



ENVISION
 WASHOE
2040

Envision Washoe Planning Commission Update

06 December 2022

Agenda

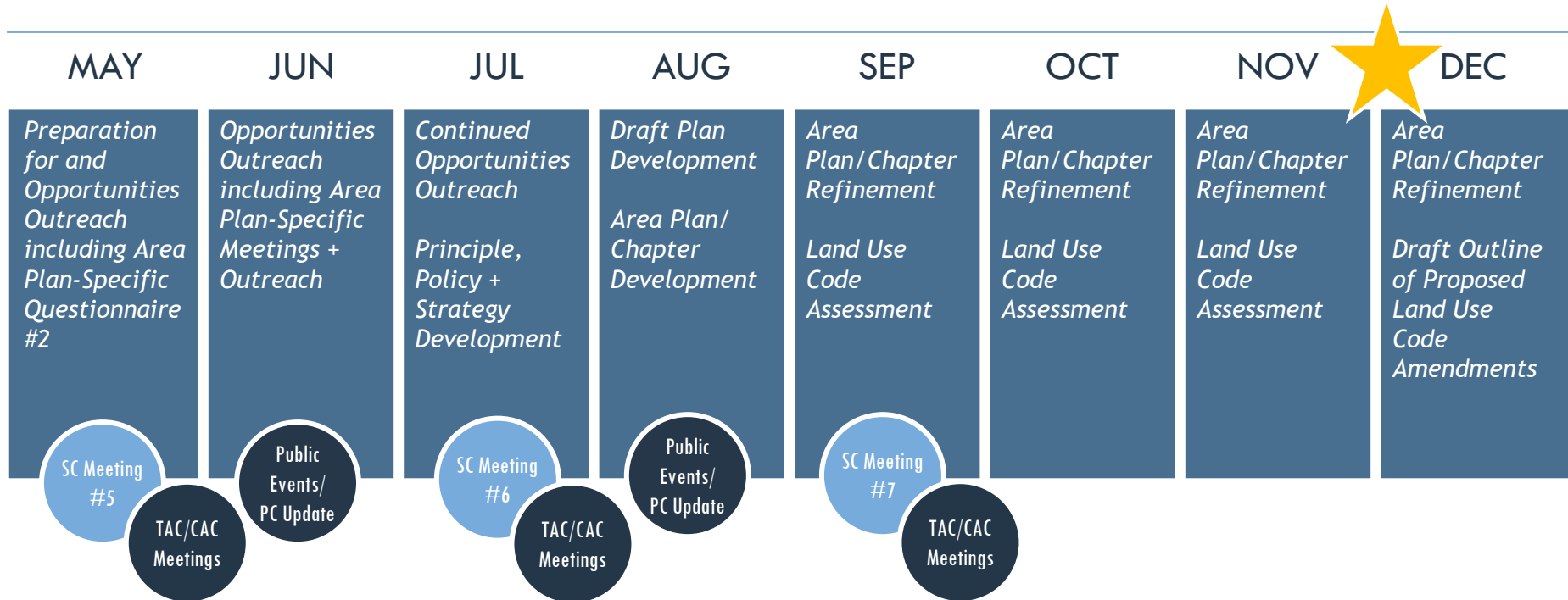
- I. Introduction
 - I. Timeline
- II. Plan Content and Structure
 - I. Chapter 2 - Vision
 - II. Community Aspirations
- III. Public Outreach
 - I. Questionnaire #1 Summary
 - II. CAB Presentation Summary
 - III. Questionnaire #2 Summary
- IV. Next Steps
 - I. Draft Motion





