

# 2024 Regional Plan Update

February 19, 2025

ITMRPA  
TRUCKEE MEADOWS REGIONAL PLANNING AGENCY

## 2024 TRUCKEE MEADOWS REGIONAL PLAN

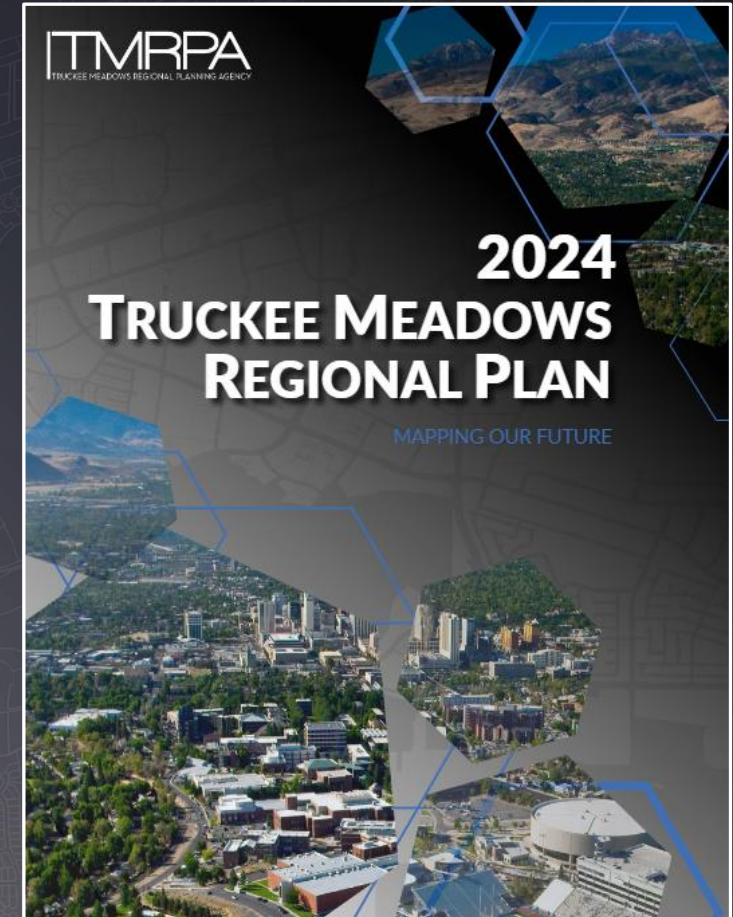
MAPPING OUR FUTURE





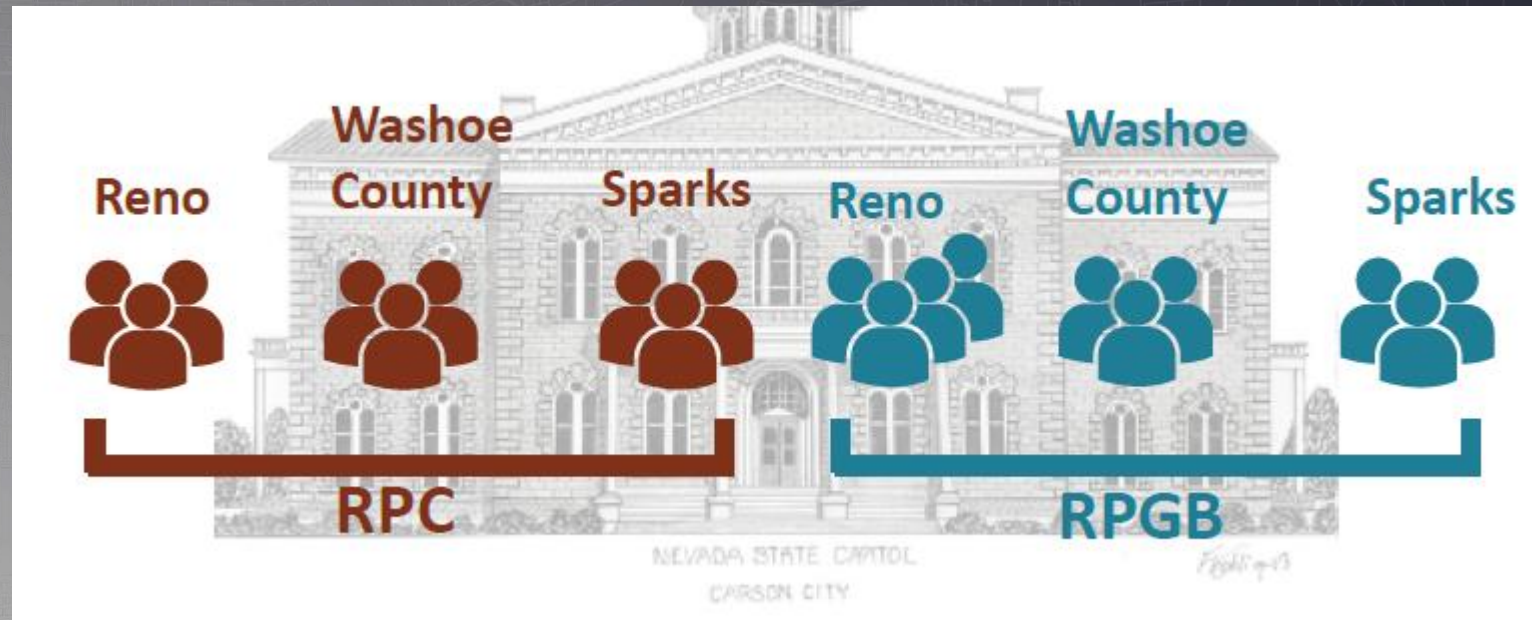
# Overview of the Truckee Meadows Regional Planning Agency (TMRPA)

- The Truckee Meadows Regional Planning Agency was created by state statute in 1989
  - First regional plan 1991
  - 5-year update cycle
- Created to foster collaboration and facilitate master planning in the Truckee Meadows
  - 3 Jurisdictions
  - Affected entities



