



Planning Commission Staff Report

Meeting Date: May 3, 2016

Subject: Washoe County 2015 Regional Plan Annual Report

Agenda Item: 9A

Summary: Review and possible action to authorize transmittal of the 2015 Washoe County Regional Plan Annual Report, as amended to incorporate Planning Commission comments, to the Truckee Meadows Regional Planning Commission and the Truckee Meadows Regional Planning Governing Board on behalf of the Washoe County Planning Commission (per *NRS 278.0286*), including 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. The report will track the format of the comprehensive regional plan by addressing information relevant to major components of that plan, including (1) Regional Form and Pattern: regional form, cooperative plans and planning, and affordable housing; (2) Natural Resource Management: coordination of natural resources management, development constraints areas, open space & greenway plans, and the regional water management plan; (3) Public Services and Facilities: regional transportation plan, wastewater services & facilities, annexations, and local government/affected entities facilities plans; (4) General Review of the 2012 Truckee Meadows Comprehensive Regional Plan: 2017 regional plan update; and (5) Planned Policies or Projects in 2016 that will further or assist in carrying out the regional plan.

Recommendation: **Review, provide comment, approve and authorize transmittal**

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Background

The requirements for the regional annual reporting process are drawn from the *Nevada Revised Statutes (NRS)*, specifically *NRS 278.0286*, and require local jurisdictions that prepare Master Plans to submit an annual report on their progress of implementing the Truckee Meadows Regional Plan. The Washoe County 2015 Regional Plan Annual Report (Attachment A) is hereinafter referred to as the "report."

In order to standardize the reporting process, and to increase its effectiveness, the Truckee Meadows Regional Planning Agency (TMRPA) typically provides all reporting entities a template

with the methodology and framework for reporting requirements and topics. The 2015 template was changed somewhat for 2015 to allow the reporting jurisdictions more flexibility in how they complete the report.

As many as 20 entities and agencies may provide a report to the Regional Planning Commission and the Regional Planning Governing Board as part of the annual reporting process. With that in mind, only those items which are directly related to Washoe County are included in this report.

Review Considerations

Staff recommends that Planning Commission members review the draft report and provide any comments, modifications, revisions, suggested additions or deletions deemed appropriate given the purpose of the report.

Recommendation

It is recommended that the Planning Commission provide any comments, modifications, revisions, or suggested additions or deletions to the draft report as deemed appropriate, direct staff to incorporate the applicable changes, and authorize staff to submit the report to the Truckee Meadows Regional Planning Commission and the Truckee Meadows Regional Governing Board on behalf of the Washoe County Planning Commission.

Possible Motion

Staff provides the following motion for your consideration:

“I move that based on testimony and comments received during the meeting, discussion and review of this matter by the Planning Commission, and consistency with the adopted annual reporting procedures and state law, the Washoe County Planning Commission directs staff to submit the Washoe County 2015 Regional Plan Annual Report, included as Attachment A to the staff report accompanying this item, with the following changes (insert directed changes), to the Truckee Meadows Regional Planning Commission and the Truckee Meadows Regional Planning Governing Board on behalf of the Washoe County Planning Commission.”

Attachment A: Washoe County 2015 Regional Plan Annual Report

WASHOE COUNTY

REGIONAL PLAN ANNUAL REPORT

(Reporting Period: January – December, 2015)

NRS 278.0286 Annual report by local planning commission; local government to file information relating to proposed actions concerning regional plan.

1. Each local planning commission responsible for the preparation of a city or county master plan and each affected entity shall prepare and submit to the regional planning commission and the 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.

The format of the Washoe County Annual Report will follow the general themes found in the *2012 Truckee Meadows Regional Plan*, adopted on July 18, 2013 and last amended on April 9, 2015.

A. REGIONAL FORM AND PATTERN

Module 1 of the Regional Plan includes policies that manage growth in the Truckee Meadows region. These policies address where urban and suburban growth will and will not occur in the future through the Truckee Meadows Service Area (TMSA), Future Service Areas, and Rural Development Areas. Other aspects of growth are addressed including cooperative planning and affordable housing.

REGIONAL FORM

The improving economy has brought an increase in applications to the County for Master Plan and Regulatory Zone changes. The majority of these have been for an intensification of residential density. Approved unbuilt residential subdivisions that lost their approval during the recession are returning to the County as smaller lot count tentative subdivision maps with many developers first attempting to increase the residential densities on their properties. Most of the Master Plan amendments have been successfully found in conformance with the Regional Plan but some, most notably Village at the Peak, were not successful.

