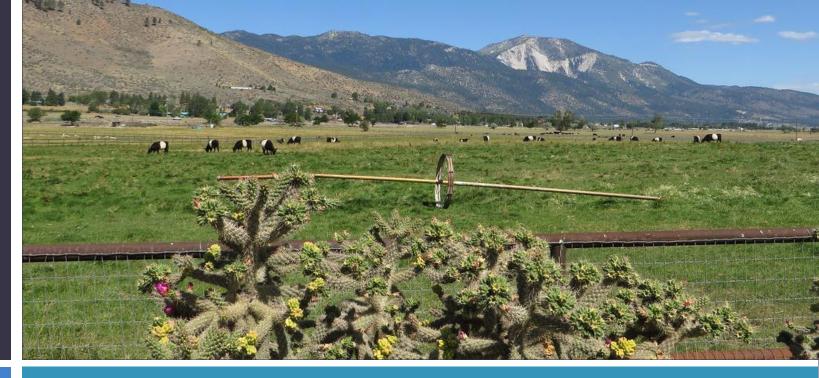


Envision Washoe 2040 | Planning Commission Update 01 August 2023

Agenda

- Schedule Update
- **II.** Plan Structure
- **Public Outreach and Upcoming Events**



Schedule Review

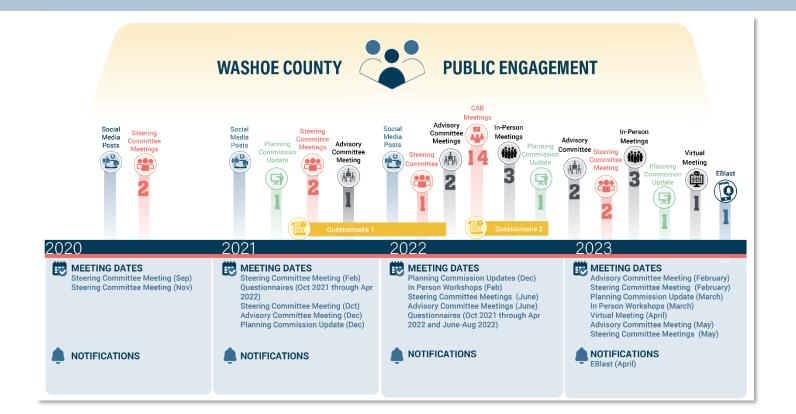
2023 Updated Timeline

SC: Steering Committee

TAC: Technical Advisory Committee **CAC:** Community Advisory Committee

MAY	JUN	JUL 📐	AUG	SEPT	OCT	NOV	DEC
Future Land Use Refinement Draft Outline of Proposed Land Use Code Amendments	Draft Plan Refinement Draft Proposed Land Use Code Amendments	Draft Plan Finalization Proposed Land Use Code Amendments Drafting	Draft Plan Public Outreach Draft Plan and Land Use Code Amendments Refinements	Draft Plan Public Outreach Draft Plan and Land Use Code Amendments Refinements	Public Adoption Hearings	Public Adoption Hearings	Public Adoption Hearings
TAC/CAC Meetings			Public Worksho PC Upda etings	pp/			