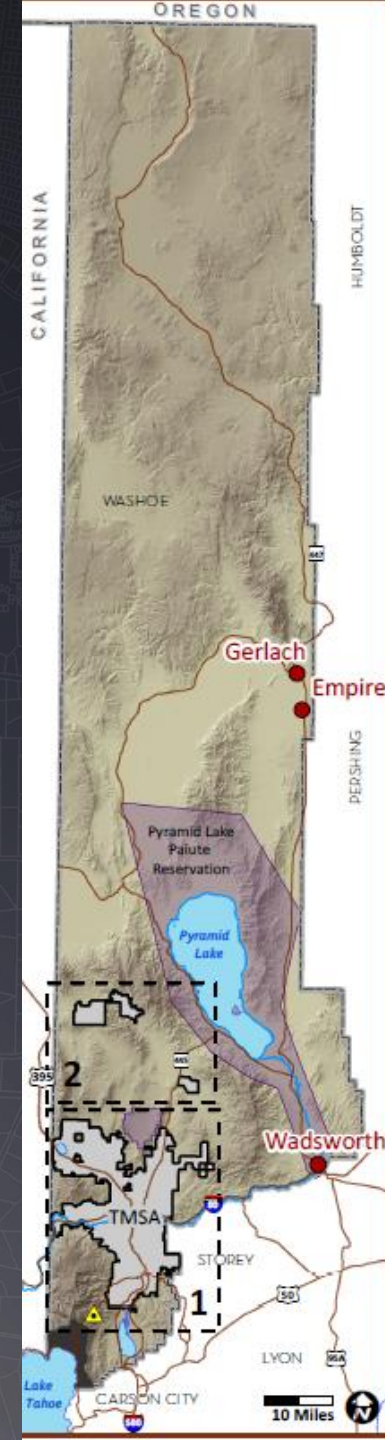
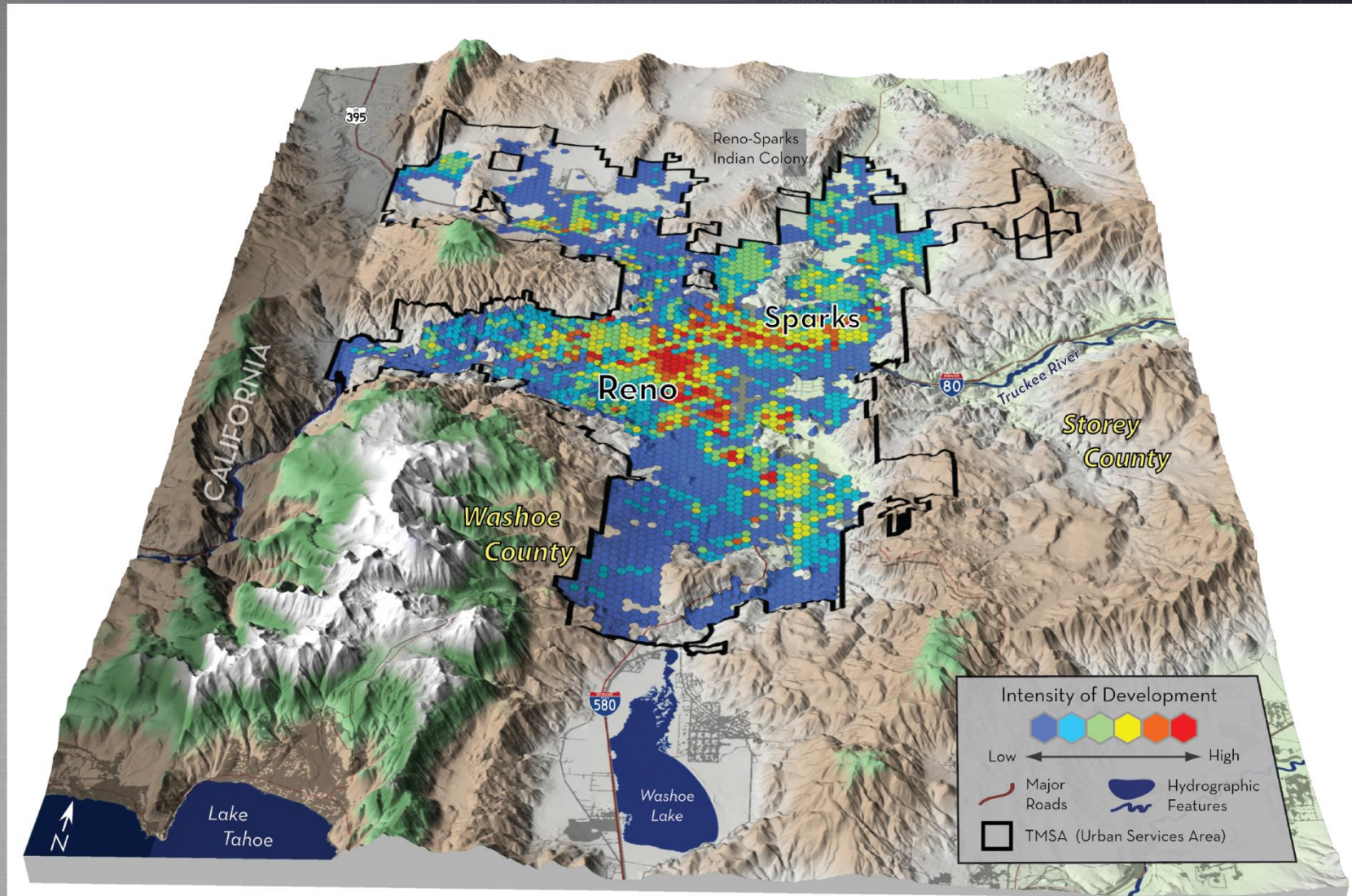
# Agency Structure

- Regional Planning Governing Board (RPGB)
- Regional Planning Commission (RPC)
- Staff





