



MASTER PLAN AMENDMENT CASE NUMBER WMPA20-0006 (Population Element)

***Washoe County Planning Commission
August 4, 2020***



Request

For possible action, hearing, and discussion to initiate and approve an amendment to the Washoe County Master Plan, Population Element to conform to the adopted 2019 Truckee Meadows Regional Plan (TMRP) by including language recognizing the use of the most current adopted Washoe County Consensus Forecast, and removing specific data from the previous Washoe County Consensus Forecast, and, if approved, authorize the chair to sign a resolution to this effect.



Overview

- **Required by adopted Regional Plan**
- **Simple change required**
- **Replaces specific data with a reference to the most current Consensus Forecast**
- **Shortens Population Element by several pages**
- **Identified by TMRPA for short-term update**



Overview

PG 3 - Use of the Consensus Forecast for Planning

All local government and affected entity master plans, facilities plans, and other similar plans shall utilize the adopted Consensus Forecast and the associated spatial disaggregation as the primary source for determining future regional population and employment demand for the formulation of goals, policies, and facilities and service plans.

The Regional Plan recognizes that some affected entities, due to service area size or targeted services, need to utilize additional or supplementary population data. If these affected entities utilize additional or supplementary population data, the source and methodology must be clearly described in master plans, facilities plans, and other similar plans. These plans must clearly relate back to the adopted Consensus Forecast.

Washoe County Master Plan List of Scheduled Additions

	Addition list of items to be addressed	Master Plan Element	Regional Plan Policies to be Addressed	TMRPA's Initial Thoughts on Timeframe	Assigned Planner
1.	Include language recognizing the use of the most current adopted Washoe County Consensus Forecast	POPULATION	PG 3	Short term	Roger



Overview

~~2008—2030~~ Consensus Forecast

The most current Consensus for Washoe County, at the time of this writing is the 2008–2018 Consensus Forecast for Washoe County which uses a number of leading forecasts, which has several advantages over using a single source for forecasting population. The consensus approach minimizes the risk of large forecast errors and consensus forecasts consistently outperform individual forecasts across a range of variables. Washoe County recognizes the use of the most current adopted version of the Washoe County Consensus Forecast for all master planning and regional planning activities.

The most current Consensus for Washoe County is available at tmrpa.org, and is incorporated herein, by reference.



Public Notice

NRS 278.210 Adoption of master plan and amendments by commission: Notice; hearing; neighborhood meeting; resolution; frequency of certain amendments; attested copies; certification by electronic means.

1. Before adopting the master plan or any part of it in accordance with NRS 278.170, or any substantial amendment thereof, the commission shall hold at least one public hearing thereon, notice of the time and place of which must be given at least by one **publication in a newspaper of general circulation in the city** or county, or in the case of a regional planning commission, by one publication in a newspaper in each county within the regional district, **at least 10 days before the day of the hearing.**

Notice was published on July 24, 2020 in the Reno Gazette-Journal



Master Plan Amendment Findings

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.
2. Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.
3. Response to Change Conditions. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.
4. Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed Master Plan designation.
5. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.
6. Effect on a Military Installation. The proposed amendment will not affect the location, purpose and mission of a military installation.

Staff comments on each finding are included at pages 4-5 in the staff report.



Recommendation

It is recommended that the Washoe County Planning Commission adopt the resolution contained at Exhibit A to the staff report to initiate and amend the Master Plan as set forth in Master Plan Amendment Case Number WMPA20-0006. It is further recommended that the Planning Commission forward the master Plan amendment to the Washoe County Board of County Commissioners for their consideration of adoption.



Possible Motion

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission adopt the resolution contained at Exhibit A of this staff report to initiate and amend the Master Plan as set forth in Master Plan Amendment Case Number WMPA20-0006 having made the following six findings in accordance with Washoe County Code Section 110.820.15(d). I further move to certify the resolution and the proposed Master Plan Amendments in WMPA20-0006 as set forth in this staff report for submission to the Washoe County Board of County Commissioners and authorize the chair to sign the resolution on behalf of the Planning Commission.