

## STAFF REPORT

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**Date:** November 8, 2017

**To:** Mayor and City Council

**Thru:** Sabra Newby, City Manager

**Subject:** **5.1. Staff Report (For Possible Action): Resolution No. \_\_\_\_\_ Case No. LDC18-00023 (Adoption of City of Reno Master Plan and Repeal of Existing Master Plan) Adoption of comprehensive City of Reno Master Plan consistent with Nevada Revised Statutes (NRS) 278.150 to 278.240 and repeal of existing City of Reno Master Plan. The Master Plan contains guiding principles, goals, policies, implementation strategies, and various supporting maps, including a land use plan map. These components of the Master Plan will guide future decisions related to development and land use, natural resources, mobility, infrastructure, public services, and other issues of interest to the City and its citizens as the City grows and evolves.**

**From:** Sienna Reid, Senior Planner

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**Summary:** The Reno City Council is being asked to adopt a new City of Reno Master Plan and repeal the existing Master Plan. The new City of Reno Master Plan has been prepared through a multi-year, community-based effort known as ReImagine Reno. The ReImagine Reno process combined the largest community engagement initiative in the City's history with foundational technical analyses related to trends and forces, housing, employment, and fiscal impact. The result is a new Master Plan based on the community's vision for the City and state-of-the-practice technical information that will serve as the City's road map as it grows and evolves in the future.

The Planning Commission recommends Council approve the requested Master Plan amendment, by resolution.

**Previous Council Action:**

July 27, 2017 Council reviewed and accepted the draft Implementation Plan and the draft Growth and Reinvestment Framework for the Master Plan update with input provided during the joint leadership meeting discussion.

May 31, 2017 Council reviewed and accepted the draft Citywide Policy Framework and draft Design Principles for the Master Plan update with input provided identified during the joint leadership meeting discussion.

January 25, 2017	Council approved an amended consultant agreement and scope of work with Clarion Associates, et al.
December 13, 2016	Council approved five key policy choices related to growth to inform policies of the updated Master Plan and Land Use Plan.
July 13, 2016	Council approved the preliminary findings of the Housing Demand Forecast and Needs Assessment and the Employment Demand Forecast and Needs Analysis.
July 13, 2016	Council approved the key policy choices related to growth to be explored during Phase II.
May 12, 2016	Council approved the draft Guiding Principles and Goals and the selection process to be used for the key policy choices and opportunities during Phase II.
April 13, 2016	Council approved the Public Participation Plan for Phase II.
February 10, 2016	Council approved the consultant agreement with Clarion Associates et al.
January 20, 2016	Planning Commission and City Council accepted the results of Phase I of the Master Plan update: 1) the current Master Plan Assessment, 2) the Summary of Public Participation, 3) the Community Profile Report, and 4) the work plan for Phase II of the Master Plan update.
December 16, 2015	Council accepted the preliminary results of the Public Participation Plan, Phase I, of the Reno Master Plan update.
May 19, 2015	Council approved the allocation of \$450,000 in the FY 2016 budget for Phase II of the Reno Master Plan update.
April 29, 2015	Council approved the scope of work for Clarion Associates et al as the consultants for Phase I of the Reno Master Plan update.
March 25, 2015	Council approved the selection of Clarion Associates et al as the consultants for Phase I of the Master Plan Update and authorized staff to work with Clarion Associates on the scope of work for the consultant agreement.
January 14, 2015	Council acknowledged the Reno Planning Commission's initiation of the Reno Master Plan Update and approved the implementation of Phase I of the update.
January 7, 2015	Planning Commission initiated the Reno Master Plan update and approved the implementation of Phase I of the update.
November 24, 2014	Council approved the restoration of \$100,000 in the FY 14/15 budget for purposes of the Phase I of the Master Plan update.
July 15, 2014	Council approved the reduction of \$100,000 in the FY 14/15 budget for purposes of Phase I of the Master Plan update.

- May 7, 2014 Council approved the allocation of \$150,000 in the FY 14/15 budget for purposes of Phase I of the Master Plan update.
- February 4, 2014 Council approved the concept for Phase I (community outreach, visioning) of a Master Plan update.

**Background:** At a public hearing on October 18, 2017, the Planning Commission adopted a new Master Plan for the City of Reno, repealed the existing Master Plan, and provided a recommendation to the City Council to do the same. The draft Master Plan presented to the Commission for consideration contained numerous revisions based on community, Planning Commission, and City Council input collected throughout Phase II of ReImagine Reno, which focused on development of the City's new Master Plan. To ensure continued transparency to the community, all revisions made throughout the plan development process were made available online.

