

DISCLAIMER

Electronic versions of the exhibits in these minutes may not be complete.

This information is supplied as an informational service only and should not be relied upon as an official record.

Original exhibits are on file at the Legislative Counsel Bureau Research Library in Carson City.

Contact the Library at (775) 684-6827 or library@lcb.state.nv.us.

RENO GAZETTE-JOURNAL

Reno to cut back annexation plan

Susan Voyles

RENO GAZETTE-JOURNAL

1/21/2003 08:17 pm

To appease Washoe County officials, Reno is considering a 43 percent reduction in the amount of land it will annex through 2008 and would take only land already approved for intense development.

"If the staffs work together, they can resolve this without any bickering," Reno Mayor Bob Cashell said at a joint Reno and Washoe County meeting Tuesday. "But if it comes down to hard decisions, we will make them."

Of 15,107 acres within the city's sphere of influence, the city has removed 4,713 acres from the annexation program presented in December. And it is considering removal of another 1,822 acres, most south of U.S. 395 near Stead, for a total reduction of 43 percent.

Much of the land to be annexed would be in the south Truckee Meadows, near the junction of U.S. 395 and the Mount Rose Highway.

With intense commercial zoning in place for most of it, Reno planning manager John Hester said no further justification is needed.

The annexations would take in some of the new lands added to the new regional plan last May.

Since a court settlement over the plan in October, all disputes involving regional planning, possibly including this one, must go before Washoe District Judge James Hardesty for a final decision.

After looking at a map, County Commissioner Jim Galloway complained the city is still packing too much of the growth allowed over 20 years into six years, but Commissioner Pete Sferrazza said he was pleased the city is working with the county.

Despite the reductions, county community development director Adrian Freund said the city should still provide facts and figures to justify the annexations.

For its 1999 annexation program, the city documented the need for growth by using population forecasts, estimating demand for new housing and commercial land and provided an inventory of its lands.

On Tuesday, city planners could not say how much vacant land the city has nor how much of the 15,107 acres is within the expanded sphere for annexation approved last May.

Copyright © 2002 The Reno Gazette-Journal

ASSEMBLY GOVERNMENT AFFAIRS

DATE: 3-31-03 ROOM: 3143 EXHIBIT M

SUBMITTED BY: MARY HENDERSON

PAGE 10812

LETTE-JOURNAL/RSJ.COM

12/9/02

BRIEFLY TODAY

Residents can offer input on regional plan

STAFF REPORT

Washoe County residents can share their views on new elements to be added to the Truckee Meadows Regional Plan in a series of meetings over the next two weeks.

Reno, Sparks and Washoe County officials approved adding new elements to the regional plan when the county's lawsuit over the regional plan was settled Oct. 17. The plan adds 30,000 acres to the cities' territories for annexation.

Under the court-supervised plan, new criteria must address planning, annexation, interim water resources and regional plan amendments. New standards are to be created for buffers to separate existing communities from new developments.

The settlement also calls for the cities to have some say over new development remaining in the county.

Here's a schedule of the meetings of citizen advisory boards scheduled by the county:

Spanish Springs, Sun Valley and Warm Springs advisory boards will meet at 6:30 p.m. today at the Sun Valley Landowners Building, 5360 Sun Valley Blvd.

Cold Springs, North Valley and Verdi Township boards will meet at 6:30 p.m.

Wednesday in the North Valleys High School, 1470 E. Golden Valley Road in Golden Valley.

Southeast Truckee Meadows, Southwest Truckee Meadows and West Truckee Meadows boards will meet at 6:30 p.m. Dec. 16 in the

Regional Transportation Commission building, 2050 Villanova Drive.

East Washoe Valley, Galena-Seamanboat and West Washoe Valley will meet at 6:30 p.m. Dec. 18 at the Bowers

Volunteer Fire Station in Washoe Valley, 3905 Old U.S. 395.

