

Envision Washoe 2040 | Planning Commission Hearing October 16, 2023

Agenda

- Plan Structure
- Plan Process and Public Outreach



Plan Structure

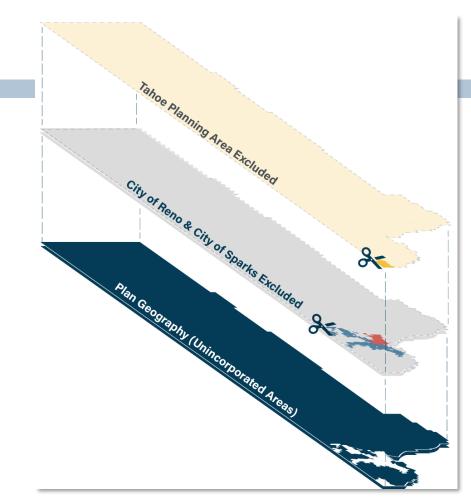
Plan Overview

A **policy document** that establishes a **long-range** framework to guide land development, environmental protection, public services, housing, transportation, and the economy within **unincorporated Washoe County**.

The master plan has a **community vision** and then guides and shapes that vision with **principles**, **policies**, **and actions** that guide community enhancements.

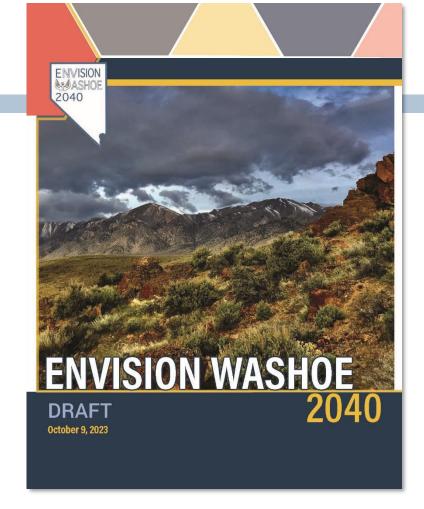
Plan Jurisdiction

- Master plan for unincorporated Washoe County
- Excludes areas within the municipal boundaries of Reno and Sparks
- Excludes Tahoe Planning Area



Plan Structure

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



Chapter 1 | Foundation

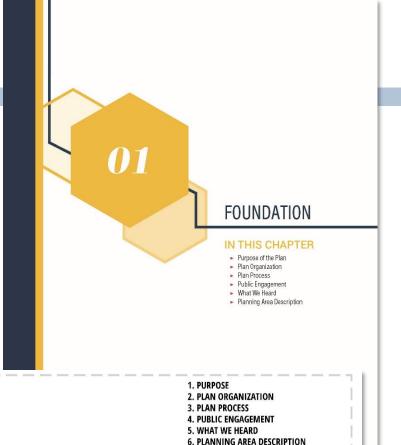
- I. Purpose
- II. Plan Organization
 - I. Connection to Other Plans and Documents
 - II. Plan Hierarchy
- III. Plan Process
- IV. Public Engagement
- V. What We Heard
- **VI. Planning Area Description**
 - a. History of Plan Development

CHAPTER 1:

FOUNDATION

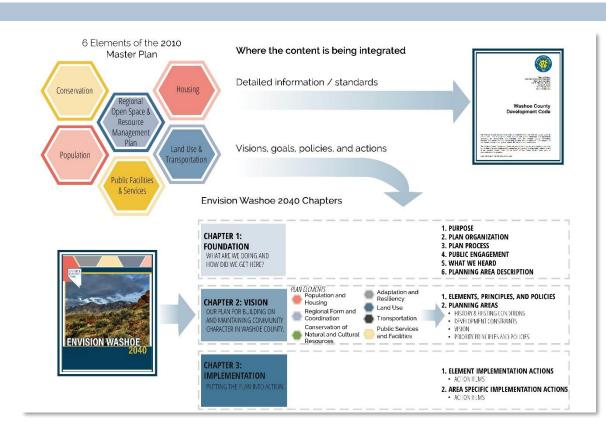
WHAT ARE WE DOING AND HOW DID WE GET HERE?