Schedule Review

Overall Process Timeline

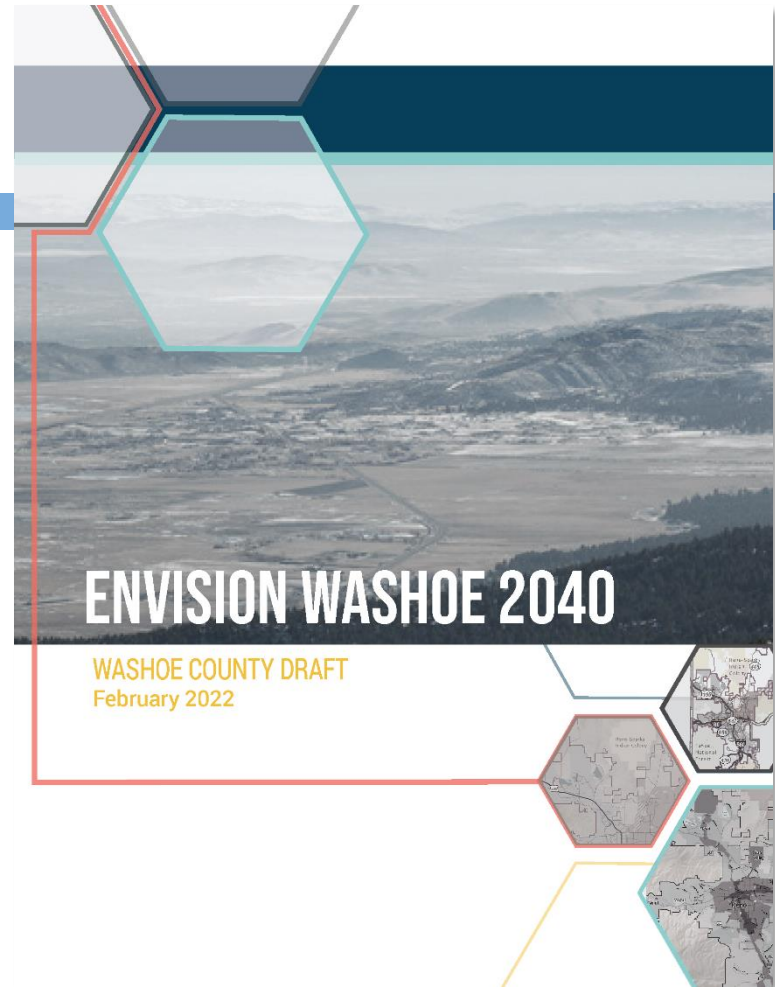




Plan Content and Structure

Plan Structure

- **Chapter 1 | Foundation:** What are we doing and how did we get here?
- ★ **Chapter 2 | Vision:** Our plan for building on and maintaining community character in Washoe County
- **Chapter 3 | Implementation:** Putting the plan into action
- **Appendices:** Plan Audit and Public Outreach Summaries



Chapter 2 | Vision

I. Elements (as tiered from Regional Plan)

- a. Population and Housing
- b. Natural Resources, Conservation, and Open Space
- c. Public Services and Facilities
- d. Land Use
- e. Transportation

Regional Form and Coordination

02

VISION

This chapter includes a vision for the Washoe County community, categorized into different elements that make up the plan. The elements described in this chapter will explore the population, regional form & coordination, natural resources and open space, public facilities & services, land use and transportation. Each element of the community will have goals that establish a way forward. This chapter will also include updates and incorporation from the existing area plans for Washoe County. Each area plan will establish a character statement describing communities existing and desired feel and then explore the area's key opportunities and issues. Each area plan will list goals for the future based on the community input received over the course of this plan update and establish adjoining policies that will assist in achieving those goals.

CHAPTER 2: VISION
OUR PLAN FOR BUILDING ON AND MAINTAINING COMMUNITY CHARACTER IN WASHOE COUNTY.

PLAN ELEMENTS

- | | |
|------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|
|  Regional Form and Coordination |  Land Use |
|  Natural Resources, Conservation and Open Space |  Public Services and Facilities |
|  Transportation |  Population and Housing |