110 parks, county consider settlement on Regional Plan

VILLIE ALBRIGHT
ne Staff

As understandings surrounding the controversial Regional Plan are being blamed for increasing friction and litigation between the city of Sparks and Washoe County.

The two entities held a joint meeting Wednesday to discuss differences regarding the Regional Plan Update which finds the spheres of influence

of Reno and Sparks to include most of the developable land in the Truckee Meadows.

On May 9, the Regional Planning Governing Board made up of three elected officials each from Sparks and Washoe County, and four from Reno voted 8-2 to adopt the Regional Plan Update.

Under the plan, Sparks' sphere of influence increased by 280 percent — from 7,592 acres to 21,449 acres — mainly by

expanding 10 miles east along the Truckee River canyon.

Reno's sphere will grow by more than 300 percent — from 8,614 acres to 29,424 — extending south through the rural area of Pleasant Valley and west to the California border.

The county claimed that the cities ganged up on it to force the expanded spheres of influence. Despite a compromise in which the RPGB agreed to look into 35 areas of contention in the plan,

the county filed a lawsuit seeking a declaratory judgment that the plan is inconsistent with its enabling legislation, that it is fatally flawed by omitting critical planning elements and that the make-up of the RPGB is unconstitutional.

Sparks city councilmen felt the county did not act in good faith in filing the lawsuit while the RPGB was looking into the areas of contention. But at Wednesday's retreat, Sparks

City Attorney Chet Adams pointed out that the county had to file the lawsuit by a certain deadline to keep its legal options open.

"There appeared to be some misunderstanding on both sides that distracted attention from the real issues," Adams said today. "As an attorney, sometimes you have to look at different strategies about when to file a lawsuit except when you're

See **Regional Plan** page 7A

Regional Plan

from page 1A

is faced with a state of limitations.

Adams suggested putting an item on the Sept. 23 City Council agenda that would allow him to seek a 30- to 90-day continuance of the lawsuit while he works on a settlement that would end the litigation.

"It's an issue that affects our region," Adams said. "Until a judge rules on the suit and a likely appeal is heard, there will be further delays. There is a chance to reach a settlement that would avoid several years of stagnation."

health in the community, whether they realize it or not.

Cro

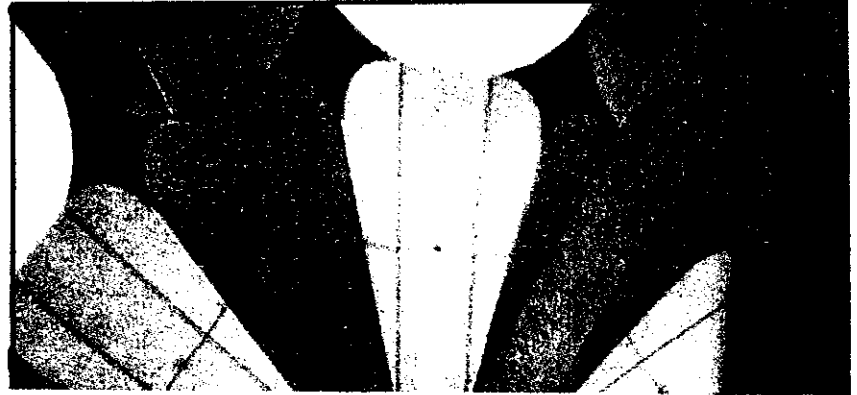
Safety

In order to secure a continuance, attorneys for the RPGB, the city of Reno and the Sun Valley General Improvement District will all have to agree, Adams said.

What areas of compromise are open to discussion and whether the other parties to the litigation are willing to enter into settlement discussions is unclear at this time. However, the County Commission could act on the proposal at its Sept. 17 meeting.

"If people are willing, there may be room for a compromise and we may end up with a good plan," said Adams, who has to file a brief in the lawsuit on Sept. 30.

be quite safe and effective. This community would be crazy not to



RGJ
Tuesday
9/17/02

Judge to mediate regional plan flap

Monday session: Failure to reach agreement could snarl the issue in court for years.

