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TRUCKEE MEADOWS REGIONAL PLANNING - FACT SHEET



Regional Planning In The Truckee Meadows

Overview

The Truckee Meadows Regional Planning Agency (TMRPA) was created in 1989 by the Nevada State Legislature to foster coordination among the three local governments: the Cities of Reno and Sparks and Washoe County.

The TMRPA is comprised of the Regional Planning Governing Board (RPGB), the Regional Planning Commission (RPC) and the TMRPA's Director and staff members (currently 7 staff).

The first comprehensive Truckee Meadows Regional Plan ("Regional Plan") was adopted in March 1991 and updated for the first time as required by law in June 1996.

The second update of the Regional Plan began in August 2000, and following approximately 120 public meetings, was adopted on May 9, 2002.

The Regional Planning Governing Board (RPGB)

The RPGB has ten members. The Washoe County Commission appoints three members (two of which must reside in or represent the unincorporated area), the Reno City Council appoints four members and the Sparks City Council appoints three members. The RPGB elects a Chairman from among its members to a one-year term; the chair rotates among the three jurisdictions. The current Chair is a representative from the City of Reno, to be followed in June 2003 by a representative from Washoe County and a representative from Sparks in June of 2004.

The Regional Planning Governing Board is responsible for regional planning policy issues and adopts the Regional Plan based on recommendations put forward by the Regional Planning Commission.

The Regional Planning Commission (RPC)

The RPC has nine members, appointed by their respective governing bodies, including three each from the Reno, Sparks and Washoe County local planning commissions. As with the RPGB, the RPC elects a Chairman from among its members to a one-year term; the chair rotates among the three jurisdictions. A City of Sparks representative is currently the Chair, to be followed by a representative of the City of Reno in June 2003, and a representative from Washoe County in June 2004.

The RPC develops the Regional Plan and recommends it to the Regional Planning Governing Board for adoption. The RPC conducts the procedural reviews that must be completed, including the review of local government and affected entity master plans, and Projects of Regional Significance.

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SUBMITTED BY: MARY HENDERSON

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The Purpose Of The Regional Plan

The aim of the 2002 Truckee Meadows Regional Plan is to fulfill the legislative mandate given to the Truckee Meadows Regional Planning Agency, Regional Planning Commission, and the Regional Planning Governing Board within Chapter 278 of the *Nevada Revised Statutes* (NRS).

The Regional Plan focuses on the coordination of local government and other entity master planning in the region as it relates to:

- Land use planning;
- Infrastructure provision;
- Resource management; and
- Implementation strategies.

Geographic Coverage

While the area covered by the Regional Plan includes all of Washoe County except the portions within the drainage basin of Lake Tahoe and tribal lands, the primary planning focus is on the developed area in the southern 15% of Washoe County, often referred to as the Truckee Meadows.

Who's Involved In Developing & Implementing The Regional Plan?

Creating and implementing the Truckee Meadows Regional Plan is a cooperative effort involving a large number of agencies, organizations and individuals. NRS directs the Regional Planning Commission to review the plan annually, update it not less than every five years and forward it to the RPPB for adoption. The City of Reno, City of Sparks, Washoe County and other affected entities implement the Regional Plan by ensuring that their planning and regulatory efforts, capital improvement programs, and other programs conform to the Regional Plan.

The NRS defines an *affected entity* as a public utility, franchise holder, local or regional agency or any other entity having responsibility for planning or providing public facilities relating to solid waste, air quality, transportation, public education, energy generation and transmission and conventions and the promotion of tourism. The term does not include a State agency or a public utility subject to regulation by the Public Utility Commission. Examples of affected entities include; the Airport Authority of Washoe County, the Regional Transportation Commission, and the Washoe County School District.

What Is Conformance Review?

The primary mechanism for coordination of master plans within the region is conformance review. Local governments and other entities are required to develop master plans, facility plans and other similar plans that conform to the Truckee Meadows Regional Plan. Once prepared, entities must submit them to the Regional Planning Commission for a review of conformance against the 2002 Truckee Meadows Regional Plan.

Further Reading:

- 2002 Truckee Meadows Regional Plan (available by calling TMRPA at 321-8385 or online at www.tmrpa.org)
- Fact Sheets are also available on the following topics:
 - The 2002 Truckee Meadows Regional Plan
 - Settlement Agreement - Regional Plan Lawsuit

For More Information Please Contact:

Dave Ziegler, Director, Truckee Meadows Regional Planning Agency
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2002 Truckee Meadows Regional Plan

Overview

The 2002 Truckee Meadows Regional Plan (Regional Plan) provides a blueprint for development in the southern 15% of Washoe County over the next 20 years.