- BY AREA
1. ELEMENTS, GOALS AND POLICIES
 2. PLAN AREAS
 - CHARACTER STATEMENT
 - IMAGERY
 - GOALS AND POLICIES

Crosswalk Example

OPEN SPACE AND NATURAL FEATURES, COORDINATION OF LAND , ADAPTATION AND RESILIENCY, CULTURAL RESOURCES AND LANDSCAPES				
Moved to another Element	LDC			
Question	Strategy			
Goal/Policy	Policy Number	Policy Text	Recommendation	New Policy
Goal	1	Natural Hazards Goal 1: Emphasize fire suppression through the use of defensible space and native habitat restoration.	REVISE	AR 1.3
Goal	1	Recreational Goal 1: Sustain effective and ongoing interagency and interjurisdictional working relationships to address the planning, development, operations and maintenance of regional recreational resources, and foster an integrated approach to resource management	KEEP	CL 3
Goal	1	buffered from development.	REVISE	CR 1.1
Goal	1	Ecosystem Goal 1: Institutionalize the concept of ecosystem services within the region.	REMOVE	INTRO
Goal	1	Scenic Resources Goal One: Acquire, manage and maintain lands to protect scenic resources.	REVISE	OS 1
Goal	1	Visual and Scenic Character Goal 1: Protect the region's visual and scenic resources.	REVISE	OS 1
Goal	1	Biodiversity Goal 1: Protect and re-establish migration corridors	REVISE	OS 4.1
Goal	1	Water Resource Goal 1: Preserve and acquire water rights to support healthy fish and wildlife populations.	KEEP	OS 6
Goal	2	Natural Hazards Goal 2: Achieve an awareness of the private responsibility for fuels management.	REVISE	AR 1.3
Goal	2	interface areas.	KEEP	CR 1
Goal	2	Ecosystem Goal 2: Manage open space and natural resources for "no net loss."	REMOVE	INTRO
Goal	2	Visual and Scenic Character Goal 2: Preserve and protect the visual integrity of our region's hillsides, ridges and hilltops	REVISE	OS 1.1
Goal	2	Scenic Resources Goal Two: Conduct development so that an area's visual features and amenities are preserved.	REVISE	OS 1
Goal	2	Biodiversity Goal 2: Acquire and restore critical vegetation communities	REVISE	OS 4.8
Goal	2	Water Resource Goal 2: Provide sufficient water resources to support natural functions of open space.	REVISE	OS 6
Goal	2	Recreational Goal 2: Leverage existing infrastructure opportunities for regional trail corridors and connections.	REVISE	OS 9.2
Goal	3	Land Resources Goal Three: Regulate or mitigate development to protect environmentally sensitive and/or critical land, water and wildlife resources that present development hazards or serve highly valuable ecological functions.	REVISE	AR 1
Goal	3	Natural Hazards Goal 3: Develop, fund and carry out a regionwide fuels management program.	REVISE	AR 2.3
Goal	3	Recreational Goal 3: Preserve valuable properties and make strategic acquisitions.	REVISE	CL 1
Goal	3	Cultural Resources/Landscapes Goal 3: Teach citizens about the history, legacy and uniqueness of the region's cultural and sensitive resources	KEEP	CR 2
Goal	3	Visual and Scenic Character Goal 3: Preserve the remaining integrity of our region's dark night sky.	KEEP	OS 1.2
Goal	3	Biodiversity Goal 3 : Achieve species restoration goals through cooperative efforts	REVISE	OS 3

Chapter 2 | Vision

- I. Specific Area Plans
 - a. Character Statement
 - b. Imagery
 - c. Key Issues and Opportunities
 - d. Overall Goals
 - e. Unique Policies for Each

SOUTHEAST TRUCKEE MEADOWS



Character Statement:

Example character statement here

KEY ISSUES AND OPPORTUNITIES ADDRESSED

Placeholder text to describe the opportunities and more.

OVERALL GOALS

Goal: Example Goal stated here

- ▶ Policy
- ▶ Policy

Goal: Example goal stated here

- ▶ Policy
- ▶ Policy



Community Aspirations

1. Maintain and strengthen access to scenic outdoor recreation opportunities
2. Strengthen access to housing
3. Maintain and strengthen efforts to conserve natural resources
4. Strengthen access to transportation, including better concurrency of transportation infrastructure with development.





EnvisionWashoe2040 Hub Traffic

Website Usage



Envision Washoe 2040 GIS Hub



- ~25,000 views thus far.
- Views have peaked during survey periods.

www.envisionwashoe2040.org

Envision Washoe 2040

ENVISION WASHOE 2040

PHOTO & IDEAS CONTEST

Share your photos from Washoe County to tell us what you love and what you would like to see improved. Likewise, if you have photos from other places that you'd like us to consider as a model for Washoe County, please share!

Your photos will not only help inform the process but could be included in the final document. All chosen photos will be credited--so be sure to provide your full name!

Submit your photo at link below or use the QR Code to the right.
<https://www.envisionwashoe2040.org/pages/get-involved>

Scan the QR code with your smart phone to submit your photo!