By Susan Voyles
RENO GAZETTE-JOURNAL

Washoe District Judge James Hardesty on Monday ordered Reno, Sparks and Washoe County officials into mediation next week to resolve their differences over the new regional plan or suffer the consequences.

"There is a great deal at stake for our community. Why put it at risk?" Hardesty said. "Put your heads together and find a solution to these problems."

The judge appointed himself mediator of the session next Monday.

"We are going to roll up our sleeves. Be prepared to work and bring your toothbrushes," Hardesty said.

If officials fail to come to terms, Hardesty warned he will hold a court hearing on Oct. 2 on the county's lawsuit to block the plan. The county claims the plan is full of holes and gives Reno massive territories to annex solely to raise tax revenue.

Because an appeal is like-

ly if he rules on the lawsuit, Hardesty said the regional plan would be delayed for another year or two until the Nevada Supreme Court makes a final ruling.

Developers already are lining up to annex to Reno, with proposals to add 2,289 acres into the city.

But because of the imminent hearing, the Reno City Council postponed hearings last week on 12 ordinances that would allow the annexations. They include the 1,279-acre Bella Vista Ranch behind Rattlesnake Mountain, nearly 600 acres between Mogul and the new Sommerset development in northwest Reno, 190 acres near Golden Valley and 208 acres near the new Damonte Ranch High School.

Until Hardesty makes his ruling, he has imposed a temporary restraining order blocking city master planning for the new annexation areas.

With that, the regional planning agency has held off on reviewing updated master plans from the cities and county to reflect changes in the regional plan, which sets the general pattern for growth.

In the hearing Monday, lawyers for the cities contended a mediated settlement would be bad because

See **REGIONAL PLAN** on 4C

Regional plan/Judge orders mediation for cities, county

From 1C
the public would not be included.

And they contended the mediation session should be limited to 38 amendments proposed by the county and residents after the judge ruled the rest of the plan was valid.

Shawn Oliphant, a lawyer for several large property owners near Verdi, also demanded the county specify exactly what's wrong with the regional plan.

But Hardesty bought none of that.

He said the mediation sessions will be open to the public.

He ordered the lawyers for the cities, the county, the regional planning board and the property owners to send him a list of issues to be resolved by 5 p.m. Friday.

And by noon Friday, Hardesty also ordered the cities, the county and regional officials to appoint spokesmen for the mediation sessions and agree to abide by his mediation rules.

If the government entities don't want him to mediate, Hardesty said he also wants that information by noon Friday.

He said the city councils and regional planning commission and governing board can hold emergency meetings this week under authority of his order.

He also wants the county manager, the regional planning director and the city managers to attend the mediation session, starting at 9 a.m. Monday in his courtroom.

The Regional Planning Governing Board approved the new plan in an 8-2 vote May 9, the first major overhaul of the plan since it was adopted in 1991.

But on June 18, the County Commission voted unanimously to take the entire plan to court and dealing from strength rather than pick apart pieces of the plan in a later lawsuit.

The plan increases Reno's sphere for future annexation from 8,614 acres to 29,424 acres, stretching from Lemmon Valley to Pleasant Valley and west past Verdi.

Sparks' sphere increases from 7,592 to 21,449 acres, including the steep east Truckee River Canyon.

In the lawsuit filed by Assistant District Attorney Madelyn Shipman, the county contends the city of Reno seeks to annex all of the vacant land worth developing in the Truckee Meadows.

City officials contend the vacant land should be developed in the city so growth pays city taxes to cover municipal services such as streets and police.

Reno officials claim the county subsidizes municipal services in outlying areas with county taxes paid by Reno residents. A regional study pegged the annual subsidy from Reno taxpayers at \$9.5 million two years ago.

The county lawsuit concludes the plan is "arbitrary, capricious and without lawful

authority" according to 1989 state law that set up regional planning exclusively for the Truckee Meadows.

Based on work by city, county and utility planners, the regional plan envisions the Truckee Meadows growing from 315,000 to 448,000 by 2020.

