

**PLANNING COMMISSION
STAFF REPORT**

Date: January 17, 2018

To: Reno City Planning Commission

Subject: 8.1. Staff Report (For Possible Action): Discussion and possible action to prepare a report regarding changes to the City of Reno Master Plan adopted by the Reno City Council (Case No. LDC18-00023).

From: Sienna Reid, Senior Planner

Summary: State law requires any changes made by the City Council to the Master Plan as adopted by Planning Commission be referred to the Planning Commission for the preparation of a report regarding the changes. The Reno Planning Commission is being asked to review the changes made by City Council to the Master Plan and determine if the preparation of a report regarding the changes is desired.

Previous Planning Commission Action:

January 20, 2016	Planning Commission approved the scope of work for phase II of the Master Plan update
May 12, 2016	Planning Commission approved the draft guiding principles and goals for the Master Plan update
July 13, 2016	Planning Commission approved the key policy choices and opportunities to be explored during task 2 of phase II of the City of Reno Master Plan update
September 21, 2016	Planning Commission approved the conceptual direction of draft Master Plan components providing preliminary policy and land use approaches for the updated plan
November 3, 2016	Planning Commission approved a preliminary analysis evaluating the fiscal impact of various land use scenarios to support key policy choices for the updated plan
December 8, 2016	Planning Commission approved a preferred direction for the key policy choices as a baseline recommendation for the December 13, 2016 joint leadership meeting of the Planning Commission and City Council
December 13, 2016	Planning Commission reaffirmed the preferred direction for the key policy choices related to growth to inform policies of the updated Master Plan
March 29, 2017	Planning Commission identified changes to the preliminary design

	principles as organized by the structure plan framework and approved the amended design principles to serve as a review draft for the May 31, 2017 joint leadership meeting
May 8, 2017	Planning Commission identified changes to the draft citywide policy framework to serve as a review draft for the May 31, 2017 joint leadership meeting
May 31, 2017	Planning Commission approved the draft citywide policy framework and draft design principles for the Master Plan update with additions and modifications identified during the joint leadership meeting discussion
July 20, 2017	Planning Commission reviewed and provided input on the draft Implementation Plan and the draft Growth and Reinvestment Framework to inform discussion at the July 27, 2017 joint leadership meeting
July 27, 2017	Planning Commission accepted the draft Growth and Reinvestment Framework and draft Implementation Plan for the Master Plan update with additions and modifications identified during the joint leadership meeting discussion
September 20, 2017	Planning Commission provided direction regarding draft Master Plan land use designations to be incorporated into the adoption draft of the Master Plan for three sites
October 18, 2017	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.

Background: The draft City of Reno Master Plan was 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 an updated 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.

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 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.

On November 8, 2017 the City Council initially considered the draft Master Plan as adopted and recommended by the Planning Commission. The Council chose to continue consideration of the draft Master Plan to December 13, 2017 to allow for additional work on 23 remaining issues

identified by various City Council members. To assist the Council in its consideration of these remaining issues, a supplemental document (**Exhibit A**) was prepared to: provide additional detail regarding the policy issue; outline how the issue is addressed in the Master Plan adopted and recommended by Planning Commission; present alternate policy language sponsored by the Council member that raised the issue; and factors for consideration by the full Council. The remaining policy issues were grouped into two categories. The first category included issues where Council Member sponsored language either introduced a new policy topic or represented a substantive shift in policy from the draft Master Plan recommended by Planning Commission. The second category included issues where Council Member sponsored language provides additional clarity and/or emphasis to the draft Master Plan.

On December 13, 2017 the City Council considered and provided direction regarding how the 23 remaining issues should be integrated into the Council adopted Master Plan. This direction produced various changes to the Master Plan that was adopted and recommended for adoption to the City Council by the Planning Commission. Additionally, the City Council applied the Mixed Neighborhood (MX) land use designation instead of the Large Lot Neighborhood (LL) designation to two parcels generally located at the intersection of Allen Glen Drive and Allen Glen Court (**Exhibit B**). Following this direction, the City Council adopted the new Master Plan and repealed the existing Master Plan. These changes have been integrated into the Council adopted Master Plan provided as **Exhibit C** and are shown in track changes for ease of reference.

