

City of Reno 2023 Annual Report to Regional Planning

This report summarizes key activities by the City of Reno to implement the Truckee Meadows Regional Plan (TMRP) during calendar year 2023. The report is formatted as required by the Truckee Meadows Regional Planning Agency (TMRPA) and is organized according to the objectives and policies of the 2019 TMRP related to population growth, regional form, public facilities and services, natural resources, and regional coordination.

A. INTRODUCTION

Established on May 9, 1868 and incorporated in 1903, the City of Reno covers 108 square miles and is home to over 273,000 residents. The City operates under charter with a Council-Manager form of government. Five elected Council Members represent each of the five wards, plus one at-large Council Member and the Mayor. For the 2023/2024 Fiscal Year, the total budget was approximately \$862M, with a general fund budget of approximately \$321M, 17 departments and 1,470 employees, the City provides a variety of municipal services to its residents. These include police, fire, emergency dispatch, courts, parks and recreation, street and traffic maintenance, wastewater and stormwater management, planning and development, business licensing, and others. Home to the beautiful Truckee River, the City of Reno is a thriving urban center known for world-class colleges, vibrant culture, diverse outdoor activities and innovative industries.

The City's mission is to create a community that people are proud to call home and has established [six overarching goals](#) in its 2020-2025 Strategic Plan. For the final years of the plan, Council identified a number of priorities aimed at providing efficient delivery of services in the areas of fiscal responsibility, police and fire services, housing affordability, Master Plan implementation, community sustainability and downtown revitalization.

B. POPULATION GROWTH (PG)

Chapter 3 of the Regional Plan, Section 1: Population Growth includes policies to address population forecasting, the use of TMRPA forecasts by local jurisdictions and affected entities for planning, and strategies by local government jurisdictions to support affordable housing.

The ReImagine Reno Master Plan includes goals, policies and implementation strategies designed to encourage a more diverse mix of housing options to meet the needs of existing and future residents of all ages, abilities, and income levels, and consistent with the Housing Demand Forecast and Needs Assessment. The Master Plan identifies developing a targeted affordable and workforce housing strategy as a priority initiative to facilitate and incentivize the creation of affordable housing units for low-income residents and attainable housing for the City's workforce. A variety of other implementation strategies also aim to increase the overall diversity of the City's housing supply.

A completely revised Annexation and Land Development Code ("zoning code") was adopted in January 2021. In early 2023, staff began a "Code Clean-Up" to address unclear regulations that are difficult to administer, inconsistencies and conflicts, grammatical and typographical errors, and updates required from changes to the Nevada Revised Statutes (NRS).

Additionally, in response to housing affordability priorities from City Council and from the Nevada State Legislature, staff began working on including additional housing initiatives related text changes to the Development Code, which is slated for adoption in the Spring of 2024. This includes providing zoning

incentives for affordable housing, density bonuses, flexibility with regards to housing types such as duplex, triplex, and fourplex products, and allowing for additional by-right residential projects.

Furthermore, throughout the year staff have also been working on larger code amendments dealing with signs and telecommunications.

Housing continues to be a City Council priority focus area. In 2023:

- The City waived approximately \$2.79 million in sewer connection fees and over \$98,000 in building permit fees to facilitate construction of 450 affordable housing units at or below 60% AMI.
- Allocated over \$16.3 million in Volume Cap to support 200 units of affordable housing.
- Allocated nearly \$4.5 million in HOME and HOME ARP funding, supporting 186 units.

Reno continues to rely on TMRPA's Consensus Forecast for population growth and projections, demographics, and employment statistics. These projections were used extensively throughout the year to support facility planning efforts aimed at ensuring the City can meet land use, service and infrastructure needs over the long-term.

C. REGIONAL FORM (RF)

Chapter 3 of the Regional Plan, Section 2: Regional Form includes policies that manage growth in the Truckee Meadows region, including the Truckee Meadows Service Area, and Regional Land Designations (also known as Tiers). The RF section describes the priority hierarchy for growth, with an emphasis on maximizing growth within our core areas and limiting premature expansion at the edges of our community.