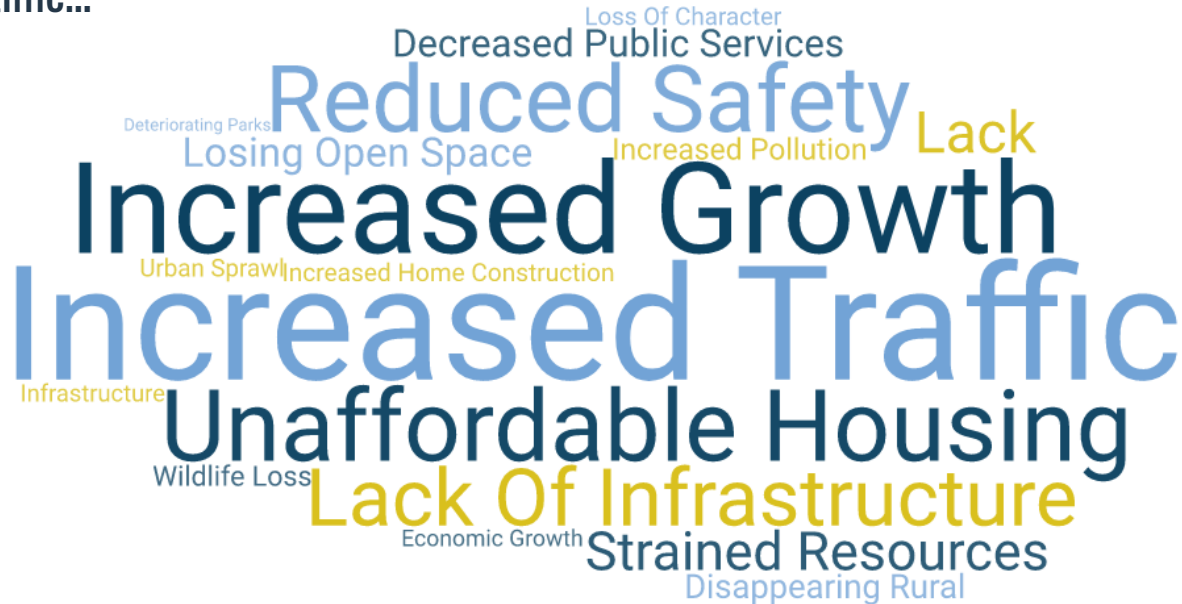


Questionnaire #1 Summary

County-Wide Vision and Values

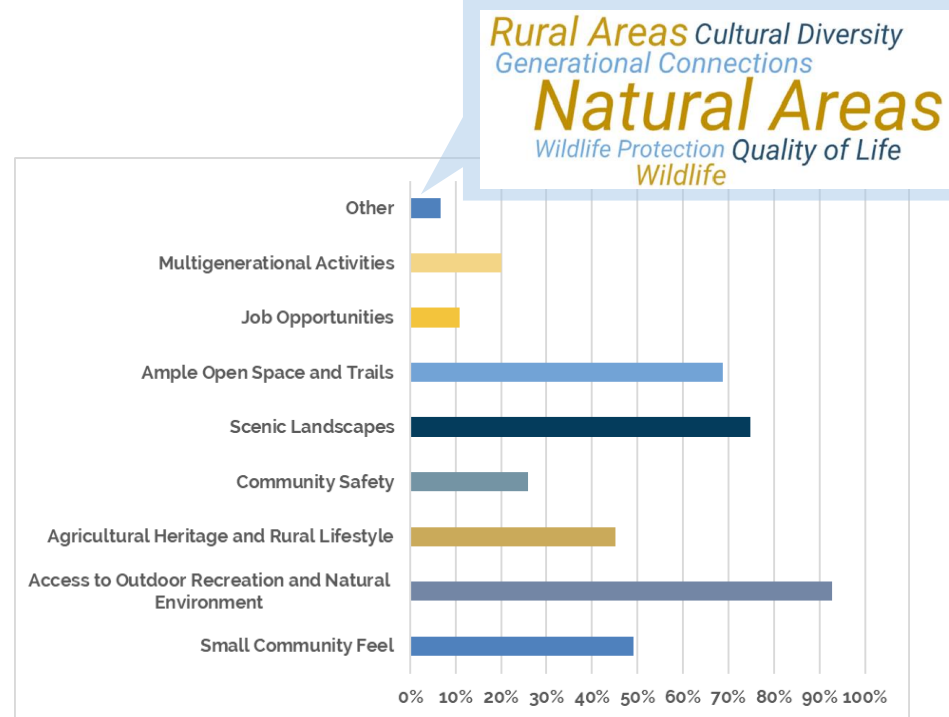
What changes have you noticed?

