



Planning Commission Staff Report

Meeting Date: April 7, 2015

Subject: Washoe County 2014 Regional Plan Annual Report

Agenda Item: 10A

Summary: Review and authorize transmittal of the 2014 Washoe County Regional Plan Annual Report, as amended to incorporate Planning Commission comments, to the Truckee Meadows Regional Planning Commission and the Truckee Meadows Regional Planning Governing Board on behalf of the Washoe County Planning Commission (per *Nevada Revised Statutes section 278.0286*).

Recommendation: Review, provide comment, approve and authorize transmittal

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Background

The requirements for the regional annual reporting process are drawn from the *Nevada Revised Statutes (NRS)*, specifically NRS 278.0286, and require local jurisdictions that prepare Master Plans to submit a report on their progress of implementing the Truckee Meadows Regional Plan, by April 1 of each year.

The enclosed Washoe County 2014 Regional Plan Annual Report (Attachment B, hereinafter referred to as the "report") will serve as the staff report for this item.

In order to standardize the reporting process, and to increase its effectiveness, the Truckee Meadows Regional Planning Agency (TMRPA) provides all reporting entities a template with the methodology and framework for reporting requirements and topics (see Attachment A).

As many as 20 entities and agencies may provide a report to the Regional Planning Commission and the Regional Planning Governing Board as part of the annual reporting process. With that in mind, only those items which are directly related to Washoe County are included in this report.

Review Considerations

Staff recommends Planning Commission members review the draft report and provide any comments, modifications, revisions, suggested additions or deletions deemed appropriate given the purpose of the report. As noted earlier, the complete report template provided by TMRPA is included as Attachment A for your reference.

Recommendation

It is recommended that the Planning Commission provide any comments, modifications, revisions, or suggested additions or deletions to the draft report as deemed appropriate, direct staff to incorporate the applicable changes, and authorize staff to submit the report to the Truckee Meadows Regional Planning Commission and the Truckee Meadows Regional Governing Board on behalf of the Washoe County Planning Commission.

Possible Motion

Staff provides the following motion for your consideration:

“I move that based on testimony and comments received during the meeting, discussion and review of this matter by the Commission, and consistency with the adopted annual reporting procedures and state law, the Washoe County Planning Commission directs staff to submit the Washoe County 2014 Regional Plan Annual Report, included as Attachment B to the staff report accompanying this item, with the following changes (insert directed changes) to the Truckee Meadows Regional Planning Commission and the Truckee Meadows Regional Planning Governing Board on behalf of the Washoe County Planning Commission.”

- Attachment A: Template for Regional Plan Annual Reporting (2014)
- Attachment B: Washoe County 2014 Regional Plan Annual Report (with Scheduled Additions)
- Attachment C: Housing Report to the State

Template for Regional Plan Annual Reporting

(Reporting Period: January – December, 2014)

A. REGIONAL FORM AND PATTERN

1. Incentives, Strategies and Programs to promote infill

Please provide information on incentives strategies, programs or policies to: promote infill development; preserve neighborhoods; revitalize urban areas; and be consistent with densities summarized in Table 1.2.1 of the Regional Plan. (Policy 1.2.13, 2007 Regional Plan.)

Please provide examples of cooperative approaches to infill which includes careful coordination of plans between local governments and affected entities at the early stages of planning and project conceptualization. (Policy 1.2.21 and 4.1.6, 2007 Regional Plan.)

2. Capital Improvement Programs to promote growth priorities

Please provide information on CIP priorities including expenditures and timing of public infrastructure investment consistent with Master and Facility Plans to support the desired population and employment growth and priorities identified in policies 1.2.1 and 1.2.2 of the Regional Plan. (Policy 1.2.5, 2007 Regional Plan.)

3. Center, Corridor and Station Area Plans

Please provide information on preparation and implementation of center, corridor and station area plans. Please provide existing and planned densities in each of the adopted center and corridor. (Policy 1.2.8 - 1.2.11, 2007 Regional Plan and Policy 1.2.2 - 1.2.14, 2012 Regional Plan)

4. Emerging Employment Centers

Please provide information on implementation of emerging employment centers. (Policy 1.1.12, 2007 Regional Plan.)

5. Cooperative Plans and Cooperative Planning

Please provide information on preparation and implementation of cooperative plans. (Policy 4.2.4, 2007 Regional Plan.)

6. Unincorporated Communities

Please provide information on implementation of unincorporated communities. (Policy 1.1.4 and 1.3.1, 2007 Regional Plan.)

7. Affordable Housing

Provide the status on the inclusion of strategies in the local government master plan (based on quantifiable goals set by the jurisdiction) to increase affordable and workforce housing opportunities, including the changes to NRS 278.160 resulting from AB439 of the 73rd Session of the Nevada Legislature. (Goal 1.4, 2007 Regional Plan.)

