

## City of Reno 2022 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 2022. 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 268,000 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. With a total annual budget of approximately \$915M, a general fund budget of approximately \$288M, 17 departments and 1,496 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 [6 priorities](#) in its 2020-2025 Strategic Plan to achieve this goal. This includes a number of priorities aimed at providing effective and efficient service delivery, evaluating impacts and benefits of developments, and supporting urban revitalization and well-designed neighborhoods.

### 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. Since then, staff has been tracking areas within the Code that need to be amended. City staff brought forward the first code clean up text amendment that amended the following: cannabis, package alcohol, live entertainment, and adult business uses. This text amendment was approved and adopted in November of 2022. City staff is prepared to bring forward more text amendments in 2023 to address outstanding code clean-up items.

Housing continues to be a City Council priority focus area. In 2022:

- The City waived approximately \$2.2 million in sewer connection fees and over \$400,000 in building permit fees to facilitate construction of 841 multi-family affordable housing units at or below 60% AMI (51 units were at or below 50% AMI).
- City Council contributed a total of \$37,192,287.43 in 2022 to approved affordable housing projects through volume cap funding, tax exempt bonds, land trusts, building, sewer, and ARPA funds.
- The City worked with Washoe County to process an expansion to the CARES campus homeless services facility. The expansion included an intake area, cafeteria, overflow shelter, offices, and improvements to the existing shelter.
- The City of Reno continues to be a leader in the region when it comes to affordable housing, with approximately 80% of income-restricted units in the Truckee Meadows located in Reno.

Reno continues to rely on TMRPA's Consensus Forecast for population growth and projections, demographics, and employment statistics. These projections were used 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 2022, there were two annexations adopted totaling ±78.45 acres. There were also four Master Plan map amendments adopted. Details are provided in the tables below.

<b>Annexations</b>			
<b>Council Adoption Date</b>	<b>Case No.</b>	<b>Project Name</b>	<b>Acreage</b>
April 13, 2022	ANX22-00001	Red Rock Road/ Trail Drive Annexation	±44.74 acres
June 18, 2022	ANX22-00002	Gateway at Galena Annexation	±33.71 acres

<b>MASTER PLAN AMENDMENTS</b>		
<b>Council Approval Date</b>	<b>Case No.</b>	<b>Project Name, Acreage and Description</b>
March 23, 2022	LDC22-00018	Peavine Employment Center: Change from ±207.35 acres of Large Lot Neighborhood and ±3.14 acres of Public/Quasi-Public to ±169.11 acres of Mixed Employment and ±41.41 acres of Parks Greenways and Open Space.
May 25, 2022	LDC22-00045	Meridian 120 South Open Space: Change from ±8.3 acres of Mixed Employment to Parks, Greenways, and Open Space.
July 27, 2022	LDC21-00034	Canyons Edge: Change from ±80.22 acres of Unincorporated Transition to ±14 acres of Single-Family Neighborhood and ±66.22 acres of Parks, Greenways, and Open Space.
September 14, 2022	LDC22-00048	DPII Master Plan and Zoning Map Amendments: Change from ±8.05 acres of Unincorporated Transition to Single-Family Neighborhood

#### **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?)
<b>Water</b>			
Water Supply	TMWA/Private Water Purveyors <sup>1</sup>	TMWA	Water Resources and Facilities Fee
Water Mains	Developer	TMWA	Developer
Water Service Lines	Developer	TMWA	Developer
<b>Wastewater/Sewer</b>			
Treatment Capacity	Local Governments	Local Governments	Connection Fee
Sewer Interceptors	Local Governments; Developer	Local Governments	Connection Fee; Developer
Sewer Mains <sup>2</sup>	Developer	Local Governments	Developer
<b>Flood Control Management</b>			
Flood Control and Storm Drainage Improvements	Developer	City of Reno/ HOA or similar	Developer
<b>Transportation</b>			
Local Streets	Developer	City of Reno	Developer
Regional Streets	RTC; Developer	City of Reno, RTC	Regional Road Impact Fee; Developer
<b>Police Protection</b>			
New Police Stations	City of Reno/Developer	City of Reno	Developer Dedication; Assessment District; General Fund & CIP; Impact Fee; Other
<b>Fire Protection</b>			
New Fire Stations	City of Reno/ Developer	City of Reno	Developer Dedication; Assessment District; General Fund & CIP; Impact Fee; Other
<b>Parks and Recreation</b>			
New Parks	City of Reno; Developer	City of Reno/ HOA or similar	Residential Construction Tax; Developer Dedication
<b>Schools</b>			
New Schools	Washoe County School District	Washoe County School District	WCSD CIP; Voluntary Developer Dedication

<sup>1</sup> In limited situations

<sup>2</sup> Sewer mains are less than 18 inches in diameter

In 2022, City and TMRPA staff continued coordinating on use of the Consensus Forecast 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 fire station district areas and sewersheds.

Attachment A provides detailed information requested by TMRPA for the City of Reno's capital improvements made during the 2022 calendar year. Associated shapefile data has been provided separately. As projects progress, additional detail will be provided to TMRPA in future annual reports and/or as part of Public Infrastructure and Investment Plan (PIIP).

## **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.

The City received a SolSmart Silver Designation in January of 2022. SolSmart recognizes communities that make it easier and more affordable to go solar. The City of Reno received points for efforts like streamlining permitting processes and the C-PACE program. C-PACE or Commercial Property Assessed Clean Energy is an innovative tool that helps commercial properties finance energy efficiency, water efficiency, renewable energy, and resiliency projects.

The City also achieved LEED Gold certification for the first time in City history. 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.

Substantial progress was made and outreach conducted on a new Parks, Recreation, and Open Space Master Plan. The plan will help the City identify the recreational needs and desires of Reno residents. Plan adoption is anticipated in Spring of 2023.

## **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 2022 or on an ongoing basis include:

- 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 with the 2023 Nevada Legislative Session to provide input on proposed land use planning bills that impact local and regional policies and development patterns.

- 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 in 2023.

## **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 in Reno. In 2023 the Washoe County Home Consortium has \$4,306,876 American Rescue Plan dollars to allocate towards vulnerable groups such as those experiencing homelessness or fleeing domestic violence. Additional efforts will kick-off, focusing on bringing more affordable housing online, identifying options for increasing the overall housing supply, and implementing zoning code and process improvements that help address affordability issues.
- Continued participation in Public Infrastructure Investment Plan and 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.
- Identifying sustainability efforts that are already within Title 18 of the Reno Municipal Code adopted in 2021, and working to identify possible additions through an ongoing cleanup effort.

In 2022, the City of Reno processed a total of 87 discretionary Planning Cases which included: 2 Annexations, 4 Master Plan Amendments, 8 Zoning Map Amendments, 3 Major Site Plan Reviews, 16 Site Plan Reviews, 28 Conditional Use Permits, 9 Minor Conditional Use Permits, 8 Tentative Maps, 4 Major Deviations, 10 Minor Deviations, and 1 Alternative Equivalent Compliance. Some of these applications were bundled with one another to allow one application package for multiple cases. Additionally, the City of Reno reviewed and approved 64 Multi-Family building permits in 2022 which resulted in 1,334 total new units.