Respondents were asked to describe the way Washoe has changed over time...

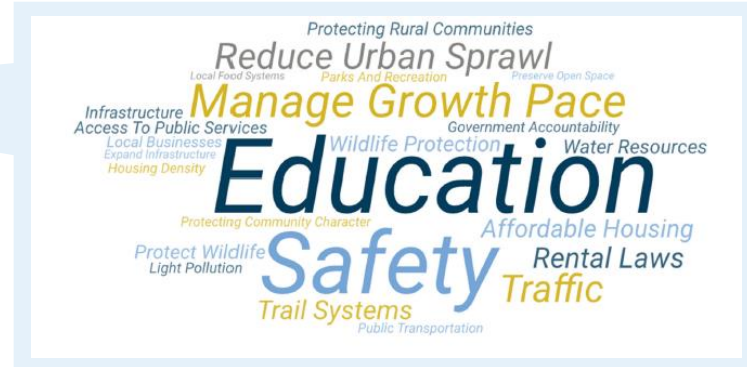
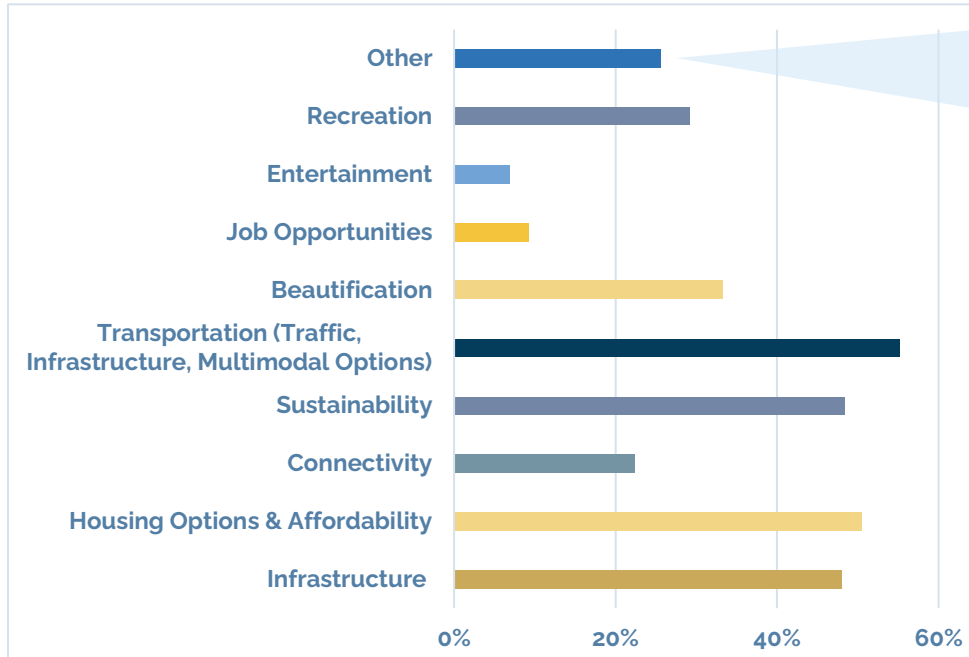


What do you love about Washoe County?

- Participants overwhelmingly value Washoe's **access to recreation and natural areas**.
- The **small-town feel** of Washoe County and **rural heritage** are key aspects to respondents.
- In the "Other" category, participants affirmed their **appreciation for Washoe's natural environment and rich cultural history**.



What needs to be improved?



- Over half of participants believe that **transportation** needs to be improved.
- Major themes include **managed growth** and **affordable housing**.
- “Other” responses emphasize **community safety** and **education**.