Envision Washoe 2040 Public Outreach

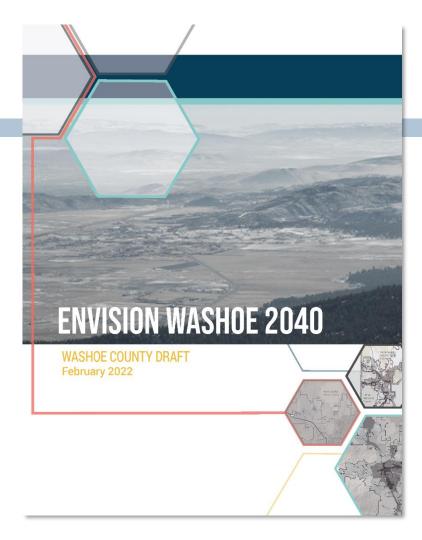




Plan Structure

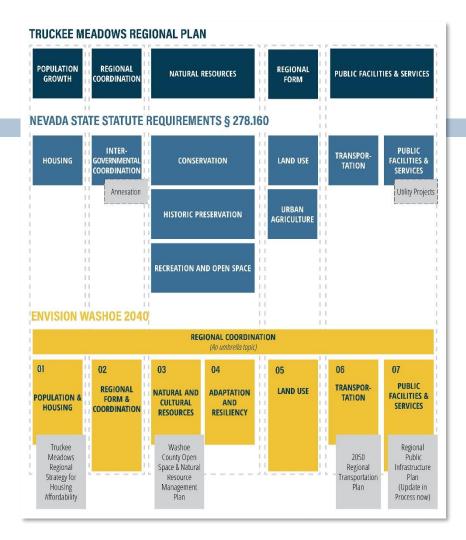
Plan Structure

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



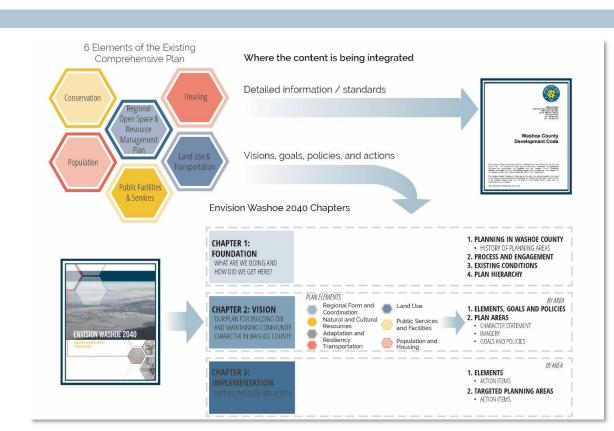
Plan Structure

Envision Washoe 2040 is tiered from the Truckee Meadows Regional Plan and includes additional specific language to comply with NRS §278.160



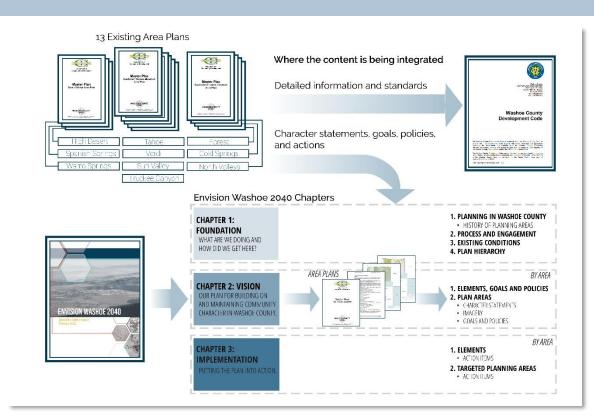
Plan Structure

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



Area Plans

- Combining all plans into Chapter 2 of the Master Plan
- Refinement of character statements, goals, policies, and actions
- Move detailed standards into development code



Chapter 1 | Foundation

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



FOUNDATION

IN THIS CHAPTER

- Purpose of the Plan
- Plan Organization
- Connection to Other Plans
- ► Plan Process
- Public Engagement
- Area Plan Descriptions

CHAPTER 1: FOUNDATION WHAT ARE WE DOING

WHAT ARE WE DOING AND HOW DID WE GET HERE?

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

Chapter 2 | Vision

- I. Elements (as tiered from Regional Plan)
 - a. Population and Housing
 - b. Regional Form and Coordination
 - c. Natural and Cultural Resources
 - d. Adaptation and Resiliency
 - e. Land Use
 - f. Transportation
 - g. Public Services and Facilities



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



TRANSPORTATION

The principles and policies of the Transportation Element are aimed at the challenges of creating and maintaining a quality transportation system in our multi-jurisdictional environment. While these policies demonstrate a commitment to conformance with the Regional Plan, increasing accessibility to the transportation system across multiple jurisdictions is critical to achieving the overall vision of the community. Community input regarding growth and development often expresses frustration with the transportation system and its ability to absorb growing demand in a safe and responsible manner. The following policies represent Washoe County's acknowledgment of this community wide concern.