The Planning Commission also considered and provided direction on nine outstanding policy issues that were raised by the Planning Commission and City Council during the final joint meeting held as part of the ReImagine Reno process on July 27, 2017. Direction provided by the Planning Commission on these policy issues and all other changes made by the Commission have been integrated into the City Council Review Draft of the Master Plan provided as **Exhibit A** and are tracked in redline for ease of reference.

**Discussion:** Planning Commission discussion on the new Master Plan focused primarily on the nine outstanding policy issues raised during the July 27, 2017 joint meeting. To assist the Planning Commission in its consideration of the outstanding policy issues, a supplemental document including relevant background information, additional context regarding how the issue is addressed in the Master Plan, and a recommended policy approach was provided (see the Planning Commission Staff report found as **Exhibit B**). The table below summarizes direction provided by the Planning Commission on each of the policy issues.

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**Table 1: Planning Commission Direction on Outstanding Policy Issues**

Outstanding Policy Issue	Planning Commission Direction
Level of Service Targets vs. Standards	Integrate into the Master Plan recommended language refinements to Chapter 4: Growth and Reinvestment Framework that further clarify achievement of level of service targets will be dependent on future growth, availability of funding, and other factors.
Comparison of Existing and Target Levels of Service	Accept recommendation of no change to target levels of service.
Higher Levels of Service for Roadways	Integrate recommended new policy regarding system capacity into the Master Plan.
Closed Basin Flood Management	<p>Integrate the following recommended items into the Master Plan:</p> <ul style="list-style-type: none"> <li>• Refinements to Policy 6.2e (Flood Management) that clarify applicability to both the Truckee River basin and closed basins.</li> <li>• Add an implementation strategy to update stormwater management ordinances to evaluate run-off retention calculations and mitigation strategies for closed basins.</li> <li>• Add an implementation strategy to review and evaluate updates to the Truckee Meadows Regional Drainage Manual in collaboration with regional partners.</li> </ul>
Water Resources Provided by Private Water Purveyors	<p>Integrate the following recommended items into the Master Plan:</p> <ul style="list-style-type: none"> <li>• A new policy supporting efficient and reliable management of surface and groundwater resources by promoting TMWA efforts and directives, discouraging new or expanded private water purveyors, and encouraging new development served by private purveyor to design water systems to TMWA standards.</li> <li>• A new implementation strategy to support provision of sustainable water source through development design.</li> </ul>
Growth Management Approach	Integrate recommended modifications to expand Implementation Strategy 2.3a to connect the timing of the City’s overall growth strategy with the development of comprehensive public services, facilities, and infrastructure plan(s) into the Master Plan.
Annexations Proceeding Under NRS 268.670 (Alternative Procedures for Annexation)	Update Policy 2.1d (Annexation) of the Master Plan to include location in the City’s sphere of influence as one of the criteria that guides annexation requests.

Outstanding Policy Issue	Planning Commission Direction
Reno-Stead Airport Development Potential	Integrate recommended new implementation strategy regarding the exploration and evaluation of alternative service options and/or financial mechanisms in collaboration with the Reno-Tahoe Airport Authority into the Master Plan.
Discretionary Review in Downtown Reno	Integrate recommended modifications to Implementation Strategy 3.1d to frame the consideration of potential project thresholds that would trigger additional review as part of updates to Downtown Regional Center zoning districts and design standards.

A summary of the Planning Commission’s discussion on the outstanding policy issues can be found in the draft meeting minutes provided as **Exhibit C**.

**Advisory Commission Vote:** Seven in favor; none opposed; none absent.

**Financial Implications:** None at this time.

**Legal Implications:** None at this time.

**Master Plan Adoption Considerations for the City Council:**

- (a) As may be applied practically to the physical development of the City for a reasonable period next ensuing will:
  - 1. Serve as a pattern and guide for that kind of orderly physical growth and development of the City which will cause the least amount of natural resource impairment;
  - 2. Conform to the adopted population plan and ensure an adequate supply of housing, including affordable housing; and
  - 3. Form a basis for the efficient expenditure of funds relating to the subjects of the City of Reno Master Plan.
  
- (b) The Master Plan shall not be in effect prior to the Truckee Meadows Regional Planning Commission finding the Master Plan conforms to the Truckee Meadows Regional Plan.

**Recommendation:** The Planning Commission recommends Council adopt the new City of Reno Master Plan and repeal the existing Master Plan by resolution.

**Proposed Motion:** I move to uphold the recommendation of the Planning Commission.

**Master Plan Amendment**

I move to adopt Resolution No. \_\_\_\_\_.