But the county complains the plan does not classify future land uses such as residential or commercial or any densities. Those are issues left to city master plans.

No studies were done on the amount of land needed for future growth; those studies are to begin now.

But if the plan doesn't say where and when intense growth will occur, the county contends there's no way of planning for infrastructure such as road or sewer systems.

Without that framework, the county contends the plan is "fatally flawed."

The plan, however, does set a municipal services boundary beyond which no homes can be built on lots of less than five acres and commercial usage is limited.

Gary Schmidt and several property owners near Schmidt's Reindeer Lodge on the Mt. Rose Highway filed a separate suit, claiming their property rights to develop more than that have been stripped away.

On Monday, Hardesty ordered their lawsuit be consolidated with the one filed by the county.

Cities, county to settle matters outside of courtroom

BY J.D. WILSON

Tribune Staff

Washoe County and the cities of Sparks and Reno were ordered Monday to go into mediation regarding litigation over the Regional Development Plan.

Washoe County sued the Regional Planning Commission in June after the cities of Sparks and Reno used their majority on the commission to pass changes to Regional Plan that included extensive additions to the spheres of influence of both cities.

Under the plan passed by the commission 8-2 in May, the cities more than tripled the area under their spheres of influence, earmarking those properties for annexation to the cities and giving the cities authority over development in those areas. The spheres of influence of Sparks and Reno now include nearly all of the developable land in the southern part of the county.

The county contends that the expansion of the spheres of influence were "arbitrary, capricious and without lawful authority," Washoe County Assistant District Attorney Madelyn Shipman

said the cities took the land for fiscal considerations, without consideration for planning.

The largest addition to Sparks' sphere of influence included the Truckee River Canyon east along Interstate 80. If the county prevails in its lawsuit, the city would lose its ability to plan development within its sphere of influence as defined by the updated Regional Plan, according to Sparks Senior Assistant City Attorney David Creekman.

"It appears to be an either or situation," Creekman said. "The range of possible outcomes would be to recommend the adoption of the plan as the Regional Board approved it, or the option at the other end would be starting the process over."

If the process starts over, execution of the Regional Plan will likely be suspended, as it has been since the lawsuit was filed, until a new plan is adopted. That could leave development efforts hampered for years until the dispute is resolved.

"These plans guide development into the future," Creekman said. "Without an effective plan into the

future, the city's hands are effectively tied."

Although there may be some solution between adopting or scrapping the plan, Creekman said state law governing regional plans requires public hearings and input. Adopting a compromise without going through that process could open the door to more lawsuits — something the judge, the cities and the county are hoping to avoid.

To that end, each of the governments will meet Monday with District Judge Jim Hardesty acting as mediator. Sparks City Council will meet in emergency session — per Hardesty's order — to appoint a representative for mediation. That meeting will be held Thursday in the Sparks City Council chambers at 5 p.m. and will be open to the public.

The mediation will be non-binding and any agreement reached will be subject to the approval of the city councils and the county commission.

Much of the contention over the Regional Plan stems back to the ongoing See **Regional Plan** page 7A

In 1902, United forces returned back a Confederate invasion of Maryland in the Civil War Battle of Antietam.

In 1920, the American Professional Football Association — a precursor of the Nation Football League — was formed in Canton, Ohio.

In 1939, the Soviet Union invaded Poland, more than two weeks after Nazi Germany launched its assault.

In 1947, James V. Forrestal was sworn in as the first Secretary of Defense as a new national military establishment unified America's armed forces.

In 1948, the United Nations mediator for Palestine, Count Folke Bernadotte, was assassinated in Jerusalem by Jewish extremists.

In 1962, U.S. space officials announced the selection of nine new astronauts, including Neil A. Armstrong, who became the first man to step onto the moon.

In 1972, "MASH" premiered on CBS TV.

In 1976, NASA publicly unveiled the space shuttle Enterprise at ceremonies in Palmdale, Calif.