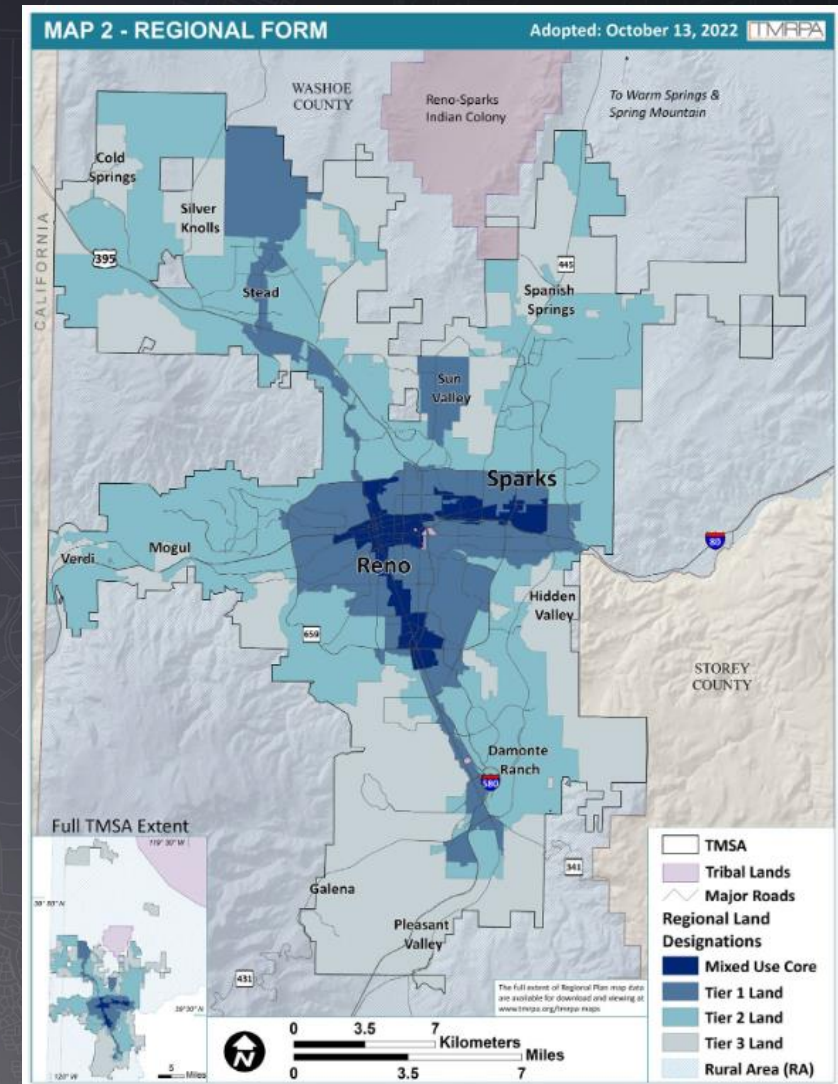
# Area of Jurisdiction





# Major changes in the 2019 Regional Plan

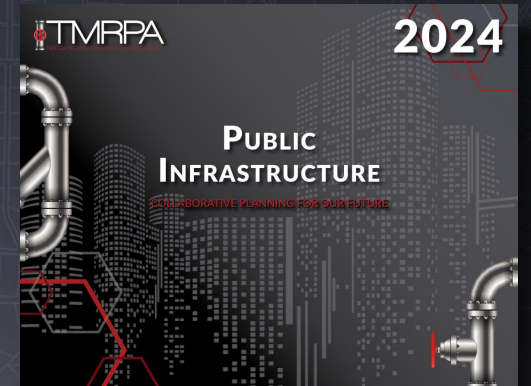
- Removed emphasis on jurisdiction boundaries
- Regional land designations (RLDs or Tiers)
  - Regional Form Map (Map 2)
  - Targets density in the MU Core and Tier 1
  - Criteria based approach to Tier changes and TMSA additions
- Implementation of Facility and Service Standards
  - Policy PF 1 and Table 3.2
- Initial Review Memo (IRM)
- The 2019 Regional Plan targeted specific policy-oriented research
  - **Policy NR 1** calls for the creation of a Natural Resources Plan
  - **Policy PF 3** calls for creation of a Public Infrastructure Plan



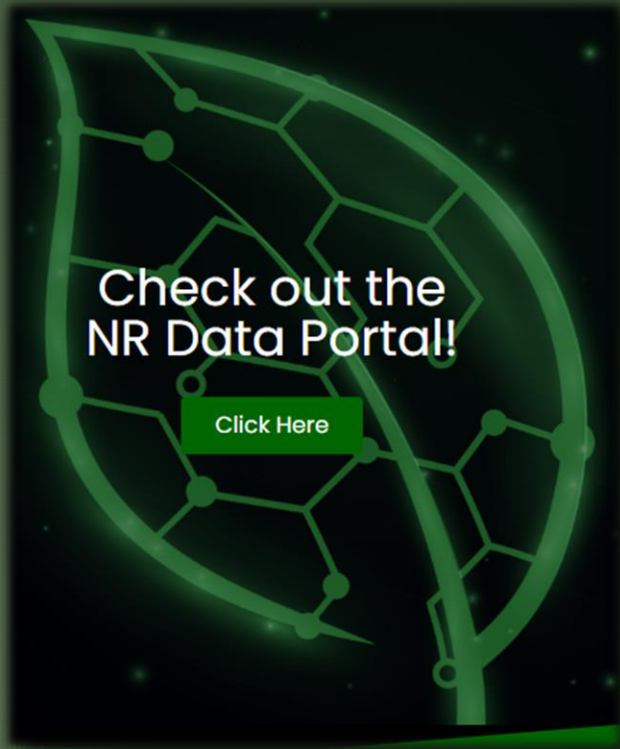


# 2024 Regional Plan Update

- Started work for this update cycle in 2021
- Created the Natural Resources (NR) Plan and Data Portal
- Added targeted NR policies
- Created the Public Infrastructure Plan (PIP) and Dashboard
- Sphere of influence (SOI) removal for City of Reno parcels that cannot be developed
- Added digital map and data policy
- Miscellaneous corrections (typos, graphics, updates)







Dive Into The Plan  
and NR Portal!

Visit:

[www.TMRPA.org/NRplan](http://www.TMRPA.org/NRplan)





# Natural Resource Policy Additions



## Source Water Protection

- Direct local jurisdiction master plans and affected entity facilities plans to:
  - To recognize the *2020 Integrated Source Water and 319(h) Watershed Protection Plan for Public Water Systems and the Truckee River in the Truckee Meadows Plan* and
  - Request comment from the appropriate entities during the development review process when spatial interactions are identified

**Be Sure to Visit:**

[WashoeCountyCleanWater.org](http://WashoeCountyCleanWater.org)



# Natural Resource Policy Additions



## Regional Trails

- Direct local jurisdiction master plans and affected entity facilities plans to:
  - To recognize the **Truckee Meadows Trails Plan and Report** and
  - Request comment from the appropriate entities during the development review process when spatial interactions are identified

**To Learn More, Visit:**

[TMParksFoundation.org/Truckee-Meadows-Trails-Initiative](http://TMParksFoundation.org/Truckee-Meadows-Trails-Initiative)