B. NATURAL RESOURCE MANAGEMENT

1. Coordination of Natural Resource Management

Please provide the status on the preparation of integrated plans (in consultation with the community and key stakeholders) to address natural resources in the region. (Goal 2.1, 2007 Regional Plan.)

2. Development Constraints Area

Please provide information on implementation of the DCA policies, including constraining development on designated water bodies and ridgelines, natural slopes over 30 percent, and certain other lands, and if there has been any encroachment on the DCA. (Policy 1.1.8 and 2.2.1, 2007 Regional Plan.)

3. Slope Plans

Please provide information on implementation of hillside/slope management plans, for areas with natural slopes greater than 15 percent but less than 30 percent. Please provide information on any changes made to hillside ordinances over the past year. (Policy 2.3.1, 2002 Regional Plan.)

4. Division of Land Less than Five (5) Acres in the Rural Development Area

Please provide information on the implementation of Policy 2.5.3, including how this policy is implemented through Master Plans or zoning codes. (Policy 1.1.5 and 2.5.3, Table 1.2.1, 2007 Regional Plan and Table 1.2.1, 2012 Regional Plan.)

5. Open Space / Greenways Plans

Please provide progress on the implementation of the regional open space plan (Policy 2.4.1) and the open space and greenways plans (Policy 2.4.1). (Policy 1.2.21, 2.1.1 and 4.1.6, Goal 2.4, 2007 Regional Plan.)

6. Regional Water Management Plan

Please provide information about water projects or policies that further or assist in carrying out the Regional Plan. For example, this may include water resource or infrastructure studies within the centers and corridors. (Policy 1.1.1, Goal 2.5 and 3.1, 2007 Regional Plan.)

7. Air Quality

Please provide information on the implementation of the State Implementation Plan, including number of exceedance days and policies that are in place to promote use of alternative fuels in motor vehicles, VMT trip reduction programs, signal optimization, park and ride programs, van pools, increases in transit funding and programs, employer/employee incentives for car pooling, and implementation of bicycle and pedestrian projects. Please provide information on local government promotion of, or encouragement of the use of, energy efficient building technologies. (Goal 2.6, 2007 Regional Plan.)

8. Please provide from your master plans, facilities plans or other similar plans requirements for the practice of sustainable design and construction and progress toward implementation of LID practices, energy-efficiency improvements, renewable energy generation programs, or similar sustainable development practices. (Goal 2.7 and Policy 2.7.1, 2007 Regional Plan.)

C. PUBLIC SERVICES AND FACILITIES

1. Regional Transportation Plan

Please provide information on the progress of the implementation of the Regional Transportation Plan. (Goal 3.1, Policy 3.1.5, 2007 Regional Plan.)

Please provide information on work being done to support the concept of Station Areas within TOD Corridors and Centers (Policy 1.2.11 2007 Regional Plan and Policy 1.2.11 2012 Regional Plan .)

2. Local Government and Affected Entity Facilities Plans

Please provide information on the progress of the implementation of facilities plans. (Goal 3.2, 2007 Regional Plan.)

3. Solid Waste Management

Please provide information on facilities plans or other projects or policies that further or assist in carrying out the Regional Plan. (Appendix 1, 2007 Regional Plan.)

4. Annexation

Please provide information on all annexations, including NRS 268.670 annexations outside the Sphere of Influence (SOI). (Goal 3.3, 2007 Regional Plan.)

5. Capital Improvement Programs

Please provide information on variances to the CIP in the past year. (Goal 3.4, 2007 Regional Plan.)

6. Regional Utility Corridors

Please provide information on progress of implementation of the following policies 3.8.1 through 3.10.2 since August 12, 2010. (Goal 3.8, 2007 Regional Plan.)

D. GENERAL REVIEW OF THE 2012 REGIONAL PLAN (Adopted July 18, 2013, Amended December 12, 2013)

Local governments and Affected Entities may also wish to include a section on proposed changes to the Regional Plan, if any. This section should include the issue and plan reference, the need (including any relevant back-up information) for change and the proposed changes.

E. A GLIMPSE AT 2015

Local governments and Affected Entities may also wish to include a section on ongoing 2014 projects or policies scheduled to be completed early 2015 and projects or policies that are planned to begin early 2015 that further or assist in carrying out the Regional Plan.

Washoe County Regional Plan Annual Report

(Reporting Period: January – December, 2014)

REGIONAL FORM AND PATTERN

Cooperative Plans and Cooperative Planning (Template Item A.5)

Please provide information on preparation and implementation of cooperative plans. (*Policy 4.2.4, 2007 Regional Plan.*)

Washoe County Response:

Washoe County continues to review projects within Cooperative Planning Areas.