Monday's Lottery

Daily 3: 3 0 1

Fantasy 5: 5 16 18 19 30

Weather in Brief

no
epo

ada's law
ss say
d testing,
evidence
ely necess
city
ever, the
eased a re
that fedl
ound eg
for a dec

Regional Plan

from page 1A
dispute between Reno and the county over fiscal equity, Creekman said. However, the same issues apply to the city of Sparks as well.

Hardesty said Monday that

agreements between the parties must be reached by Oct. 2 — when the lawsuit is scheduled to appear in his court. Attorneys and officials on both sides have expressed optimism that Hardesty will be able to mediate a deal by then.

machines now are
Gamblers can initiate
or coins into the slot
their winnings as they
The tickets are there
a change booth for it
The machines
grammed to also reel
in the traditional coil
The report said frequent-

Those Were
The Days
Mandel

NEVADA
SMOG
CHECK

OR
LUBE, OIL
er the
squish
station
Health
aws in
evada
d pro-

Sparks
9/11

Source=Final_Edition; Date=18.10.2002; Section=Reno_Sparks; Page=5; Id=2002101814063009;

Officials to begin work on growth model

Truckee Meadows: Pact urges cooperation in planning for new development in region.

By Susan Voyles
RENO GAZETTE-JOURNAL

After dismissal Thursday of a lawsuit that challenged the new regional plan for the Truckee Meadows, officials said work will begin to create a model for concentrating growth in cities.

Washoe District Court Judge James Hardesty dismissed a lawsuit filed by Washoe County questioning the plan, after local governments this week unanimously endorsed a settlement he had brokered among the parties.

The settlement calls for Reno, Sparks and Washoe County officials to cooperate in planning for new developments in the growth areas, whether in or out of the cities.

"We are just thrilled to have the decks cleared so we can work on this," said David Ziegler, acting regional planning director.

While the plan gives Reno and Sparks expanded areas for annexation, it also sets goals for population and jobs to be created within the McCarran Ring Road.

Under the plan, at least 35 percent of 133,000 new residents expected by 2022 are supposed to live within McCarran, encircling most of Reno and Sparks.

The plan calls for local governments to revise their master plans and capital improvement programs to invest in these areas.

Minimum densities are set by the plan to concentrate apartments and condominiums along major transportation corridors such as Virginia and Fourth Streets, centers such as Washoe Medical Center, the University of Nevada, Reno, the two airports and Meadowood Mall and in downtown Reno and Sparks.

"If this is successfully implemented, over a period of years, in planning circles it could be considered as very innovative and a very good plan," Ziegler said.

Hardesty will meet with officials at 10:30 a.m. Thursday to hear a timetable on preparing standards by which to judge annexation and development requests. The settlement calls for these standards to be in place in 120 days. Hardesty also will hear results of the county and Reno votes on a proposed settlement over a lawsuit filed against annexation of 2,671 acres in the Verdi area. Reno and Washoe governments will vote Tuesday on the settlement offer to allow up to 3,000 homes and 300 acres of commercial development.

The Verdi Township Citizen Advisory Board will meet at 7 p.m. Monday in the Verdi Elementary School to decide whether to push for the settlement or for the county to proceed with a lawsuit, now on appeal to the Nevada Supreme Court.

18.10.2002 Final Edition Reno Sparks 5 — Officials to begin work on growth model Truckee

Hardesty commended the staffs of the cities and the county in reaching an accord over the regional plan.

"Our community was facing a crisis of stagnation in perhaps one of our most important areas of development and our future," he said.

He added that as many as four lawsuits over planning issues, now being resolved, could have put a stranglehold over development for as long as five years.

Ed Graham of Verdi, who sat in on the three weeks of mediations, said, "Without Hardesty, it wouldn't have come about."

With the settlement in place, at least two of five questions on the Nov. 5 ballot will no longer be meaningful, said Madelyn Shipman, Washoe County assistant district attorney.

Two county advisory questions ask if voters would support rolling back Reno's area for expansion under certain conditions. Those boundaries are now set under the settlement, she said.