Washoe County completed its work with the two cities and TMRPA staff to successfully find a solution that worked for all jurisdictions for amending Regional Plan Policy 1.3.3 to make the policy work for conformance review of proposed master plan amendments pertaining to commercial and industrial uses in the unincorporated portion of the County and to allow for some additional Industrial land use in the unincorporated portion of the Spanish Springs area.

The County is working on policies that manage growth in the Rural Development Areas. In 2015 the County successfully amended its Development Code to be more closely aligned with NRS statutes that provide for Planned Unit Development or “Specific Plans” as referred to by the County. The County has been working with the Burning Man organization to accommodate the different uses they need on a 200 acre parcel of land that is situated north of the town of Gerlach. The different uses that the County permits on these 200 acres (Black Rock Station) are vital to

the continued success of the large annual Burning Man event held on Pershing County's portion of the Black Rock Playa and for the mitigation of impacts from that event.

Cooperative Plans and Cooperative Planning

The County continues to review projects within Cooperative Planning Areas. Development proposals to the City of Reno in these areas increased in 2015 with the improving economy, and the County is reviewing and commenting on the increasing proposals in these areas. The North Valleys, where the Reno/County jurisdictional boundaries are "circuitous", is seeing an enormous amount of industrial growth within the city's jurisdiction. Cooperative Planning does allow for input on these city development proposals from County staff, but the time allowed for this review can be short in some instances. Opportunities for input from North Valley citizens living in the unincorporated areas mainly come from the developer or their representatives agreeing to attend either a Reno Neighborhood Advisory Board or County Citizen Advisory Board meeting.

The Reno-Stead Corridor Joint Plan (RSCJP) has been altered over the years as unincorporated areas have been removed so that development could occur within the city boundaries and not be affected by stipulations and land use densities within the RSCJP. The plan does still remain in effect and will most likely see further amendments to it proposed in 2016 and beyond.

The Mogul/Verdi area is another Cooperative Planning area experiencing new growth pressure within the City's jurisdictions and adjacent to unincorporated residential areas. Citizens in the Verdi area felt compelled to go to the Reno Planning Commission and City Council meetings to get their voices heard about certain concerns with new development being proposed within the City boundaries but adjacent to their unincorporated neighborhoods.

Affordable Housing

Washoe County participated in a report done for the region on "Analysis of Impediments to Fair Housing Choice" (October 2015). The County made sure that all applicable measures of NRS were incorporated into Washoe County Housing Element, provided a report to the State as required, and continued our participation in the *HOME Consortium*. The HOME Consortium is responsible for developing the application procedures for securing HOME funds, for reviewing those applications, and for making recommendations for funding to the HOME consortium Directors. The Directors consist of the city and county managers of the three HOME Consortium partners – Reno, Sparks, and Washoe County.

B. NATURAL RESOURCE MANAGEMENT

Module 2 of the Regional Plan discusses the management of the Region's natural resources. Including the coordination of natural resource management, the implementation of development restriction in the Development Constraints Area (playas, significant water bodies, ridgelines, slopes, certain floodways, and publicly owned open space), water management, air quality, open space and greenways, and sustainable development practices.

Coordination of Natural Resource Management

Washoe County, in its role as a Cooperating Agency to the Bureau of Land Management, previously reviewed and commented on the Nevada and Northeastern California Greater Sage-Grouse Draft Land Use Plan Amendment and Environmental Impact Statement (Draft LUPA/DEIS). This Draft LUPA/DEIS, was finalized in 2015 and set the BLM and USFS land management policies for managing sage grouse and its habitat not only in Washoe County but also in eleven western states.

Further analysis by the County on the changes by the BLM and USFS to their land management policies brought to light some significant implications for land use policy and natural resource management on federal lands in Washoe County, due to the large amount of land regulated by these agencies in the County. The Board of County Commissioners (BCC) had previously submitted comments on the Draft LUPA/DEIS that urged the federal agencies to continue to meet their multiple-use land use doctrines and strike a balance between enhancing sage grouse resources and accommodating other important uses, such as renewable energy, economic development activities and recreation. The BCC took further action in 2015 by joining forces with eight other Nevada counties to challenge the legality of the Sage Grouse final EIS.

