



Community Development

"Dedicated to Excellence in Public Service"

Adrian P. Freund, AICP, Community Development Director
Blaine Cartlidge, Legal Counsel



Washoe County Planning Commission

William Weber, Chair
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Roy H. Hibdon
Christy Magers
Dian A. VanderWell

PLEASE NOTE CHANGE OF TIME AND LOCATION

AGENDA

MEETING OF

WASHOE COUNTY PLANNING COMMISSION

Community Development Large Conference Room
Building A, Second Floor, Room A265
1001 East Ninth Street, Reno, Nevada
Tuesday, March 20, 2007

THE FOLLOWING TIME LIMITS ARE TO BE OBSERVED:

15 minutes for staff presentation

15 minutes for applicant presentation

3 minutes for individual testimony

5 minutes for testimony from a representative of a group

Applicants will be provided an opportunity to respond to comments presented by public.

At the discretion of the Chair, additional time may be provided to any party if the request is made at least 24 hours in advance of the meeting start time.

** Please be prepared to provide a copy of exhibits displayed. **

March 20, 2007

12 Noon. **DETERMINATION OF QUORUM**

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

Agendas and staff reports are posted to the Washoe County website at www.washoecounty.us/comdev/, on Friday, four days prior to the meeting. To access the agenda and staff reports, choose **Boards and Commissions**, click on the **Planning Commission**, then **Agendas, Staff Reports, Minutes and Roster**.

Notes: Items on the agenda without a time designation may not necessarily be considered in the order in which they appear. The Commission may take action on any of the items listed.

Facilities in which this meeting is being held are accessible to the disabled. Persons with disabilities who require special accommodations or assistance (e.g. sign language interpreters or assisted listening devices) at the meeting should notify the Washoe County Department of Community Development, at 328-3600, 24 hours prior to the meeting.

In accordance with NRS 241.020, this agenda closes three (3) days prior to the meeting date. Only items of interest and not requiring Commission action may be added to the agenda within the three-day period. This agenda has been posted at the following locations: Washoe County Administration Building (1001 E. 9th Street), Washoe County Clerk's Office-Courthouse (Court and Virginia Streets), Washoe County Library (301 South Center Street), and Sparks Justice Court (630 Greenbrae Drive).

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www.washoecounty.us/comdev/

"Your Community Development Department"

APPROVAL OF MINUTES

February 20, 2007

PUBLIC COMMENT (Limited to items not on this agenda; three-minute time limit, however the Commission reserves the right to reduce this three-minute time limit, as well as limit the total time for public comment, if more than 10 people request to speak. The same applies to public testimony on each agenda item.)

CONSENT ITEMS

PLANNING ITEMS

- 12 Noon. 1. **REVIEW OF AND COMMENT ON THE WASHOE COUNTY 2006 REGIONAL PLAN ANNUAL REPORT** and possible direction to staff to forward the report to the Truckee Meadows Regional Planning Agency on behalf of the Washoe County Planning Commission. Staff Representative: Sara DeLozier, Office Support Specialist, 775.328.6109

PROJECT REVIEW ITEMS

OTHER ITEMS

2. **PRESENTATION:** Update on Historic Preservation Efforts. Staff Representative: Eva Krause, AICP, Planner, 775.328.3796

CHAIR AND COMMISSION ITEMS (Unless otherwise listed with a topic description, this portion of the agenda is limited to announcements, discussion of items proposed for action at future meetings, and reports on planning issues and/or activities of organizations in which individual members may be involved.)

- a. Report on Previous Actions

DIRECTOR'S ITEMS (Unless otherwise listed with a topic description, this portion of the agenda is limited to announcements, discussion of items proposed for action at future meetings, and reports on planning issues and/or activities of organizations in which individual members may be involved.)

ADJOURNMENT



Community Development

"Dedicated to Excellence in Public Service"

Adrian P. Freund, AICP, Community Development Director



Agenda Item No: 1

Staff Recommendation: **COMMENT/APPROVAL**

**WASHOE COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT
STAFF SUMMARY**

To: Washoe County Planning Commission

Re: Required Washoe County Annual Report to the Regional Planning Commission regarding the status of implementation of the Regional Plan

Date: March 14, 2007

Prepared By: Sara DeLozier,
Office Support Specialist
Ph. 328-6109

GENERAL INFORMATION SUMMARY

Applicant: Washoe County Planning Commission

Requested Action: - To review and authorize forwarding of the 2007 Washoe County Regional Plan Annual Report, as amended to incorporate comments, to the Regional Planning Commission on behalf of the Washoe County Planning Commission (per state law requirements).

BACKGROUND

The enclosed Washoe County 2007 Regional Plan Annual Report (hereinafter referred to as the "report") essentially serves as the staff report for this item. Please refer to the enclosed report for background regarding the purpose of the report and why the Planning Commission is sponsoring and hearing this item. Staff brings this item to the Planning Commission on an expedited basis in order to comply with state law time frames and Regional Planning requirements.

In order to standardize the reporting process, and to increase the effectiveness of it, the Truckee Meadows Regional Planning Agency (TMRPA) provides the reporting entities a template with the methodology and framework for annual reporting. TMRPA receives annual reports from the three local jurisdictions as well as other entities such as the Truckee Meadows Water Authority and Waste Management of Nevada, in order to be able to compile a comprehensive plan for the region. These reports are due to TMRPA by April 1, 2007. A component new to this years report is the inclusion of photos where appropriate.

REVIEW CONSIDERATIONS

Due to the type of methodology/framework produced by TMRPA, as well as the complexity involved in responding to regional policy issues, the report is not the kind of document that is easily summarized or highlighted. Staff recommends, therefore, that Planning Commission members read the entire document and provide any comments, corrections, or suggested additions and highlights deemed appropriate given the purpose of the report. Based on past recommendations staff has included an executive summary in this years report, but this summary should not be relied upon as the sole basis for review and comment.

In reviewing and commenting upon the report, staff recommends focusing on potential misrepresentations or misstatements, if any, as well as potential omission of any relevant actions that may have occurred during the reporting period (i.e. calendar year 2006). As the hearing body of almost every development or policy-related planning activity in the unincorporated county, the Planning Commission is in a unique position to provide such feedback and review.

CITIZEN ADVISORY BOARD COMMENTS

Due to time constraints, the report has not been circulated to the CABs for review and comment. Staff has attempted to convey known CAB perspectives and interests in the report where applicable, particularly in regard to annexation policy. Staff has also had the opportunity to discuss the Regional Plan with CABs as part of the on-going Area Plan updates. Where possible, staff has tried to incorporate this feedback into the annual report.

PLANNING COMMISSION ACTION ALTERNATIVES / POTENTIAL MOTION

The alternatives available to the Planning Commission include:

1. Determine that the draft report is adequate as written and authorize staff to immediately forward the report to the Regional Planning Commission on behalf of the Washoe County Planning Commission; or
2. If there are any modifications, revisions, additions or deletions to the draft report necessary, then direct staff to incorporate the applicable changes and authorize staff to submit the report to the Regional Planning Commission on behalf of the Washoe County Planning Commission; or
3. Pursue action alternative number 2 above, but require staff to return to the Planning Commission (with the changes) before submitting the report to the Regional Planning Commission on behalf of the Washoe County Planning Commission; or

To: Washoe County Planning Commission
Re: 2007 Regional Plan Annual Report
Date: March 20, 2007
Page: 3

4. Direct staff to start over per specific direction from the Planning Commission and return to the Planning Commission with a new document (due to time constraints and NRS requirements, staff does not recommend this course of action).

Staff recommends pursuing either action alternative 1 or 2 above, using the following example motion:

“Based on comments received, Planning Commission review and direction, and consistency with adopted annual reporting procedures and state law, the Washoe County Planning Commission hereby authorizes staff to submit the 2007 Washoe County Regional Plan Annual Report to the Regional Planning Commission on behalf of the Washoe County Planning Commission.”

Attachments: Washoe County 2007 Regional Plan Annual Report

Cc: Members of the Washoe County Board of County Commissioners; David Childs, Assistant County Manager; Adrian P. Freund, AICP, Community Development Director; Roger Pelham, Senior Planner, Current Planning Program; Bob Webb, AICP, Planning Manager, Community Services Program; Mike Harper, FAICP, Planning Manager, Advanced Planning Program; Citizen Advisory Board (CAB) chairs.