# Natural Resource Policy Additions



## Tribal Coordination

- Acknowledge connection to the earth and Native American perspectives
- Regular meetings with tribal planners and other tribal stakeholders
- Identify Regional Conformance cases that have relevance to the tribes (e.g., within a mile of tribal lands) and engage early in the process
  - Initial Review Memorandums (IRMs)
  - Make all initial case review memorandums available on our website



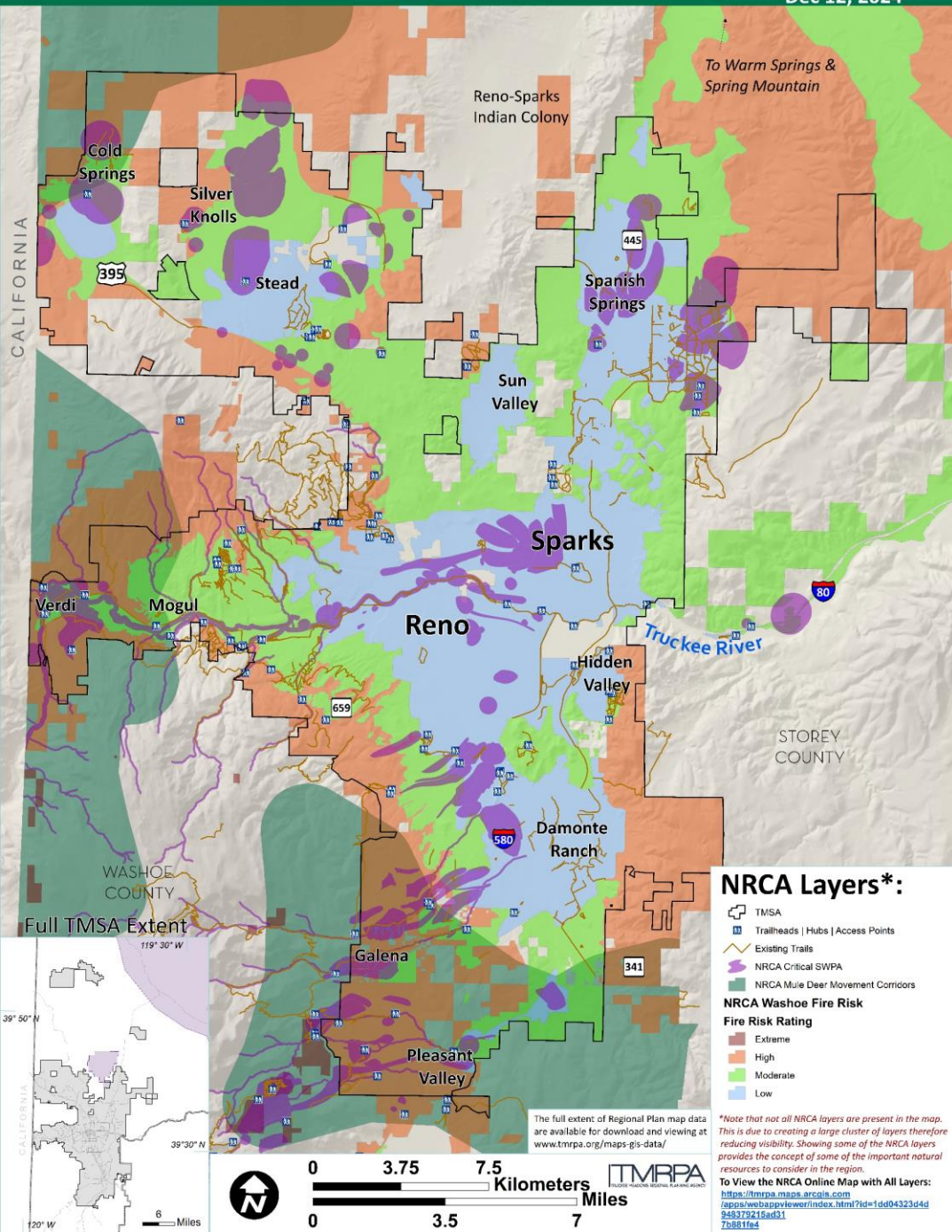


# Natural Resource Policy Additions

## Natural Resource Consideration Areas (NRCA)

- Companion to DCA (Development Constraints Area). Together these two layers satisfy state law
- We will utilize a spatial check of these data layers for every case and include a report of spatial interactions during the initial review memo submission
- Also make available as a tool for local planners to utilize in their local case work





# Natural Resource Policy Additions

## Natural Resource Consideration Areas (NRCA)

### Spatial NR Layers Included:

- Slopes of 15 to 30%
- Wildfire Risk/Hazard
- Wildlife Habitat/Migration Corridors
- Endangered/Threatened Species
- Critical Source Water Protection Areas
- Regional Trails
- Floodplain
- Agricultural Lands



- **PIP Document and Dashboard:**  
Organizing and summarizing the regional understanding of public infrastructure and services
- NRS mandate: 278.0274
- Regional coordination and informed decision-making

**Take a Look At The  
Plan and Dashboard!**

[www.TMRPA.org/Public-Infrastructure-Plan](http://www.TMRPA.org/Public-Infrastructure-Plan)

## **PUBLIC INFRASTRUCTURE**

COLLABORATIVE PLANNING FOR OUR FUTURE

# **Public Infrastructure Plan (PIP)**



# Five Facility and Service Domains



## Potable Water

The collection and treatment of raw water for storage, conveyance, and consumption as potable water.



## Schools

The facilities and services required to ensure an educated populace.



## Stormwater and Flood Control

Stormwater drainage management is focused on controlling stormwater runoff associated with development and flood control facilities reduce the negative effects of flood waters.



## Transportation

The collection of transportation facilities necessary to allow for the movement of people and goods throughout the Region.



## Wastewater

The collection and treatment of sewage for discharge as treated effluent.





# PIP Document

- Introduction (Chapter 1)
  - Summary of TMRPA
  - PIP Goals and effort summary
- Five Domains (Chapters 2 – 6)
  - Addressed from a regional perspective
  - Guidepost to the details
- Conclusion (Chapter 7)
  - Implications
- Appendices
  - Case Studies, Regional Spending, Domain Funding Source

## Chapter 1

### Public Infrastructure in the Truckee Meadows

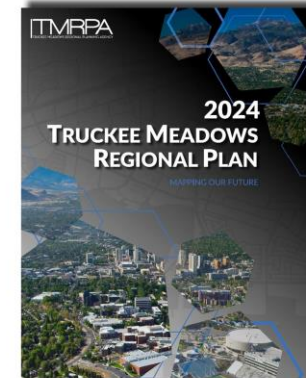
#### Who is TMRPA?

