

City of Reno 2020 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 2020. 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 106 square miles and is home to over 250,000 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 an annual budget of approximately \$224M, 15 departments and 1,271 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 [13 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. In 2020, the Master Plan was updated to conform to the TMRP and specifically to TMRP policy PG 4, including adding policy language referencing the Regional Strategy for Housing Affordability.

Work on the City's Annexation and Land Development Code ("zoning code") continued throughout 2020 and was adopted January 13, 2021. The update was focused on implementing the policies of the Master Plan, creating a more user-friendly code, and establishing a more predictable and streamlined development review process. Code amendments to implement the Master Plan focused on housing affordability and development of site and building design standards consistent with new Master Plan design principles. Housing is a City Council priority involving a variety of programs and strategies. New zoning code standards support the Master Plan by focusing on increased density, reduced or eliminated parking

regulations in targeted areas, connecting new and existing neighborhoods with features such as sidewalks, trails, and gathering spaces, targeted infill and redevelopment, and allowing a wider variety of housing types and design alternatives. The new zoning code also eliminates the minimum size requirement for manufactured and mobile homes, creating additional flexibility in housing types.

In 2020, the City Council further prioritized the creation of affordable housing by authorizing waivers and/or subsidies of building permit and sewer connection fees for affordable housing projects meeting certain criteria. Creative financing tools are also actively being considered in order to help spur development and reduce housing prices.

During 2020, City staff worked closely with TMRPA and other local agencies on the 2020-2040 Consensus Forecast and related spatial disaggregation efforts. This included identification of key areas where development is occurring and expected to occur over the near-term and long-term. The Consensus Forecast also identified population growth and projections, demographics, and employment statistics for the area.

In 2020, there were 13 tentative subdivision maps approved for a total of 1,770 new lots. During the same timeframe, 1,625 dwelling units were issued a Certificate of Occupancy.

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.

There was one annexation adopted in the 2020 calendar year totaling ±80 acres. There were also three Master Plan map amendments and one Master Plan text amendment adopted. The annexation and amendments are listed in the table below.

ANNEXATIONS			
Approval Date	Case No.	Project Name	Acreage
January 8, 2020	ANX20-00001	West View Estates - East	±80 ac.

MASTER PLAN AMENDMENTS		
Approval Date	Case No.	Project Name, Acreage and Description
February 12, 2020	LDC20-00025	LIV+ (±4.92-ac.): Change from Single-Family Neighborhood and Parks, Greenways, and Open Space (PGOS) to Multi-Family Neighborhood and PGOS.
July 22, 2020	LDC20-00055	Cordova (±11.23-ac.): Change from Suburban Mixed-Use to Large-Lot Residential.
September 9, 2020	LDC21-00004	Regional Plan conformance Master Plan text amendment.
October 14, 2020	LDC21-0001	441 Cheney (±0.44-ac.): Mixed Neighborhood/Wells Avenue Neighborhood Plan/Mixed Residential 14 to Suburban Mixed-Use/Wells Avenue Neighborhood Plan/Mixed Residential 30.

The new zoning code increases minimum density and intensity standards in the downtown area zoning districts, which will also help encourage growth in the City’s core area. Additionally, infill development standards were replaced with new site and building design standards for each zoning district, including new height/setback standards for single family and mixed residential zoning districts.

In 2020, the Master Plan was updated to conform to the 2019 Regional Plan. This included adding language supporting TMRP policies RF 2, RF 3 and RF 11. These changes acknowledged the Regional Land Designations and the priority hierarchy for development, referenced the Regional Land Designations density requirements, addressed land use compatibility at the Master Plan level, and added to existing policies on growth capacity and infrastructure planning.

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

¹ In limited situations

² Sewer mains are less than 18 inches in diameter

As part of the City’s 2020 update to its Master Plan to ensure conformance with the 2019 TMRP, policy language was updated to reflect TMRP policy PF 2. These changes focus on the importance of prioritizing facility and service improvements in line with the priority hierarchy for development.

In 2020, the City also adopted a police facilities impact fee, with specific fees varying by use type and structure size. The intent of this impact fee is to ensure that new development contributes its proportionate share of the provision of police facility capital improvements identified in the City’s CIP. The fee structure was based on land use assumptions derived from the population and employment growth projections prepared by TMRPA.

Attachment A provides detailed information requested by TMRPA for the City of Reno's capital improvements made during the 2020 calendar year. It also identifies improvements planned for the next five years. As project planning and execution progresses, additional detail will be provided to TMRPA in future annual reports and/or as part of PIIP efforts.

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.

As part of the City's 2020 update to its Master Plan to ensure conformance with the 2019 TMRP, new policy language was added to reflect TMRP policy NR 5. These changes focus on creating management strategies for development on slopes greater than 15 percent and less than 30 percent.