WASHOE COUNTY 2007 REGIONAL PLAN ANNUAL REPORT

(Reporting Period: January – December 2006)

Prepared for:

Truckee Meadows
Regional Planning Agency



1 East First St, Suite 1100
Reno, NV 89501
775-321-8385

Prepared by:

Washoe County
Community Development
Advanced Planning Program



1001 E. Ninth St., Bldg. A
Post Office Box 11130
Reno, NV 89520-0027
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Executive Summary:

From the perspective of Washoe County Advanced Planning Program staff, the reporting period, calendar year 2006, was both a productive and challenging year regarding implementation of the 2002 Regional Plan. Following are some highlights of accomplishments, challenges and issues that are pertinent:

- One exciting component of the staff's scope of work is the process of updating the Washoe County Comprehensive Plan Elements and Area Plans.
 - This process continued in 2006 with continued significant accomplishments in the process, including the adoption of the North Valleys Area Plan, the Cold Springs Area Plan and the conformance finding of the Sun Valley Area Plan. In addition, early 2007 saw the adoption of the Southeast Truckee Meadows Area Plan and the South Valleys Area. Staff anticipates that the Land Use and Transportation Element will be adopted by the end of 2007.
- Despite the important strides made in these updates, this process has not progressed in as timely a manner as first envisioned due to efforts to ensure the necessary level of public input. Washoe County Advanced Planning staff had intended to incorporate master plan amendments required for conformance with the Regional Plan into these on-going updates as they were completed. In order to address Regional Plan conformance items in the interim, Washoe County adopted a new master plan element entitled the *Status Report Element* of the Washoe County Comprehensive Plan, Volume One.
- Annexation policies and regulation continued again in this reporting period to be one of the most serious planning challenges facing the Regional Plan and its implementation. Progress was made on resolving legal challenges to city programs of annexation, but the issue has not been resolved at the legislative level. The existence and use of conflicting annexation procedures (i.e. NRS 268.670 vs. NRS 268.625 and 278.0274) affects most ongoing planning efforts, as well as negatively impacting water, wildlife and other important regional planning issues. Of particular concern is the continued practice and possibility of city annexation outside of adopted Spheres of Influence.
- Washoe County continued its involvement and leadership in inclusionary housing programs. The County established its priorities for self-directing its pro rata share of the FY 2006/2007 HOME Consortium allocation, and allocated a total of \$379,397 for the Wells Avenue Senior Housing project.
- Washoe County continued to implement and expand many conservation and energy efficient measures during the reporting period. Below are some highlights from these measures:
 - The proposed Land Use and Transportation Element update will welcome goals and policies encouraging low impact development and green building development practices as well as the use of alternate energy sources. The need to provide for alternate modes of

transportation, connectivity and more mixed used, transit oriented developments can also be found in the proposed Land Use and Transportation Element.

- Introduction of the Conservation Element update for public review. The update provides goals and policies that balance the need to conserve natural resources (scenic, air, land and water) with the interests of growth and development. The Conservation Element provides a solid foundation for conformance with many regional plan goals and policies and also compliments goals and policies introduced in the Land Use and Transportation Element (e.g. low impact development, green building standards, and alternate energy sources).
- Washoe County commenced the process in 2006 that has led to an update of the Regional Open Space Plan and a new Natural Resources Plan, anticipated to be completed in the fall of 2007.
- Washoe County continued to exhibit support for the continued protection of environmentally sensitive lands, preservation of natural, cultural and historic amenities within the community and aiding in maintaining access to federal lands. Seven sensitive parcels were identified in 2006 and recommended for acquisition in Round VII of the Southern Nevada Public Lands Management Act.
- Washoe County completed its fifth consecutive year of recognition as the #1 Local Government in the U.S. for Waste Reduction and recycling by the U.S. EPA. The County saves an estimated \$700,000 per year through re-refining used oil, reusing office supplies, furniture and equipment, using biodegradable food storage and food service supplies at the jail, and recapping truck and bus tires, among other efforts.
- Washoe County received EPA's PISCES (Performance and Innovation in the SRF Creating Environmental Success) Awards for its efforts to improve water quality in the Truckee River Pyramid Lake and help preserve native fish in those water sources. This was one of only four awards given in EPA's Region 9 for 2006.
- Washoe County approved an agreement to purchase necessary land to complete the Truckee River Flood Management project which includes downstream ecosystem restoration and flood mitigation features.
- A new program for recycling and reusing batteries have been implemented.
- Washoe County continues to have the highest rate in the State for using reclaimed water for safe irrigation of golf courses, landscaping and other appropriate uses, and the County expanded artificial aquifer recharge programs this year in the north and south valleys, getting the most of every acre foot of water possible. 2006 saw a gradual increase in reclaimed water accounts to 207 using approximately 1,879 acre feet of reclaimed water rather than scarce potable water.

- Washoe County now has a fleet of 200 alternative fuel vehicles, reducing its energy utilization and costs to taxpayers.

Introduction:

This annual report, submitted on behalf of the Washoe County Planning Commission to both the Regional Planning Commission (RPC) and the Regional Planning Governing Board (RPGB), is intended to fulfill the requirements of NRS 278.026. The report follows a framework developed by the Truckee Meadows Regional Planning Agency (TMRPA) in conjunction with staff members from the local governments and affected entities. The framework generally follows the major topic headings and requirements of the 2002 Regional Plan, where applicable.

Background:

The requirements for regional plan annual reporting are drawn from the Nevada Revised Statutes (NRS). NRS 278.0286, requires that **each local planning commission responsible for the preparation of a city or county master plan** and each affected entity prepare and submit to the Regional Planning Commission and the Regional Planning Governing Board a complete report by April 1 of each year indicating any action taken within the previous calendar year which furthers or assists in carrying out the policies or programs contained in the comprehensive regional plan, and any work relating to the comprehensive regional plan that is proposed for the next fiscal year.

Although there is no requirement in NRS for the preparation of a *Regional Annual Report* by the TMRPA, staff at the TMRPA believes that it would be beneficial to amalgamate the information contained in the local governments and affected entities annual reports. This information would then be summarized and combined with other data from various sources to create the *Regional Annual Report*. The following framework was developed, in part, to ensure that the amalgamation of this information is done in a way that will enable further comparative analysis and tracking of cumulative impacts, whether positive or negative.

Framework:

In determining the framework for the annual report to be submitted by local governments and affected entities, it was suggested by TMRPA staff that the report follow the format of the main body of the Regional Plan, which includes four sections or topic headings: 1) regional form and pattern; 2) natural resource management; 3) public services and facilities; and 4) plan implementation. Sub-headings and topics contained in each of these sections were developed by TMRPA staff in consultation with staff from the local governments and affected entities. It was also agreed that a fifth section, *general review of the regional plan*, may also be included that would provide proposed changes to the Regional Plan, if any. If included, Regional Planning staff requested that this section clearly state the issue and plan reference, the need (including any relevant back-up information) for change, and the proposed changes.

The following represents the body of the Washoe County 2006 Regional Plan Annual Report, using the framework discussed above and developed by TMRPA, for master planning and related

regional issues under the jurisdiction of Washoe County. **Please note that since the TMRPA has volunteered to produce the majority of the “quantitative” data required for this and future annual reporting efforts, Washoe County responses are primarily qualitative.** The reader should refer to the *Regional Plan Annual Report* (to be produced by TMRPA staff) for quantitative analysis and information on the respective topics below.

A. REGIONAL FORM AND PATTERN

1. Incentives, Strategies and Programs to promote infill:

Please provide information on incentives,{ XE "incentive:II.B" } strategies, programs or policies to: promote infill{ XE "infill:II.B" } development; preserve neighborhoods{ XE "neighborhood:II.B" }; revitalize urban areas; and meet the population{ XE "population:II.B" } and employment growth capacity goals in the Regional Plan. (Policy 1.2.11, 2002 Regional Plan.)

Washoe County Staff Response:

With recent amendments to the Regional Plan stemming from the Annexation Settlement Agreement, Washoe County is now in a better policy position to contribute to the implementation of these goals. Several of the recently adopted/updated Area Plans contain policies enabling and encouraging higher density development, additional local serving commercial, redevelopment, and mixed land uses that will help to reduce the expansion of the urban footprint. In addition, Washoe County’s role in the financing of certain public capital improvement projects, general funding and support to various agencies whose mission includes urban revitalization, and other policy and monetary support from the Board of County Commissioners continued to promote urban revitalization during the reporting period.

The preservation of neighborhoods has long been a high priority of the Board of County Commissioners. A major focus on the Area Plan update effort is to preserve community character, and existing neighborhoods whenever possible; however the opportunity for new and revitalized neighborhoods is also a high priority. For example the Sun Valley Area Plan, found in conformance with the Regional Plan in 2006, introduced the concept of mixed use along a transit corridor, and contains numerous policies that advocate for the implementation of transit services and other long-range transportation goals.

During the reporting period, Washoe County completed two more Area Plans - the North Valleys Area Plan update and the newly created Cold Springs Area Plan. In the early part of 2007, the Southeast Truckee Meadows Area Plan and the South Valleys Area Plan have also moved forward in the adoption process. The Southeast Truckee Meadows Area Plan is awaiting a finding of conformance with the Regional Plan.

The Land Use and Transportation Element proposed during the reporting period addresses human-scale design and to a significant extent the need for inter-connectedness between regional locations, and multi-modal transportation.

Washoe County has identified the need to support healthy downtowns, emphasizing the utilization of infill development in the region. Recent amendments to the 2002 Regional Plan have allowed the County to realize opportunities to support these activities previously unavailable. With the provision allowing the development of up to five units per acre as detached housing (compared to three units previously) affordability and transit goals can now feasibly be addressed. Revisions also allow Washoe County to develop non-residential uses of “appropriate scale to serve the community and not the greater region.” This change allows Washoe County to reduce trip generation for essential services, and to help support reverse commutes and job-housing balance goals where appropriate.