RELEVANT PLANS

- ► RTC 2050 Regional Transportation Plan ► RTC Advanced-Mobility Plan
- ► RTC Bicycle and Pedestrian Master Plan
- ► RTC Complete Streets Master Plan

They also demonstrate the County's commitment to proactively respond to transportation challenges in coordination with the region's many transportation agencies. While the responsibilities for planning, constructing, and maintaining the local road network are divided among NDOT, RTC, City of Reno, City of Sparks, and Washoe County, the network remains interconnected. The principles and policies below address the challenges and opportunities of this complex environment.

The County is committed to ensuring that transportation infrastructure meets the needs of not just the existing development, but future development. These policies also respond to the community's desire to pursue innovative transit and multi-modal opportunities. Community input strongly supports the development and maintenance of active transportation opportunities for walking, biking, and emerging individual electric vehicle technology such as e-scooters and bikes. The policies support a transportation network that is consistent with the community's deep connection to outdoor recreation.

Principle 1. Create an interconnected transportation network.

- 11. Promote the connectivity of the neighborhoods within the larger community and region by:
- Encouraging block lengths that promote pedestrian, cycling, and vehicular circulation.
- Designing new developments to contain stubs for connection to adjacent developments. » Designing new developments to utilize planned public transportation.
- . Encouraging separate bicycle and pedestrian pathways.
- 12. Connect open space, trail access, and bikeway systems with multi-use trails in accordance with the Truckee Meadows Trail Plan.



14. Support mixed-use, transit-oriented development, and community revitalization projects that encourage walking, bicycling, and easy access to existing and planned transit stops. percentage of is vast network atures remains IN WASHOE

Chapter 2 | Vision

CHARACTER 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



FOREST

Community Image Placeholder

onen space, and providing trail connections

conditions as vellow text for each of the four plan theores.

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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

Pegreptional services, seen a resources, and commercial services are all highly appeal did primarily due to the amount of public land and designated wilderness areas within the Forest Area. Future development should

such the maintain this land of care on. We filamed a transportation is wort allo research to the same pervises from

Peno and Sperius to Leike Tahoo, but there is an opportunity to expand existing services to improve access.

to public transportation. The prophic below represents the existing conditions as bars and the desired future

GENERALLY ABSENT PROTEGER PRESENT GENERALLY PRESENT GROWN ACCESSING

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 han Interface

TER 2- VISION P 79

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 targeto, sizes outside of the TMSA and promibilitand use changes that would result in a parcet less than 5.

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

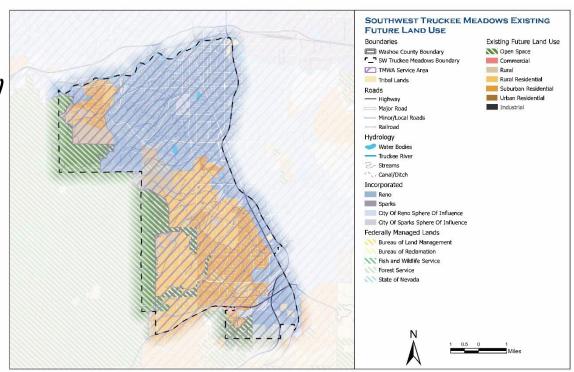
» Policy 3.3 Proritize development of alternative modes of transportation before expanding the roadway network.



Chapter 2 | Vision

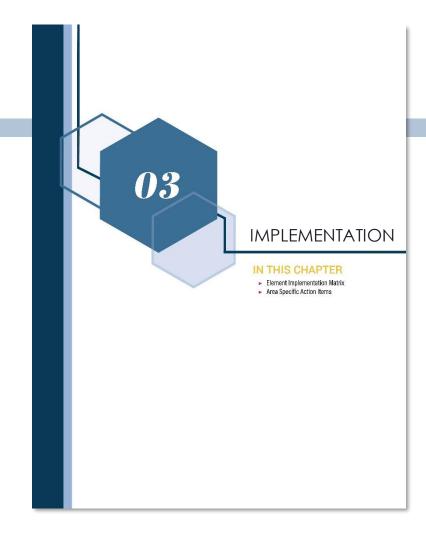
CHARACTER AREAS

- I. Future Land Use Map (Master Plan Designations)
 - Existing Master Plan Designations
 - Existing roads/trails

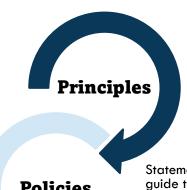


Chapter 3 | Implementation

- I. Actions for each Element
- II. Actions for Area Plans*



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.



