



2019 Truckee Meadows Regional Plan

Update from Staff on Key Policy Changes, Implementation, and Role of Washoe County In the New Plan





Overview of Today's Presentation

- **Where we started – BCC goals for update**
- **Update process background / context – timeline, scenario planning, working group**
- **Overview of key outcomes / major policy and plan changes**
- **Next Steps – Conformance review, Washoe County Master Plan update, TMRPA work program**



Where we started...

- **Top BCC priorities from September of 2017**
(with focus on treating jurisdictions equitably)
 - 1) Annexations only in SOI & Program of Annexation
 - 2) Artificial limitations on density, and commercial/industrial
 - 3) TMSA definition and methodology
 - 4) Protocol Agreements (separate but related)
 - 5) Focused feedback from experts

Most difficult to accomplish



Least difficult to accomplish



Where we started...

- **Summary of Key Outcomes by Priority:**
 - 1) **Annexations only in SOI & Program of Annexation:**
City Master Plan policies and commitments, SOI rollback, prioritize development in existing TMSA, Regional Plan Amendment required for Tier Change, SOI and Tiers
 - 2) **Artificial limitations on density, and commercial/ industrial (applied to county only):**
Removal of density caps, non-residential uses determined by Tier and infrastructure, some non-residential allowed in Tier 3, grandfathered master plan designations



Where we started...

- **Summary of Key Outcomes by Priority:**

- 3) TMSA definition and methodology**

TMSA and SOI no longer the same, TMSA “bucket” acreage removed, size based on need to accommodate population growth and availability of infrastructure

- 4) Protocol Agreements (separate but related)**

Sparks SOI rollback, agreement on future work program item, Reno may consider SOI rollback

- 5) Focused feedback from experts**

Occurred throughout update process (e.g. engineering, outside consultants, subject matter experts RPUWG)



Key Overall Plan Changes



Overall plan structure and look



Inclusion of scenario planning as tool to:

- Elicit engagement to understand desired vision
- understand implications of choices
- Data-driven annual reporting



Cleaning up of policies:

- Eliminate redundancies and reduce the number of policies
- Make the plan more implementable
- Focus on regional policies
- Embed back in NRS*



Scenario Planning

Baseline Assessment

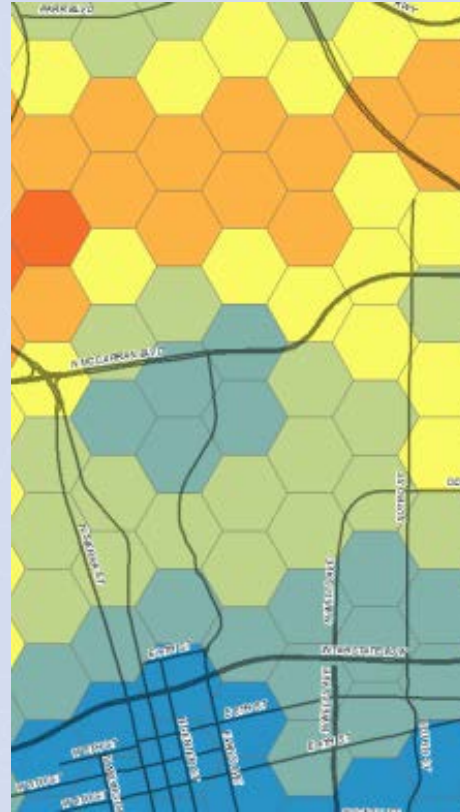
- Developed an understanding of existing conditions