The ReImagine Reno Master Plan policies guide the character and form of development in the City and its Sphere of Influence (SOI). The City's Structure Plan map designates the locations of two adopted regional centers (Downtown and Convention Center), four types of connecting corridors (Urban, Suburban, Neighborhood, and Greenway), three types of neighborhoods (Central, Outer and Foothill), and three types of employment areas (Innovation, Industrial/Logistics and Airport Transportation). Each of these types of areas have policies that work in tandem with citywide policies to more clearly define the geographical locations that are infill/redevelopment priority areas for the City. Implementation strategies supplement the policies to outline actions the City will take to support infill and redevelopment in these priority locations. This includes identifying growth tiers that support the efficient use of existing public facilities and services by prioritizing development, infrastructure improvements and public investments in the following locations:

- Infill and redevelopment priority areas;
- Targeted employment areas located within city limits;
- Areas located within city limits and that have existing infrastructure and services in place;
- Areas located within city limits that do not have infrastructure and services in places but can be served by the City if infrastructure is built and services can be provided in accordance with other City policies and targets; and,
- All other locations within the SOI.

In 2023, there was one annexation adopted totaling ±112.4 acres. There were also four Master Plan map amendments adopted. Details are provided in the tables below.

Annexations			
Council Approval Date	Case No.	Project Name	Acreage
December 6, 2023	ANX24-00001	Pembroke Drive Annexation	112.4

MASTER PLAN AMENDMENTS		
Council Approval Date	Case No.	Project Name, Acreage and Description
December 14, 2022 (Associated zoning map amendment approved on January 11, 2023)	LDC23-00001	Panther Valley Flex Park: Change from Suburban Mixed Use (SMU) to Mixed Employment on ±4.41 acres.
January 11, 2023	LDC23-00023	455 Crampton Street: Change from Mixed Neighborhood/Wells Avenue Neighborhood Planning Area/Wells Avenue Mixed-Use to Suburban Mixed-Use/Wells Avenue Neighborhood Planning Area/Wells Avenue Mixed-Use on ±.16 acres.
May 10, 2023	LDC23-00039	Reno-Stead Joint Plan: Sunset the Special Planning Area/Reno-Stead Corridor Joint Plan (SPA/RSCJP) and associated land use designation to generally translate RSCJP land uses to equivalent standard City of Reno Master Plan land use designations. Master Plan amendment from Special Planning Area/Reno-Stead Corridor Joint Plan on ±1,957.68 acres to: Parks, Greenways, and Open Space (PGOS) on ±498.78 acres; Unincorporated Transition (UT) on ±276.91 acres; Large-Lot Neighborhood (LL) on ±330.34 acres; Single-Family Neighborhood (SF) on ±357.78 acres; Suburban Mixed-Use (SMU) on ±218.24 acres; Industrial (I) on ±268.73 acres; Public-Quasi Public (PQP) on ±6.31 acres; and Multi-Family Neighborhood (MF) on ±0.59 acres.
September 13, 2023	LDC23-00055	Diaz Masonry: Change from Single-Family Neighborhood to Mixed Employment on a ±.65 acres.

D. PUBLIC FACILITIES AND SERVICES (PF)

Chapter 3 of the Regional Plan, Section 3: Public Facilities and Services aims to coordinate the effective and efficient provision of public services and facilities through the use of standards (see policy PF 1) for five key elements of public service provision including: potable water, wastewater, flood control and stormwater management, transportation, and schools. Policies in the section also identify the creation of a public infrastructure investment plan (PIIP), and address capital improvement programs (CIP), large facilities plans (such as the Regional Transportation Plan and Regional Water Management Plan), renewable energy technology, and regional utility corridors and sites.

The City of Reno’s Concurrency Management System promotes the timely, orderly, and efficient arrangement of adequate public facilities and infrastructure that support existing and planned development within the City and its sphere of influence. The system also ensures new development does not create a

financial burden for existing residents or decrease existing levels of service. This is achieved through the establishment of concurrency requirements and monitoring of facility and infrastructure level of service targets.

