Envision Washoe 2040 – Updating the Washoe County Master Plan.

- Why now? is always a good question. There are TWO important reasons for taking this on now.

  1. Newly adopted Regional Plan – conformance and opportunity.

  2. It's been a while – Trading in an old classic.

Newly Adopted Regional Plan

- **New requirements for conformance with the new regional plan.**
  - ➢ **Short term and long term scheduled additions.**
    - ❖ **Short term have been completed.**
    - ❖ **Long term will be incorporated into this update**

Newly Adopted Regional Plan

- **New opportunities we may choose to pursue.**
  - ➢ Fewer density limitations in some unincorporated areas.
  - ➢ More flexibility in the ability to subdivide and parcel land in rural areas.

Master Plan Update

It's been a while –

Trading in an old classic.

- **How do you decide when to stop fixing up an old model that has served you well and still retains many attractive features, and trade it in for a new model?**

Master Plan Update

Your classic model is:

- **Unable to fully take advantage of current opportunities.**

  – Mixed use, urban density and design.

- **Unable to respond to current and emerging challenges.**

  – Transportation network, climate impacts.

- **Unable to respond to the emerging demands of the housing, employment, commercial, industrial, and recreation markets.**

- **Designed in a way that is inconsistent with the ways people chose to interact and engage.**
  - Things that used to seem like bells and whistles are now becoming expectations. The ability to interact on multiple platforms, to interact by following helpful links in text and graphics, especially maps is more of an imperative now.

- **Becoming difficult to explain and justify.**
  - Is that a policy or a regulation?
  - How many different documents do I have to review before I can know the rules?
  - This policy is different from the development code. Which one do I follow?

Master Plan Update

- Our Master Plan is composed of Six separate elements and Twelve separate area plans.

- Total Count of Goals, Policies, and Programs in the Elements.

  93 Goals - 275 Policies - 36 Programs

- Average of 15.5 Goals, 46 Polices, 6 programs per Element.

- **Area Plan Policies.**
  - All Area Plans have dozens of policies. The Forest Area Plan has 94 policies and High Desert has 86.

  - Some have well over 100. South Valleys has 129 policies and Cold Springs has 150.

  - Many of these policies are very regulatory and often conflict with the actual regulations contained in the development code.

Envision Washoe 2040 program.

1. **Professional Consultant on board.**

   - Plan design.

   - Public process design.

   - Data collection and stakeholder interviews.

   - Plan Audit.

2. Steering Committee.

- County department heads or designees.

- RTC, TMRPA, WCSD.

- High level direction and vision.

- Current input is the new plan should be focused, succinct, and accessible and adopt a general theme of **resilience.**

- What do these things mean to you?

3. Stakeholder Interviews.

- Conducted at least 19 interviews including approximately 23 individuals.

- Logan-Simpson is currently reviewing the responses and organizing the input.

- Some early highlights include an emphasis on maintaining access to a range of opportunities including access to open space/recreation, employment, and the ability to have an impact in the community.

Master Plan Update

What is next?

- **The Steering Committee meets toward the end of this month to review the findings of the audit and solidify an overall vision.**

- **Prioritization of elements and area plans based on the findings of the audit.**

- **Creation of focus groups for prioritized topics.**

Focus Groups

- **We envision a core group of individuals who will be members of multiple focus groups.**

- **Depending on the specific topic, additional individuals will be asked to participate.**

- **We believe this provides a balance of consistency and topic expertise.**

Planning Commission participation.

- **Regular Updates.**
- **Individual commissioner participation in focus groups.**
- **Review and eventual public hearing.**
  - How would the commission like to interact with what may be a significant amount of review? All at once, one element or area plan at a time?