b. How They Have Affected Development and Growth



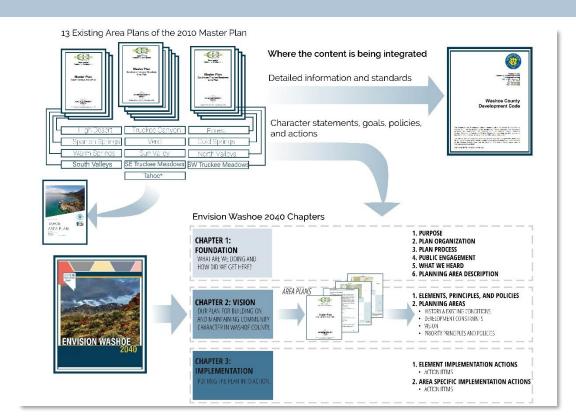
Plan Structure

- Reshuffling of Elements to build from Regional Plan
- Combine all Elements into Chapter 2 of the Master Plan
- Revision of vision, principles, policies, and actions
- Move detailed standards into development code



Planning Areas

- Previously referred to as Area Plans
- Combining all plans into Chapter 2 of the Master Plan
- Refinement of character statements, principles, policies, and actions
- Move detailed standards into development code



- Elements (as tiered from **Regional Plan**)
 - **Population and Housing**
 - **Regional Form and** Coordination
 - **Conservation of Natural** and Cultural Resources
 - Adaptation and Resiliency
 - **Land Use**
 - **Transportation**
 - **Public Services and Facilities**



VISION

IN THIS CHAPTER

- Vision Statement
- ► Plan Elements
- Population and Housing Element
- Regional Form and Coordination Element
- Conservation of Natural and Cultural
- Adaptation and Resiliency Element
- Land Use Element
- Transportation Flement
- Public Facilities and Services Element
- ► Planning Areas
- Cold Springs
 - Forest
 - High Desert

 - South Valleys
 - Southeast Truckee Meadows
 - Southwest Truckee Meadows
 - Spanish Springs
 - Sun Valley
- Truckee Canyon
- Verdi
- Warm Springs
- Other Planning Areas

ELEMENTS

- I. Existing Conditions
- II. Principles and Policies
 - I. Introduction
 - II. Relevant Plans (linked)
 - **III.** Principles & Policies



03

CONSERVATION OF NATURAL AND CULTURAL RESOURCES

3.7. Coordinate with NDOW, NDF, and USFWS as necessary when analyzing or permitting management plans, projects, and other land use actions to provide adequate avoidance, minimization, and mitigation measures to protect wildlife and natural resources within Washoe County

ONE TRUCKEE RIVER

One Truckee River is a coalition of

public and private partners from 22

agencies working together to ensure

a healthy and thriving Truckee River.

Visit their website to learn more

about their efforts:

www.onetruckeeriver.org

NCR Principle 4. Protect and improve water resources.

CLICK THE ICONS FOR MORE INFORMATION:

- Prioritize preservation of existing wetlands over mitigation of impacts.
- Buffer water bodies, seeps, springs, playas, wetlands, and riparian areas from development and special use permits.
- Protect Critical Source Water Protection Areas.
- 4.4 Collaborate with WRWC, TMWA, Local Governments, Tribes, and other regional partners to manage land use practices to protect the watershed and water supply sources.
- 45. Continue to implement the One
 Truckee River Management Plan to protect the Truckee River and its tributaries and apply
 best unactices to all stretches of the Truckee River in Washoe County.
- Support the use of recycled water for uses that benefit wildlife and natural habitats or multiple beneficial uses including purified water projects.
- 47. Ensure water importation proposals are environmentally sound as set forth in NRS 533.370(3).

NCR Principle 5. Maintain air quality at levels necessary to protect public health and welfare and improve visual clarity.

- Support Northern Nevada Public Health (NNPH) in enhancing public education and advocacy
 efforts concerning air quality issues, sources, and solutions.
- 5.2. Support NNPH Air Quality Management Division in their efforts to continuously monitor air quality and mitigate identified health impacts.
- 5.3. Include air quality considerations in the development review and construction process.
- 5.4. Mitigate impacts of disturbances such as grading and tilling to future air quality.
- 5.5. Evaluate the need to develop enhanced landscaping standards to mitigate air pollution impacts.

nents on joint planning Jniversity Farms and In these cooperative and use designation is ges to the master plan it plan.