The Regional Plan directs where growth will occur, including which areas will be development constrained, what the priorities are for infrastructure development, and how our natural resources should be managed. The plan also coordinates provision of services and capital improvements from the local governments and affected entities in the region.

How was the Regional Plan developed?

Prior to the initiation of the plan update process in August 2000, the Regional Planning Commission met with key elected and appointed officials and staff members from around the region to solicit their views on the direction for development in the region and the desired outcomes from the 2002 Regional Plan.

Once the planning process began, the Regional Planning Commission and Regional Planning Governing Board conducted approximately 120 public meetings between August 2000 and May 2002 to allow full and complete public input and comment on the development of the 2002 Truckee Meadows Regional Plan.

The Regional Planning Commission met as often as weekly with staff from local governments and affected entities during the drafting process.

While there has been controversy over some elements of the Regional Plan, much of the plan has strong support from the community, development sector, government entities, and environmental interests.

Aims of the 2002 Regional Plan

In broad terms, the Regional Plan aims to:

- Minimize sprawl by directing growth to the core of the region, promoting infill strategies, and promoting transit oriented development;
- Optimize capital investment and maintenance costs for infrastructure;
- Constrain development on slopes over 30% (steep slopes) and require local governments to prepare and maintain management plans for development on hillsides;
- Coordinate our future development with availability of natural resources to support that development; and
- Promote cooperation among local governments and affected entities within the region.

Key Elements of the 2002 Regional Plan

The following is a summary of the key elements of the Regional Plan:

Fundamental Assumptions:

Based on a consensus population forecast, the Regional Plans assumes that the population of the Truckee Meadows region will grow from approximately 340,000 residents in 2000 to approximately 448,000 residents in 2020. In addition, the consensus forecast identifies increasing cultural diversity, an expanding proportion of retired citizens, and a marginal decrease in younger school aged children in the region over the next 20 years.

Regional Form and Pattern:

To accommodate the expanding population base and minimize sprawl, the Regional Plan proposes a compact development pattern that encourages infill development and the intensification of downtown and regional centers and along corridors. The Regional Plan identifies the areas that should receive municipal services over the next 20 years, and identifies the priority that should be assigned to the provision of infrastructure and services. The Regional Plan promotes a development pattern that will promote the use of bus rapid transit, and bicycles and will encourage a more pedestrian friendly environment to alleviate a growing demand on the automobile.

The Regional Plan encourages a range of lifestyle options from a more urbanized core to a lower density fringe. Residents will have a range of choices from condominiums along a transit corridor to ranchettes on 5 acres.

Natural Resource Management:

The Regional Plan identifies areas that should not be developed including steep slopes, sensitive areas such as wetlands, water bodies, and ridgelines. In addition, the Regional Plan requires local governments to develop management strategies for hillside development.

The Regional Plan also requires affected entities and regional entities to develop plans to manage our air quality, water quality and quantity, open space, green space, and other natural features.

Infrastructure Provision:

The Regional Plan calls for infrastructure providers to develop facility plans and capital improvement programs to ensure that regional development priorities are met. Both the Regional Transportation Commission and the Regional Water Planning Commission are required to submit their plans for conformance review against the Regional Plan.

Implementation of the Plan:

The Regional Plan requires all local governments and affected entities to update their master plans, facility plans and any other similar plans to bring them in-line with the updated Regional Plan. Once the plans are updated, each entity must submit them to the Regional Planning Commission to be reviewed for conformance with the Regional Plan.

The implementation section of the Regional Plan also outlines policies for amending the regional plan, annual reporting, and the creation and management of joint plans.

Further Reading:

- 2002 Regional Plan (available by calling TMRPA on 321-8385 or on-line at www.tmrpa.org)
- Fact Sheets are also available on the following topics:
 - Regional Planning In The Truckee Meadows
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TRUCKEE MEADOWS REGIONAL PLANNING - FACT SHEET



Settlement Agreement – Regional Plan Lawsuit

Overview

Shortly after the 2002 Truckee Meadows Regional Plan was adopted by the Regional Planning Governing Board (May 9, 2002), the Board of Washoe County Commissioners and the Sun Valley General Improvement District (SVGID) filed a writ of mandamus in the Second Judicial District Court against the Regional Planning Governing Board, to prohibit the implementation of the Regional Plan.