Washoe County in the reporting period contributed to the regional infill initiatives through its continued offers of sponsorship of the Sierra Spirit bus service between the University of Nevada and downtown Reno areas, the provision of additional parking spaces on the Pioneer site in the Courts complex, and the review of surplus County properties for high-quality mixed-use, and some below-market housing.



RTC's Sierra Spirit

Numerous infrastructure projects and capital improvements were also completed or initiated during the reporting period. These projects will have a significant impact on implementing the goal of neighborhood preservation. The cooperative planning process and related adjacency standards and amendment criteria continue to offer additional community character preservation tools for existing unincorporated neighborhoods.

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 the Regional Plan. (Policy 1.2.4, 2002 Regional Plan.)

Washoe County Staff Response:

Washoe County is embarking on measures to improve concurrency and this department anticipates an increased role in facility planning with the adoption of the 2007 Regional

Plan. In 2006, the Development Code was amended to permit annual adjustment to the Regional Road Impact Fee (RRIF) based on the Consumer Price Index (CPI) applicable to the area. This modification provides a mechanism for keeping fees current and thus more accurately provide the necessary funding for street and highway capacity improvements attributable to new growth.

Information on Washoe County CIP priorities and expenditures is extremely detailed, complicated, and lengthy. **For these reasons, please refer to the *Washoe County FY 2005-2009 Capital Improvements Program*.** Generally speaking, if a project or planning effort is funded, particularly during the first year of the CIP, then it is a priority. The Washoe County CIP is a five-year plan for maintaining existing infrastructure and building new facilities to meet demands from growth, health and safety issues, and legal mandates. The CIP is consistent with and implements adopted Washoe County Master Plans, the land uses allowed therein, and the facility plans designed to implement identified infrastructure needs. These plans either have been found in conformance with the Regional Plan or are scheduled for conformance review per the timelines adopted by the Regional Planning Governing Board.

Given the planning jurisdiction of Washoe County, much of the investment made by the Washoe County CIP in response to growth, as well as maintenance needs, inherently occurs in the unincorporated area. **Because Washoe County also functions in a regional capacity, however, a significant amount of CIP expenditures is dedicated to infrastructure projects of a regional nature, such as flood control, regional parks, public buildings, and the RETRAC project.** These expenditures and projects provide important regional resources that help to implement the goals and policies of the Regional Plan.

As noted in last year's report, local government CIP's do not allocate funding based on the "desired" population and employment growth priorities identified in the Regional Plan. If the intent of the Regional Plan is to ensure that such funding does take place, then the Regional Plan, and possibly state law, must be amended to *require* such funding distribution. Alternatively, CIP investment will follow demand; therefore, major CIP investment will occur in the areas prioritized by the Regional Plan if and when the majority of development occurs in said priority areas.

3. Center and Corridor Plans:

Please provide information on the progress on preparation and implementation of center and Corridor Plans. (Policies 1.2.7 and 1.2.8, 2002 Regional Plan.)

Washoe County Staff Response:

The areas subject to Policies 1.2.7 and 1.2.8 are not within the planning jurisdiction of Washoe County; therefore, no direct action was taken during the reporting period by the Washoe County Community Development Department. Community Development staff

has reviewed and commented upon Center and Corridor Plans brought forward by the cities.

4. Emerging Employment Centers:

Please provide information on implementation of emerging employment centers. (Policy 1.2.16, 2002 Regional Plan.)

Washoe County Staff Response:

It is worthy of mention that 2006 revisions to the Regional Plan now allow Washoe County to develop non-residential uses of “appropriate scale to serve the community and not the greater region.” This change also allows Washoe County to reduce trip generation for essential services. While not particular to the identified emerging employment centers, this provision supports the desire for centrally-located non-residential land supply where only residential was available prior. This change also helps support reverse commute and job-housing balance goals.

Great potential for a secondary transit oriented corridor exists in the Sun Valley area. With the adoption of the updated Area Plan, found in conformance with the Regional Plan in 2006, this area has been designated to allow for and encourage mixed use and increased densities along both sides of Sun Valley Boulevard. This area, known as the Downtown Character Management Area, provides a mix of multi-family residential, office, commercial and tourist commercial land uses, resulting in tremendous development and redevelopment opportunities. Future commercial developments will be aimed at providing services and employment opportunities to the local community and not the greater region.



Existing commercial and residential use along Sun Valley Boulevard.

SUN.1.2 To promote “mixed-use” development and redevelopment along Sun Valley Boulevard, the following density bonus is available within the specified boundaries of the Sun Valley Downtown Character Management Area (DCMA).

- a. All General Commercial and Neighborhood Commercial/Office properties are afforded the opportunity to add a residential component of Low Density Urban, if incorporated into a mixed-use development that meets the DCMA design standards.

New single family detached residential, including mobile homes, will not be allowed within the DCMA.

5. Cooperative Plans and Cooperative Planning:

Please provide information on preparation and implementation of Cooperative Plans. (Policy 4.2.4, 2002 Regional Plan.)

Washoe County Staff Response:

Although not technically a Cooperative Plan, primarily because the effort began prior to the establishment and concept of Cooperative Planning, Washoe County and Sparks planning staff have been engaged for some time on a collaborative planning effort to update the Truckee Canyon Area Plan. The resulting product will be similar to a Cooperative Plan in that a comprehensive planning approach will be used to update appropriate land uses in the area for transition to urban development. Currently, the planning process for this effort is in the alternative analysis stage with the goal of a finished plan within the 2006 reporting period.



Photo of East Washoe Valley taken from Mt. Rose Highway. Goal Five, South Valleys Area Plan update: East Washoe Valley Rural Character Management Area. Establish a land use pattern, site development guidelines, and architectural guidelines that will implement and preserve the East Washoe Valley Rural Community Character as described in the South Valleys Vision and Character Statement.

6. Unincorporated Communities:

Please provide information on implementation of unincorporated communities. (Goal 1.3, 2002 Regional Plan.)

Washoe County Staff Response:

Washoe County staff continued work on the implementation of unincorporated communities during the reporting period through the update of the Area Plans. As noted earlier, four more of these plans (North Valleys, Cold Springs, Southeast Truckee Meadows, and South Valleys Plans) have been adopted and the Sun Valley, North Valleys and Cold Springs Area Plans were found in conformance with the Regional Plan in 2006. The award-winning Spanish Springs Area Plan, adopted in November 2004, provided an important policy model upon which subsequent Area Plan updates are currently and will continue to be based.

These Area Plans continue to respond to a citizen-based desire to identify, implement and preserve the community character of the unincorporated communities. To accomplish this aim, as well as to contribute to overall growth management efforts in the region, the concept of *character areas* was introduced. These character areas, which will generally be defined as either *suburban* or *rural*, are intended to concentrate growth and intensification into appropriate areas in accordance with the desired character statement for each area.



Examples of South Valley's Scenic Character (South Valleys Area Plan update).



The citizen based Area Plan update process also introduces new growth management approaches that will essentially establish better plan stability and require more concurrent provision of infrastructure improvements as growth and intensification occurs or is proposed. These provisions will help implement the Regional Plan by making it difficult to amend Area Plans in ways detrimental to their character, natural resource base, public services, and level of service standards. Amendments will be reviewed against a set of criteria and thresholds that are measures of the impact on, or progress toward, the Vision and Character Statement of each Area Plan.

Staff would also like to note that Washoe County undertook an effort to assess the Washoe County Development Code in order to better link the Comprehensive Plan and Area Plan policies with regulations. This effort was initiated and completed during the reporting period with movement now toward further analysis of the direction of a Development Code update. The proposed Land Use and Transportation Element will bring forward the need to better link, in a manageable form, Element policies with those of the Area Plans and ultimately with Development Code language.

Staff is currently engaged in the update of five Area Plans that may be completed and adopted by the end of the next reporting period (i.e. calendar year 2007 – see the attached Area Plan update status report). **Public input and staff analysis conducted as part of this update effort has demonstrated the desire and need for increased retail, employment, and mixed-use opportunities within some unincorporated communities.** 2006 revisions to the Regional Plan have, as noted previously, modified previously existing constraints toward accommodating the identified desires and needs.

7. Affordable Housing:

Please provide information on mechanisms that help meet the affordable housing needs of low and moderate-income households. (Policy 1.1.13, 2002 Regional Plan.)

Washoe County Staff Response:

Please refer to 2005's report for detailed discussion of the inclusionary housing policies, programs, and ordinances under the purview of Washoe County.

Along with discussion of *Findings for Housing* in Article 822 of the Washoe County Comprehensive Plan, the report stated that the Washoe County Comprehensive Plan currently contains numerous policies in the Housing Element that address affordable housing issues. During Calendar year 2006, Washoe County continued to participate in the Washoe County HOME Consortium. Each year the participating jurisdictions in the Washoe County HOME Consortium are able to self-direct their pro-rata share of the total Consortium allocation to specific projects or geographic areas. The Regional Governing Board has adopted a process that requires participating jurisdictions to set affordable housing priorities in order to self-direct HOME funds. Under this process, only projects

that address an established priority will be forwarded to the jurisdiction for consideration for self-directed funds. The Board of County Commissioners established the following *equal* priorities for the Washoe County pro rata share of the FY 2006/2007 HOME Consortium allocation:

- Projects that can clearly be shown to support the goals and policies of the Regional Plan, especially as they relate to infill development within the urban core.
- Rehabilitation and repair for homes at or below 80% of Area Median Income.
- New Construction for senior housing.
- Homeownership opportunities.