is largely composed of rporated County being d manager in Washoe which manages 65% of and lands managed by prise 7.8% and 4.6% of y. This land ownership attively with local, state, effectively.

in federal lands are

aral Lands Bill, Washoe lic Land Management eral Lands Bill may be While some lands near sed of for private sale, hould be preserved as e County will continue the in the development podates to the Regional orporate federal lands



State of Nevada

Bureau of Land Manage

Bureau of Reclamation Fish and Wildlife Servi

Forest Service

GED LANDS IN

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PLANNING AREAS

- **Imagery**
- **History and Existing Conditions**
- III. Development Opportunities & **Constraints**
 - Key issues and opportunities
- IV. Area Vision
 - Refined character statement
- **Principles & Policies**
 - Priority goals and policies tiered from Elements



Located approximately 20 miles north of countown Reno in scenic Cold Springs Valley, the Cold Springs planning area is characterized by a series of ridgelines surrounding a large in armillent playa, also bed known as the White Lake Plays, A seasonal, also of varying size forms on the White Lake Plays representing a major landmany and important norm unity identifier for the Crid Springs community

outercopings and the surrounding majorains and colorlings. The ringelines that surround the Cold Springs Walley form the Cold Springs Hydrographic Basin, Typical of the basin and range teologically found throughout Novada, the Cold Springs Evdrographic Basin is a "closed" basin, meaning that all hydrology remains within The basin by collecting in low lying areas (in Cald Springs It is primarily occurs on the White Lake Plaza). These natural resources represent important community identifiers that contribute significantly to the community character and overall quality of the in the area. Surrounding public lands owned and managed by both the BLM and the USFS are of particular importance to the community and offer an abundance of regrectional activities ranging from off read vehicle use to wildlife viewing. It is extremely important to the community that access to these areas be preserved: however, the continued accommodation of all users and activities will require careful management to avoid resource degradation and negative impacts

The Regional Plan designates the areas within the TMSA in the Cold Springs area as Tior 2, and areas outside the TMSA as Fural. This means that over the next 20 years, the areas with a the TMSA will coatinue to emerience and accommadate development at a maximum density mirroring existing development, and areas.

skies with bright stars, open public lance, historic renching creas, unique rock. FIGURE 12, COLD SPRINGS KEY FEATURES



exican for new courlection

TER 2- VISION P 79

han Interface

Natural and Cultural Resources Principle 1. Maintain scenic resources within the County. Policy I.I Collaborate with all planning partners to identify and protect the region's significant visual dataways and viewshods

including ridgelines buttes mountains and ringrian corridors. » Policy 1,2 Maintain dark night skies

Natural and Cultural Resources Principle 3. Protect key wildlife and vegetation resources.

 Policy 3.2. Protect sensitive and important lands through condopment techniques such as common open space, conservation. casements, and valuntary limitation on development such as a transferable development rights program. Policy 3.3. Copperate with RTC and MBOT to minimize wildlife conflicts within transportation corridors.

Natural and Cultural Resources Principle 4. Protect and improve water resources

- » Palicy 4.2 Buffer water bodies, scaps, springs, playas, watlands, and riporan areas from dayo opmort. Policy 4.3. Protect Critical Source Water Protect on Areas.
- Policy 4.7 Ensure water importation proposals are environmentally sound as set torth in NPS 533.578(3).

Natural and Cultural Resources Principle 6. Acquire, develop, and maintain a system of regional parks and trails that provide for both active and passive recreational opportunities

 Policy 8.5 Work with partner spencies including TMRPA, WCSD, NDOT, and RTC to support a collaborative approach to the creation of a network of parks, his excess greenhelts, recreatings trails multi-number confiders and but of tacifies Natural and Cultural Resources Principle 8. Educate citizens about the region's cultural resources.

» Palicy 8.3. Uncourage preservation of unique geologic and mineral formations for educational, scientific, and other public

Adaptation and Resiliency Principle 2, Coordinate natural hazard response with regional and federal

» Policy 2.1 Support Fire Protection District efforts to dovelog, fund, and implement a Community Wildfire Protection Program and replanting program for all non-federal public lands in the region.

Policy 2.2 Promote narrier agency efforts in helping individuals, earn to live with fire.

Adaptation and Resiliency Principle 3. Mitigate the impacts of climate change on residents.