CAB Presentation Summary

From February 2022 County Tour

Top comments from the February CAB meetings



Preserve the rural and agricultural character of the outlying County



Improve transportation efficiency and safety



Require **infrastructure concurrent with development**



Provide **affordable housing**



Protect **water quality and other natural resources**



Questionnaire #2 Results

Area Plans Survey

Area Plans Questionnaire Summary

- Open June 23rd -August 30th
- Total of 571 responses

Area	Number of Responses
<i>Cold Springs</i>	36
<i>Forest</i>	8
<i>High Desert</i>	12
<i>North Valleys</i>	61
<i>Northeast Truckee Meadows</i>	4
<i>Northwest Truckee Meadows</i>	22
<i>Reno*</i>	117
<i>South Valleys</i>	55
<i>Southeast Truckee Meadows</i>	32
<i>Southwest Truckee Meadows</i>	47
<i>Spanish Springs</i>	61
<i>Sparks*</i>	40
<i>Sun Valley</i>	27
<i>Tahoe</i>	22
<i>Truckee Canyon</i>	1
<i>Verdi</i>	21
<i>Warm Springs</i>	27
Total	571

Top Topics to be included in Area Plan Goals & Policies

All communities chose

- Preserving scenic views

At least half chose at least one of the following:

- Implementing dark sky standards
- Expanding pedestrian and bicycle networks
- Promoting use of renewable energy including wind, solar, and geothermal

Top Topics to be included in Area Plan Goals & Policies

Every community mentioned **at least one** of the following additional priorities:

- Water quality, water resource management, or wildlife corridor protection
- Affordable housing
- Traffic and road infrastructure
- Access and maintenance of public trails

Four Community Aspirations





Next Steps

Next Steps

- **Adopt motion approving four community aspirations to guide principle and policy development of master plan.**
- **Element Principle and Policy revisions (December)**
 - **TAC/CAC review and meetings (January)**
- **Area Plan Principle and Policy development (January)**
- **Draft Plan anticipated Spring 2023**

Possible Motion

I move that, after giving reasoned consideration to the information contained in the staff presentation and subsequent discussion, the Planning Commission approves the four following community aspirations as guiding principles for the Envision Washoe 2040 master plan update:

- i. Maintain and strengthen access to scenic outdoor recreation opportunities;
- ii. Strengthen access to housing;
- iii. Maintain and strengthen efforts to conserve natural resources;
- iv. Strengthen access to transportation, including better concurrency of transportation infrastructure with development.



Questionnaire 2 Results (Extra Slides)

Plan Structure

Concepts Integration

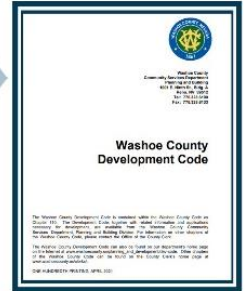
6 Elements of the Existing Comprehensive Plan



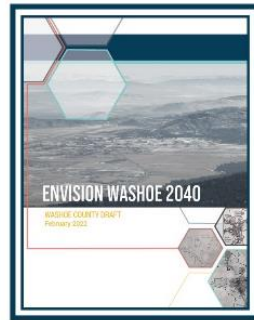
Where the content is being integrated

Detailed information / standards

Visions, goals, policies, and actions



Envision Washoe 2040 Chapters



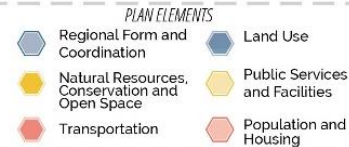
CHAPTER 1: FOUNDATION

WHAT ARE WE DOING AND HOW DID WE GET HERE?

1. PLANNING IN WASHOE COUNTY
 - HISTORY OF PLANNING AREAS
2. PROCESS AND ENGAGEMENT
3. EXISTING CONDITIONS
4. PLAN HIERARCHY

CHAPTER 2: VISION

OUR PLAN FOR BUILDING ON AND MAINTAINING COMMUNITY CHARACTER IN WASHOE COUNTY.



- BY AREA
1. ELEMENTS, GOALS AND POLICIES
 2. PLAN AREAS
 - CHARACTER STATEMENT
 - IMAGERY
 - GOALS AND POLICIES

CHAPTER 3: IMPLEMENTATION

PUTTING THE PLAN INTO ACTION.