These priorities were based on two separate criteria. Priority One based on Washoe County's commitment to implementing the goals and policies of the Regional Plan as they relate to infill development and development within the established urban core. Making these areas a priority for HOME funds will encourage developers to consider development opportunities there. Priorities Two, Three and Four are based on the successful track record Washoe County has established in funding quality programs for which there has been a demonstrated and on-going regional demand. Washoe County's willingness to fund these programs on a continuing basis has made a significant impact on the availability of quality affordable housing in the region.

Based on this established process and review of the project's opportunity for other funding, the importance of taking the project through to completion, the ability of the project to meet the demand priorities identified and adopted by the Washoe County Commission for allocating their pro rata share of the total Consortium allocation, Washoe County opted to self-direct 100% of its FY2006-07 HOME funds to the following housing projects:

Wells Avenue Senior Housing. This project addresses Washoe County's priority for new construction of senior housing. The region continues to experience a significant market demand for senior housing. This project will provide 42 units to senior citizens with household incomes between 30 and 50 percent of the area median.

Washoe County, as noted previously, has indicated possible proposals for high-quality, mixed-use development including some below-market housing on surplus County properties.

B. NATURAL RESOURCE MANAGEMENT

1. Development Constraints Area (DCA):

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. (Policies 1.1.8 and 2.1.1, 2002 Regional Plan.)

Washoe County Staff Response:

The Washoe County response in last year's report is still relevant. That content explained that it is unlikely that Washoe County land use would allow encroachment into the DCA, with the possible exception to this on land zoned General Rural (GR). Staff is unaware of any encroachment allowed by Washoe County into the DCA, as defined and regulated by Policy 2.1.1, during the reporting period. Previous year's reports also referenced Articles 424 and 418 of the Washoe County Development Code in regard to development suitability.

Amendments that would incorporate the DCA concept into the Washoe County Comprehensive Plan are underway, through both a new Regional Plan Conformance Element (i.e. the *Status Report Element* discussed later in this report), which has been adopted, and through the updated Conservation Element, which was introduced in 2006 and should be completed and adopted in 2007. Although regional planning staff has not proposed quantitative analysis for this topic, analysis regarding the distribution of development (proposed to be conducted under regional form and pattern) should identify development that may have occurred in the DCA.

Washoe County Area Plans, in particular the Southeast Truckee Meadows Area Plan and the South Valleys Area Plan, during the reporting period, addressed the need to preserve the scenic, natural, public safety, and recreational values of sensitive land areas. The Southeast Truckee Meadows Area Plan provided policies specific to development proposed for the "Zone AE Floodways" in Hidden Valley as identified in *Map 3* of the *Regional Plan*.

Washoe County has further responded to development constraints in those areas through the acquisition of constrained properties in identified flood zones and critical flood area. This has been done in conjunction with the Truckee River Flood Management project.



One of three one-acre parcels on North Edison Way acquired on the south side of the Truckee River where benching and minor levee construction will alleviate flood damage along the river corridor.



Building and farmland located at 4701 Mill Street designated in the Truckee River Floodway acquired by Washoe County in 2006.

Both the Southeast and the South Valleys Area Plans respond to concerns of preservation of sensitive land areas. Each provides policy language identifying such resources and outlining methods and practices, such as development clustering, to protect scenic ridgelines and critical water recharge areas. The South Valleys Area Plan introduced a Hydrographic Map to its map series, identifying area basins. All the Area Plans provide a Recreational Opportunities Plan map identifying existing and future recreational paths, trails and areas.



Example of Clustered Homes and Open Space (Southeast Truckee Meadows Area Plan)



Water Tank Located at Virginia Foothills



Water Tank Located in Galena

Goal Eight: Southeast Truckee Meadows Area Plan - Maintain open vistas and minimize visual impact of hillside development. SV.8.6 – New water storage tanks will be sited on hillsides in such a way as to be shielded from view by the natural topography...

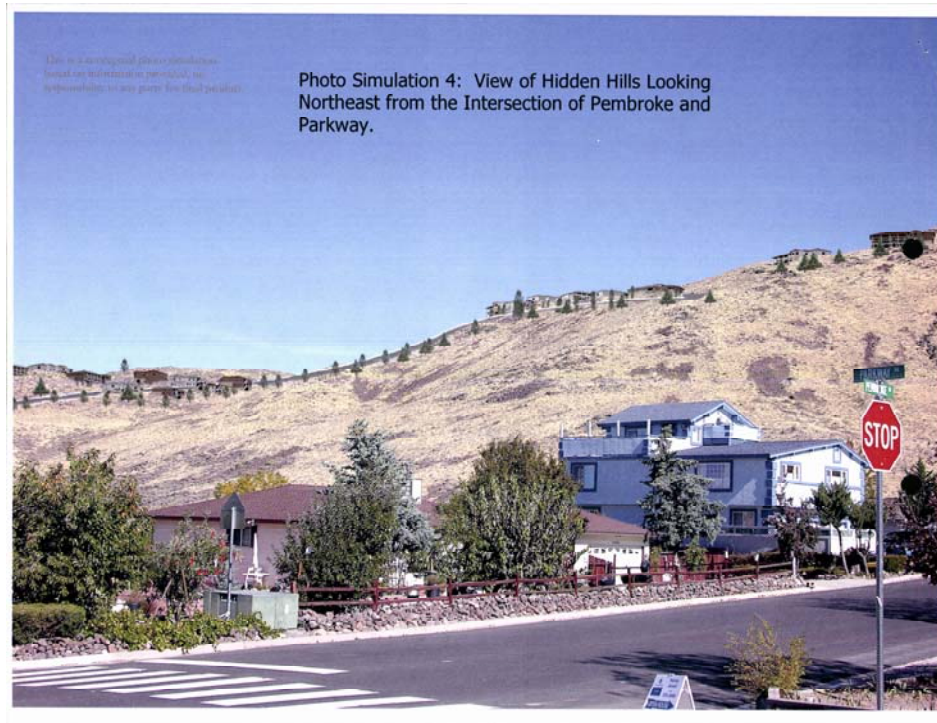
2. Slope Plans:

Please provide information on the 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 2.2.1, 2002 Regional Plan.)

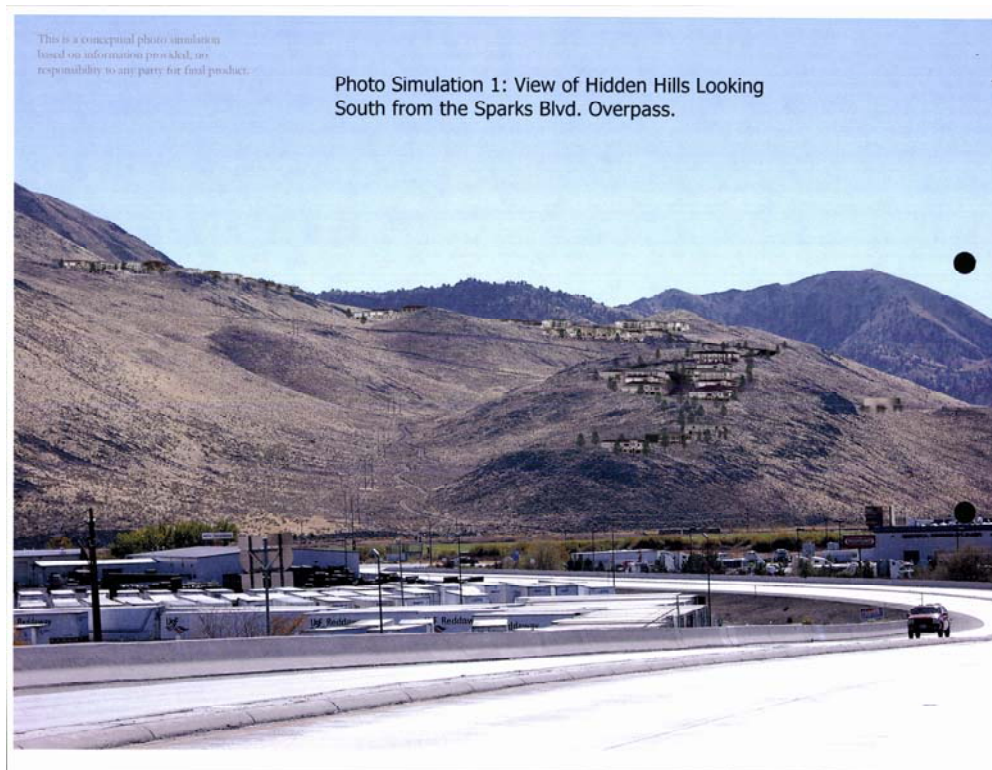
Washoe County Staff Response:

The Conservation Element of the Washoe County Comprehensive Plan contains numerous policies that enable the development of ordinances to provide strategies for the management of slopes greater than 15 percent. An update of this Element was introduced in 2006 and is anticipated for completion and adoption in 2007. The update provides new and improved data as enhanced foundation for the goals and policies. Focus has been placed on the use of low-impact development standards to protect recharge areas and on-site and off-site mitigation of measures.