Policy 3.2 Protect sensitive and important lands through development techniques such as common open space conservation.

easements, and voluntary limitation on development such as a transferable development rights program. Policy 37 Encourage deseropment of alternative and renewable energy generation and intrastructure, including but not limited

to so as wind, and goothermal to benefit the community/county.

Land Use Principle 4. Design communities and neighborhoods to create a strong sense of place.

- Policy 43 Encourage design of industrial, commercial, and multifamily uses to contribute to the community's sense of place.
- · Forest Area Policy, Support expansion and modernization of the services and facilities of the historic Mount Rose Ski area and the Mount Rose Resort Services Area (MBRSA), consistent with the Regional Plan. Land Use Principle 5. Maintain the rural character of communities in the Rural Area

Policy 51. Vaintain large to, sizes outside of the TMSA and prohibit and use changes that would result in a parcel less than 5.

Transportation Principle 3. Prioritize multi-modal transportation to support healthy communities,

» Policy 3.3 Proritize development of alternative modes of transportation before expanding the roadway network.

CHAPTER 2: VISION P. 89



characterized by large contiguous public land holdings, active agricultural

ranches, small pockets of one-acre subdivisions, and sweeping vistas from the

Mt. Rose Highway. The Forest area includes the Mount Rose Resort Services Area,

which provides recreation-locused services and lodging. Future residential and

commercial development should mirror the existing development pattern and

density, with a focus on providing local employment opportunities, maintaining

FOREST

Community Image Placeholder

onen space, and providing trail connections

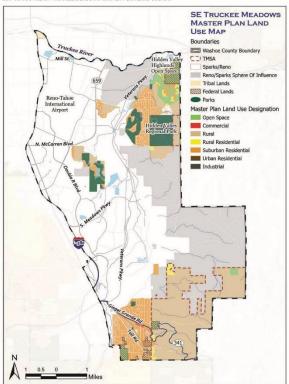
PLANNING AREAS

- I. Master Plan Land Use Map
 - Administrative boundaries
 - Existing Master Plan Designations (no change from 2010 plan)
 - Existing roads, parks, and open spaces

SOUTHEAST TRUCKEE MEADOWS

SUBURBAN

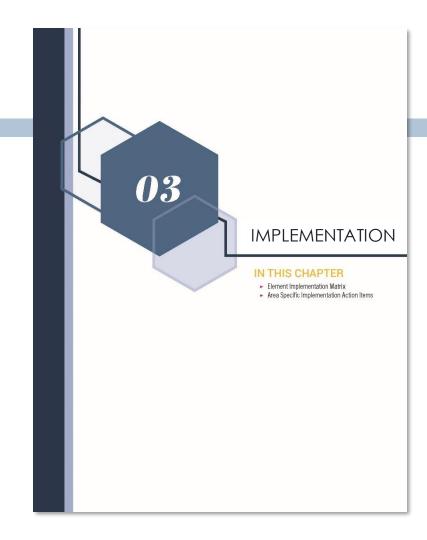
MAP 16. SOUTHEAST TRUCKEE MEADOWS MASTER PLAN LAND USE MAP



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Chapter 3 | Implementation

- I. Actions for each Element
- II. Actions for Planning Areas*



Chapter 3 | Implementation



Expressions of community ideals. They are broad directions that establish ideal future conditions toward which policies are focused.

Policies

Statements which further refine the principles and guide the County's course of action to achieve the principles. They should guide decision-making and give clear indication of intent.

Actions

Detail steps needed to implement the principles and policies.

- Development Code Revisions
- Plans, Studies, & Policies
- Programs & Resources
- Capital Projects