**Attachments:**

- Exhibit A - Draft Master Plan - November 2017 City Council Review Draft (PDF)
- Exhibit B - Planning Commission Staff Report - October 18, 2017 (PDF)
- Exhibit C - Draft Planning Commission Meeting Minutes - October 18, 2017 (PDF)

## **RESOLUTION NO.**

### **RESOLUTION TO ADOPT THE CITY OF RENO MASTER PLAN AND REPEAL THE EXISTING MASTER PLAN IN CASE NO. LDC17-00023.**

WHEREAS, the Reno City Council desires to create a master plan to promote the public health, safety, morals, and general welfare of the community; to guide the conservation and utilization of natural resources; to advance housing that meets the needs of the community; to facilitate adequate provision of public services and facilities; and to provide economic and social advantages gained from the comprehensively planned uses of land and resources; and

WHEREAS, changing conditions necessitate preparation of a master plan which addresses the current and future needs and goals of the City; and

WHEREAS, Nevada Revised Statutes (NRS) 278.150 to 278.235 (Establishing Procedures for Adoption and Amendment of Master Plans by Commissions and Governing Bodies) provide the authority and general subject matter and procedure by which a Master Plan is prepared; and

WHEREAS, the City Council in 2014, engaged a consulting team to assess the strengths and weaknesses of the existing Master Plan, prepare a community profile outlining trends and forces facing the City of Reno, engage a broad spectrum of the community in developing a vision for the future of the City of Reno, analyze future demand and needs for housing and employment, analyze economic development opportunities, evaluate the fiscal impact of growth scenarios, and engage the community in review of the draft Master Plan; and

WHEREAS, Between April 2015 and October 2015, the City Council sought input from the community with respect to a future vision, values and preferences for the City of Reno and engaged over 5,800 participants; and

WHEREAS, Between April 2016 and August 2017, the City Council sought feedback from the community regarding draft components of the Master Plan and engaged over 3,100 participants in community review of the draft Master Plan; and

WHEREAS, Between March 2016 and September 2017, the City of Reno Planning Commission held nine public meetings and three workshops to discuss the draft plan and land use map;

WHEREAS, Between January 2016 and September 2017, the City Council held six public joint meetings with the Reno City Planning Commission on the draft plan and land use map; and

WHEREAS, the Reno City Planning Commission, on October 18, 2017, approved Resolution No. 07-17 adopting the City of Reno Master Plan and repealing the existing Master Plan (subject to conformance review by the Regional Planning Commission), and has recommended that the Council make the determinations required by law and adopt the City of Reno Master Plan;

WHEREAS this Council has held a duly noticed public hearing on \_\_\_\_\_, 20\_\_ as required by NRS 278.220;

NOW, THEREFORE, BE IT RESOLVED by the Reno City Council:

1. That upon recommendation of the Planning Commission and in accordance with NRS 278.220 and NRS 278.230, based on the written and testimonial information presented to it, this Council determines that the Master Plan may be applied to the development of the city for a reasonable period next ensuing and will serve as:
  - (a) A pattern and guide for that kind of orderly physical growth and development of the city which will cause the least amount of natural resource impairment and will conform to the adopted population plan, where required, and ensure an adequate supply of housing, including affordable housing; and
  - (b) A basis for the efficient expenditure of funds thereof relating to the elements of the Master Plan.
2. That this Council hereby **ADOPTS** the following elements that constitute a comprehensive, long term general plan for the physical development of the city as the Master Plan of the City of Reno, subject to conformance review by the Regional Planning Commission:
  - (a) Introduction
  - (b) Citywide Policies
  - (c) Area-Specific Policies
  - (d) Growth & Reinvestment Framework including land use designations;
  - (e) Implementation Plan;
  - (f) Appendices.

3. That this Council hereby **REPEALS** the existing Master Plan if the foregoing elements are found to be in conformance with the Truckee Meadows Regional Plan.
4. That this Resolution be forwarded to the Regional Planning Commission for a determination that it conforms to the Truckee Meadows Regional Plan.
5. That the Master Plan adopted hereby shall become effective only if and when the Regional Planning Commission determines that it conforms to the Truckee Meadows Regional Plan.

Upon motion of Councilmember \_\_\_\_\_, seconded by Councilmember \_\_\_\_\_, the foregoing Resolution was passed and adopted by the following vote of the Council:

AYES: \_\_\_\_\_  
 NAYS: \_\_\_\_\_  
 ABSTAIN: \_\_\_\_\_ ABSENT: \_\_\_\_\_

APPROVED this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
 Hillary Schieve, Mayor

ATTEST:

\_\_\_\_\_  
 Ashley D. Turney, City Clerk