In addition, as noted above, all of the Washoe County Area Plans, which are a part of the Washoe County Comprehensive Plan, contain Development Suitability Plan Maps that depict areas with slopes greater than 15 percent. These areas are designated as less suitable for development and therefore constrained. Many of the definitions for land use designations also reference slope constraints for areas exceeding 15 percent slopes, such as the General Rural designation. Area Plans identify and create for development strategies for the protection of scenic ridgelines and to prevent the ability for excessive cuts and fills.



Previous Page and Below: Photo Simulations submitted by Wood Rodgers for Hidden Hills Project. Development placement depicted has reduced visual impact and is in support of Southeast Truckee Meadows Area Plan Policy SETM.4.2 identifying the need to protect and preserve ridgelines and steep slopes.



Article 424, *Hillside Development*, of the Washoe County Development Code, which functions as the slope management plan and ordinance for unincorporated Washoe County, was not amended or changed in any way during the reporting period. Article 434, *Regional Development Standards within Cooperative Planning Areas and all of Washoe County*, provides further protection and grading standards for slopes, as well as ridgelines. **In cooperative planning areas, concern continues to exist over the frequent and consistent granting of special use permits for excessive cuts and fills, which potentially undermine the intent of hillside development ordinances and slope management strategies.**

The Conservation Element update will reinforce the continuing efforts of Washoe County to implement and comply with all programs and standards relating to the storm water discharge permit issued by the Nevada Department of Environmental Protection (NDEP) in response to requirements of the National Pollutant Discharge Elimination System (NPDES). These activities included submission of all required reports to NDEP and the Environmental Protection Agency (EPA), as well as the implementation of a new ordinance establishing additional storm water discharge program provisions. All development in Washoe County that involves the disturbance of more than 1-acre, regardless of the slope of the site, is required to comply with these programs and permits fees. Millions of dollars have been spent in recent years on these programs. Washoe County is also committed to implementing the Regional Water Planning Policies and

Criteria contained in the *2004-2025 Washoe County Comprehensive Regional Water Management Plan* developed by the Regional Water Planning Commission and adopted in January 2005, which contain standards relating to slope management on such issues as ground water recharge, runoff, and water quality.

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

Please provide information on the implementation of Policy 2.4.3, including how this policy is implemented through Master Plans or zoning codes. (Policy 2.4.3, 2002 Regional Plan.)

Washoe County Staff Response:

Because every change in land use proposed in unincorporated Washoe County constitutes a Master Plan amendment (i.e. the “one map system” whereby zoning and master plan designations are identical), it has been impossible for Washoe County to approve such divisions or intensifications during the reporting period and obtain successful conformance review from the Regional Planning Commission. Policy 1.1.6 of the Regional Plan states that, “Master plans may continue to recognize zoning outside the TMSA that was in existence as of May 8, 2002, and may allow development and division of land in accordance with that zoning and District Health Department regulations in effect on February 13, 2003.” It is staff’s understanding that there are some areas within unincorporated Washoe County that meet this policy directive, primarily in the Wadsworth area. Washoe County has and will continue to administer these areas in accordance with Policy 1.1.6. The Status Report Element of the Washoe County Comprehensive Plan officially recognizes the concept of RDA and the TMSA.

4. Open Space / Green Space Network:

Please provide progress on the implementation of the Open Space Plan (as defined in the 2002 Regional Plan), including the amount and location of land acquired for open space. (Goal 2.3, 2002 Regional Plan.)

Please provide information on the implementation of green space networks. (Policy 2.3.4, 2002 Regional Plan.)

Washoe County Staff Response:

The region is in a very exciting phase in the implementation of open space goals and programs. As the entity tasked by state law with creating a regional open space plan, it is not subject to review for conformance with the *2002 Regional Plan*. However, during the reporting period, staff undertook an evaluation of the *Washoe County Regional Open Space Plan* for conformance with the Regional Plan, particularly Planning Principle #2. Upon completion of this evaluation, staff determined the *Open Space Plan* to be an effective document for guidance in developing and protecting open spaces in the region. There were no points of direction provided in the *2002 Regional Plan* not covered in the

Open Space Plan and no content of the *Open Space Plan* identified to be in conflict with the *2002 Regional Plan*.

This analysis of conformance also served to identify several ways in which the Open Space Plan can and should be updated. Following this and the later mentioned coordination of planning documents created by the Parks and Open Space department of the County, an update of the *Open Space Plan* was initiated during the reporting period, with review and adoption in the 2007 reporting period. A new component of the Plan focuses on management of the regions natural resources. This new and updated *Regional Open Space and Natural Resource Management Plan* will serve as an important resource toward the effective management of natural resources.

The Washoe County Department of Parks and Open Space has recently entered a phase of building and management of capital improvement projects enabled by voter approved bond revenue. These facilities, many of them regional in nature, will become important assets and features of a green space network. In addition, the Parks and Open Space Department has embarked on a comprehensive update of all Park District Master Plans, which will require conformance with the Regional Plan. This work continues and is expected to be finished during the 2007 reporting period. The Washoe County Community Development Department is coordinating the Area Plan updates with the Park District Master Plan updates and will continue to work with park staff during the 2007 reporting period. These combined efforts, as well as conformance determination proceedings, should further establish and implement the regional open space and green space network strategy envisioned by the Regional Plan.

Washoe County continued to implement the Open Space Plan during the reporting period using a variety of methods and resources, including funds generated from the Southern Nevada Public Lands Management Act (SNPLMA), the 2000 Washoe County Parks and Open Space Bond, and the Statewide Question One Bond measure passed in 2002. Through SNPLMA, Washoe County acquired 935 acres in the unincorporated county for open space (but which do not have an Open Space land use designation).

Another important source of open space acquisition involves working with developers of private property whereby the county acquires open space and trail easements through the development approval process.

Washoe County also reached an out-of-court settlement with the corporate owners of the Ballardini Ranch, the last remaining large ranch property in the valley. The agreement provided for up to 220 owned and 500 total protected acres of Open Space.

As stated in last year's report, because a "green space network" is a relatively new regulatory concept for the region established by the 2002 Regional Plan, Washoe County master plans do not currently contain delineations of green space networks. Previous year's reports outline the Washoe County master plan policies that encourage the preservation of open spaces and recreational areas with free and legal public access, as well as the interconnectivity of such spaces. The combination of the *Washoe County Regional Open Space Plan*, the Washoe County Park District Master Plans with their

individual portions of a regional trail network, and the Area Plans with the “open space” land use designation for public lands surrounding the Truckee Meadows, provide the components of a green space network as defined in the 2002 Regional Plan. These plans have yet to be found in conformance with the Regional Plan and have not officially been proposed as constituting the “green space network” or “strategy” for Washoe County.



Existing access point to federal public lands located on the southern tip of APN 087-010-40. This access should be perpetuated if and when development of the property occurs (Cold Springs Area Plan).

1. 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 McCarran Boulevard ring. (Goal 2.4, 2002 Regional Plan.)

Washoe County Staff Response:

This question is not directly applicable to this department or under the purview of the Washoe County Planning Commission. The TMRPA should consult with the Washoe County Department of Water Resources, the Truckee Meadows Water Authority, the Regional Water Planning Commission, and/or the respective Public Works Departments of each jurisdiction for an adequate response to this question. The Washoe County Comprehensive Plan and Area Plans contain numerous policies regarding the management of water resources and facilities, but these policies are not necessarily

designed to implement the “desired” population distribution enumerated by Regional Plan policy 1.2.1, 1.2.4 and goal 3.2, et al.

6. 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. Please provide information on local government promotion of, or encouragement of the use of, energy efficient building technologies. (Goal 2.5, 2002 Regional Plan.)

Washoe County Staff Response:

Because goal 2.5 and Policy 2.5.1 of the Regional Plan places conformance and reporting responsibility for air quality and plan implementation issues on the Washoe County District Health Department (air quality), Washoe County Community Development staff recommends referring to this agency for the bulk of information requested under this topic.

2005’s report lists the requirements of Policy 2.5.2 of the Regional Plan regarding energy efficiency and building technology. **The Advanced Planning Program of the Washoe County Community Development Department continues to explore potential master plan policies that would require all new public buildings to meet the Silver LEED standard and implementation of other energy saving/green infrastructure techniques.** The Land Use and Transportation Element, a Master Plan document proposed for adoption in 2007, exhibits and encourages the use of energy saving alternatives such as alternate energy sources and less intensive development standard incentives.

Should this approach be successful, staff would entertain working with the Building Department, and other departments as necessary, to establish similar development practices for private sector development. Development Code language will be assessed to identify areas where existing code barriers and/or incentives may exist and where new code language would be beneficial toward the implementation of goals and policies identified in the proposed Land Use and Transportation Element (e.g. promoting/allowing the use of roof mounted solar panels, requiring certain landscaping techniques and building placement for passive solar, etc.).



