

**PLANNING COMMISSION  
STAFF REPORT**

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**Date:** March 20, 2024

**To:** Reno City Planning Commission

**Subject:** Staff Report (For Possible Action – Recommendation to City Council):  
Acceptance of the City of Reno Annual Report to the Truckee Meadows  
Regional Planning Agency.

**From:** Lauren Knox, Senior Planner

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**Case:** City of Reno Annual Report to the Truckee Meadows Regional Planning  
Agency

**Proposed Motion:** I move to accept the 2023 Annual Report and recommend that Council  
accept the same report and forward to the Truckee Meadows Regional  
Planning Commission and Regional Planning Governing Board.

**Summary:** The City of Reno 2023 Annual Report to Regional Planning (**Exhibit A**) identifies the City's numerous efforts last year and activities planned for the coming year to implement the Truckee Meadows Regional Plan. It also identifies capital improvements undertaken in 2023 and planned for the next five years. Highlights include significant efforts to support affordable housing production, efforts to increase the City's housing supply and housing diversity, multiple development code amendments targeted at increasing implementation, and adoption of the Parks, Recreation and Open Space Master Plan. Additionally, staff have been involved in ongoing projects related to the Regional Plan, including the development of the Natural Resources Plan, the Public Infrastructure Plan, and the Regional Plan Update. The annual report is required by both State law and the Regional Plan. Once accepted by the Planning Commission and Council, it will be provided to the Truckee Meadows Regional Planning Agency.

**Background:** Per NRS 278.0286 and Truckee Meadows Regional Plan Policy RC 7, local planning commissions and other entities tasked with implementing the Regional Plan must submit an annual report to the Truckee Meadows Regional Planning Agency (TMRPA). Reports are required to identify action taken within the previous calendar year and associated work proposed for the next fiscal year to implement Regional Plan policies. In addition to monitoring goal progress, these reports also help to provide a better understanding of cumulative impacts of development across the region over time. Reports are presented to the Regional Planning

Commission and the Regional Planning Governing Board for review and acceptance.

The City of Reno 2023 Annual Report to Regional Planning (**Exhibit A**) provides information on planning activities from January – December 2023, as well as completed and planned capital improvement expenditures for 2023 and the next five years. The report meets the requirements of both Nevada State law and the Regional Plan, and follows the specific format provided by TMRPA. It will be presented to both the Reno City Planning Commission and Council for review prior to being forwarded to TMRPA.

**Discussion:** The City’s 2023 Annual Report is organized according to the objectives and policies of the 2019 Regional Plan related to population growth, regional form, public facilities and services, natural resources, and regional coordination. Comprehensive details are provided in **Exhibit A**, and select 2023 activities are highlighted below:

- 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.
- Approved one annexation totaling ±112.4 acres.
- Adopted four Master Plan amendments.
- Officially sunsetted the Reno-Stead Corridor Joint Plan.
- Adopted the new Parks, Recreation and Open Space Master Plan, driven by principles in the Reimagine Reno Master Plan.
- 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.
- Upcoming initiatives include: continuing to focus considerable effort on increasing the availability of affordable housing and expanding housing choice diversity in Reno; continued participation in Public Infrastructure Plan, Natural Resources Plan efforts and the Regional Plan Update; and, further development of the City’s various facility plans to ensure adequate provision of infrastructure and services over the long-term.

#### **Attachments:**

#### **Exhibit A.**