Public infrastructure and services included in the Concurrency Management System include water, wastewater/sewer, flood management and storm drainage, transportation, police, fire, and parks and recreation facilities. Responsibilities for providing infrastructure improvements necessitated by new development fall to different public or private entities, as described in the table below. Private developers are responsible for building and/or paying for many of the capital facilities needed to support their projects, particularly those that will service their new development directly (such as local streets). In such cases, developers must demonstrate concurrency prior to the issuance of building permits by the City. Below is a table outlining the roles and responsibilities for infrastructure and service provision.

Infrastructure/Service	Provider (who builds it?)	Owner (who maintains it?)	Funding Source(s) (who pays for it?)
Water			
Water Supply	TMWA/Private Water Purveyors ¹	TMWA	Water Resources and Facilities Fee
Water Mains	Developer	TMWA	Developer
Water Service Lines	Developer	TMWA	Developer
Wastewater/Sewer			
Treatment Capacity	Local Governments	Local Governments	Connection Fee
Sewer Interceptors	Local Governments; Developer	Local Governments	Connection Fee; Developer
Sewer Mains ²	Developer	Local Governments	Developer
Flood Control Management			
Flood Control and Storm Drainage Improvements	Developer	City of Reno/ HOA or similar	Developer
Transportation			
Local Streets	Developer	City of Reno	Developer
Regional Streets	RTC; Developer	City of Reno, RTC	Regional Road Impact Fee; Developer
Police Protection			
New Police Stations	City of Reno/Developer	City of Reno	Developer Dedication; Assessment District; General Fund & CIP; Impact Fee; Other
Fire Protection			
New Fire Stations	City of Reno/ Developer	City of Reno	Developer Dedication; Assessment District; General Fund & CIP; Impact Fee; Other
Parks and Recreation			
New Parks	City of Reno; Developer	City of Reno/ HOA or similar	Residential Construction Tax; Developer Dedication
Schools			
New Schools	Washoe County School District	Washoe County School District	WCSD CIP; Voluntary Developer Dedication

¹ In limited situations

² Sewer mains are less than 18 inches in diameter

In 2023, City and TMRPA staff continued coordinating on use of the Consensus Forecast and TMRPA's spatial disaggregation modeling work to support the City's long-term facility planning efforts. City staff greatly appreciates TMRPA's willingness to use their GIS and analytical expertise to project population growth in specific geographic areas. This has been particularly helpful in assessing growth potential in certain areas to assist with facility and service planning.

Attachment A provides detailed information requested by TMRPA for the City of Reno's capital improvements made during the 2023 calendar year. It also identifies improvements planned for the next five years. As projects progress, additional detail will be provided to TMRPA in future annual reports and/or as part of Public Infrastructure Plan (PIP) efforts. Additionally, staff has been working with TMRPA on the request item 2.2, "List of Assets and Values."

E. NATURAL RESOURCES (NR)

Chapter 3 of the Regional Plan, Section 4: Natural Resources discusses the management of the Region's natural resources. Prominent parts of this section include the creation of the natural resources plan (NR Plan), the coordination of natural resource management, Development Constraints Area (DCA), water management, air quality, open space and greenways, and sustainable development practices.

The Master Plan supports preservation of natural features and mitigation of impacts including to major drainageways, environmentally sensitive areas, hydrologic resources, air quality and development constraints areas. This includes identification and prioritization of potential trail, bikeway and access improvements and open space criteria.

In relation to sustainability efforts, as noted in the Sustainability and Climate Action Plan 2023 Annual Report, the City has streamlined the energy benchmarking program to the Building Energy Analysis Manager (BEAM) platform, retrofitted lighting in 27 parks, completed the States first community solar project, received a \$500,000 grant to plant trees, and won a subaward for geothermal education. Furthermore, in December of 2022, the City of Reno became a LEED Gold certified city through the United States Green Building Council. This certification was achieved by implementing practical and measurable strategies and solutions aimed at improving sustainability and the standard of living for residents.