Goal 20, Land Use and Transportation Element: LUT.20.7 – Require developers to establish xeriscaping Best Management practices and discourage lawns. LUT.20.7.b – Xeriscaping should incorporate vegetation native to Northern Nevada.

The second part of Regional Plan Policy 2.5.2 is potentially addressed by existing policies contained in the Washoe County Comprehensive Plan. These policies, listed in last year’s report, are primarily found within the Conservation Element of the Washoe County Comprehensive Plan (volume 1). These policies, through the Element update process, are being revised to include references to additional forms of energy-efficient building technologies, such as the LEED standards, low-impact development and green building standards. Staff will continue to evaluate the potential for these and similar standards in the region as the update progresses, scheduled for completion in 2007.

Other conservation and energy efficient measures implemented by Washoe County over the reporting period include the following:

- Introduction of an updated Land Use and Transportation Element which provides goals and policies encouraging low impact development and green building development practices as well as the use of alternate energy sources. The need to provide for alternate modes of transportation, connectivity and more mixed used, transit oriented developments can also be found in the proposed Land Use and Transportation Element.



Goal Twenty, Land Use and Transportation Element: LUT.20.6 - Encourage developers to incorporate solar power, tankless, heat-as-you-use water heaters and other renewable energy sources.



Tankless Water Heater

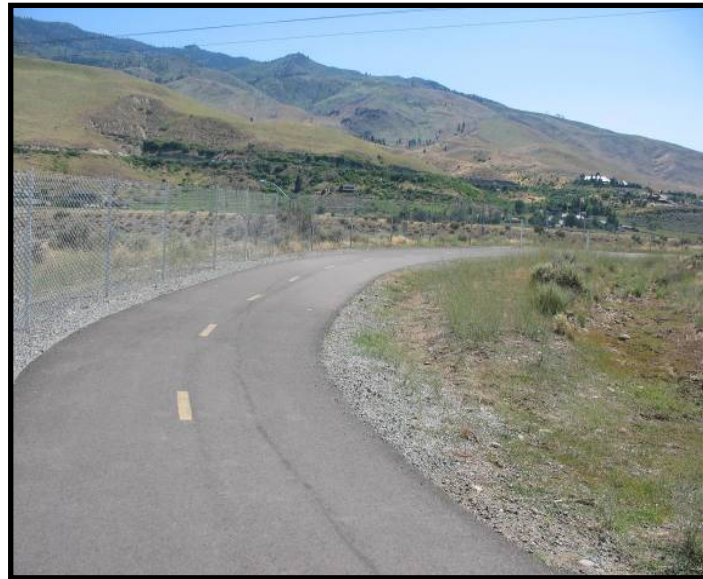


Solar Thermal Collector



Solar Hot Water Heater

Goal 20, Land Use and Transportation Element: LUT.20.6 - Encourage developers to incorporate solar power, tankless, heat-as-you-use water heaters and other renewable energy sources.



Completed portion of the Tahoe/Pyramid Class 1 bicycle lane near Verdi (Goal 14, Land Use and Transportation Element).



Example of rural mixed-use (South Valleys Area Plan update).

- Introduction of the Conservation Element update for public review. The update provides goals and policies that balance the need to conserve natural resources (scenic, air, land and water) with the interests of growth and development. The Conservation Element provides a solid foundation for some of the goals and policies introduced in the Land Use and Transportation Element such as the use of low impact development, green building standards, and alternate energy sources.
- Washoe County continued to exhibit support for the continued protection of environmentally sensitive lands, preservation of natural, cultural and historic amenities within the community and aiding in maintaining access to federal lands. Seven sensitive parcels were identified in 2006 and recommended for acquisition in Round VII of the Southern Nevada Public Lands Management Act.
- Washoe County completed its fifth consecutive year of recognition as the #1 Local Government in the U.S. for Waste Reduction and recycling by the U.S. EPA. The County saves an estimated \$700,000 per year through re-refining used oil, reusing office supplies, furniture and equipment, using biodegradable food storage and food service supplies at the jail, and recapping truck and bus tires, among other efforts.
- Washoe County received EPA's PISCES (Performance and Innovation in the SRF Creating Environmental Success) Awards for its efforts to improve water quality in the Truckee River Pyramid Lake and help preserve native fish in those water sources. This was one of only four awards given in EPA's Region 9 for 2006.
- Washoe County approved an agreement to purchase necessary land to complete the Truckee River Flood Management project which includes downstream ecosystem restoration and flood mitigation features.
- A new program for recycling and reusing batteries is also being implemented.
- Washoe County continues to have the highest rate in the State for using reclaimed water for safe irrigation of golf courses, landscaping and other appropriate uses, and the County expanded artificial aquifer recharge programs this year in the north and south valleys, getting the most of every acre foot of water possible. 2006 saw a gradual increase in reclaimed water accounts to 207 using approximately 1,879 acre feet of reclaimed water rather than scarce potable water.
- Washoe County now has a fleet of 200 alternative fuel vehicles, reducing its energy utilization and costs to taxpayers.

C. PUBLIC SERVICES AND FACILITIES

1. Regional Transportation Plan:

Please provide information on the progress of the implementation of the Regional Transportation Plan. (Policy 3.1.5, 2002 Regional Plan.)

Washoe County Staff Response:

Since the adoption of the 2002 Regional Plan, the Washoe County Community Development Department has updated the *Street and Highways System Plan* maps contained in the Area Plans to be consistent with the long-range transportation plan of the Regional Transportation Commission (i.e. the 2030 Plan). Staff continues to advocate, through the Area Plan update process and associated policies, for the implementation of transit services and other long-range transportation goals where appropriate. For example, the recently adopted Sun Valley Area Plan update includes the following policies:



Pedestrians are often forced to walk in the street where open ditches line both sides of the street. Potential conflicts with vehicle use are a concern in such situations (Cold Springs Area Plan CS.6.1.1 -... Concrete sidewalks, dirt and gravel paths, bike lanes, signage, and/or other improvements should be constructed along these alignments as part of future street maintenance, development, or other capital improvements. These proposed routes represent desired designated bike and pedestrian routes within the community.)

SUN.2.11 Needed infrastructure improvements to streets and drainage ditches that are required for improved pedestrian safety, transit stops and expanded bus service within the entire valley, shall be included in the Washoe County Capital Improvements Program following the completion of a joint study between the Washoe County Public Works Department and the Regional Transportation Commission.

SUN.2.13 The Regional Transportation Commission is urged to locate a multi-modal transit stop (parking, bike racks, shelters, concessions) on Sun Valley Boulevard.

SUN.2.14 The necessary right-of-way and intersection requirements for future roadways identified in the Regional Transportation Commission Transportation Plan will be protected through dedication, setback or other method deemed adequate and appropriate by the Regional Transportation Commission and Washoe County.

SUN.2.15 Washoe County will advocate for the expansion of transit services to and within the Sun Valley planning area pursuant to the Regional Transportation Commissions updated 2030 Plan.

SUN.2.16 Improvements listed in the Regional Transportation Commission's Sun Valley Bikeway Plan shall be incorporated into the Washoe County Capital Improvements Program. The bikeway plan will be integrated with the local and regional trails system and provide access to commercial and public services.

Staff assumes the TMRPA will consult with the Regional Transportation Commission for a more detailed response to this question.

2. Local Government and Affected Entity Facility Plans

Please provide information on the progress of the implementation of facility plans. (Goal 3.2, 2002 Regional Plan.)

Washoe County Staff Response:

Although master plans theoretically provide the basis for subsequent facility planning efforts, the Washoe County Department of Community Development and the Washoe County Planning Commission is not directly currently involved in the creation and implementation of said facility plans. The TMRPA is urged to consult with the appropriate facility planning entities for further information on this question. A comprehensive facility plan update process is currently underway for the entire TMSA, as expanded through recent regional plan amendments. With the adoption of the 2007 Regional Plan and the anticipated concurrency requirements, the department anticipates being more involved with facility planning.

3. Solid Waste Management:

Please provide information on facility plans or other projects or policies that further or assist in carrying out the Regional Plan. (Appendix 1, 2002 Regional Plan.)

Washoe County Staff Response:

The applicable waste management companies should be consulted for facility plans regarding landfill capacity, operating procedures, and recycling programs. The Truckee Meadows Water Authority and/or the Washoe County Department of Water Resources should be consulted if this question is intended to garner information regarding wastewater disposal (i.e. sewer). Some government agencies require materials from the demolition of government buildings to be completely recycled. Staff is unaware of such a policy or practice in this region, but could explore the issue. Washoe County has been an award-winning jurisdiction regarding recycling efforts for typical office waste.

4. Regional Utility Corridor Report (RUCR):

Please provide information on the progress of the implementation of the RUCR. (Policy 3.2.3, 2002 Regional Plan.)

Washoe County Staff Response:

The Regional Utility Corridor Report (RUCR) was found in conformance with the 2002 Regional Plan in 2004. Washoe County has relied on the RUCR in the past as a guide and resource in the review of issues associated with the construction of major new utility facilities, such as the Silver Lake to Tracy transmission line. Washoe County has continued to use the RUCR as a guide and resource during these planning processes. Washoe County master plans do not conflict with the policies and guidelines of the Report.