Characteristics that Affect Development

- Created the “hexagon framework” as a way to compare development priorities

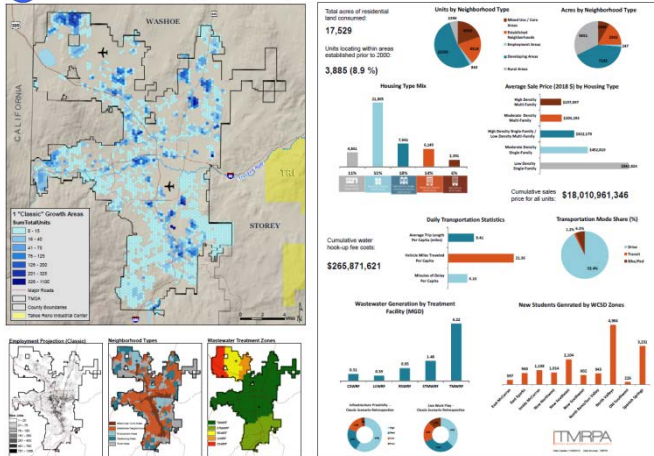
Goals

- Adopted Goals to help guide the evaluation of future land use impacts

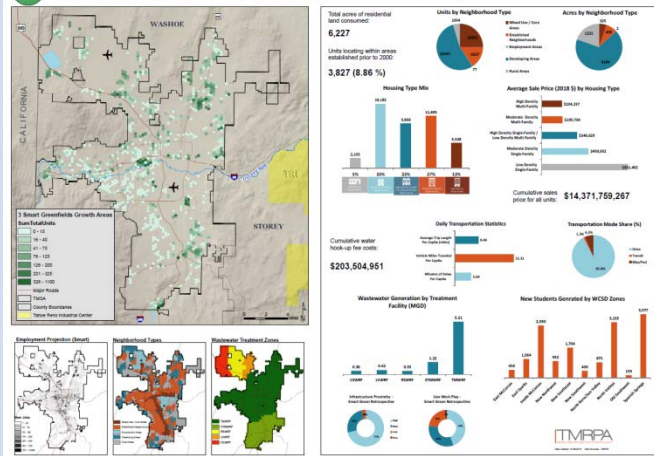


Scenario Maps

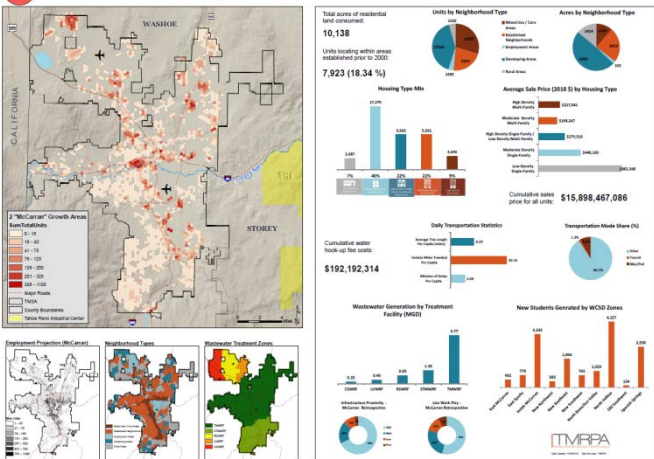
1 Classic Scenario (Historical)



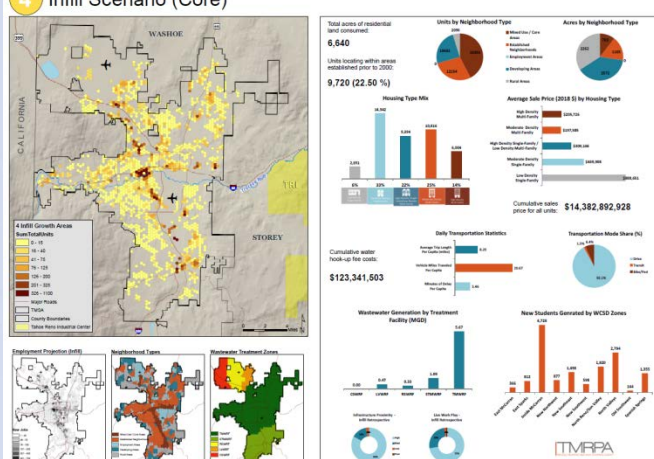
3 Smart Greenfield Scenario (Compact Suburban)