The City's new zoning code reflects this policy change with updated hillside development standards and the allowance of cluster development in Unincorporated Transition areas in order to reduce disturbance of steep slopes and wildfire risk. The updated zoning code also:

- Establishes standards related to development in high or extreme fire risk Wildland-Urban Interface Areas, including the requirement for vegetation management plans to be submitted as part of the development review process;
- Augments sourcewater protections by requiring notification to the Truckee Meadows Water Authority when uses that pose a pollution risk are established;
- Modifies closed basin stormwater retention standards to require retention at a 1:1.3 ratio;
- Creates enhanced tree planting and protection standards that prioritize large shade trees and aim to reduce the urban heat island effect;
- Introduces new pedestrian and bicycle connectivity standards that require walkway access to on-site and adjacent parks, trails, open space, greenways, or other public/civic uses and amenities, whether existing or planned; and,
- Enhances historical resource protections and streamlines associated processes.

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 affordable housing and homelessness.

The City's policies also support the evaluation of existing and future joint planning efforts through the Growth & Reinvestment Framework. As part of the City's 2020 update to the Master Plan, policy language was changed to reflect the removal of cooperative plan areas from the TMRP; however, policies to ensure rural and urban interface compatibility are still in place throughout the Master Plan. With the adoption of the new zoning code, the prior cooperative planning area edge matching standards have been updated and made applicable citywide for new land divisions adjacent to lower density residential zoning.

Coordination with other local, regional, state, and federal agencies continues to be an integral part of the City's development review process. A number of recent enhancements have been made to improve the ease of stakeholder review and comment on development requests.

G. IMPLEMENTING THE REGIONAL PLAN IN 2021

Local governments and affected entities are encouraged to include a section regarding overall implementation of the 2019 Truckee Meadows Regional Plan that addresses ongoing projects and policy changes (e.g. scheduled additions resulting from the official conformance review) that are planned to be completed in 2021 as a result of the new plan's adoption.

The following projects and Master Plan amendments are anticipated in 2021 and/or on an ongoing basis to further implement the Regional Plan:

- Implementation of the new Zoning Code (adopted January 13, 2021) which incorporated numerous policies from the ReImagine Reno Master Plan. The next phase of the zoning code project includes a multi-year city-wide engagement effort aimed at resolving nonconformities and assessing/ updating zoning districts at a neighborhood level. It will also focus on collecting input from residents on needed or desired local capital improvements.
- Enhancement of tree protection standards.
- Prioritization of future work program items, including potential zoning code amendments to further implement the policies of the Master Plan and TMRP (ex. prioritizing species of special concern; additional protections for major drainageways, wetlands, and the Truckee River; sustainability provisions; short-term rental standards, and additional affordable housing provisions, etc.).
- Participation in Public Infrastructure Investment Plan (PIIP) and Natural Resources Plan efforts led by TMRPA.
- 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 2021 Nevada Legislative Session to provide input on proposed land use planning bills that may impact local and regional policies and development patterns.

Capital Improvements Tracker (City of Reno - 2020 Projects)

Prepared for the Truckee Meadows Annual Report, to be provided to the Truckee Meadows Regional Planning Agency

General		Description / Category	When (year)	Timing		Location	Expenditure	Funding Source
Project Name				Duration (timeline)	Area Served			
Capital Projects								
AMBASSADOR AREA NEIGHBORHOOD STREET REHAB	Transportation	Projects awarded in 2020	Complete	Northwest Reno	\$2,589,519	Street Fund		
ROYAL AREA NEIGHBORHOOD STREET REHAB	Transportation		Complete	Northwest Reno	\$3,862,264	Street Fund		
2020 PREVENTATIVE MAINT. PROJECT	Transportation		Complete	Various Areas	\$3,398,452	Street Fund		
2019 PEDESTRIAN RAMP IMPROVEMENTS	Pedestrian		Complete	Various Areas	\$100,000	CDBG		
2020 PEDESTRIAN RAMP IMPROVEMENTS	Pedestrian		Complete	Various Areas	\$68,480	Street Fund		
EVANS AVE PEDESTRIAN PATH LIGHTING	Pedestrian		Complete	Northwest Reno	\$26,700	Street Fund		
TRAFFIC CALMING PROJECT	Transportation		Complete	Northwest Reno	\$44,000	Street Fund		
ELEVENTH STREET AREA SEWER AND STREET REHAB	Transportation		Complete	Northwest Reno	\$5,924,674	Street Fund		
SKY VISTA LIFT STATION ELECTRICAL/VFD/SCADA	Wastewater		Complete	Stead	\$10,000	Sewer Fund		
GOLDEN VALLEY LIFT STATION & FORCE MAIN REPLACEMENT	Wastewater		Ongoing	Stead	\$8,009,133	Sewer Fund		
ANNUAL SEWER MAINT. ON-CALL	Wastewater	Complete	Various Areas	\$800,000	Sewer Fund			
ANNUAL SEWER LINING PROJECT	Wastewater	Complete	Various Areas	\$5,281,312	Sewer Fund			
Environmental Engineering								
TMWRF RSA SWITCH & LVDC 1A	Wastewater	Projects awarded in 2020	Ongoing	Various Areas	\$1,309,150	Sewer Fund		
TMWRF MCC 24 & 12 REPLACEMENT	Wastewater		Ongoing	Various Areas	\$350,665	Sewer Fund		
RSWRF 4 MGD EXPANSION CONST.	Wastewater		Ongoing	North Valleys	\$61,566,948	Sewer Fund		
STORMWATER UTILITY IMPLEMENTATION	Stormwater Management		Ongoing	Various Areas	\$865,406	Sewer Fund		
RENO STORM DRAIN MASTER PLAN (PHASE I)	Stormwater Management		Ongoing	Various Areas	\$579,170	Sewer Fund		
SWAN LAKE DE-WATERING	Stormwater Management		Ongoing	North Valleys	\$2,547,710	Sewer Fund		
WEST WASH DAM REHAB PROGRAM	Stormwater Management		Ongoing	Northwest Reno	\$647,209	Sewer Fund		