In 1989 Nevada's legislature created the Truckee Meadows Regional Planning Agency (TMRPA or Agency) to foster coordination among the three local governments: the cities of Reno and Sparks and Washoe County. TMRPA is comprised of the Regional Planning Governing Board (RPGB), the Regional Planning Commission (RPC) and the TMRPA's Director of Regional Planning and staff members.

Through creating the Truckee Meadows Regional Plan, TMRPA is committed to supporting comprehensive and innovative approaches for economic development and community planning for the cities of Reno and Sparks, as well as Washoe County. In addition to facilitating land-use, infrastructure provision and resource management conversations among public and private decision makers, TMRPA also serves as a collaborative information and data warehouse, coordinating regional data collection and delivering advanced geospatial analytics for regional solutions.

#### Our Mission

TMRPA strives to manage growth in a way that promotes collaboration and a shared vision for our region. It is important to plan regionally because the potential impacts from growth do not stop at municipal boundaries. Our day to day lives, and their impacts, often play out across different locations, for instance someone can live in Sparks, work in Reno and play in Washoe County. Given that the physical layout of our region means that residents can be moving in and out of different cities and the unincorporated county at multiple points throughout the day it is vital that our region think together about what is best for our future in terms of land use planning and the future of our Truckee Meadows Region.



Intro | Potable Water | Schools | Stormwater and Flood Control | Transportation | Wastewater | Conclusion

PAGE 9

es result in treated effluent (water) that meets the United States Environmental Protection Agency and Nevada Division of Environmental Protection (NDEP) standards.

Truckee River water rights used for new development require returning a portion of the diverted flow back to the Truckee River, either through reclamation facility effluent discharge to the Truckee River or, if the reclamation facility does not discharge effluent to the river, through additional acquired water rights in order to meet State of Nevada, Federal Watermaster and TROA requirements.

On the order of 14,000 parcels in the Region utilize on-site septic systems to handle the treatment of generated wastewater. Many of these parcels in the TMSA are the results of legacy decisions and developments. Per Northern Nevada Public Health regulations today, septic tanks are only allowed on parcels of five acres or larger and thus new systems are typically associated with homes and businesses outside the TMSA in the Rural Area.

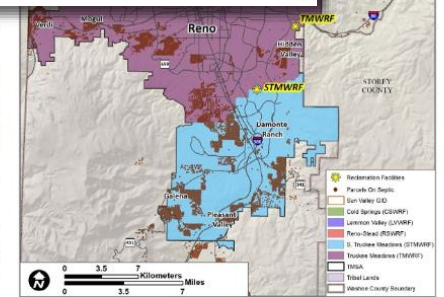


Figure 6.1 – Map of wastewater treatment facilities (WRFs) and associated service areas. Also includes locations of properties on septic.

Intro | Potable Water | Schools | Stormwater and Flood Control | Transportation | Wastewater | Conclusion

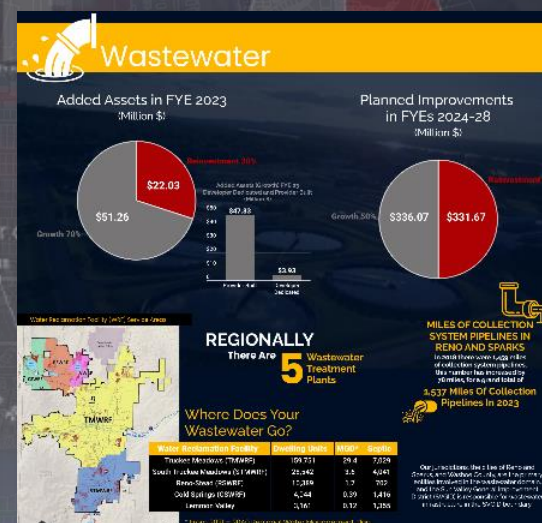
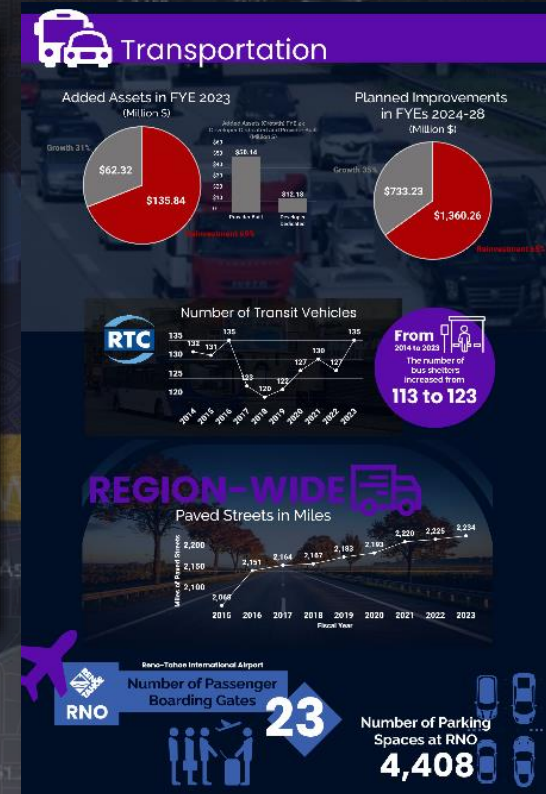
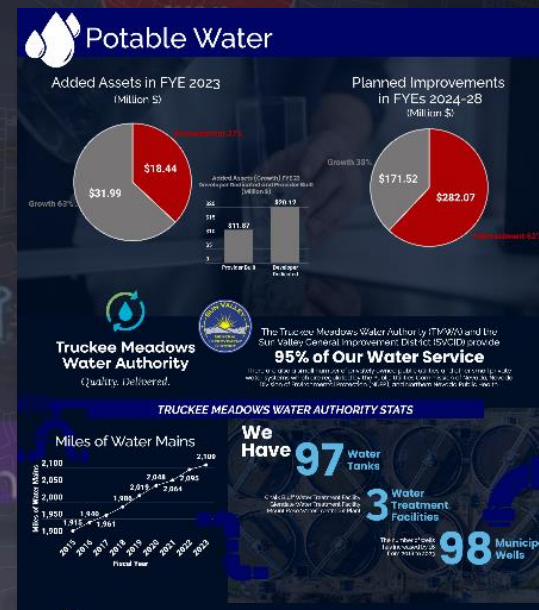
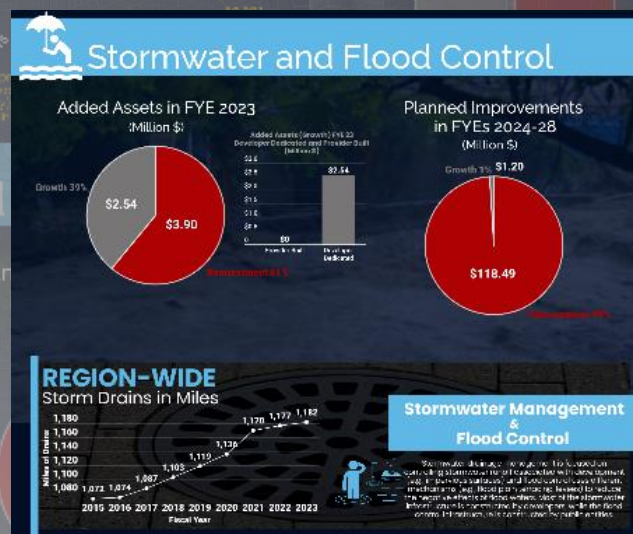
PAGE 47





