

STAFF REPORT

Date: July 31, 2024

To: Mayor and City Council

Through: Jackie Bryant, Interim City Manager

Subject: Staff Report (For Possible Action): Presentation and direction to staff regarding removing certain public lands from the City's Sphere of Influence (SOI), consisting of 39 parcels, encompassing ±5,860 acres.

From: Lauren Knox, Senior Planner

Department: Development Services - Planning

Summary:

As part of the 2024 Truckee Meadows Regional Plan update, staff reviewed the City's Sphere of Influence (SOI) and has identified that certain public lands within the SOI should be removed. The changes would remove all federally owned parcels from the SOI, unless the parcel contains land that is part of the Lands Bill, along with one state owned parcel. This includes 39 parcels, encompassing approximately ±5,860 acres of land. A more in-depth analysis of privately owned land will be done in the future, as part of a broader annexation program and SOI boundary review. Staff recommends that Council remove the specified public lands from the City's SOI.

Alignment with Strategic Plan:

Economic and Community Development

Previous Council Action:

There is no recent Council action relevant to this item.

Background:

The SOI, as defined by Nevada Revised Statutes (NRS) 278.026(7), is “an area into which a city plans to expand as designated in the comprehensive regional plan within the time designated in the comprehensive regional plan.” The Truckee Meadows Regional Plan defines the area within the City’s SOI and has a 20-year timeframe. Land within the SOI has not been annexed into the City and is not part of the incorporated territory.

Generally, land within the City’s SOI is within Washoe County’s jurisdiction, however, the City has exerted planning jurisdiction. This means that the City has included the land within the Master

Plan and has established a master plan land use on the parcels within the SOI. Land within the City's SOI typically requires City of Reno review for all discretionary planning applications, as well as building permit review. Business licensing, code enforcement, and other service provisioning such as road maintenance, fire service, and police response, are the responsibility of the County until the land is annexed.

Discussion:

As part of the 2024 Truckee Meadows Regional Plan update, City staff along with Truckee Meadows Regional Planning Agency (TMRPA) staff have reviewed and discussed the City's SOI to determine if any amendments are needed.

Policy 2.1E of the Master Plan encourages more proactive monitoring of the SOI and specifically discusses exploring the feasibility of removing areas unlikely to be absorbed by the City within the 20-year horizon.

Based on policies and general discussion, the SOI was reviewed mostly for contraction, as Regional Planning and the ReImagine Reno Master Plan recognize that the SOI is oversized. Overall, staff identified that a large amount of the SOI consisted of federal or public lands, particularly in the North Valleys area. Though some of the lands are contemplated in the current iteration of the Truckee Meadows Public Lands Management Act (TMPLMA), which aims to dispose of certain federally owned lands within our region, much of the federal land was not. Staff suggests removing the federally owned parcels that are not contemplated in the TMPLMA from the City's SOI, as the SOI is intended to be the growth area for the next 20 years. Disposal of federal lands is a lengthy undertaking, and if the lands are not currently contemplated for disposal it is unlikely that they will be disposed of within the next 20 years, let alone ready for development as the City's designated growth area.

Additionally, in the comprehensive SOI review, there are small pockets of land that may be more prime for discussion of inclusion or contraction of the SOI during the development of a future annexation program, with a more targeted growth strategy. Amendments to the City's SOI can occur anytime through a regional plan amendment process, or during a regional plan update, which occurs every five years.

Staff's recommendation is to remove all federally owned parcels from the SOI unless the parcel contains lands that are part of the TMPLMA (i.e. Lands Bill), as shown in **Exhibit A**. An additional State of Nevada-owned parcel (APN 087-350-26) is also indicated for removal due to lack of future contiguity with potential City limits if the adjacent federal lands indicated for removal from the SOI are removed. This accounts for approximately ±5,860 acres of land. **Exhibit B** contains a list of the parcels recommended for removal from the City's SOI.

A more in-depth analysis of privately owned land will be done in the 2025 to 2026 timeframe, as part of a broader annexation program and SOI boundary review.

Financial Implications:

None at this time.

Legal Implications:

Legal review completed for compliance with City procedures and Nevada law.

Recommendation:

Staff recommends that Council recommends the TMRPA approve the removal of certain public lands from the City's Sphere of Influence, as identified in **Exhibits A and B**.

Proposed Motion:

I move to recommend that the Truckee Meadows Regional Planning Agency approve of the removal of certain public lands from the City's Sphere of Influence, as identified in **Exhibits A and B**.

Attachments:

Exhibit A - Map of Parcels Contemplated for Removal

Exhibit B - List of Parcels Contemplated for Removal