After adoption of the new Master Plan and repeal of the existing Master Plan by City Council, a request to reconsider this action was received pursuant to the Reno City Charter and the Rules of the Reno City Council. The request for reconsideration will be heard by the Reno City Council on January 10, 2018. If a motion to reconsider the adoption of the new Master Plan and repeal of the existing Master Plan passes, the Planning Commission will not consider the preparation of a report on changes to the new Master Plan adopted by City Council as outlined in this staff report.

Discussion: Consistent with state law, the Planning Commission needs to determine if a report regarding the changes made by City Council to the Master Plan should be prepared. These changes have been integrated into the Council adopted Master Plan provided as **Exhibit C** and are shown in track changes for ease of reference.

In adopting the Master Plan, Council provided direction to integrate the council member sponsored language found in **Exhibit A** into the new plan for the issues listed below. Corresponding page numbers for these changes as shown in **Exhibit C** are also listed.

- Wireless Networking (p. 20 – Policy 1.3E, p. 207 – IMP-1.3f)
- Stormwater Management (p. 222. – IMP-6.2i)
- Water Purveyors (Language sponsored by Council Member Brekhus – pp. 179 and 181)

- Parkland Retention (p. 62 – Policy 6.3F)
- Open Space Program (p. 76 – Policy 7.2A, p. 225 – IMP-7.2h)
- Delineation of Community/Neighborhood Centers (p. 118 – CNC-G.18 and CNC-G.19)
- Plans Adopted by Other Entities (p. 29 – Policy 2.4L, p. 138 – EA-IA.1)
- Joint Plans (p. 28 – Policy 2.4A, p. 176 – Cooperative Planning Narrative, p. 200 – PI-D)
- Transportation Safety (p. 46 – Well-Connected City and Region Narrative, p. 47-Looking to the Future Narrative, p. 48 – Goal 5.1 and Policy 5.1A, p. 51 – Policy 5.2D)
- Economic Development (p. 18 – Policy 1.1A and Policy 1.1C)
- Reno-Stead Airport Truck Traffic (p. 207 – IMP-1.2d, p.220 – IMP-5.3d))
- Truckee Meadows Regional Drainage Manual (p. 222 – IMP-6.2h, p. 200 – PI-D)
- Floodplain Procedures (p. 222 – IMP-6.2f and IMP-6.2g)
- Community Trusts/Partnerships for Open Space (p. 225 – IMP-7.2g)
- Viewsheds (p. 155 – N-FN.5)
- Road Safety Improvements (p. 52 – Policy 5.2I, p. 219 – IMP-5.2e and IMP-5.2f)
- Shared Parking (p. 210 – IMP-2.2g))
- Wildland-Urban Interface (WUI), Defensible Space, and Fire Access Points (p. 156 – N-FN.16)
- Tree Policy Applicability (p. 86 – Policy 7.7B, p. 230 – IMP-7.7d)

The Council also provided direction to modify the council member sponsored language included in **Exhibit A** for the following issues:

- Transportation Arteries (p. 25 – Policy 2.1G)
- Discouraging Fill in 100-Year Floodplains (p.59 – Policy 6.2E, p. 158 – SD.5 and SD.11)
- Historic Preservation (p. 82 – Policy 7.5F)

The only issue included in **Exhibit A** that did not move forward as part of the updated Master Plan based on Council direction relates to the cross-subsidization of ratepayers.

Additionally, Council directed the Mixed Neighborhood (MX) land use designation be applied to two parcels generally located at the intersection of Allen Glen Drive and Allen Glen Court. This change has been integrated into the Land Use Plan Map found on page 168 of **Exhibit C**.

Legal Requirements:

NRS 278.220 Change to Plan Adopted by Commission

Recommendation: Staff recommends the Planning Commission review the changes to the new Master Plan adopted by City Council and determine if the preparation of a report on the changes is desired. If the Planning Commission would like to prepare and file a report with the City Council, staff recommends the Commission provide direction on the comments to be included in the report.

Possible Motions:

To acknowledge City Council changes:

I move to acknowledge the changes to the new Master Plan adopted by City Council that have been referred to the Commission and do not wish to prepare a report on these changes.

To prepare and file a report with the City Council:

I move to file a report with the City Council including the following comments on changes to the new Master Plan adopted by City Council [*specify comments*].

Attachments:

- Exhibit A - Remaining City Council Issues Supplemental Document (PDF)
- Exhibit B - Site and Land Use Plan Maps (PDF)
- Exhibit C - City of Reno Master Plan – City Council Adopted Plan (PDF)