Affordable Housing (Template Item A.7)

Provide the status on the inclusion of strategies in the local government master plan (based on quantifiable goals set by the jurisdiction) to increase affordable and workforce housing opportunities, including the changes to NRS 278.160 resulting from AB439 of the 73rd Session of the Nevada Legislature. (*Goal 1.4, 2007 Regional Plan.*)

Washoe County Response:

- Adopted all applicable measures of NRS into Washoe County Housing Element
- Provided a report to the State as required.
- Continued participation in the Home Consortium

NATURAL RESOURCE MANAGEMENT

Coordination of Natural Resource Management (Template Item B.1)

Please provide the status on the preparation of integrated plans (in consultation with the community and key stakeholders) to address natural resources in the region. (*Goal 2.1, 2007 Regional Plan.*)

Washoe County Response:

Washoe County entered into a cooperating agency relationship with the Department of the Interior through the Bureau of Land Management Carson City District (BLM) for the purpose of working with the BLM on the update to their Resource Management Plan (RMP), which also requires an accompanying Environmental Impact Statement (EIS). The RMP is the guiding decision document for how the Carson District manages its large acreages of public lands within Washoe County. The BLM acknowledges that the County as a Cooperating Agency has special expertise applicable to the RMP/EIS, and the BLM and Washoe County recognize the need to work together in a coordinated fashion to successfully update the RMP.

Washoe County, in its role as a Cooperating Agency to the Bureau of Land Management, reviewed and commented upon (in 2014) the Nevada and Northeastern California Greater Sage-Grouse Draft Land Use Plan Amendment and Environmental Impact Statement (Draft LUPA/DEIS). This Draft LUPA/DEIS, when finalized, will set the BLM and USFS land management policies for managing sage grouse and its habitat in eleven western states.

Changes by the BLM and USFS to their land management policies could have significant implications for land use policy and natural resource management in Washoe County due the large amount of land regulated by these agencies in Washoe County. Washoe County staff, after a review by the Board of County Commissioners (BCC), submitted comments on the Draft LUPA/DEIS that urged the federal agencies to continue to meet their multiple use land use doctrines and strike a balance between enhancing sage grouse resources and accommodating other important uses, such as renewable energy. The BCC also expressed concern that a future alignment of the proposed Interstate 11 corridor through Reno and Washoe County could be jeopardized by the outcome of the Draft LUPA/DEIS and urged the federal agencies to consider alternative management strategies that would ensure the viability of the route through Reno. The Sage Grouse Draft EIS is in the decision phase, but a Record of Decision has not been issued. The Bureau of Land Management's goal is to release the final Environmental Impact Study in the early summer of 2015, with final plans released before the end of the fiscal year.

Development Constraints Area (Template Item B.2 and B.3)

Please provide information on implementation of the DCA policies, including constraining development on designated water bodies and ridgelines, natural slopes over 30 percent, and certain other lands, and if there has been any encroachment on the DCA. (*Policy 1.1.8 and 2.2.1, 2007 Regional Plan.*)

Washoe County Response:

Article 418 *Significant Hydrologic Resources* of the Washoe County Development Code currently manages development in stream zones.

Article 438 *Grading Standards*, substantially amended in the fall of 2012, manages the standards and regulations of all discretionary permits for disturbance of slopes above 30% and for grading of slopes above 15% in certain circumstances.

Open Space / Greenways Plans (Template Item B.5)

Please provide progress on the implementation of the regional open space plan (Policy 2.4.1) and the open space and greenways plans (Policy 2.4.1). (*Policy 1.2.21, 2.1.1 and 4.1.6, Goal 2.4, 2007 Regional Plan.*)

Washoe County Response:

Washoe County is working on expanding the easement for the popular Michael D. Thompson trailhead in the Hunter Creek Canyon area of southwest Reno. The expansion will accommodate a new bridge for users to safely cross the creek and mitigation of past OHV and social trails.

Washoe County completed work on the planning and construction of the Ballardini open space trailhead.

Washoe County continued the work on a multi-year project to construct bikeways in the Incline Village/Crystal Bay areas.

Washoe County is working with the Nature Conservancy on the next acquisition of land along the Truckee River east of Sparks that would allow for more river restoration activity, flood water mitigation and increased public access to the river.

Washoe County is working with a private property owner using remaining SQ-1 and WC-1 funds on acquisition of two parcels of land on the Truckee River at Mogul.

Washoe County is working with The Nevada Land Trust to dispose of a County owned parcel that is an inholding within the Sheldon National Antelope Refuge for eventual transfer into public ownership and management by the refuge.

Washoe County is working on the next phase of the North Valleys Regional Park which will include the design and construction of a trail system for use by County and City residents.

Washoe County is working with a private developer to acquire a parcel of land adjacent to Whites Creek Park that contains an important trail segment.

Washoe County is hiring a third party consultant to use federal grant money to develop Scenic Byway Corridor Management Plans for both the Mount Rose Highway and Washoe Valley.

Regional Water Management Plan (Template Item B.6)

Please provide information about water projects or policies that further or assist in carrying out the Regional Plan. For example, this may include water resource or infrastructure studies within the centers and corridors. (Policy 1.1.1, Goal 2.5 and 3.1, 2007 Regional Plan.)