5. Spheres of Influence – changes / Annexation:

Please provide information on all annexations, including NRS 268.670 annexations outside the Sphere of Influence (SOI). (Goal 3.3, 2002 Regional Plan.)

Washoe County Staff Response:

This is not applicable to the unincorporated county jurisdiction. Please consult with the cities for official and up to date information regarding 268.670 annexations approved outside of the SOI, as well as any changes that may have occurred to the SOI. Staff discussed at length in previous reports the issue of annexation policy and its relationship to the Regional Plan. Both cities greatly expanded their SOI areas recently through Regional Plan amendments stemming from the Annexation Settlement Agreement.

6. Capital Improvement Programs:

Please provide information on variances to the CIP in the past year. (Goal 3.4, 2002 Regional Plan.)

Washoe County Staff Response:

Washoe County did not process any variances to the adopted CIP in the past year. Washoe County has provided TMRPA with the latest adopted CIP.

D. PLAN IMPLEMENTATION

Please provide a summary of Master Plan Conformance items still in progress. (Goal 4.1, 2002 Regional Plan.)

Washoe County Staff Response:

Washoe County recognizes the value and importance of conforming to the Truckee Meadows Regional Plan. In 2003 Washoe County initiated a broad and comprehensive update of the Comprehensive Plan Elements and the Area Plans. Washoe County Advanced Planning staff had intended to incorporate master plan amendments required for conformance with the Regional Plan into these on-going updates of the Area Plans and Comprehensive Plan Elements as they were completed. These update efforts, however, have not progressed in as timely a manner as first envisioned due to efforts to ensure the necessary level of public input. In order to address Regional Plan conformance items in the interim, therefore, County staff has drafted a new master plan element called the *Status Report Element* of the Washoe County Comprehensive Plan, Volume One.

The intent of the *Status Report Element* is to ensure that Washoe County's Comprehensive Plan conforms with the 2002 Truckee Meadows Regional Plan while updates to individual Washoe County Area Plans and Elements are underway, and outlines how its policies function while those updates are completed.

E. GENERAL REVIEW OF THE 2002 REGIONAL PLAN

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 Staff Response:

Please refer to the bodies of this and previous reports for detailed discussion under the various questions and topic headings regarding Washoe County staff's perspective on needed changes and amendments to the Regional Plan. The most important issue, though, that staff believes must be addressed in order for the Regional Plan to be successfully implemented is that of annexation procedures (i.e. NRS 268.670 versus NRS 268.625 and NRS 278.0274). As stated in the 2005 Washoe County Annual Report, there is a great need to resolve the contradiction between these annexation procedures.

Implementation of the Regional Plan, as well as general growth management in the region, would also be helped greatly by pro-active investment in infrastructure by government entities to direct growth to high priority areas. At present, the region generally relies upon the development community to provide the bulk of capital

investment in infrastructure and therefore responds to and accommodates development rather than directing development to more desired areas through infrastructure provision and other incentives.

F. A GLIMPSE AT 2007

Local governments and Affected Entities may also wish to include a section on ongoing 2006 projects or policies scheduled to be completed early 2007 and projects or policies that are planned to begin early 2007 that further or assist in carrying out the Regional Plan.

Washoe County Staff Response:

References to many of the projects and policies scheduled for 2007 are made throughout the body of this report, including but not limited to:

- An updated Conservation Element with emphasis placed on low impact development and green building standards
- An updated Land Use and Transportation Element with emphasis placed on low-impact development, use of green building techniques, multi-modal transportation, connectivity, and the use of alternate energy sources.
- An updated Housing Element.
- An updated Population Element.
- 2007 Affordable Housing efforts prioritized to support infill.
- An updated Washoe County Open Space Plan expanded to include a Natural Resource Management component.
- Continued assessment and modification of the Washoe County Development Code to include updated language for Area Plan policy implementation. This may include the initiation of a Development Code update.
- The review and adoption of the South Valleys, Warm Springs, Verdi, Forest, and Southwest Truckee Meadows Area Plans.
- Focused commercial development in Spanish Springs.
- Sun Valley focused residential design.

STATUS OF AREA PLAN UPDATES – March 2, 2007

The Washoe County Department of Community Development is deep into an initiative to update each of the County's Area Plans. This initiative includes adjustments to current Area Plan boundaries as well as the potential establishment of new Area Plans for West Truckee Meadows (currently included in the SWTM plan), Cold Springs (currently included in the North Valleys plan), Galena-Steamboat (currently part of the Forest, SETM, and South Valleys plans), and Hidden Valley (currently part of the SETM plan). Decisions regarding the amendments of boundaries and the creation of new planning area will be made during the update process for the affected plan(s). Following is the current status of the updates.

1. Spanish Springs Area Plan – This Area Plan updated has been completed and found in conformance with the *2002 Regional Plan* (May 2005)
2. Sun Valley Area Plan – This Area Plan update has been completed and found in conformance with the *2002 Regional Plan* in this reporting period (August 2006)
3. South Valleys Area Plan – The Area Plan update has been reviewed and adopted by the Washoe County Planning Commission (February 2007).
4. Southwest Truckee Meadows Area Plan – Staff continues to work with the members of the Southwest Truckee Meadows community. A draft Area Plan is anticipated for public and Planning Commission review in 2007.
5. Forest Area Plan – Staff continues to work with members of the Forest Area Plan community. A draft Area Plan is anticipated for public and Planning Commission review in 2007.
6. North Valleys Area Plan – This Area Plan update has been completed and found in conformance with the *2002 Regional Plan* in this reporting period (July 2006).
7. Southeast Truckee Meadows Area Plan – This Area Plan update has been completed and adopted by the Washoe County Planning Commission (January 2007).
8. Verdi Area Plan – Staff continues to work with members of the Verdi community. A draft Area Plan was circulated to the Verdi Citizen Advisory Board in March 2007. Target Planning Commission date: July/August 2007.
9. High Desert Area Plan – Initial community meetings and workshops in preparation for an update of the High Desert Area Plan is scheduled to commence in 2007.
10. Warm Springs – A draft Area Plan update has been created and circulated to the Warm Springs Citizen Advisory Board for review. Target Planning Commission date: April/May 2007.

11. Tahoe – The update of the Tahoe community plans is somewhat tied into the update of the Tahoe Regional Plan being conducted by the TRPA. Staff has begun collecting data and surveying issues.
12. Cold Springs Area Plan – The newest addition to the Area Plans, the Cold Springs Area Plan has been completed and found in conformance with the *2002 Regional Plan* in this reporting period (December 2006).

Glossary of Acronyms, Terms, and Definitions

Acronyms:

BLM	Bureau of Land Management
CIP	Capital Improvement Program
DCA	Development Constraints Area
FAR	Floor Area Ratio
HOV	High Occupancy Vehicle
LEED	Leadership in Energy and Environmental Design
NDEP	Nevada's Division of Environmental Protection
NRS	Nevada Revised Statutes
PM10	Particulate matter less than 10 microns in diameter
PRS	Project of Regional Significance
PUCN	Public Utilities Commission of Nevada
RDA	Rural Development Area
ROW	Right of Way
RPC	Regional Planning Commission
RPGB	Regional Planning Governing Board
RSCVA	Reno-Sparks Convention and Visitors Authority
RTC	Regional Transportation Commission
RTP	Regional Transportation Plan
RWMP	Regional Water Management Plan
RWPC	Regional Water Planning Commission
SHPO	State Historic Preservation Officer
SOI	Sphere of Influence
TAC	Technical Advisory Committee
TMCC	Truckee Meadows Community College
TMRPA	Truckee Meadows Regional Planning Agency
TMSA	Truckee Meadows Service Areas
TMWA	Truckee Meadows Water Authority
TOD	Transit Oriented Development
UNR	University of Nevada, Reno
USEPA	United States Environmental Protection Agency
USFS	United States Forest Service
USGBC	United States Green Building Council
VMT	Vehicle Miles Traveled
WCDHD	Washoe County District Health Department
WCSD	Washoe County School District

Terms and Definitions:

Affordable housing: Housing for a family with a total gross income less than 110 percent of the median gross income for the County concerned based upon the estimates of the United States Department of Housing and Urban Development of the most current median gross family income for the County. (NRS 278.0105)

*Air Quality
Management Plan:*

A detailed description of the programs a state will use to carry out its responsibilities under the federal Clean Air Act. The plan is a collection of reports and regulations used by an area to reduce air pollution. Also known as a State Implementation Plan (SIP), the Environmental Protection Agency must approve the document.

Annexation:

The process used by a municipality to add surrounding fringe areas to the City or town.

*Bureau of
Land Management:*

An agency within the U.S. Department of the Interior, which administers 264 million acres of America's public lands, located primarily in 12 Western States. The BLM sustains the health, diversity, and productivity of the public lands for the use and enjoyment of present and future generations.

*Capital
Improvements Program:*

A plan for capital expenditures to be incurred each year over a fixed period of several years setting forth each capital project, identifying the expected beginning and ending date for each project, the amount to be expended in each year, and the method of financing those expenditures.