In a third county question, voters outside the cities will be asked whether they want to create an unincorporated township, which, if approved, could become a factor in evaluating annexations, Shipman said

The township would tax outlying residents for municipal services such as sheriff patrols, parks and road maintenance.

Outlying residents pay no extra taxes for those services, but city residents pay the county property tax rate and then city taxes for those services.

Of the two advisory questions on the Reno ballot, voters will be asked whether they want to consolidate governments with Washoe County. As the city will now be allowed to spread to outlying areas and create city islands, that question is perhaps more relevant than before.

City residents also will be asked whether they want to form their own county.

It's too late for any ballot changes. Sample ballots are to be in the mail by the end of this week.

Copyright 2002 Reno Gazette Journal

From=Staff; Year=2002; Month=10; Month=Oct; Day=18; Day=Fr; Book=C; Byline=Susan_Voyles;

Aspect=Final_Edition; Aspect=Reno_Sparks; Aspect=Staff; Aspect=Oct; Aspect=Fr; Aspect=C; Aspect=Susan_Voyles;

Source=Final_Edition; Date=17.10.2002; Section=Reno_Sparks; Page=3; Id=2002101715582857;

Settlement OK'd in regional plan suit

STAFF REPORT

Washoe District Court Judge James Hardesty will get official word today that Reno, Sparks, Washoe County and regional officials have unanimously voted to settle a lawsuit over the new regional plan.

Earlier this week, the Reno and Sparks city councils and the Washoe County Commission unanimously endorsed the settlement agreement prepared under Hardesty's supervision during the past three weeks.

On Wednesday, the three Sparks council members, four Reno council members and three county commissioners voted the same way as members of the Regional Planning Governing Board. The Regional Planning Commission followed suit.

The Sun Valley General Improvement District also supported the agreement after the cities agreed to withdraw from annexing territory in its valley.

The new regional plan still gives the two cities about 30,000 acres for future annexation. But city and county elected officials, planning commissions and their constituents will have input in the review of major development projects in the cities' new annexation territories and in the unincorporated county.

The new annexations and projects are to be judged by lists of standards to be prepared in the next 120 days.

Hardesty is scheduled to hear from local officials at 10:30 a.m. today in his courtroom. If the lawsuit hadn't been settled, lawyers were told to be ready to make opening arguments in the trial.

Copyright 2002 Reno Gazette Journal

From=Staff; Year=2002; Month=10; Month=Oct; Day=17; Day=Th; Book=C;

Aspect=Final_Edition; Aspect=Reno_Sparks; Aspect=Staff; Aspect=Oct; Aspect=Th; Aspect=C;

Settlement reached over regional plan

Annexations: Pact opens way for Reno, Sparks to get more land.

By Susan Voyles
RENO GAZETTE-JOURNAL

With their final votes Tuesday, Reno, Sparks and Washoe County elected officials unanimously endorsed a court settlement to end the legal wrangling over the new regional plan.

The settlement will open much of the remaining vacant lands in the Truckee Meadows to annexation by both cities through designated annexation areas as allowed under the regional plan, as well as voluntary, contiguous annexations allowed under state law.

A list of six proposed annexation territories totaling 8,726 acres for the Somerset, Golden Valley, Cold Springs, Silver Knolls and Bella Vista Ranch areas already are on the Reno City Council's draft agenda for next Tuesday.

Reno and Washoe officials also will consider another negotiated settlement next Tuesday over annexing 2,671 acres in the Verdi area.

But county commissioners said at least unincorporated residents will have a say as city and county officials draw up the criteria to be used to judge major new projects and annexations and the hearings conducted on individual annexations and projects.

Each decision can be appealed to regional boards and Washoe District Judge James Hardesty, who will have the final authority on whether the new policies are followed. He will retain supervision of the court settlement for the next five years.

"I think Washoe County is on the road to a lot more progress than we have had in the last few years," county Commissioner Ted Short said. "We're sending a message to new developers and people who want to bring businesses here that we can actually do something and do it right."