2 McCarran Scenario (Trends)



4 Infill Scenario (Core)



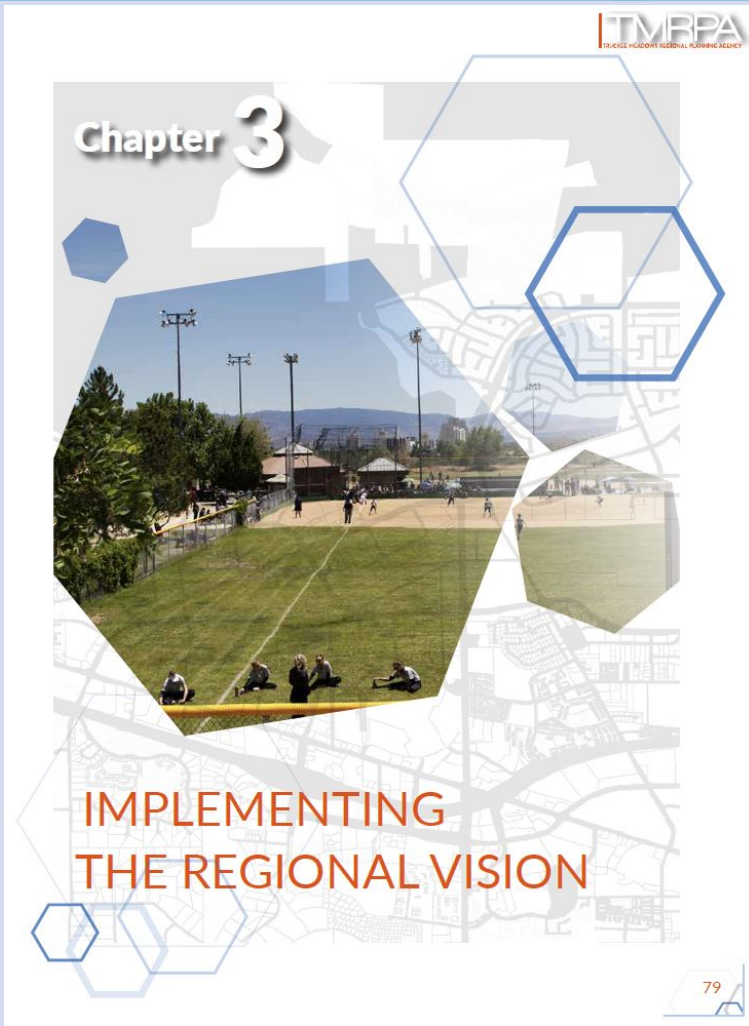


Preferred Scenario

- **Surveys / public input supported the Infill (core) as the preferred scenario**
- **2nd highest support was for the Smart Greenfield scenario**
- **Washoe County can contribute significantly to implementing the Smart Greenfield scenario**
 - **Removal of suburban density caps**
 - **Some higher Tier areas now in county jurisdiction**
 - **Hexagon development suitability analysis**



Policy Implementation



Policy Elements



Population Growth (PG)



Regional Form (RF)



Public Facilities/Services (PF)



Natural Resources (NR)



Regional Coordination (RC)



Authority: NRS 278.0274

- **Population projections**
- **Limit premature expansion and direct growth to established areas**
- **Conserve natural resources**
- **Efficient public facility and service provision**
- **Intergovernmental Coordination**



Key Policy Changes

- **Removal of density caps (old Policy 1.3.2) and TMSA “bucket” acreage – TMSA did not expand**
- **TMSA and Sphere of Influence (SOI) no longer the same boundary, non-jurisdictional TMSA**
- **Introduction of Tier land use concept / regional form approach (density and investment priorities)**
- **Robust standards for justifying and analyzing Tier amendments**
- **Infrastructure criteria and priorities – facility service standards; 10 year max horizon for planned fac.**