Consensus Forecast:

A methodology combining the population/employment forecasts from various reliable sources.

Cooperative Planning Area:

Areas within the Truckee Meadows where more than one jurisdiction has an interest in the density, intensity or character of development as described in the Settlement agreement in the case of *Washoe County and the Sun Valley General Improvement District vs. the Truckee Meadows Regional Planning Governing Board (CV02-03469)*. These areas are shown on Map 7 of the Truckee Meadows Regional Plan.

Core Area:

The area within the Truckee Meadows area consisting of the two downtowns, other designated Regional Centers, and the transportation links among them. The core areas are characterized by a vital mix of uses, including parks and civic uses, with a high priority on pedestrian activity, and well-served by public transit.

*Development
Constraints Area:*

Area consisting of playa, significant water bodies, natural slopes over 30%, publicly owned open space and properties that are deed restricted to prevent development, but not including constrained lands less than 1/3 acre in size. See Map 4.

<i>Emerging Employment Centers:</i>	Areas to be identified in Local Government Master Plans where rapid employment growth is currently occurring or planned, and areas where jobs centers are needed to provide a jobs/housing balance within the region.
<i>Facility Plans:</i>	A plan for the development of public facilities that will have a regional impact or aide in accomplishing regional goals relating to transportation, solid waste, energy generation and transmission, conventions and the promotion of tourism, air quality or public education. The term does not include a plan for the development of a specific site or regulations adopted by an Affected Entity to implement the Regional Plan. Also “Facilities Plan”. See subsection 2 of NRS 278.026.
<i>Geographic area:</i>	The primary focus of the Truckee Meadows Regional Plan which includes the southern 15% of Washoe County, with a northern boundary at T.22N. Excluded from this region are the lands administered by the Tahoe Regional Planning Agency and the Tribal Lands.
<i>Green space:</i>	Properties with free and legal access that function as recreational areas/corridors and are not designated as primary motor vehicle circulation routes (i.e. road rights of ways). Green spaces may or may not have buildings or other improvements on them. Green spaces include open spaces, parks, bicycle or pedestrian paths, public facilities and utility or other corridors that also allow public access.
<i>Implementation:</i>	Actions, procedures, program, or techniques that carry out policies.
<i>Infill:</i>	Development or redevelopment of land that has been by passed, remained vacant, and/or is underused as a result of the continuing urban development process. Generally, the areas and/or sites are not particularly of prime quality, however they are usually served by or are readily accessible to the infrastructure.
<i>Infrastructure:</i>	The basic facilities such as roads, schools, power plants, transmission lines, transportation, and communication systems on which the continuance and growth of a community depends.
<i>Intensity:</i>	Any ratio that assesses the relative level of activity of a land use, including, but notlimited to, a floor area ratio, building coverage ratio, or impervious surface ratio.

<i>Jurisdictions:</i>	Any governmental unit or political division or subdivision including, but not limited to city, County, state, district, or territory over which the governmental unit exercises power and authority.
<i>Land use:</i>	The primary or primary and secondary uses of land such as single family residential, multiple-family residential, commercial, industrial or agriculture. The description of a particular land use should convey the dominant character of a geographic area and thereby establish the types of activities which are appropriate and compatible with primary uses.
<i>Master plan:</i>	A comprehensive long-term general plan for the physical development of the city, County, or region which includes analysis, recommendation, and proposals for the geographic area it covers.
<i>Mixed-use Development:</i>	A single building or land containing more than one type of land use or single development of more than one building and use, where the different types of land uses are in close proximity, planned as a unified complementary whole, and functionally integrated to the use of shared vehicular and pedestrian access and parking areas.
<i>Municipal services:</i>	Services traditionally provided by Local Government and/or Affected Entities, including water and sewer, roads, parks, schools and public safety.
<i>Natural resource:</i>	As used in Policies 4.1.3 and 4.3.6, natural resource means: air quality; quality and quantity of surface water and groundwater; habitat for fish, vegetation, and wildlife; open space; flood plains; wetlands; aquifer recharge areas; stream channels; soils; scenic quality; and energy sources.
<i>Neighborhood:</i>	An area of a community with characteristics that distinguish it from other community areas and that may include schools, or social clubs, or boundaries defined by physical barriers, such as major highways and railroads, or natural features, such as rivers.
<i>Open space:</i>	Properties with free and legal public access that are generally in a natural state. Open space may include spaces that are inappropriate for access or development for any reason such as sensitive environments or hazardous areas (eg landslide areas). Open spaces provide native plant and wildlife habitat, passive recreational opportunities, enhance the scenic character of the region and allow

for preservation of significant cultural and archaeological resources.

Plan: A document, adopted by an agency, that contains, in text, maps, and/or graphics, a method of proceeding, based on analysis and the application of foresight, to guide, direct, or constrain subsequent actions, in order to achieve goals. A plan may contain goals, policies, guidelines, and standards.

Playa: Generally a dry or intermittently dry lakebed in the lowest spot of a closed valley. Salt contents are generally quite high.

Policy: A specific statement of principle or of guiding actions that implies clear commitment. A general direction that a governmental agency sets to follow in order to meet its goals and objectives.

Public lands: Any land area owned and managed by a public entity for the public good.

Region: An area located in southern Washoe County, south of Township 22 north, excluding the Tahoe Regional Planning Area and Tribal lands.

Regional Centers: Mixed-use areas that contain developments, services and facilities that provide a regional benefit. Regional Centers will have a primary specialized focus and will be substantially self-contained. Regional Centers may contain high-density residential developments and will have a high level and range of activities including shopping, recreation, dining and entertainment, gaming and accommodation, employment and education, cultural or community events and public services and facilities. Regional Centers will include a high level of pedestrian activity. Regional Centers will be multi-modal and/or transit hubs and be sited along automobile or transit corridors.

Regional Planning Commission: The RPC has nine members, including three each from the Reno, Sparks, and Washoe County local planning commissions, appointed by their respective governing bodies. (NRS 278.0262)

Regional Planning Governing Board: The RPGB consists of ten members including three from the Washoe County Commission, four from the Reno City Council, and three from the Sparks City Council. (NRS 278.0264)

*Regional
Transportation
Commission:*

The Regional Transportation Commission is the designated Metropolitan Planning Organization for Washoe County and is responsible under the Transportation Equity Act for the 21st Century for developing the Regional Transportation Plan.

*Regional
Transportation Plan:*

The 2030 RTP serves as the region's long-range transportation plan to accommodate the Regional Form and land-use, master-planned development in the City of Reno, City of Sparks and Washoe County.

*Regional Water
Management Plan:*

Document which provides the region with an outline of how water will be managed to meet the needs of the citizens into the future. Major components of the plan are identification of future water supply and wastewater facilities, regional flood control and drainage projects, and development of a conservation program. Serves the area generally described as all lands within Washoe County south of Township 25, excluding the Lake Tahoe watershed, Pyramid Lake Paiute Indian Reservation, and other tribal trust lands within the planning areas.

*Regional Water
Planning Commission:*

Body of individuals from the local jurisdictions set up by legislation responsible for developing and maintaining the Regional Water Plan.

Regulation:

A rule or order prescribed for management by government.

Right-of-way:

A strip of land acquired by reservation, dedication, prescription, or condemnation and intended to be occupied by a street, trail, water line, sanitary sewer, and/or other public utilities or facilities.

*Rural Development
Area:*

Area within the region lying outside the Truckee Meadows Service Areas.

Sphere of Influence:

An area into which a City plans to expand as designated in a comprehensive Regional Plan adopted pursuant to NRS 278.026 to 278.029, inclusive, within the time designated in the comprehensive regional plan. (NRS 268.623)

Sprawl:

Premature growth or outward expansion of development. Low-density land-use patterns that are automobile-dependent, energy

and land consumptive, and require a very high ratio of road surface to development served.

Suburban: Suburban development includes residential uses at generally one to three single-family units per acre and supportive nonresidential and public development.

Transit-oriented development (TOD): Moderate and high-density housing concentrated in mixed-use developments located along transit routes. The location, design, and mix of uses in a TOD emphasize pedestrian-oriented environments and encourages the use of public transportation.

Transit Oriented Development (TOD) Corridor: Corridors depicted on Map 5 of the Regional Plan, generally ¼ mile wide on each side of the designated transportation route or road, as further defined in Local Government Master Plans.

Truckee Meadows Regional Plan: A comprehensive Regional Plan for the physical development and orderly management of the growth of the region for the next 20 years.

Truckee Meadows Service Areas (TMSA): The defined areas within which municipal services and infrastructure will be provided. This area includes the high intensity core areas and existing and planned urban and suburban uses.

Unincorporated Areas: Areas outside any city and under the County's jurisdiction.

Unincorporated Communities: Management units that may be designated in the Washoe County Comprehensive Plan in unincorporated areas within the TMSA and outside the two cities and their Spheres of Influence. Unincorporated Communities would have a predominantly low density, residential land use pattern as an alternative to the higher density development in the cities.

Urban development: Development occurring at an intensity greater than 3 dwelling units per acre that is served by community water and sewer.

Zoning: A local ordinance that divides a community into districts and specifies allowable uses and development standards for each, consistent with the adopted community master plan.