Capital Improvements Tracker (City of Reno - FY 21-25 Future Projects)

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APPROVED CIP PROJECTS BY FUND		Fiscal Year				
<i>(limited to projects related to: water; wastewater/sewer; flood management and storm drainage; transportation; police; fire; and parks and recreation facilities)</i>		2021	2022	2023	2024	2025
GENERAL CAPITAL PROJECTS FUND						
IPS Meter Replacement		\$500,000	\$1,000,000			
Capital Maintenance Plan - Facilities		\$477,800	\$400,000	\$400,000	\$400,000	\$400,000
EOC Contribution (Roof)		\$150,000				
Capital Maintenance Plan- Parks		\$400,000	\$322,200	\$400,000	\$400,000	\$400,000
Apparatus Replacement Program		\$2,625,300	\$3,657,200	\$484,000	\$979,600	\$3,032,400
Total General Capital Projects Fund		\$4,153,100	\$5,379,400	\$1,284,000	\$1,779,600	\$3,832,400
CDBG FUND						
ADA Ramp California Building		\$100,000				
Various CDBG Imp.		\$451,083				
Bartlett St. ADA Sidewalk and Street Rehab		\$250,000				
Plumas Gym ADA Restroom		\$300,000				
Fire Facility Repairs - Station 2		\$130,000				
9th & 10th St. Sidewalk & Pedestrian Improvements		\$60,000				
Audible Pedestrian Signals		\$50,000				
Pedestrian Ramps		\$61,000				
Paradise Park		\$140,488				
Yori Park Fence		\$225,000				
Total CDBG Fund		\$1,767,571				
SPECIAL AD VALOREM CAPITAL TAX FUND						
Police Evidence Warehouse		\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Public Safety Radio Equip.		\$799,752	\$200,248	\$500,000	\$500,000	\$500,000
Total Special Ad Valorem Fund		\$849,752	\$250,248	\$550,000	\$550,000	\$550,000
STREET PROJECTS (STREET FUND)						
Signal & Lighting Imp.		\$220,000	\$220,000	\$220,000	\$220,000	\$220,000
Neighborhood Street Program		\$10,500,000	\$10,000,000	\$10,000,000	\$10,000,000	\$10,000,000
Traffic Calming/ Pedestrian Safety		\$110,000	\$110,000	\$110,000	\$110,000	\$110,000
Bridge Preserv. & Maint		\$400,000	\$300,000	\$300,000	\$300,000	\$300,000
Horse Warning Signs		\$26,000				
Preventive Program		\$3,500,000	\$3,500,000	\$3,500,000	\$3,500,000	\$3,500,000
Total Street Fund		\$14,756,000	\$14,130,000	\$14,130,000	\$14,130,000	\$14,130,000
SEWER AND STORM DRAIN (SEWER FUND)						
TMWRF Treatment Plant		\$13,096,000	\$10,644,000	\$7,173,000	\$6,123,000	\$1,850,000
Sewer Collection System		\$23,920,000	\$35,170,484	\$30,876,783	\$26,568,000	\$32,219,000
Storm Drain Capital Projects		\$8,300,000	\$3,600,000	\$2,500,000	\$9,500,000	\$5,000,000
Annual Lift Station Rehab		\$11,520,000	\$8,845,065	\$5,437,000	\$2,836,800	\$491,500
Reno Stead Water Reclamation Facility		\$30,827,500	\$17,797,500			
Regional Effluent & Disp		\$14,814,500	\$51,700,000	\$50,200,000		
Total Sewer Fund		\$102,478,000	\$127,757,049	\$96,186,783	\$45,027,800	\$39,560,500