## Visit:

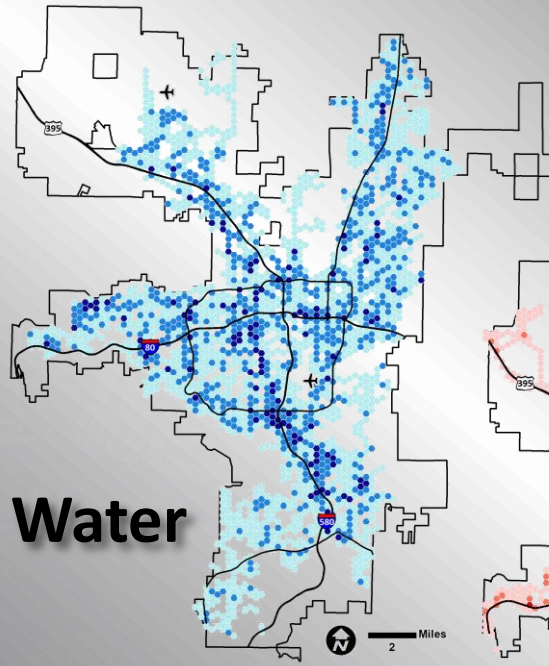
**[www.TMRPA.org/PIP-Dashboard](http://www.TMRPA.org/PIP-Dashboard)**



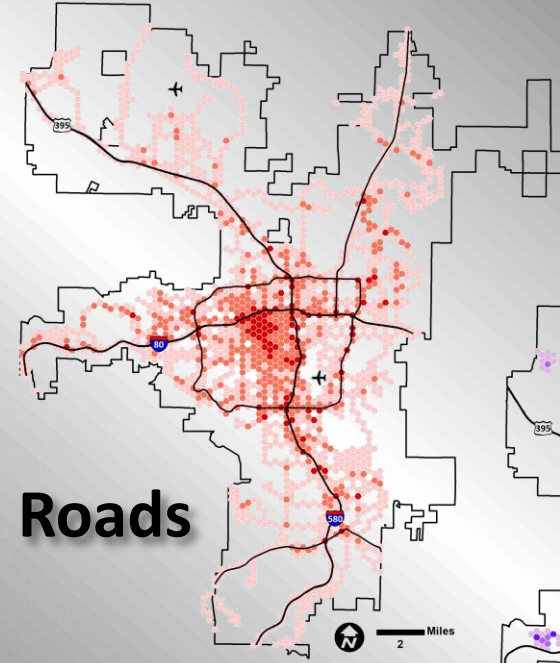


- Up-to-date public infrastructure GIS data (spatial data showing roads, pipes, etc.)
  - Annual updates to the GIS data
  - Regional, not limited to jurisdictional or entity boundaries
  - Utilized by TMRPA for consensus forecast, spatial modeling, etc.
  - Available to jurisdictional and/or entity staff (password protected)
- Facilitate collaboration amongst regional partners

