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Available online, please visit:
PlanTruckeeMeadows.org

Use of this Document

The comprehensive Truckee Meadows Regional Plan is intended to comply with the statutory requirements of Nevada Revised Statutes (NRS) 278.0274. In addition to the comprehensive Truckee Meadows Regional Plan, the Regional Planning Governing Board (RPGB) has adopted regulations pursuant to NRS 278.0265 that address a variety of topics not addressed in the comprehensive Truckee Meadows Regional Plan. No reliance should be placed on the comprehensive Truckee Meadows Regional Plan without consulting the applicable statutes, regulations adopted by the RPGB, and the guidelines adopted by the Regional Planning Commission (RPC). Please contact the Truckee Meadows Regional Planning Agency (TMRPA) to discuss any questions you may have, or view the website at www.tmrpa.org.

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About TMRPA

The Truckee Meadows Regional Planning Agency (TMRPA) is committed to supporting comprehensive and innovative approaches for economic development and community planning for the cities of Reno and Sparks, as well as Washoe County. In addition to facilitating land use, infrastructure provision and resource management conversations among public and private decision makers, TMRPA also serves as a collaborative information and data warehouse, coordinating regional data collection and delivering advanced geospatial analytics for regional solutions.

ORAL HISTORY

The Origins and Development of TMRPA

As part of the 2019 Regional Plan Update, TMRPA hired Alicia Barber, PhD., Stories in Place, LLC. to document the origins and development of TMRPA, and invited participants in this oral history project on the basis of their ability to relay their firsthand experiences and knowledge related to those topics. After the oral histories were recorded and transcribed, each participant was given the opportunity to review and approve his or her transcript before its inclusion in the Special Collections archive of the University of Nevada, Reno Libraries. The full audio recordings are available there upon request.

This effort was the recommendation of Reno Councilmember Jenny Brekhus, who is also a member of the RPGB. Her generous contribution was matched by the agency, and resulted in the interviews of five key players associated with the early development of regional planning. You will see various quotes from this Oral History throughout the Plan.

Navigating the Regional Plan Document

The 2019 Regional Plan is comprised of narratives, policies, maps and appendices, which are designed to provide a comprehensive understanding of the plan itself. In this document, the reader can learn about such topics as the history of regional planning and growth in the area, as well as the current conditions and future projected characteristics of the population, and information regarding the process of developing the 2019 Regional Plan, the use of scenario planning and communication and engagement techniques.

The document also contains a chapter entitled ‘Implementation of the Regional Vision,’ which is the location for specific policies, which are grouped to match the legislative mandates set forth for TMRPA in Nevada Revised Statutes (NRS). Narratives accompany each of these sections to provide context regarding the purpose and aim of these policies. Finally, the document includes appendices which provide additional information that is useful in understanding the Regional Plan.

Introduction

Why is it important for the Truckee Meadows to plan regionally? The answer, quite simply, is because the impacts of growth know no boundaries. Our day to day lives, and their impacts, often play out across different locations, for instance someone can live in Sparks, work in Reno and play in Washoe County. Given that the physical layout of our region means that residents can be moving in and out of different cities and the unincorporated county at multiple points throughout the day, it is vital that our region think together about what is best for our future in terms of land use planning.

Senator Bill Raggio, the primary driver behind the push for regional planning in the 1989 Session of the Nevada Legislature explained that,

“ I think it is especially important because the geographic situation is not like many other areas. For all intents and purposes... the Reno-Sparks-Washoe County population is largely in a bowl. It is largely a cohesive population within the confines of the mountains surrounding our urban communities. It makes little sense to impose restrictions, limitations and regulations which are tied to artificial geographic boundaries. ”

Any plan—for regional growth, a city downtown or a national transportation system, is ultimately about what, why and how: what do we want to achieve, why is this the best choice, and how do we get there? In order to start this process, effective planning usually looks at the past and present to create a shared understanding of where we have been, how it has led us to where we are, and what our current conditions are.

The Truckee Meadows Regional Plan is a cooperative effort of the local and regional units of government, affected entities, major service providers, and the citizens of the Truckee Meadows. It is intended to represent a regional consensus regarding land use planning, which is reached through a process of public dialog and decision-making to provide a unifying framework for local and regional policies and services.

The Regional Plan describes the type, location, and pattern of growth and development that local governments and agencies in the region believe will best deliver the multiple aspects of quality of life desired by current and future residents of our area.

TMRPA is committed to managing growth in a way that promotes collaboration and a shared vision for our region. This Plan is the outcome of over two years of research, evaluation, meetings, and debate. It is the result of what multiple groups, through their representatives, can agree about regarding what the future of the region should look like, and what needs to be done to move toward that vision.

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