The case of *Washoe County and the Sun Valley General Improvement District vs. the Truckee Meadows Regional Planning Governing Board* is commonly referred to as the Regional Plan lawsuit

The case was assigned to Chief Judge James W. Hardesty, Second Judicial District Court. In September, 2002, Judge Hardesty sought agreement from all of the parties to the case to participate in a mediated settlement. The settlement negotiations took place in the fall of 2002 and after approximately four weeks of discussions, all parties agreed to abide by the Regional Plan lawsuit Settlement Agreement (Settlement Agreement).

The Settlement Agreement is effective as of October 17, 2002, and calls for a number of tasks to be completed by the parties within 120 days of settlement (February 14, 2003) or 240 days from settlement (June 13, 2003).

Parties to the Settlement Agreement

The parties to the case include Washoe County (petitioner), the Sun Valley General Improvement District (petitioner), the Truckee Meadows Regional Planning Governing Board (respondent), City of Reno (intervener), City of Sparks (intervener), and a number of Verdi property owners (interveners).

Summary of the Settlement Agreement

In broad terms, the Settlement Agreement calls for the following:

- Rollback of the City of Reno and City of Sparks spheres of influence in a number of areas around the region;
- Rollback of the Truckee Meadows Service Areas (the area where municipal services will be provided over the next 20 years) from Washoe Valley;
- Agreement on a cooperative planning approach for areas of common planning concern including the newly expanded city spheres of influence and unincorporated Washoe County areas that the cities have a planning interest in;
- Identification of cooperative planning areas and development of cooperative planning criteria; and
- A number of Regional Plan amendments.

Key Elements of the Settlement Agreement

The following is a summary of the key elements of the Settlement Agreement:

Adjustments to City Spheres of Influence and the Truckee Meadows Service Areas

The parties to the Settlement Agreement agree to specific rollbacks of the spheres of influence of both the City of Reno and the City of Sparks in a number of areas around the region. A map of these changes may be obtained by contacting the Truckee Meadows Regional Planning Agency (Telephone: 321-8385).

In addition, the parties agreed to remove the Truckee Meadows Service Areas (TMSA) from Washoe Valley and expand the TMSA to include nine parcels north of Sun Valley.

Cooperative Planning

A central element of the Settlement Agreement is the identification of cooperative planning areas in the region and the development of cooperative planning criteria. The newly expanded spheres of influence for both the City of Reno and the City of Sparks will be classified as cooperative planning areas. In these areas, the master planned land use and zoning of Washoe County will be used as a baseline for development. Should a City wish to change the master planned land use and zoning as translated from the County system, a number of cooperative planning criteria must be met in order to proceed with the changes.

In addition, the Settlement Agreement identifies areas of the unincorporated County that have the potential to affect service provision, infrastructure efficiency and natural resource management in the two cities. These areas are also identified as cooperative planning areas. Where Washoe County wishes to change its master plan in these areas, the County must allow the cities the opportunity to review and comment on the impacts of the changes.

The Settlement Agreement requires the development and agreement upon the cooperative planning criteria within 120 days of finalization of the Settlement Agreement (Due Date: February 14, 2003).

The Settlement Agreement requires a review of the boundaries of the cooperative planning areas be undertaken and final sign-off on the boundaries within 240 days of finalization of the Settlement Agreement (Due date: June 13, 2003).

Regional Plan Amendments

The Settlement Agreement requires the Regional Planning Commission and Regional Planning Governing Board to adopt a series of 2002 Regional Plan Amendments consistent with the Settlement Agreement. The amendments include changes to the sphere of influence and Truckee Meadows Service Areas noted above and a number of policy adjustments. The policy changes include enabling language supporting cooperative planning, clarifying language indicating that the Regional Plan is resource constrained, an amendment regarding existing zoning outside the TMSA, and changes to the language governing future amendments to the Regional Plan and conformance review standards.

Review of the Settlement Agreement

The Settlement Agreement may be amended by mutual agreement of the parties, subject to supervision of the District Court, and will be reviewed before adoption of the next five year update of the Truckee Meadows Regional Plan.

Further Reading:

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- Regional Plan Lawsuit Settlement Agreement (available by called TMRPA at 321-8385 or on-line)
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