Detail steps needed to implement the principles and policies.

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

ELEMENT IMPLEMENTATION ACTIONS

ACTION	ТҮРЕ	ASSOCIATED PRINCIPLES & POLICIES	LEAD	PARTNERS	ANTICIPATED 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		Planning		
Revise public notice requirements to increase the effectiveness of noticing practices.	Development Code Revisions		Planning		
Develop standards and code enforcement strategies to address junk and storage areas	Development Code Revisions		Planning	Code Enforcement	
Update ridgeline protection standards to mitigate development impact on scenic views.	Development Code Revisions		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		Planning	Regional Parks and Open Space	
Evaluate and 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	PH 3.1, PH 3.2, PH 3.3	Planning	TMRPA	
Conduct a development code assessment to identify barriers to affordable housing	Development Code Revisions	PH 3.1, PH 3.2, PH 3.4	Planning	Washoe County Housing	
Evaluate the maximum densities and consider removing special use permit requirements and expand the types of housing allowed by-right in all zones where appropriate.	Development Code Revisions		Planning	Washoe County Housing	
Develop new methods, through zoning designations, overlays, or some other method, to encourage walkability and residential development near commercial uses and transportation nodes	Development Code Revisions		Planning	Washoe County Housing	
Revise the DADAR and accessory dwelling units section of the Land Development Code.	Development Code Revisions	PH 3.5	Planning	Washoe County Housing	
Amend the Land Development Code to require an environmental review for subdivisions and development in sensitive areas	Development Code Revisions		Planning	Regional Parks and Open Space	
Update future land use maps and apply new land uses.	Plans, Studies, & Policies		Planning	TMRPA	
Explore non-development incentives for the permanent protection of open space.	Plans, Studies, & Policies		Planning	Regional Parks and Open Space	

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Chapter 3 | Implementation

Development Code Revisions:

Development regulations and standards that need to be updated to ensure consistency with the goals and objectives of the Plan.

• Develop sensitive area standards to protect and mitigate development impacts to natural open space, wildlife habitat, and sensitive lands. Include standards for scenic viewshed protection and dark skies

Capital Projects:

Major infrastructure investments and funding partnerships needed to implement the Plan.

• Complete outstanding segments of the Tahoe-Pyramid Bikeway.

Plans, Studies, & Policies:

Specific locations or initiatives that may require additional support and direction at a more detailed level than what is established in the Plan.

• Develop a Water Supply and Quality Study to understand the supported densities, water use thresholds and risks to water quality that will guide land use decisions in the future.

Programs & Resources:

Additional programs and resources needed to implement the Plan.

• Update the intergovernmental agreement with the City of Reno and City of Sparks to reflect updated SOI boundaries and development review process.

Timeframe

- Ongoing/Immediate Actions: Priority actions that can be completed within 5 years.
- Short Term
 Actions: Actions
 which can be
 completed within 5
 years
- Actions which can be completed in 5-10 years.
- Long Term Actions:
 Actions which require
 10-20 years for
 completion.



Upcoming Public Outreach & Next Steps

Next Steps & Upcoming Events

- 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
- Spanish-language Open House | North Valleys Regional Park | August 28th 5 7 PM

Next Steps & Upcoming Events

- 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 | Chambers Lobby County Commission | September 7th 12 –
 1:30 PM
- Planner at Library | Spanish Springs Library | September 13th 4 5:45 PM

December 1 of Occasion Occasion is a second of December 1 December 1 Oth CDM

- Warm Springs CAB | Regional Shooting Facility | September 13th 6 PM
- Planning Commission Meeting | October 3rd 6 PM
- Planning Commission Hearing | October 16th 6PM
- Board of County Commissioners Hearing | November 14th 6PM