ELEMENT IMPLEMENTATION ACTIONS

ACTION	TYPE	ASSOCIATED PRINCIPLES & POLICIES	LEAD	PARTNERS	ANTICIPATEI FUNDING SOURCE
Ongoing and Immediate Action Items					
Develop a Dark Skies Ordinance to minimize impacts of excess lighting while maintaining a safe level of visibility at night.	Development Code Revisions	NCR1.1; NCR1.2	Planning		\$
Review public notice practices for opportunities to increase their effectiveness.	Development Code Revisions	RFC1.1, RFC2.5	Planning		\$
		LU1.5,			
Develop standards and code enforcement strategies to outdoor storage areas.	Development Code Revisions	LU4.3, LU4.7	Planning	Code Enforcement	\$
Update ridgeline protection standards to mitigate development impact on scenic views.	Development Code Revisions	NCR1.1, AR1.1	Planning		\$\$
Develop sensitive area standards to protect and mitigate development impacts to natural open space, wildlife habitat, water bodies, wetlands, and sensitive lands. Include standards for scenic viewshed protection.	Development Code Revisions	NCR1, NCR3, NCR4	Planning	Regional Parks and Open Space	\$\$
Update the Development Code to remove barriers to provision of affordable and workforce housing consistent with ongoing Washoe County Strategic planning efforts.	Development Code Revisions	PH3.1, PH3.2, PH3.3	Planning	TMRPA	\$\$\$
Conduct a development code assessment to identify barriers to affordable housing	Development Code Revisions	PH3.1, PH3.2, PH3.4	Planning	Washoe County Housing	\$\$
Evaluate the maximum densities and consider removing discretionary permit requirements and expand the types of housing allowed by-right in all zones where appropriate.	Development Code Revisions	PH2.1, PH3.1, PH. 3.2, PH3.4, PH3.6, PH5.3	Planning	Washoe County Housing and Homeless Services	\$\$
Develop new methods, through zoning designations, overlays, or some other method, to encourage walkability, multi-modal transportation, and residential development near commercial uses and transportation nodes.	Development Code Revisions	PH2.1, PH3.1, PH3.5,	Planning	Washoe County Housing and Homeless Services	\$\$
Revise the accessory dwelling units section of the Development Code to expand options and reduce regulatory barriers.	Development Code Revisions	PH3.5	Planning	Washoe County Housing and Homeless Services	\$
Amend the Development Code to require an environmental review for subdivisions and development in sensitive areas.	Development Code Revisions	NCR1, NCR3, NCR4	Planning	Regional Parks and Open Space, NDOW	\$\$
Adopt water conservation incentives and ordinances that encourage residents to use conservation devices, low-water landscaping, and efficient irrigation.	Development Code Revisions	NCR4, LU3.2	Planning	Engineering, Building, Utilities and Maps	\$\$\$
Review and amend the development and architectural standards with the goal of reducing emissions and increasing resiliency.	Development Code Revisions	AR3	Planning		\$

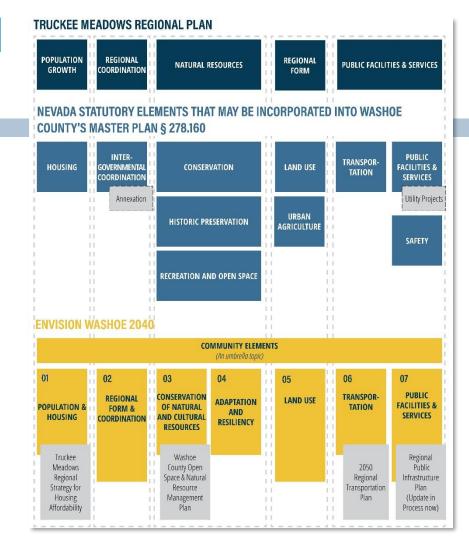
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Plan Process + Public Engagement

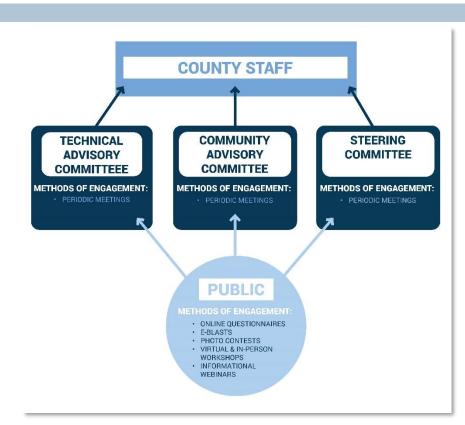
Alignment with NRS and the Regional Plan

- Structure builds from the 2019 Truckee Meadows Regional Plan structure
- Incorporates Nevada statutory elements
- References other County, State, and Regional planning efforts



Public Engagement Process

- Public engagement through both in-person and online methods
- Periodic meetings with each of the three committees
- Planning Commission Updates
- Periodic CAB presentations
- Regular Agency Updates



