

**PLANNING COMMISSION
STAFF REPORT**

Date: April 21, 2021

To: Reno City Planning Commission

Subject: 4.1. 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: Kelly Mullin, Principal Planner

Summary: The City of Reno 2020 Annual Report to the Truckee Meadows Regional Planning Agency (TMRPA) (**Exhibit A**) identifies the City’s numerous efforts throughout 2020 and activities planned for the coming year (2021) to implement the Truckee Meadows Regional Plan. It also identifies capital improvements undertaken in 2020 and planned for the next five years. Highlights include an update to the ReImagine Reno Master Plan, adoption of a new zoning code (which included provisions prioritizing the creation of affordable housing and protection of natural resources), and adoption of a new police facilities impact fee. 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 TMRPA.

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.

A notable new requirement for the 2020 reports is a standardized format for capital improvements underway in 2020 and planned for the next five years. This data will support creation of the Public Infrastructure Investment Plan, which is envisioned as a collaborative effort between the region’s infrastructure and public facility providers to support land use decisions by creating a more comprehensive view of service provision.

The City of Reno 2020 Annual Report to Regional Planning (**Exhibit A**) provides information on planning activities from January – December 2020, as well as completed and planned capital

improvement expenditures for 2020 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 2020 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 2020 activities are highlighted below:

- The ReImagine Reno Master Plan was updated to conform to the recently adopted 2019 Regional Plan. This included changes in several policy areas related to affordable housing, tiered land designations, priority hierarchy for development and infrastructure planning, new density requirements, development on sloped areas, etc.
- Adopted a new zoning code focused on implementing Master Plan policies, creating a more user-friendly code, and establishing a more predictable and streamlined development review process.
- Prioritized the creation of affordable housing with a series of incentives and process improvements, including targeted code improvements and offering waivers for sewer connection fees and building permits for qualifying projects.
- Prioritized protection of natural resources with zoning code updates related to: hillside development standards; slope protections; high-risk Wildland-Urban Interface areas; additional sourcewater protections; new closed basin stormwater retention standards; enhanced tree planting and protection standards; new pedestrian and bicycle connectivity standards; and, enhanced historical resource protections.
- Adopted a police facilities impact fee based on use type and structure size.
- Approved 13 tentative subdivision maps with 1,770 new lots.
- Issued certificates of occupancy for 1,625 dwelling units.
- Approved one 80-acre annexation and three Master Plan map amendments.
- Upcoming initiatives include: launching a multi-year city-wide engagement effort focused on zoning districts at the neighborhood level; further enhancing tree protection standards; prioritizing upcoming zoning code amendments; and participating in TMRPA's efforts to create a Natural Resources Plan and Public Infrastructure Investment Plan.

Proposed Motion: I move to accept the 2020 Annual Report and recommend that Council accept the same report and forward to the Truckee Meadows Regional Planning Commission and Regional Planning Governing Board.

Attachments:

- Exhibit A - 2020 City of Reno Annual Report (PDF)