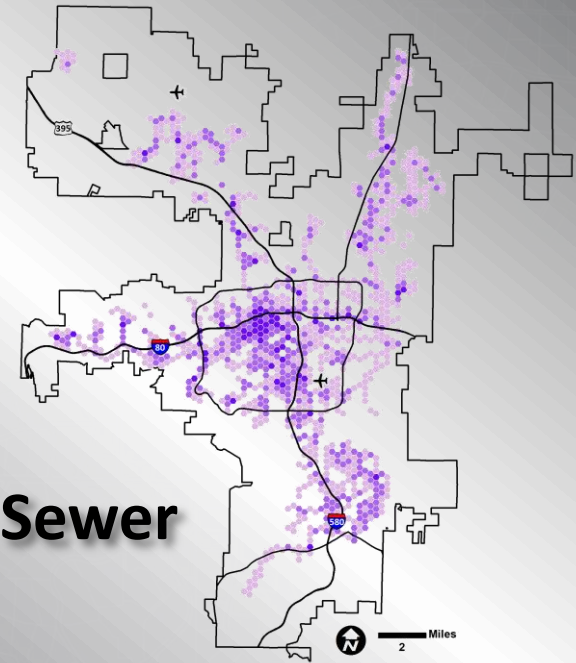
**Water**



**Roads**

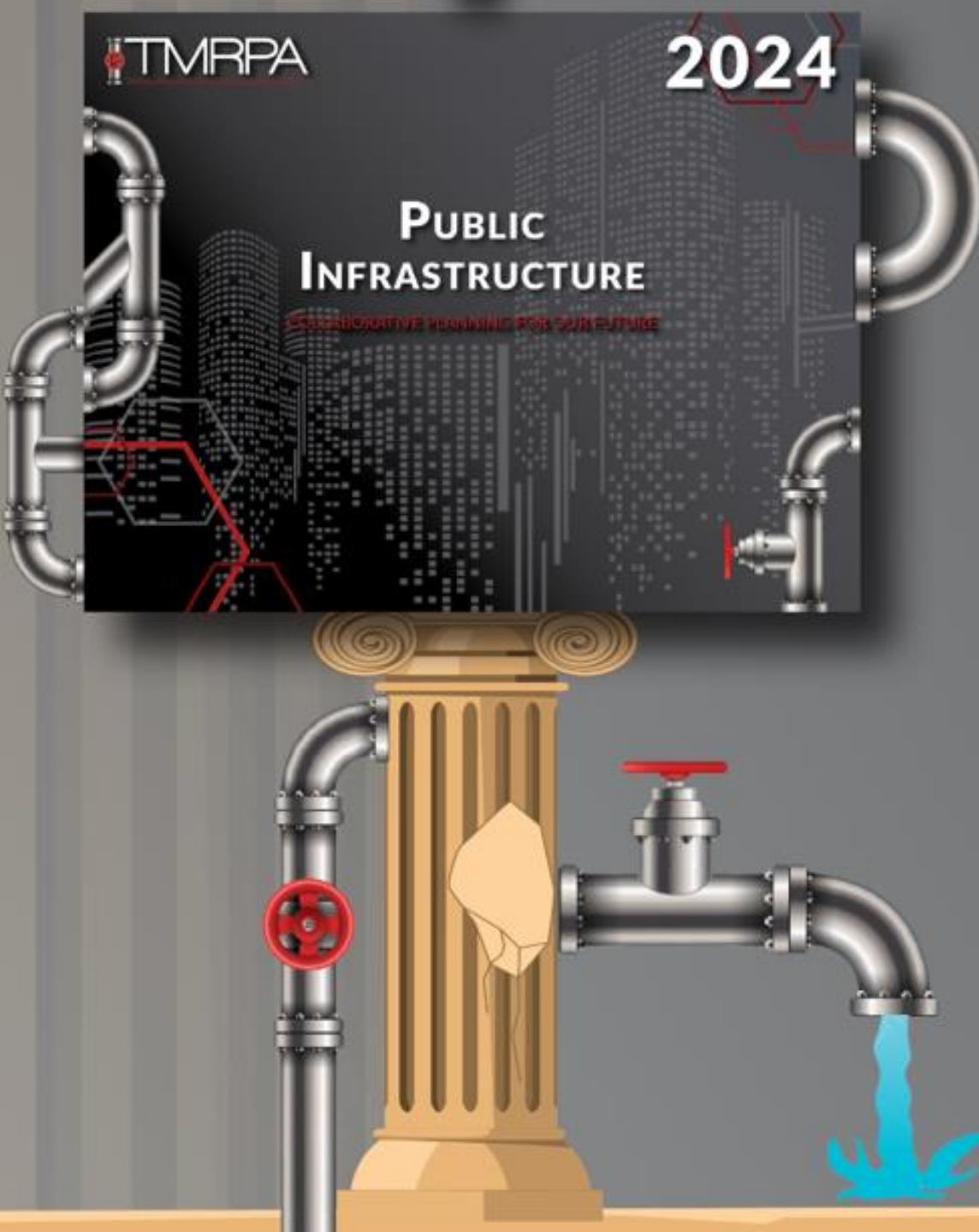


**Sewer**



# Public Infrastructure Data

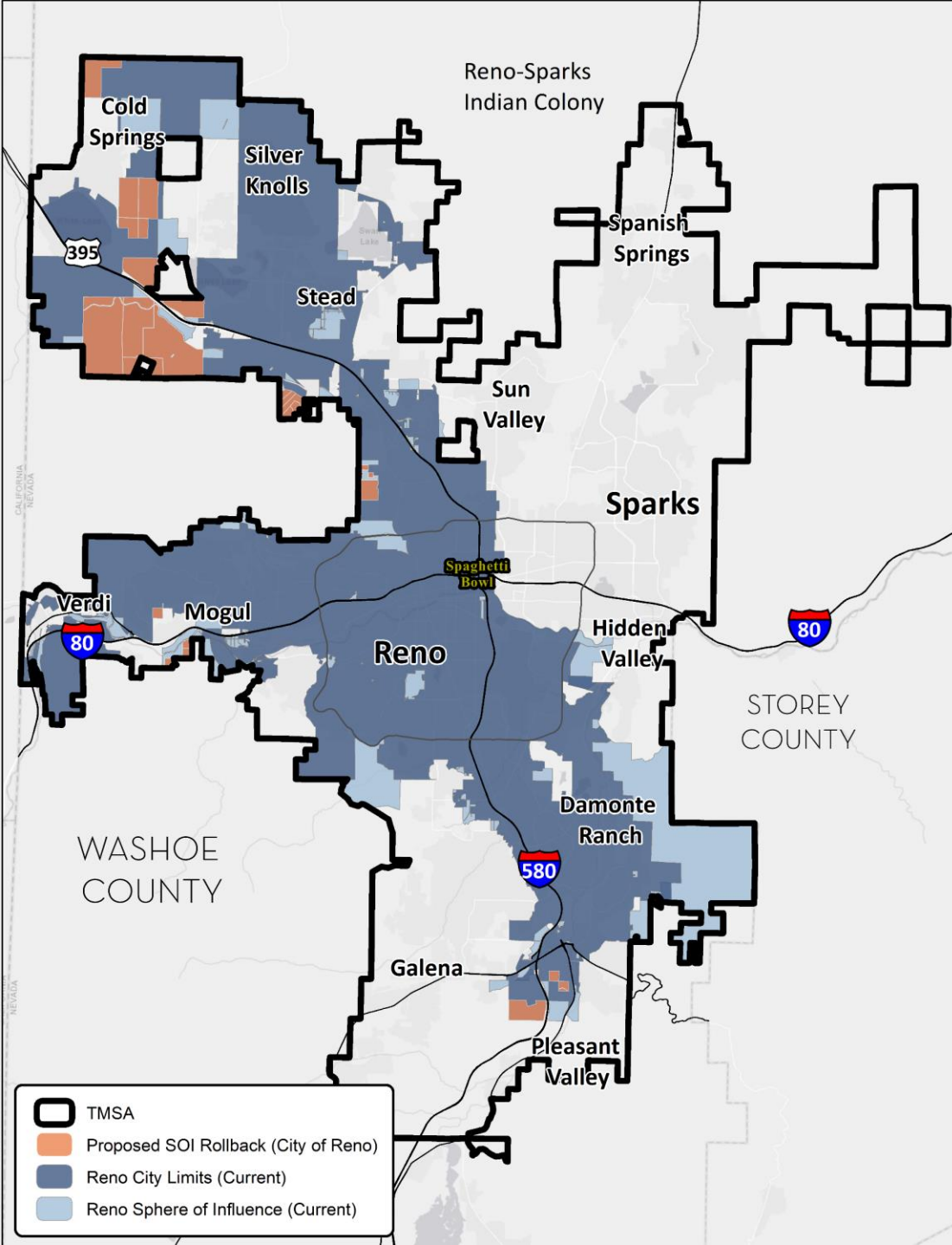




# PIP Deployment

- Utilized for Conformance Review and Regional Plan Amendment cases
- Support the TMRPA work plan
- Benefit to the jurisdictions and entities
- Update the PIP document and Dashboard annually





