



## Private Property Owner Requests To Amend The Truckee Meadows Service Areas (TMSA) or Future Service Areas (FSA) **FACT SHEET**

### **WHO CAN AMEND THE TMSA OR FSA?**

Nevada Revised Statutes (NRS) 278.0272 (7) identifies that the only entities that can request an amendment to the Truckee Meadows Regional Plan are the Regional Planning Commission (RPC), the Regional Planning Governing Board (RPGB), or a local governing body (Washoe County, City of Reno, and City of Sparks).

Since a request to amend the TMSA or FSA is considered an amendment to the Truckee Meadows Regional Plan, applicants must submit a request to one of the entities listed above. The process is outlined below and on the Truckee Meadows Regional Planning Agency (TMRPA) website ([www.tmrpa.org](http://www.tmrpa.org)).

### **WHAT ARE THE TRUCKEE MEADOWS SERVICE AND FUTURE SERVICE AREAS?**

The Truckee Meadows Service Area (TMSA) is the area within which municipal services and infrastructure will be provided. It is divided into jurisdictional areas, and includes Washoe County and the cities of Reno and Sparks. The FSA are areas that the local governments have identified for future inclusion into the TMSA beyond the adopted 20-year planning horizon. Please refer to Map 1 & 5 from the 2007 Truckee Meadows Regional Plan.

### **WHAT CRITERIA ARE USED FOR AMENDMENTS TO THE TMSA AND FSA?**

The following criteria are used for evaluating public requests for TMSA or FSA amendments:

#### Need:

Are the local governments willing to accept the amended boundary and do the Regional Plan guidelines that dictate the overall size of the TMSA allow local governments to expand their portion of the TMSA?

#### Space and Location:

Does the proposal meet the goals and policies of the Regional Plan related to Regional Form and Pattern?

#### Natural Resource Management:

How does the proposal impact the natural resources of the region such as, streams or drainageways, open space connections, the urban and rural interface, and wildlife habitat?

#### Public Services and Infrastructure:

Does the proposal leverage existing services and facilities, comply with current service and infrastructure plans, meet identified priorities in current adopted plans, and add additional infrastructure? What will be the cost of service to the area, and who will pay for the improvement costs?

### **ADDITION TO THE FSA:**

Addition of land to the FSA will require an evaluation of whether the proposal promotes a clear and logical boundary adjustment for the region and meets the above mentioned criteria including Need, Space and Location, Natural Resource Management, and Public Services and Infrastructure.



Sierra Nevada Foothills

## APPLICATION PROCESS:

In order to determine which entity to apply to, applicants must first determine which governing body will have jurisdiction over the TMSA/FSA area. To find out more information, please refer to Map I & 5 of the 2007 Truckee Meadows Regional Plan, available on the Truckee Meadows Regional Planning Agency (TMRPA) website ([www.tmrpa.org](http://www.tmrpa.org)). Once applicants confirm which governing body will have jurisdiction, the applicant has two (2) choices on how to proceed.

### Option 1:

Applicants can make a request directly to the affected local governing body. The process for this type of submittal may vary depending on the governing body (Washoe County, City of Reno, and City of Sparks). In order to find out more information, please contact the following local government planning departments:

- Washoe County, Community Development Department, 775-328-3600, email: [planning@washoecounty.us](mailto:planning@washoecounty.us)
- City of Reno, Community Development Department, John Toth, 775-334-2063, email: [tothj@ci.reno.nv.us](mailto:tothj@ci.reno.nv.us)
- City of Sparks, Community Development Department, Jim Rundle, 775-353-7827, email: [jrundle@cityofsparks.us](mailto:jrundle@cityofsparks.us)

Currently, the cities of Reno and Sparks have fees associated with this process. Fees are due at the time of submittal.

- City of Reno: \$3,750.00
- City of Sparks: \$5,000.00

In the future, the Washoe County Commission may elect to adopt fees associated with this process. Contact the Washoe County Community Development Department (information provided above) for more information regarding fees.

**Any fee associated with this process may change without notice.** Please confirm fees prior to submitting any application. Currently, if applications are submitted directly to a local government, there are no additional fees levied by the TMRPA.

### Option 2:

Applicants can make a request to the Truckee Meadows Regional Planning Commission (RPC) by submitting a complete application to the TMRPA. TMRPA applications are processed periodically. For more detailed information, please refer to the TMRPA website.

Even though the application is submitted to the RPC to consider sponsorship, the affected entity (governing body that will have jurisdiction over the TMSA/FSA land) will still be part of the review process.

If the affected local governing body is the City of Reno or the City of Sparks, additional fees will be required. Currently, the fees associated with this process, due at the time of submittal, are outlined below:

**TMRPA:** \$4,070.00 minimum fee. *\*(additional fees may be levied by the TMRPA based on the complexity of the application).* Checks for these fees are made payable to TMRPA.

**City of Reno TMSA/FSA:** TMRPA fees plus \$3,750.00. At the time of submittal: Total = \$4,070.00+\$3,750.00 = \$7,820.00. A \$4,070.00 check will be made payable to TMRPA. A \$3,750.00 check will be made payable to the City of Reno.

**City of Sparks TMSA/FSA:** TMRPA fees plus \$3,750.00. At the time of submittal: Total = \$4,070.00+\$3,750.00 = \$7,820.00. A \$4,070.00 check will be made payable to TMRPA. A \$3,750.00 check will be made payable to the City of Sparks.

**Washoe County TMSA/FSA:** Currently, Washoe County requires no additional fee over and above the minimum TMRPA \$4,070.00 fee at the time of submittal.

*\*In addition to the TMRPA fee outlined above, actual costs will be tracked during the review process. More complex applications may create additional costs. Therefore, additional fees in excess of the fees outlined above may be levied at the end of the process. The property owners listed in the application will be responsible for all fees. Checks for these fees are made payable to TMRPA.*

As mentioned under option #1 above, in the future, the Washoe County Commission may elect to adopt fees associated with this process. Contact the Washoe County Community Development Department (information provided above) for more information regarding fees.

## FOR MORE INFORMATION ON THIS TOPIC CONTACT:



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