to make sure everyone is on the same page and going the same direction.

Jeanne Ruefer stated that it would be helpful to have a robust discussion of just what those natural resources are and if they are natural resources that are universal or if they are natural resources that have a specific geographic location.

There was some discussion regarding how to make development work within natural resource constraints.

*[Mr. Ziegler and Mr. Sullivan left at 10:40 a.m.]*

Elisa Maser suggested adding the functions and the benefits provided by natural systems to the constraints and the capacity of the natural systems issues.

*[Mr. Ziegler returned at 10:42 a.m.]*

Mr. Freund stated that actively trying to improve access to open space should be included in the discussion regarding preserving access to open space.

Duane Sikorski stated that another issue that should be addressed is the effect of master plans on air quality.

Mr. Nebesky stated that the types of recreation being used on the open space needs to be addressed.

Mike Boster suggested defining what the public facilities are under the adequate public facilities issue.

Mr. Nebesky suggested implementing the effort of master planning the regional utility corridors ahead of a project as opposed to a project driving the corridors.

Mr. Ziegler stated that we need to watch out for disincentives as well as including incentives in master plans.

*[Ms. Rose left at 10:56 a.m.] [Mr. Nebesky left at 10:58 a.m.]*

Ms. Maser stated that the UNR farms has always been listed as a joint planning area and the assumptions about UNR farms in 1991 have been completely changed by the flood project and the University's master planning. That will probably require some very specific discussion about the changed assumptions and facts on the ground.

*[Mr. Joiner left at 11:08 a.m.]*

Mr. Ziegler stressed the importance of avoiding the perception that this agency is trying to extend its jurisdiction across the Washoe County line. Ms. Schafer stated that it needs to be clear that we are bringing people to the table because we want to coordinate and cooperate but we are not trying to tell them what to do. Mr. Freund stated that the issue really is that the economic region or the market is multi-county in nature.

Mr. Freund stated that one topic that was not captured in the list of issues to discuss is that some of the current policies encourage new suburban development to develop as bedroom communities without retail and support services. Mr. Freund commented on the need to make sure there is something in the Regional Plan regarding encouraging suburban communities to develop as whole communities rather than just bedroom communities.

*[Mr. Joiner returned at 11:14 a.m.]*

*[Ms. Rose returned at 11:15 a.m.] [Mr. Freund left at 11:15 a.m.]*

- D. Discussion and consideration of the September public open house and possible attendance at a kick-off workshop with the Regional Planning Commission.

Rosanna Coombes stated that the purpose of the open house is to provide an opportunity for the community to come in and learn something about the Regional Plan. Any TAC members interested in helping with the open house are welcome. Ms. Coombes stated that there will be a joint meeting with the Regional Planning Commission (RPC), the Regional Planning Governing Board (RPGB), and the TAC on September 28. This joint meeting will be a workshop to try and take the information reviewed during this meeting regarding the issues to be addressed and start to work with it through a facilitated process to set priorities. Ms. Coombes stated that a key-note speaker, Elaine Clegg, is scheduled to speak at 5:00 prior to the workshop.

Ms. Schafer stated that the September 28 workshop is going to be critical for this process.

*[Mr. Lichtenstein left at 11:25 a.m.]*

Ms. Coombes stated that the comments from today's TAC meeting and previous RPC and RPGB meetings regarding clarifications and additions to the list of issues will all be reviewed during the workshop on September 28.

*[Mr. Freund returned at 11:28 a.m.]*

- E. Discussion of the update process including but not limited to the consensus process, time frames and limits, and facilitation of future TAC meetings.

Mr. Ziegler stated that the deadline for completing the update of Regional Plan is May 2007. Public commitments have been made to try to wrap it up in December 2006.

Ms. Schafer stated that it is very important that the TAC come up with a definition of what consensus means. There was some discussion regarding the definition of consensus.

Mr. Freund stated that he is currently working with a group using four levels of choice when voting on an issue. The first level is a vote of agreement with no issues. The second level is a vote of agreement with some concerns. Ms. Schafer asked Mr. Freund to get a copy of the four levels of choice to Mr. Ziegler or Ms. Coombes. When the TAC has its next regular meeting, the definition of consensus and the ground rules will be there for reference.

Ms. Coombes stated that Ms. Schafer has been hired to facilitate this meeting and the workshop on September 28. A facilitator for the balance of the process will be selected through the RFP process.

- F. Discussion and possible determination of the future meeting schedule for the technical advisory committee.

Mr. Ziegler stated that based on the availability polling of the TAC members, the best time slots for future meetings are in the first and third week of the month on either Thursday afternoon or Friday morning. The TAC agreed on scheduling regular meetings on the first and third Thursday afternoon of each month.

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

Mr. Ziegler stated that the next TAC meeting will include a review of where we have been and will begin work on Module One.

Mr. Hester suggested at some point having all of the entities represented on the TAC come and review what they have done to implement the 2002 Regional Plan. Ms. Schafer stated that may also be an opportunity to help each entity to identify additional things that need to be addressed. Mr. Ziegler asked if everyone was okay with adding that to a future agenda. There were no objections.

## **7. WRITTEN CORRESPONDENCE**

None

## **8. PUBLIC COMMENT**

None

## **9. ADJOURNMENT**

The meeting was adjourned at 11:40 a.m.

Respectfully submitted by Christine Birmingham.

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David S. Ziegler, Director  
Truckee Meadows Regional Planning Agency

**APPROVED BY THE TECHNICAL ADVISORY COMMITTEE IN SESSION ON \_\_\_\_\_,  
2005.**