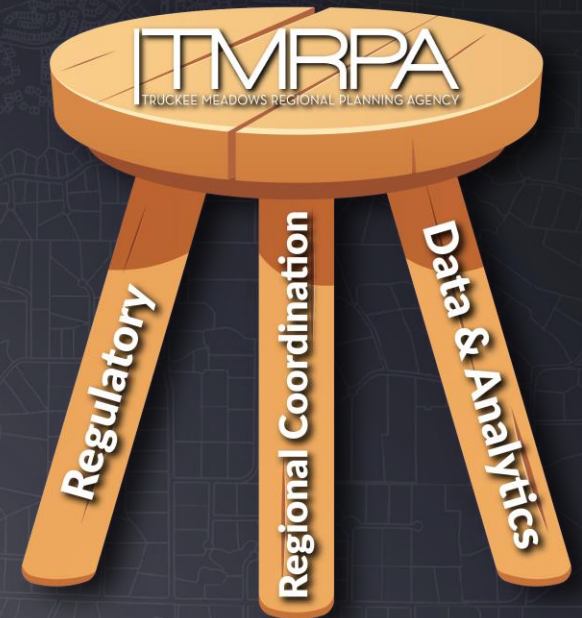
# Other Minor Policy Updates

- Recognition that TMRPA uses digital data and maps in case work
- Updates to PF 3 and NR 1 to reflect new products
- Miscellaneous corrections
- Reno SOI rollback on public lands



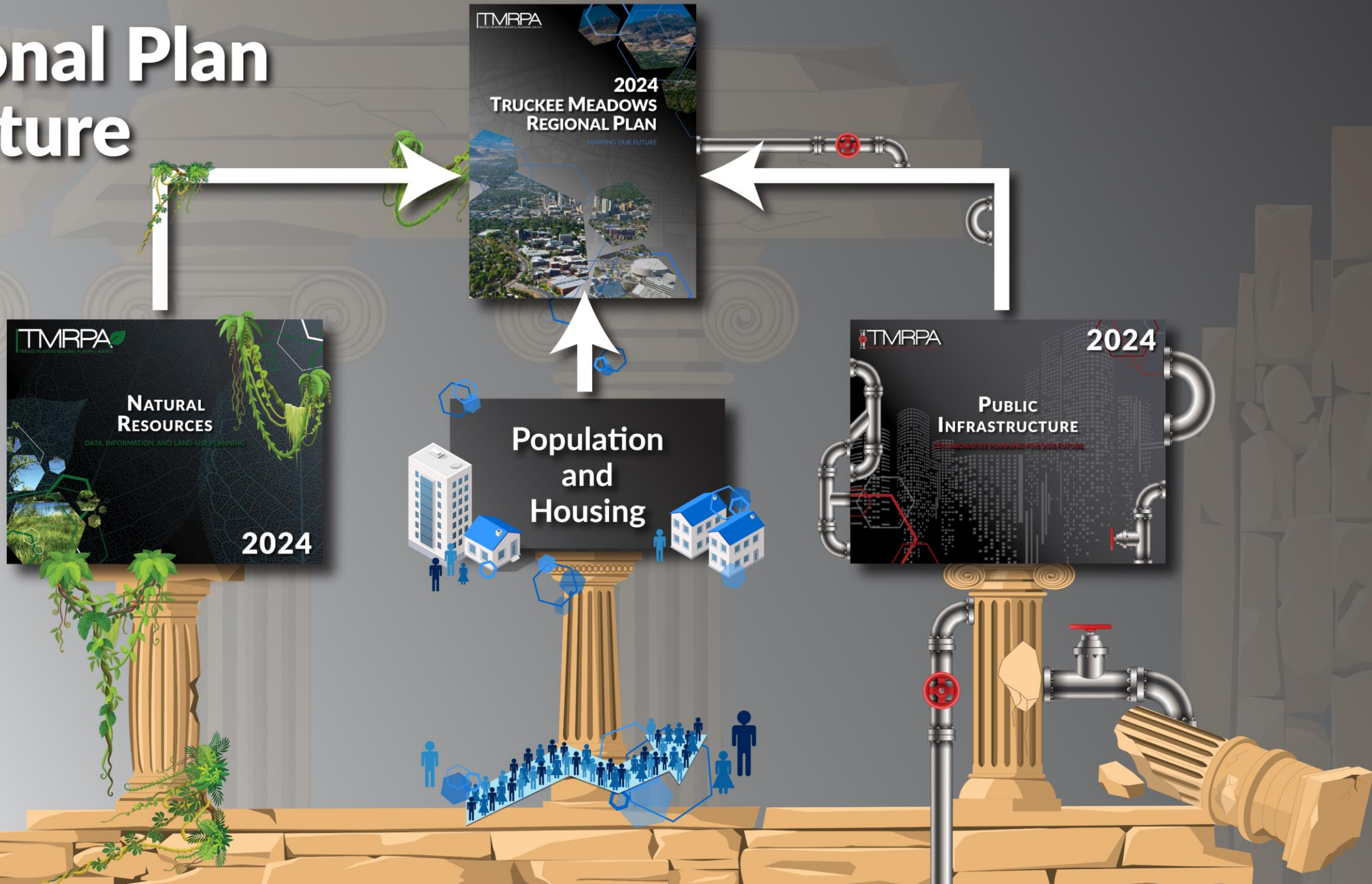
# Projects in process at TMRPA

- Strategic goal setting for FY 25-26 - in process
- Regulatory function
- Regional coordination
- Updates to GIS technology
  - Software
  - Hardware
- Creation of a document that provides information on population forecasting, housing, and spatial modeling
  - [2024 Washoe County Consensus Forecast](#)
- Research on data centers and other residential and non-residential uses
  - Land use typologies





# Regional Plan Structure







Questions?