Washoe County Response:

Washoe County continues to assist the Flood Management Authority with the Truckee River Flood Project. The City of Sparks has begun work on improvements to the North Truckee Drain realignment. The City of Reno, in collaboration with the Flood Management Authority, continues its review of all permitting requirements for the Virginia Street Bridge through the US Corp of Engineers.

PUBLIC SERVICES AND FACILITIES

Regional Transportation Plan (Template Item C.1)

Please provide information on the progress of the implementation of the Regional Transportation Plan. (Goal 3.1, Policy 3.1.5, 2007 Regional Plan.)

Washoe County Response:

Secondary Transit Oriented Development (TOD) Corridors have been discussed; however currently there are officially no designated TOD corridors within unincorporated Washoe County, consequently no action has been taken to move forward.

Local Government and Affected Entity Facilities Plans (Template Item C.2)

Please provide information on the progress of the implementation of facilities plans. (*Goal 3.2, 2007 Regional Plan.*)

Washoe County Response:

Public Facilities Plan Element update anticipated completion in 2015.

Annexation (Template Item C.4)

Please provide information on all annexations, including NRS 268.670 annexations outside the Sphere of Influence (SOI). (*Goal 3.3, 2007 Regional Plan.*)

Washoe County Response:

Washoe County has completed Sphere of Influence rollbacks. Those include several areas within the City of Reno's Sphere of Influence and the City's Truckee Meadows Service Area (TMSA) into Washoe County's planning jurisdiction, specifically: an area south of Arrowcreek Parkway in the Southwest Truckee Meadows Area Plan (Sunrise and Whites Creek), the West Fourth Street properties within the Verdi Area Plan and the Grand View Terrace area of the North Valleys Area Plan (North Virginia Street).

General Review of the 2012 Regional Plan (Adopted July 18, 2013) (Template Item D)

Local governments and Affected Entities may also wish to include a section on proposed changes to the Regional Plan, if any. This section should include the issue and plan reference, the need (including any relevant back-up information) for change and the proposed changes.

Washoe County Response

Washoe County continues to work with the two cities and TMRPA staff towards finding a solution that will work for all jurisdictions for amending Regional Plan Policy 1.3.3 to make the policy work for conformance review of proposed Master Plan amendments pertaining to commercial and industrial uses in the unincorporated portion of the County.

A Glimpse at 2015 (Template Item E)

Local governments and Affected Entities may also wish to include a section on ongoing 2014 projects or policies scheduled to be completed early 2015 and projects or policies that are planned to begin early 2015 that further or assist in carrying out the Regional Plan.

Washoe County Response

Continued work toward the completion of the scheduled additions

<p>Steamboat Specific Plan, and the Warm Springs Specific Plan [Policy 1.2.2]</p>	<ul style="list-style-type: none"> ▪ Warm Springs Area Plan (January 2009) <ul style="list-style-type: none"> • <i>Revised to June 2010</i> • <i>Further revised to November 2010</i> • <i>Further revised to April 2011</i> • <i>Further revised to June 2011</i> • <i>Further revised to November 2011</i> ▪ Warm Springs Specific Plan (Nov. 2009) <ul style="list-style-type: none"> • <i>Revised to June 2010</i> • <i>Further revised to November 2010</i> • <i>Further revised to April 2011</i> • <i>Further revised to June 2011</i> • <i>Further revised to June 2014</i> 	<ul style="list-style-type: none"> • Found in conformance January 2012 • Washoe County Planning and Development staff is working with the major property owners within the SPA boundaries on zoning considerations and legal details concerning the future status of the SPA. 	<p>Not Complete</p>
<p>5. Ensure compatibility of land uses with each military installation located in unincorporated Washoe County [Policy 1.2.22]</p>	<p>Updated Land Use and Transportation Element (May 2009)</p>	<ul style="list-style-type: none"> • Submitted March 2009 • Found in conformance May 2009 	<p>Complete</p>
<p>6. Limit detached residential development in the unincorporated areas to no more than five units per acre (with certain exceptions) within the TMSA and limit the use of density transfers in unincorporated areas [Policy 1.3.2]</p>	<p>Policy limiting density transfers - Updated Land Use and Transportation Element (May 2009)</p> <p>Policy limiting detached residential development to 5 du/ac - Updated Land Use and Transportation Element (May 2009)</p>	<ul style="list-style-type: none"> • Submitted March 2009 • Found in conformance May 2009 	<p>Complete</p>
<p>7. Limit non-residential development in the unincorporated areas within the TMSA to serve the surrounding communities [Policy 1.3.3]</p>	<p>Updated Land Use and Transportation Element (May 2009)</p> <ul style="list-style-type: none"> • <i>Revised to February 2010</i> • <i>Further revised to October 2010</i> • <i>Further revised to March 2011</i> • <i>Further revised to July 2011</i> • <i>Further revised to July 2012</i> • <i>Further revised to following the update of the 2007 Regional Plan</i> 	<ul style="list-style-type: none"> • Washoe County continues to work with Reno, Sparks and Regional towards the successful amendment of Policy 1.3.3 	<p>Not Complete</p>
<p>8. Address wellhead protection for wells located in unincorporated Washoe County [Policy 2.1.1 (15)]</p>	<p>Updated Conservation Element 6 months after updates to the Regional Water Management Plan (RWMP) (July 2011)</p> <ul style="list-style-type: none"> • <i>Revised to July 2012</i> • <i>Further revised to late 2012</i> • <i>Further revised to Q1 2013</i> 	<ul style="list-style-type: none"> • The Conservation Element will be updated 6 months after applicable updates are made to the RWMP. • The RWMP was adopted January 2011; however, the updated Conservation Element is anticipated to be submitted during 2015 	<p>Not Complete</p>