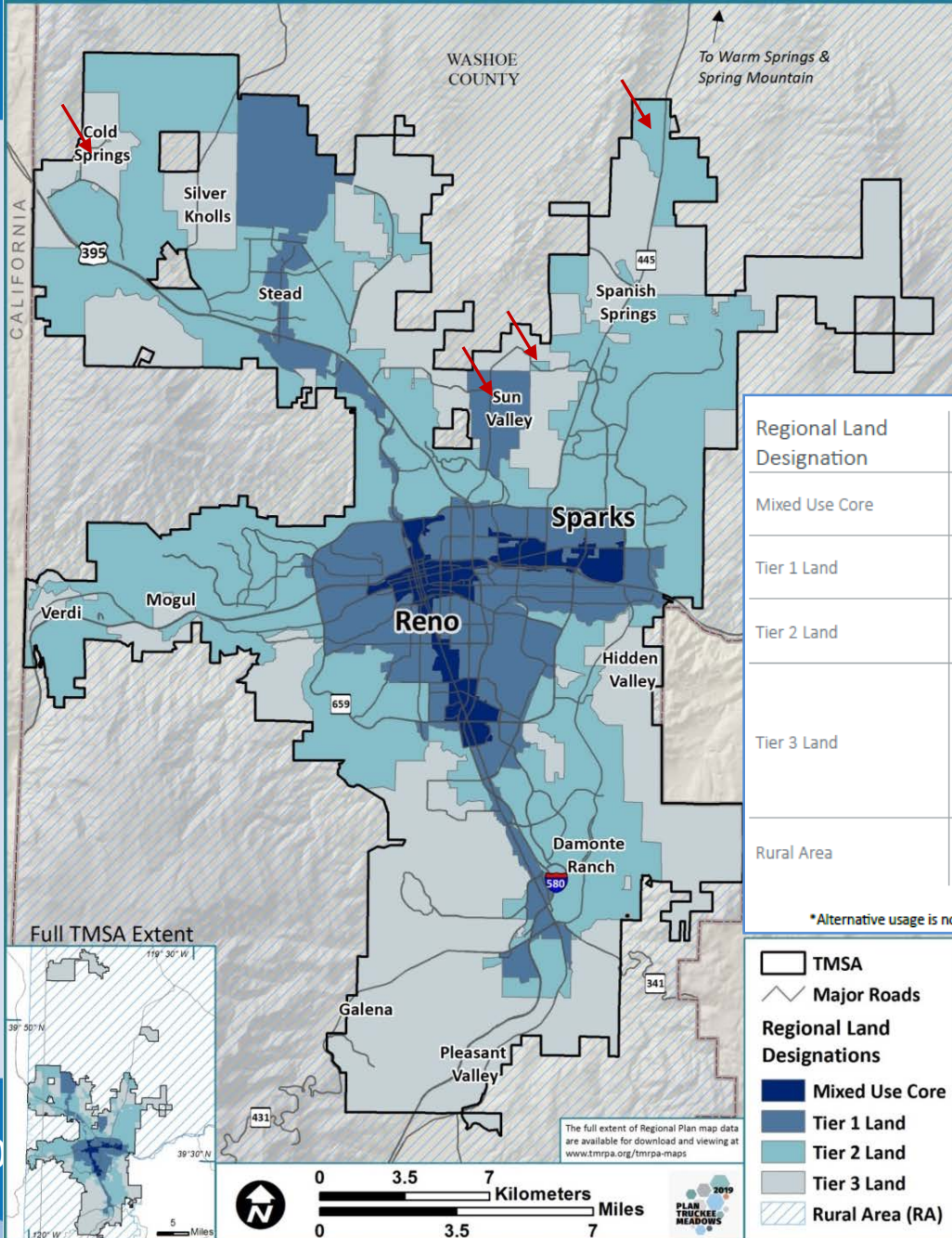
Key Policy Changes

- **New Rural Development Area (RDA) concept – would allow potential clustering (RF 7)**
- **Call for a regional Public Investment and Infrastructure Plan (PIIP) – Regional Facility Plan**
- **Natural Resources Plan – incl. regional trails plan**
- **Up to 3 acres of new non-residential allowed under certain criteria in Tier 3 (no Tier 3 inside the cities)**
- **New conformance review “pre-development” process**
- **Removal of RSCJP; Sparks SOI rollback; ETJ/SOI MP**