Since the kick-off of TMRPA's Natural Resources Plan efforts in 2021, City staff have served on the project's steering committee and provided GIS information to assist in TMRPA's data gathering efforts. Additionally, through the Regional Plan Update Working Group (RPUWG) City staff has been involved in the natural resource related efforts associated with the update to the Truckee Meadows Regional Plan.

In November of 2023, the City Council adopted the Parks, Recreation, and Open Space Master Plan, which was driven by priorities established in the City's Reimagine Reno Master Plan. Top priorities identified through this process included improving existing parks, trails, and recreational facilities, identifying and acquiring land for new parks and recreational spaces, activating the City of Reno Truckee River corridor and downtown public spaces, and expanding recreational programming, special events, and educational opportunities.

F. REGIONAL COORDINATION (RC)

Chapter 3 of the Regional Plan, Section 5: Regional Coordination aims to coordinate the implementation of the Regional Plan across the various jurisdictions and entities in the region.

This is accomplished through reviewing applicable actions of each jurisdiction/entity and reporting out related data as part of the Truckee Meadows Annual Report.

The City continues to build on current initiatives to collaborate with regional partners and ensure that Reno is an attractive place for existing and future employers and residents. Investments in infrastructure, public safety, and quality of life amenities are a key focus, along with working with other local government and nonprofit agencies to address critical regional issues such as housing affordability.

Examples of collaborative efforts not mentioned elsewhere that occurred in 2023 or on an ongoing basis include:

- Participation in the Regional Plan Update Working Group (RPUWG).
- Participation in the 2050 Regional Transportation Plan review with a focus on improvements in key growth areas and multi-modal transportation opportunities in the downtown core.
- Active engagement in the 2023 Nevada Legislative Session and provided input on proposed land use planning and development related bills that impacted local and regional policies and development patterns.
- Working with other local jurisdictions and TMRPA to consistently implement AB213.
- Continued coordination with other local, regional, state, and federal agencies – an integral part of the City’s development review process.
- Coordination with regional partners to officially sunset the Reno-Stead Corridor Joint Plan.
- Coordination with Washoe County regarding the Truckee River Plan.

G. IMPLEMENTING THE REGIONAL PLAN

Local governments and affected entities are encouraged to include a section regarding how their organization has supported overall implementation of the 2019 Truckee Meadows Regional Plan during the reporting period. This section may address completed or ongoing projects, policy changes (e.g., scheduled additions resulting from the official conformance review), or other activities that help further the vision, goals, and policies of the 2019 Regional Plan.

Apart from the efforts noted in sections B through F, the following list identifies some of the additional projects anticipated in 2023 and/or on an ongoing basis to further implement the Regional Plan:

- Using a variety of strategies, the City will continue to focus considerable effort on increasing the availability of affordable housing and expanding housing choice diversity, in Reno including:
 - Processing of the Housing Initiatives text amendment to the development code to increase affordable housing opportunities in response to AB 213
 - Processing of an Accessory Dwelling Unit ordinance to increase housing opportunities and choice in housing options
- Continued participation in Regional Plan Update, Public Infrastructure Investment Plan, Natural Resources Plan efforts led by TMRPA.
- Further development of the City’s various facility plans to ensure adequate provision of infrastructure and services over the long-term.

In 2023, the City of Reno took in and began processing a total of 103 Planning Cases which included: one [1] Annexation, five [5] Master Plan Amendments, 10 Zoning Map Amendments, three [3] Major Site Plan Reviews, 10 Site Plan Reviews, 28 Conditional Use Permits, 23 Minor Conditional Use Permits, three [3]

Tentative Maps, four [4] Major Deviations, five [5] Minor Deviations, two [2] Alternative Equivalent Compliance, three [3] Time Extensions, one [1] Parcel Map, and five [5] City Historic Register cases. This breakdown includes all cases in which processing began in 2023. Some of the applications were bundled with one another to allow one application package for multiple cases, some were withdrawn, some are still ongoing, and others were not approved. Also to note, the annexation and master plan amendment figures differ from the tables mentioned previously in this report, as the tables denote items that were adopted/approved in 2023, versus when the items were taken in and began processing.