9. Define 404 wetlands and AE floodways as Development Constrained Areas [Policy 1.1.8] and establish use limitations and mitigation measures for Development Constrained Areas (DCA) pursuant to Policy 2.2.1 [Policy 2.2.1]	Updated Conservation Element (March 2009)	<ul style="list-style-type: none"> Submitted October 2009 Found in conformance December 2009 	Complete
10. Provide for a coordination and communication strategy to ensure broad stakeholder participation and include management strategies such as incentives, enhancements or offsets, mitigation, funding, acquisition, connectivity, or monitoring of the following natural resources: open space; habitat for wildlife and vegetation; streams and riparian zones; aquifer recharge; wetlands and other water bodies; the urban/wildland interface; recreation management/uses; and, trails and trail networks [Policy 2.1.1]	Include adopted Open Space and Natural Resources Management Plan as an element of the Comprehensive Plan (March 2009)	<ul style="list-style-type: none"> Submitted March 2009 Found in conformance May 2009 	Complete
11. Update, as necessary, Open Space and Greenways policies to address criteria relating to greenways identified in Policy 2.4.2 for unincorporated Washoe County [Policy 2.4.2]	Updated Public Services and Facilities Element (May 2009) <ul style="list-style-type: none"> Revised to May 2010 Further revised to November 2010 Further revised to February 2011 Further revised to November 2011 Further revised to January 2012 Further revised to Q1 2013 	<ul style="list-style-type: none"> The updated Public Services and Facilities Element was submitted for conformance review January 2012 and later withdrawn. It is anticipated that an amended Public Services and Facilities Element will be submitted for conformance review during 2015. 	Not Complete
12. Prohibit the use of diesel oil-fueled, internal combustion power generation units in the TMSA [Policy 2.6.2]	Updated Conservation Element (March 2009)	<ul style="list-style-type: none"> Submitted October 2009 Found in conformance December 2009 	Complete
13. Ensure water-related facilities plans identify and describe infrastructure consistent with the major facilities described in the RWMP [Policy 3.2.2]	Updated Public Services and Facilities Element (May 2009) <ul style="list-style-type: none"> Revised to May 2010 Further revised to November 2010 Further revised to February 2011 Further revised to November 2011 Further revised to January 2012 Further revised to Q1 2013 	<ul style="list-style-type: none"> The updated Public Services and Facilities Element was submitted for conformance review January 2012 and later withdrawn. It is anticipated that an amended Public Services and Facilities Element will be submitted for conformance review during 2015. 	Not Complete