MAP 2 - REGIONAL FORM

TMRPA

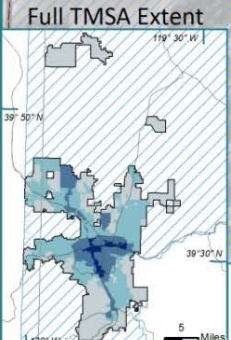


Regional Land Designation	Minimum Density (dwelling unites per acre)	Maximum Density (du/ac)	Nonresidential Standards
Mixed Use Core	14 du/ac	No maximum	0.25 floor-area ratio (FAR) minimum
Tier 1 Land	Existing	No maximum	None
Tier 2 Land	No minimum	30 du/ac	None
Tier 3 Land	No minimum	Existing*	Existing – Commercial development to support the surrounding neighborhood may be allowed in certain instances
Rural Area	N/A	1 unit per 5 acres, see policy RF6	Dispersed nonresidential uses per Policy RF6

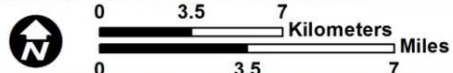
*Alternative usage is not allowed.

Legend

- TMSA
- Major Roads
- Regional Land Designations**
 - Mixed Use Core
 - Tier 1 Land
 - Tier 2 Land
 - Tier 3 Land
 - Rural Area (RA)



The full extent of Regional Plan map data are available for download and viewing at www.tmrpa.org/tmrpa-maps



May 2020



Regional Form

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RF4- The Regional Plan recognizes and allows master plan land uses, entitlements, and zoning that are in existence prior to the initial adoption of this plan and are therefore grandfathered in.



Tier Amendments / Changes

- **Criteria / analysis includes things such as:**
 - Proximity / adjacency to requested Tier
 - Housing mix potential
 - Potential for connectivity to multimodal transportation opportunities
 - Availability and adequacy of public facilities and services
- **The lower the priority of the current Tier = More stringent review (i.e. RA to higher Tier, strict criteria)**
- **Tier “leapfrogging”: criteria of all “jumped” Tier Designations will be used cumulatively in analysis**

Facility/Service	Standards in the TMSA	Standards in the Rural Area
Water	<ul style="list-style-type: none"> Water conveyance facilities are: <ul style="list-style-type: none"> Available and adequate; or Planned for within a 10 year timeframe in facilities plans; and/or Required to be constructed by new development per the local government master plan 	<ul style="list-style-type: none"> Private wells and private water systems must meet State and Washoe County Health District (WCHD) requirements Water system infrastructure is not allowed to be extended from the TMSA to support development in the RA
Wastewater	<ul style="list-style-type: none"> Sewer collection facilities are: <ul style="list-style-type: none"> Available and adequate; or Planned for within a 10 year timeframe in facilities plans; or Required to be constructed by new development per the local government master plan. Sewer treatment facilities are: <ul style="list-style-type: none"> Available and adequate; or Planned for within a 10 year timeframe in facilities plans; and Supported by sewer connection fees. 	<ul style="list-style-type: none"> Private septic systems must meet State and WCHD requirements Wastewater system infrastructure is not allowed to be extended from the TMSA except for the management of reclaimed water (see Policy PF4)
Flood Control and Stormwater Drainage Management	<ul style="list-style-type: none"> Comply with RWMP floodplain and drainage policies. 	<ul style="list-style-type: none"> Comply with RWMP floodplain and drainage policies.
Transportation	<ul style="list-style-type: none"> Multi-modal connectivity should be provided to existing or planned public transit Regional Road facilities are: <ul style="list-style-type: none"> Available and adequate; Planned for within the first 10 years in facilities plans; or Exempted from regional LOS standards in the adopted RTP. 	<ul style="list-style-type: none"> Regional Road facilities are: <ul style="list-style-type: none"> Available and adequate; Planned for within the first 10 years in facilities plans; or Exempted from regional LOS standards in the adopted RTP; or Required to be constructed by new development
School	<ul style="list-style-type: none"> School facilities are: <ul style="list-style-type: none"> Available and adequate; or Planned for in the most current adopted WCSD Facilities Plan. 	<ul style="list-style-type: none"> No new schools may be constructed outside of the TMSA or outside of Freestanding Communities Students generated from the RA will be served by schools within the TMSA or within Freestanding Communities