After hearing concerns over water, Hardesty also ordered that the settlement describe the regional plan as being resource constrained. And he ordered that an interim policy to address any water supply shortages — as well as long-term water solutions — now under study be adopted as part of the regional plan.

Many of the specific criteria for addressing new-development impacts on existing neighborhoods, such as buffer zones, water constraints, municipal services and other issues, are to be worked out in the next 120 days.

For that reason, county commissioners Joanne Bond and Jim Galloway described the settlement as "half a loaf of bread with some squishy raisins."

But they decided that a half loaf is better than none if they went to trial and lost their lawsuit over the regional plan.

16.10.2002 Final Edition Main news 1 — □ Settlement reached over regional plan

And even if they won, they'd still have to work with same officials to build a new plan, but without the assistance of a judge, said Michelle Poche, assistant county manager.

From all quarters, Hardesty drew praise for working with elected officials, lawyers and planners over the last three weeks to mediate a settlement.

"I wasn't a big fan of Hardesty's before. But he did a tremendous job," said Reno Councilman Dave Aiazzi, regional planning governing board chairman. "I didn't give it a chance of one in a 100."

And as Aiazzi said, the settlement retains the basic tenets of the regional plan adopted May 9. Even the criteria by which to judge annexations and plan amendments were to be added later, he said.

Also, the settlement gives the cities some say over the impacts, such as flood control, of new developments in the county. And they'd have rights to appeal directly to Hardesty.

In the settlement, the Reno City Council also agreed to surrender 3,095 acres from its annexation territory in Lemmon Valley and another 3,336 acres in Pleasant Valley from the 21,000 acres granted by the plan, if the county down-zones a resort property.

While Sparks Councilman Ron Schmitt applauded the settlement in its unanimous vote, Reno Councilman Pierre Hascheff said he is concerned the county could seek state legislation to require a change in the voting procedures for the regional planning governing board.

There had been talk of majorities of the Reno and Sparks members, as well as a majority of the county members on the board, being required to approve major changes to the regional plan.

But County Commission Chairman Pete Sferrazza later said the county has agreed not to seek such legislation. But the county can't stop legislators from filing a bill to make the change.

Hascheff wanted the right to cancel the agreement if the county made such a play.

But the judge ordered each entity to vote the settlement "up or down," with no major changes.

Assuming the regional planning commission and the governing board adopt the settlement today, Hardesty will hear a report on the settlement Thursday. If no agreement had been reached, opening arguments were to have commenced.

More than a dozen outlying county residents addressed the County Commission before its vote to say they appreciated the efforts made on their behalf to fight the plan. They even applauded the commissioners for their vote.

For the last four months, the lawsuit held regional planning at a standstill, including master plans for the new annexation territories.

"We just simply as a community cannot stand to stagnate for two more years," Bob Lopes of Reno said.

Sarah Chvilicek, of the North Valleys Citizen Advisory Board, questioned how serious the cities would consider input from outlying residents.

Even as mediation talks were under way, several property owners in Cold Springs were filing applications to annex 8,200 acres to the city of Reno, Chvilicek said.

"There's still an imbalance of power. I'd like to see the entire plan go through the legislature to balance that power," she said.

Separate from the hearings, Jim Pilzner, a Hidden Valley resident and former Reno councilman, said it's time for residents of unincorporated communities to petition Reno and Sparks for annexation.

"At least we'd get a vote for all the people making the decisions," he said. "The County Commission is gone. The city is getting everything it wants. They can create islands. That's exactly what the regional plan was supposed to avoid. It's over."

Copyright 2002 Reno Gazette Journal

From=Staff; Year=2002; Month=10; Month=Oct; Day=16; Day=We; Book=A; Byline=Susan_Voyles;

Aspect=Final_Edition; Aspect=Main_news; Aspect=Staff; Aspect=Oct; Aspect=We; Aspect=A; Aspect=Susan_Voyles;