- BY AREA
1. ELEMENTS
 - ACTION ITEMS
 2. TARGETED PLANNING AREAS
 - ACTION ITEMS

Plan Structure

Area Plans Integration

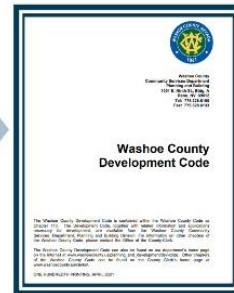
13 Existing Area Plans



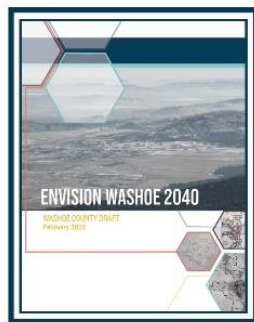
Where the content is being integrated

Detailed information and standards

Character statements, goals, policies, and actions



Envision Washoe 2040 Chapters



CHAPTER 1: FOUNDATION

WHAT ARE WE DOING AND HOW DID WE GET HERE?

1. PLANNING IN WASHOE COUNTY
 - HISTORY OF PLANNING AREAS
2. PROCESS AND ENGAGEMENT
3. EXISTING CONDITIONS
4. PLAN HIERARCHY

CHAPTER 2: VISION

OUR PLAN FOR BUILDING ON AND MAINTAINING COMMUNITY CHARACTER IN WASHOE COUNTY.

AREA PLANS



1. ELEMENTS, GOALS AND POLICIES
 2. PLAN AREAS
 - CHARACTER STATEMENTS
 - IMAGERY
 - GOALS AND POLICIES
- BY AREA*

CHAPTER 3: IMPLEMENTATION

PUTTING THE PLAN INTO ACTION.

1. ELEMENTS
 - ACTION ITEMS
 2. TARGETED PLANNING AREAS
 - ACTION ITEMS
- BY AREA*

Chapter 1 | Foundation

- I. What is the Plan?
 - I. Connection to Other Plans and Documents
 - II. Plan Hierarchy
 - III. Goals/Objectives for the Update
- II. Process and Engagement
- III. Existing Conditions
- IV. Area Plans Description
 - a. History of Plan Development
 - b. How They Have Affected Development and Growth

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FOUNDATION

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CHAPTER 1: FOUNDATION

WHAT ARE WE DOING AND
HOW DID WE GET HERE?

1. PLANNING IN WASHOE COUNTY
 - HISTORY OF PLANNING AREAS
2. PROCESS AND ENGAGEMENT
3. EXISTING CONDITIONS
4. PLAN HIERARCHY

Chapter 3 | Implementation

- I. Actions for each Element
 - a. Capital improvement projects, additional studies/plans, land use code updates
- II. Actions for Area Plans*

03

IMPLEMENTATION

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BY AREA

**CHAPTER 3:
IMPLEMENTATION**
PUTTING THE PLAN INTO ACTION.

1. ELEMENTS
 - ACTION ITEMS
2. TARGETED PLANNING AREAS
 - ACTION ITEMS

Select the four (4) that you feel are most important to include in updated goals and policies for your area.

Cold Springs

- Preserving **scenic views**
- Implementing dark sky standards
- Creating design standards for industrial and commercial development
- Promoting use of renewable energy including wind, solar, and geothermal

Forest

- Expanding **pedestrian and bicycle networks**
- Preserving **scenic views**
- Implementing dark sky standards
- Promoting use of renewable energy including wind, solar, and geothermal

High Desert

- Preserving **scenic views**
- Implementing dark sky standards
- Creating design standards for industrial and commercial development
- Encourage **diverse housing opportunities**

What other key topics should be addressed in your area plan goals and policies?

Cold Springs

- Water use and **water resource management**
- **Traffic and road infrastructure** (safety, connectivity, enforcement)
- Sustainable and responsible growth
- Beautification
- **Sufficient infrastructure for current development**

Forest

- Preserving open space
- **Increasing trail connectivity**
- Fire safety and mitigation—defensible space
- **Wildlife protection**—crossings, signage
- **Water Quality**

High Desert

- **Water resources;** pollution from nearby festivals
- **Affordable housing**

Select the four (4) that you feel are most important to include in updated goals and policies for your area.

North Valleys

- Preserving **scenic views**
- Implementing dark sky standards
- Promoting use of renewable energy including wind, solar, and geothermal
- Recognizing and preserving historic neighborhoods

Northeast Truckee Meadows

- Preserving **scenic views**
- Creating design standards for industrial and commercial development
- Implementing dark sky standards
- Expanding **pedestrian and bicycle networks**

Northwest Truckee Meadows

- Preserving **scenic views**
- Implementing dark sky standards
- Expanding **pedestrian and bicycle networks**
- Recognizing and preserving historic neighborhoods

What other key topics should be addressed in your area plan goals and policies?