If facilities and services cannot be provided at adequate service standards, a feasibility analysis shall be provided that

1. identifies necessary capacity improvements
2. demonstrate a funding mechanism to construct and operate the capacity improvements is in place to ensure the improvements are provided concurrent with development
3. addresses the addition of capacity improvements to applicable facilities plans and any impacts to existing and/or planned facilities.



Rural Area (RA and RDA)

- **Rural Area (RA) – formerly the RDA**
 - 5 acre minimum lot size (unless in an RDA)
 - No extension of water or sewer from TMSA into RA
 - No more than 2% of residential growth allowed over plan horizon
 - Includes Freestanding Communities; in existence “prior” to Regional Planning; potential for future/new FC’s if certain criteria met
 - Includes Resort Service Areas (RSA); currently only Mt. Rose ski area
- **New Rural Development Area (RDA) concept**
 - Density of 1 unit per 5 acres (clustering allowed)
 - Requires a Regional Plan Amendment
 - Identify water and sewer service (and providers)
 - Fiscal analysis and open space considerations



Sphere of Influence (SOI) / TMSA

- SOI has been separated from the Truckee Meadows Services Area (TMSA) – have different purposes
- SOI is to designate areas cities intend to annex; if master planned by city, get planning jurisdiction
- Many areas have been in SOI for more than 20 years; Sparks SOI rollback; Reno to MP entire SOI
- TMSA is now non-jurisdictional; only designates municipal services boundary
- Therefore, no more “bucket” acreage concept
- TMSA did not expand – adequate capacity for growth



Annexation Policy

- **Cities retain option of approving NRS 268.670 voluntary, contiguous annexations (alternative procedure)**
- **However, cities have committed to policy hierarchy / priority of annexing within the SOI (master plans)**
- **If land is annexed outside of SOI, will likely require a subsequent Regional Plan Amendment for Tier desig.**
- **Programs of Annexation still required to be submitted for conformance review**



Next Steps

- **Conformance Review**
 - Short Term vs. Long Term Items
- **Comprehensive Update of County Master Plan**
 - Compliance with Long Term Conformance Review Items
 - Volume 1 Elements, Area Plans, Development Code
- **TMRPA Work Program**
 - Public Investment and Infrastructure Program (PIIP)
 - Natural Resources Plan



Public Infrastructure Investment Plan

- **Address the provisions of NRS 278.0274 subsection 5**
- **Align public facilities and service provision with the master plan approval process**
- **Coordination effort between local governments, affected entities and other service providers**
- **Will help to refine Tier boundaries**
- **Completed by 2024 (Next RP Update)**



Natural Resources Plan

- Address the provisions of NRS 278.0274 subsection 2 - Conservation
- Will include a map identifying various natural resource areas that should be protected (in addition to DCA) – regional trails map
- Will be created in conjunction with regional partners and the wider region
- Completed no later than 2024 (next RP update)



May 2020





Questions?

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