<p>14. Ensure that the policies and guidelines of the Regional Utility Corridor Report (RUCR) are promoted and that future development will not conflict with the separation distances outlined in the RUCR [Policy 3.2.3] Utility corridors and sites are addressed on Policies 3.8.3 through 3.8.8, as amended (see below)</p>	<p>Updated LUTE 6 months after updates to the Regional Utility Corridor Report (RUCR) are adopted by the RPGB</p> <ul style="list-style-type: none"> • <i>Amendments to the Regional Plan adopted by the RPGB August 2010</i> • <i>See additions 19-24 four LUTE amendment timelines</i> 		<p><i>n/a</i></p>
<p>15. Ensure that necessary public facilities and services to support new development are or will be available and adequate, based on adopted levels of services at the time the impacts of new development occur [Policy 3.5.1]</p>	<p>Updated Public Services and Facilities Element (May 2009)</p> <ul style="list-style-type: none"> • <i>Revised to May 2010</i> • <i>Further revised to November 2010</i> • <i>Further revised to February 2011</i> • <i>Further revised to November 2011</i> • <i>Further revised to January 2012</i> • <i>Further revised to Q1 2012</i> 	<ul style="list-style-type: none"> • The updated Public Services and Facilities Element was submitted for conformance review January 2012 and later withdrawn. It is anticipated that an amended Public Services and Facilities Element will be submitted for conformance review during 2015. 	<p>Not Complete</p>
<p>16. Modify, as necessary, the Public Services and Facilities Element to include the four criteria identified in Policy 3.5.2 [Policy 3.5.2]</p>	<p>Updated Public Services and Facilities Element (May 2009)</p> <ul style="list-style-type: none"> • <i>Revised to May 2010</i> • <i>Further revised to November 2010</i> • <i>Further revised to February 2011</i> • <i>Further revised to November 2011</i> • <i>Further revised to January 2012</i> • <i>Further revised to Q1 2013</i> 	<ul style="list-style-type: none"> • The updated Public Services and Facilities Element was submitted for conformance review January 2012 and later withdrawn. It is anticipated that an amended Public Services and Facilities Element will be submitted for conformance review during 2015. 	<p>Not Complete</p>
<p>17. Include a cooperative planning process for cooperative planning areas identified in Policy 4.2.4 [Policy 4.2.5]</p>	<p>Updated Land Use and Transportation Element (May 2009)</p>	<ul style="list-style-type: none"> • Submitted March 2009 • Found in conformance May 2009 	<p>Complete</p>
<p>18. Modify the RSCJP to:</p> <ol style="list-style-type: none"> Clarify the role, hierarchy and/or boundary of the North Virginia St. TOD Corridor with respect to the RSCJP such that the priorities for regional growth are promoted [Policy 1.2.2 & Policy 1.2.5] Clarify the role and hierarchy of existing goals and policies contained in local government master plans relating to affordable and workforce housing (such as in the Washoe County Housing Element and the City of Reno Housing Plan) and their impact on the RSCJP 	<p>Updated Reno Stead Corridor Joint Plan (September 2010)</p>	<ul style="list-style-type: none"> • Added to the Washoe County List of Scheduled Additions based on TMRPA case number CR09-024, October 2009 • Submitted October 2010 • Found in conformance November 2010 	<p>Complete</p>

<p>[Policy 1.4.1]</p> <p>c. Clarify the role and hierarchy of existing or planned goals and policies contained in local government master plans relating to the development of a coordination and communication strategy to ensure broad stakeholder participation in natural resource planning and the development management strategies such as incentives, enhancements or offsets, mitigation, funding, acquisition, connectivity, or monitoring for the following natural resources: floodplains; greenways; open space; wildlife migration paths; habitat for wildlife and vegetation; rivers, streams and riparian zones; aquifer recharge areas; recreation management/uses; steep slopes; ridgelines; wetlands and other water bodies; playas; trails and trail networks; the urban/wildland interface; wellhead protection; and, threatened and endangered species (such as in the Washoe County Conservation Element, the Washoe County Open Space and Natural Resources Management Element, the City of Reno Conservation Plan, and the City of Reno Open Space and Greenways Plan) and their impact on the RSCJP [Policy 2.1.1].</p> <p>d. Clarify the role and hierarchy of existing or planned goals and policies contained in local government master plans relating to specific use limitations and mitigation measures for the DCA (such as in the Washoe County Conservation Element and the City of Reno Conservation Plan) and their impact on the RSCJP [Policy 2.2.1]</p>			
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<ul style="list-style-type: none"> e. Clarify the role and hierarchy of existing or planned goals and policies contained in local government master plans relating to management strategies for slopes of 15-30% (such as in the Washoe County Conservation Element and the City of Reno Conservation Plan) and their impact the RSCJP [Policy 2.3.1] f. Clarify the role and hierarchy of existing or planned goals and policies contained in local government master plans relating to open space and greenways plans (such as in the Washoe County Conservation Element, the Washoe County Open Space and Natural Resources Management Element, and the City of Reno Open Space and Greenways Plan) and their impact on the RSCJP [Policy 2.4.2] g. Clarify the role and hierarchy of existing or planned goals and policies contained in local government master plans relating to the provisions of the RUCR (such as in the Washoe County Land Use and Transportation Element and the City of Reno Policy Plan) and their impact the RSCJP [Policy 3.2.3] h. Clarify the role and hierarchy of existing or planned goals and policies contained in local government master plans relating to the provision of necessary public facilities and services to support new development at the time of the impacts of new development occur (such as in the Washoe County Public Services and Facilities Element and the City of Reno Public Services, Facilities, and Infrastructure Plan) and their impact on the RSCJP [Policy 3.5.1] i. Modify the RSCJP to: be consistent with 			
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<p>the joint planning area boundary set forth in the Regional Plan; designate portions of the planning area within the City of Reno's SOI; designate portions of the planning area subject to Washoe County's jurisdiction; and, update references to region-wide planning documents including the Regional Plan, the Regional Transportation Plan, and the Regional Water Management Plan [Policy 4.2.1]</p> <p>j. Modify the RSCJP to identify those areas subject to a cooperative planning process per Regional Plan Policy 4.2.4 and explain the cooperative planning process for these areas [Policy 4.2.5]</p>			
<p>19. Ensure that schools located South of T26N with a projected population of at least 300 full-time students are not located outside of the TMSA [Policy 3.7.1] (<i>amended by CR10-010</i>)</p>	<p>Updated Land Use and Transportation Element (March 2011)</p> <ul style="list-style-type: none"> • <i>Revised to July 2011</i> 	<ul style="list-style-type: none"> • Submitted August 2011 • Found in conformance September 2011 	<p>Complete</p>
<p>20. Ensure that new school sites are not located in such a manner that will require a new speed controlled school zone on an arterial roadway as identified in the Regional Transportation Plan [Policy 3.7.2] (<i>amended by CR10-010</i>)</p>	<p>Updated Land Use and Transportation Element (March 2011)</p> <ul style="list-style-type: none"> • <i>Revised to July 2011</i> 	<ul style="list-style-type: none"> • Submitted August 2011 • Found in conformance September 2011 	<p>Complete</p>
<p>21. Ensure that the viability of existing & future utility corridors is preserved through setbacks and the specification of standards for passive uses within setbacks [Policy 3.8.3] (<i>amended by CR10-010</i>)</p>	<p>Updated Land Use and Transportation Element (March 2011)</p> <ul style="list-style-type: none"> • <i>Revised to July 2011</i> • <i>Revised to January 2012 in Public Services & Facilities Element</i> • <i>Further revised to Q1 2013</i> 	<ul style="list-style-type: none"> • The updated Public Services and Facilities Element was submitted for conformance review January 2012 and later withdrawn. It is anticipated that an amended Public Services and Facilities Element will be submitted for conformance review during 2015. 	<p>Not Complete</p>
<p>22. Ensure that the edge of an easement for new or expanded above ground electrical transmission line is a minimum of 10 feet from existing structures [Policy 3.8.4] (<i>amended by CR10-010</i>)</p>	<p>Updated Land Use and Transportation Element (March 2011)</p> <ul style="list-style-type: none"> • <i>Revised to July 2011</i> • <i>Revised to January 2012 in Public Services & Facilities Element</i> • <i>Further revised to Q1 2013</i> 	<ul style="list-style-type: none"> • The updated Public Services and Facilities Element was submitted for conformance review January 2012 and later withdrawn. It is anticipated that an amended Public Services and Facilities Element will be submitted for conformance review during 	<p>Not Complete</p>