North Valleys

- Maintaining the rural, low-density character
- Providing **public services (schools, roads, etc.)** before development begins
- Defensible space for community members near the WUI
- **Traffic solutions** to mitigate noise and safety hazards
- **Affordable housing** that fits into the rural character of the area

Northeast Truckee Meadows

- Clear separation of industrial and residential areas
- **Expansion of bike lanes and trails**

Northwest Truckee Meadows

- Limiting commercial development around key natural areas
- Maintaining large lot sizes
- **Protect water resources and quality**
- Native landscaping/
Xeriscaping

Select the four (4) that you feel are most important to include in updated goals and policies for your area.

South Valleys

- Preserving **scenic views**
- Implementing dark sky standards
- Recognizing and preserving historic neighborhoods
- Promoting use of renewable energy including wind, solar, and geothermal

Southeast Truckee Meadows

- Preserving **scenic views**
- Implementing dark sky standards
- Recognizing and preserving historic neighborhoods
- Expanding **pedestrian and bicycle networks**

Southwest Truckee Meadows

- Preserving **scenic views**
- Expanding **pedestrian and bicycle networks**
- Promoting use of renewable energy including wind, solar, and geothermal
- Recognizing and preserving historic neighborhoods

What other key topics should be addressed in your area plan goals and policies?

South Valleys

- Increase **road safety through road design** and connecting public transit
- Integrate **wildlife corridors** into planning and design
- Support food access through community gardens and supporting small-scale agriculture
- **Multi-use trails**, including equestrian activities

Southeast Truckee Meadows

- Strategically place commercial zones away from residential areas
- **Water resource management** and provision for current and new development
- **Improve road safety**
- Accommodations for aging population—transit, activities

Southwest Truckee Meadows

- Dedicating **open space** and retaining existing open space
- **Affordable housing** and public services for low-income populations
- Alternative waste disposal—composting services
- Traffic calming measures to increase **road safety**

Select the four (4) that you feel are most important to include in updated goals and policies for your area.

Spanish Springs

- Preserving **scenic views**
- Implementing dark sky standards
- Expanding **pedestrian and bicycle networks**
- Recognizing and preserving historic neighborhoods

Sun Valley

- Expanding **pedestrian and bicycle networks**
- Preserving **scenic views**
- Promoting use of renewable energy including wind, solar, and geothermal
- Implementing dark sky standards

Tahoe

- Preserving **scenic views**
- Implementing dark sky standards
- Expanding **pedestrian and bicycle networks**
- Encourage **diverse housing opportunities**

What other key topics should be addressed in your area plan goals and policies?

South Valleys

- **Access and maintenance of public trails**
- **Road infrastructure** and connectivity that meets the needs of a growing population
- Diverse transportation options, especially for seniors and people with disabilities
- Funding and creation of **public services** for new development

Sun Valley

- Expanding business opportunities in the area—both retail and office space to allow the community to work closer to home
- Building sidewalks and **pedestrian-friendly infrastructure**

Tahoe

- Short term rental policies and limitations
- Emergency evacuation routes and proactive emergency management
- Underground utilities
- Workforce **housing**

Select the four (4) that you feel are most important to include in updated goals and policies for your area.

Truckee Canyon

- Preserving **scenic views**
- Recognizing and preserving historic neighborhoods

Verdi

- Implementing dark sky standards
- Preserving **scenic views**
- Creating design standards for industrial and commercial development
- Recognizing and preserving historic neighborhoods

Warm Springs

- Preserving **scenic views**
- Implementing dark sky standards
- Promoting use of renewable energy including wind, solar, and geothermal
- Creating design standards for industrial and commercial development

What other key topics should be addressed in your area plan goals and policies?

Truckee Canyon

- N/A

Verdi

- **Infrastructure** that meets the current needs of the population before expansion
- Emergency services due to proximity to WUI
- **Preserve natural land and habitats for wildlife**
- Safe **access to trails and recreation**

Tahoe

- Preservation of rural lifestyle and limited commercial growth
- Conservation of **groundwater quality and quantity**
- Accommodate growing population and their need for **public services**
- Considerations for impacted **wildlife** due to development
- **Road infrastructure improvements** for main roads