Public Engagement - by the Numbers

Why it's Important

- Planning is fundamentally community oriented
- Sets foundation for future efforts and projects including development code updates, capital improvements
- Questionnaire #2 Responses 120 In-Person Planning Area Comments Online Planning Area Comments 1595 Planning Area Online Draft Views In-Person Draft Plan Events 16 (1706) Draft Plan Review

WASHOE COUNTY



PUBLIC ENGAGEMENT



















MEETING DATES



Steering Committee Meeting (Sep) Steering Committee Meeting (Nov)



NOTIFICATIONS Social Media Posts





Steering Committee Meeting (Feb) Questionnaires (Oct 2021 through Apr 2022)

Steering Committee Meeting (Oct) Advisory Committee Meetings (Dec) Planning Commission Update (Dec)



NOTIFICATIONS

Social Media Posts



MEETING DATES

Planning Commission Updates (Feb, Aug, Dec) In Person Workshops (Feb) Steering Committee Meeting (June) Advisory Committee Meetings (June)

Questionnaires (Oct 2021 through Apr 2022 and June-Aug 2022)



NOTIFICATIONS

EBlast (November) Social Media Posts



MEETING DATES

Advisory Committee Meetings (Feb) Steering Committee Meeting (Feb) Planning Commission Updates (Mar, June, Aug. Sept. Oct) In Person Workshops (3 in Mar) Advisory Committee Meeting (May)

Steering Committee Meeting (May) Advisory Committee Meeting (Aug) Steering Committee Meeting (Aug) Virtual Meetings (April, June, Aug)

Draft Plan Outreach Series (16 in Sept)

NOTIFICATIONS

EBlast (April, June, August)

Guiding Principles & Fundamental Goals

Guiding Principles

- ✓ The update is Efficient.
- ✓ The update is Clear.
- ✓ The update is Accessible.
- ✓ The update is Supported by a broad range of stakeholders.

Fundamental Goals

- ✓ State and Regional Conformance
- ✓ Establishes clear distinction between policy and code
- ✓ The distinctions made or implied between planning areas are real and legally defensible
- A clear bridge exists between the master plan and development review

Agency Collaboration

Why it's Important

 Provides for crossjurisdictional coordination and communication

Individuals/Groups within Washoe County 16 **Local Partner Agencies** Utility Agencies/Groups State Agencies 11 Federal Agencies 6 Community Individuals/Groups

Draft Plan Outreach Series

- Latino Arte and Culture's Poetry Encounters | Teglia Paradise Park | August 5th | 11 AM 4
 PM
- High Desert CAB | Gerlach Community Center | August 10th | 6 PM
- Lazy 5 Music Series | Lazy 5 Regional Park | August 16th | 5 7 PM
- Planner at Library | South Valleys Library | August 17th | 4 5:45 PM
- **All County Webinar** | August 21st | 5:30 6:30 PM
- Planner at Library | Verdi Library | August 22nd | 4 5:30 PM
- **Planner at Library** | North Valleys Library | August 23rd | 4:30 6 PM
- Sierra School of Performing Arts | Hawkins Amphitheater | August 25th | 6:15 7:30 PM
- Bowers Mansion Bluegrass Festival | Bowers Mansion | August 26th | 9 AM 2 PM

Draft Plan Outreach Series

- **Spanish-language Open House** | North Valleys Regional Park | August 28th | 5 7 PM
- Warm Springs Community Meeting | Regional Shooting Facility | August 30th | 6 PM
- South of the River Open House | South Valleys Library | August 31st | 5:30 7:30 PM
- **Planning Commission Open House** | Chambers Lobby County Commission | September 5th | 4 6 PM
- North of the River Open House | North Valleys Regional Park | September 6th | 4 6:30 PM
- **Board of Adjustment Open House** | Commission Chambers Lobby | September 7th | 12 1:30 PM
- Planner at Library | Spanish Springs Library | September 13th | 4 5:45 PM
- Planning Commission Hearing | October 16th
- Board of County Commissioners Hearing | November 14th
- Board of County Commissioners 2nd Reading | December 12th



Upcoming Public Outreach & Next Steps

Next Steps & Upcoming Events

- Planning Commission Hearing | October 16th
- Board of County Commissioners Hearing | November 14th
- Board of County Commissioners 2nd Reading | December 12th
- Regional Planning Commission Conformance Review Hearing | Early 2024