		2015.	
23. Ensure utility project proponents place new electrical transmission infrastructure in existing utility corridors unless adequate justification can be provided that demonstrates why the new infrastructure cannot be placed in an existing corridor [Policy 3.8.5] (<i>amended by CR10-010</i>)	Updated Land Use and Transportation Element (March 2011) <ul style="list-style-type: none"> • <i>Revised to July 2011</i> • <i>Revised to January 2012 in Public Services & Facilities Element</i> • <i>Further revised to Q1 2013</i> 	<ul style="list-style-type: none"> • The updated Public Services and Facilities Element was submitted for conformance review January 2012 and later withdrawn. It is anticipated that an amended Public Services and Facilities Element will be submitted for conformance review during 2015. 	Not Complete
24. Ensure that the specified priority hierarchy defined in the Regional Plan is utilized for the placement of new above ground and underground electrical transmission infrastructure [Policy 3.8.6] (<i>amended by CR10-010</i>)	Updated Land Use and Transportation Element (March 2011) <ul style="list-style-type: none"> • <i>Revised to July 2011</i> • <i>Revised to January 2012 in Public Services & Facilities Element</i> • <i>Further revised to Q1 2013</i> 	<ul style="list-style-type: none"> • The updated Public Services and Facilities Element was submitted for conformance review January 2012 and later withdrawn. It is anticipated that an amended Public Services and Facilities Element will be submitted for conformance review during 2015. 	Not Complete
25. Ensure that the use of utility corridors and sites for the placement of infrastructure related to other utilities (i.e. natural gas, telecommunications) is promoted [Policy 3.8.7] (<i>amended by CR10-010</i>)	Updated Land Use and Transportation Element (March 2011) <ul style="list-style-type: none"> • <i>Revised to July 2011</i> • <i>Revised to January 2012 in Public Services & Facilities Element</i> • <i>Further revised to Q1 2013</i> 	<ul style="list-style-type: none"> • The updated Public Services and Facilities Element was submitted for conformance review January 2012 and later withdrawn. It is anticipated that an amended Public Services and Facilities Element will be submitted for conformance review during 2015. 	Not Complete
26. Ensure coordination of airport operations and projects proposing new or expanded above ground or underground electrical transmission infrastructure [Policy 3.8.8] (<i>amended by CR10-010</i>)	Updated Land Use and Transportation Element (March 2011) <ul style="list-style-type: none"> • <i>Revised to July 2011</i> • <i>Revised to January 2012 in Public Services & Facilities Element</i> • <i>Further revised to Q1 2013</i> 	<ul style="list-style-type: none"> • The updated Public Services and Facilities Element was submitted for conformance review January 2012 and later withdrawn. It is anticipated that an amended Public Services and Facilities Element will be submitted for conformance review during 2015. 	Not Complete
27. Ensure support for the placement of electrical transmission lines underground when it can be determined that undergrounding will mitigate the safety risk of above ground construction [Policy 3.9.1] (<i>amended by CR10-010</i>)	Updated Land Use and Transportation Element (March 2011) <ul style="list-style-type: none"> • <i>Revised to July 2011</i> • <i>Revised to January 2012 in Public Services & Facilities Element</i> • <i>Further revised to Q1 2013</i> 	<ul style="list-style-type: none"> • The updated Public Services and Facilities Element was submitted for conformance review January 2012 and later withdrawn. It is anticipated that an amended Public Services and Facilities Element will be submitted for conformance review during 2015. 	Not Complete
28. Ensure new electrical transmission infrastructure originating from a regional renewable energy generation source be	Updated Land Use and Transportation Element (March 2011) <ul style="list-style-type: none"> • <i>Revised to July 2011</i> • <i>Revised to January 2012 in Public Services &</i> 	<ul style="list-style-type: none"> • The updated Public Services and Facilities Element was submitted for conformance review January 2012 and later withdrawn. 	Not Complete

<p>located in an existing utility corridor when practical [Policy 3.10.1] (<i>amended by CR10-010</i>)</p>	<p><i>Facilities Element</i></p> <ul style="list-style-type: none"> • <i>Further revised to Q1 2013</i> 	<p>It is anticipated that an amended Public Services and Facilities Element will be submitted for conformance review during 2015.</p>	
<p>29. Ensure demonstration of commitment to developing regional renewable energy generation and transmission infrastructure from regional renewable energy generation sources [Policy 3.10.2] (<i>amended by CR10-010</i>)</p>	<p>Updated Land Use and Transportation Element (March 2011)</p> <ul style="list-style-type: none"> • <i>Revised to July 2011</i> • <i>Revised to January 2012 in Public Services & Facilities Element</i> • <i>Further revised to Q1 2013</i> 	<ul style="list-style-type: none"> • The updated Public Services and Facilities Element was submitted for conformance review January 2012 and later withdrawn. It is anticipated that an amended Public Services and Facilities Element will be submitted for conformance review during 2015. 	<p><i>Not Complete</i></p>

FORM 1: SELECTED SPECIFIED MEASURES

Based upon previous reporting and a review of individual housing plans, NHD has identified the measures incorporated into your jurisdiction’s Housing Plan (Column A). Please indicate in column B the measures used to assist in maintaining and developing affordable housing during the reporting period. Please provide a narrative in Column C regarding the success or difficulty in using adopted measures and/or why measures not adopted in the plan were used. Please note that Housing Qualifies under NRS 278.235 as affordable if it serves with incomes at or below 80 percent of area median income as determined by the US Department of Housing and Urban Development (HUD) for each jurisdiction.

<i>MEASURE</i>	<i>A</i> <i>INCORPORATED INTO HOUSING PLAN</i>	<i>B</i> <i>UTILIZED IN 2013 (PLEASE "X" TO DENOTE)</i>	<i>C</i> <i>NARRATIVE REGARDING BENEFITS OR BARRIERS TO USE OF MEASURE</i>
A) At the expense of the city or county, as applicable, subsidizing in whole or part, impact fees and fees for the issuance of building permits collected pursuant to NRS 278.350	X		
B) Selling land owned by the city or county, as applicable, to developers exclusively for the development of affordable housing at not more than 10 percent of the appraised value of the land, and requiring that any such savings, subsidy or reduction in price be passed on to the purchaser of housing in such a development.	X		
C) Donating land owned by the city or county to a nonprofit organization to be used for affordable housing.	X		
D) Leasing land by the city or county to be used for affordable housing.	X		
E) Requesting to purchase land owned by the Federal Government at a discounted price for the creation of affordable housing pursuant to the provisions of section 7(b) of the Southern Nevada Public Land Management Act of 1998, Public Law 105-263.	X		
F) Establishing a trust fund for affordable housing that must be used for the acquisition, construction or rehabilitation of affordable housing.	X		
G) Establishing a process that expedites the approval of plans and specifications relating to maintaining and developing affordable housing.			
H) Providing money, support or density bonuses for affordable housing developments that are financed, wholly or in part, with low-income housing tax credits, private activity bonds or money from a governmental entity for affordable housing, including, without limitation, money received pursuant to 12 U.S.C. § 1701q and 42 U.S.C. § 8013.	X		
I) Providing financial incentives or density bonuses to promote appropriate transit-oriented housing developments that would include an affordable housing component.	X		
J) Offering density bonuses or other incentives to encourage the development of affordable housing.	X		
K) Providing direct financial assistance to qualified applicants for the purchase or rental of affordable housing.			
L) Providing money for supportive services necessary to enable persons with supportive housing needs to reside in affordable housing in accordance with the need identified in the jurisdiction’s Consolidated Plan.	X		