Washoe County continued working as a “cooperating agency” with the Bureau of Land Management Carson City District (BLM) for the purpose of updating their Resource Management Plan (RMP), which also requires an accompanying Environmental Impact Statement (EIS). The RMP is the guiding decision document for how the Carson District manages its large acreages of public lands within Washoe County. The BLM acknowledges that the County as a Cooperating Agency has special expertise applicable to the RMP/EIS, and the BLM and Washoe County recognize the need to work together in a coordinated fashion to successfully update the RMP.

Development Constraints Area

Article 418 *Significant Hydrologic Resources* of the Washoe County Development Code currently manages development in stream zones.

Article 438 *Grading Standard*, substantially amended in 2012, manages the standards and regulations of all discretionary permits for disturbance of slopes above 30% and for grading of slopes above 15% in certain circumstances.

Open Space / Greenways Plans

Washoe County continues to work with multiple stakeholder groups on the planning and implementation of the *SR 28 Bikeway and Improvements* that would afford much needed pedestrian and bike access along the east shore of Lake Tahoe, first phase being from Incline Village to Sand Harbor State Beach.

The County completed work on the construction of the Ballardini open space trailhead.

The County continued the work on a multi-year project to construct bikeways in the Incline Village/Crystal Bay areas.

The County was successful in utilizing federal grant money to develop Scenic Byway Corridor Management Plans for both the Mount Rose Highway and Washoe Valley.

The County is working with the Nature Conservancy on the next acquisition of land along the Truckee River east of Sparks that would allow for more river restoration activity, flood water mitigation, and increased public access to the river.

The County is working with a private property owner using remaining SQ-1 and WC-1 funds on acquisition of two parcels of land on the Truckee River at Mogul.

The County is working with The Nevada Land Trust to dispose of a County owned parcel that is an inholding within the Sheldon National Antelope Refuge for eventual transfer into public ownership and management by the refuge.

The County continues work on expanding the easement for the popular Michael D. Thompson trailhead in the Hunter Creek Canyon area of southwest Reno. The expansion will accommodate a new bridge for users to safely cross the creek and mitigation of past OHV and social trails.

Regional Water Management Plan

Washoe County continues to provide the staff and other needs to implement NRS Chapter 531, which created the regional water entity in Washoe County, named the Western Regional Water Commission (WRWC), and also created the Northern Nevada Water Planning Commission (NNWPC) which acts as a technical advisory group that reports to the WRWC. The NNWPC is responsible for developing a Comprehensive Regional Water Management Plan, and they are presently in the process of reviewing and proposing possible amendments to the 2011 Comprehensive Regional Water Management Plan.

Truckee Meadows Water Authority (TMWA) and Washoe County completed the merger of their operations in 2015 that they had been working towards for many years. The merger places the provision of municipal water service for a majority of the Truckee Meadows under one single entity, which among other things provides additional flexibility for TMWA as it plans for how it will deliver municipal water service into the future.

Washoe County continues to assist the Flood Management Authority with the Truckee River Flood Project.

C. PUBLIC SERVICES AND FACILITIES

Module 3 of the Regional Plan aims to coordinate the effective and efficient provision of public services and facilities, and ensure that adequate services and facilities are provided concurrent with new development. These services and facilities generally include transportation, schools, parks, public safety facilities, sanitary sewer facilities, solid waste management, flood control, potable water, regional utility corridors and sites. Module 3 also addresses annexations, as they can generally alter the way in which infrastructure, services, and facilities are provided.

Regional Transportation Plan

Washoe County continues to coordinate with the Regional Transportation Commission (RTC) to develop both long-range transportation plans and the Street and Highway *Program of Projects*. The County has approximately 40% of local roads in the region and 15% of RTP roads. County staff also worked with RTC on important social service transportation initiatives for our senior

citizens. The County continues to work on a multi-year project to fund and construct Sun Valley bike and pedestrian improvements and to improve intersection and pedestrian crossing safety. The County maintains 1,077 miles of roads and spends funding on storm drain and ditch clean out and maintenance, roadway pot hole repair, crack sealing and slurry sealing and other safety improvements.

Wastewater Services and Facilities

Washoe County manages three sewer plants. The County continues its work on improving wastewater services in areas of the County that are not serviced by community wastewater systems. In 2015 work continued on developing and implementing plans to convert residential subdivisions on individual septic systems to community wastewater systems in an on-going effort to prevent nitrate groundwater issues.

In the unincorporated portion of the Spanish Springs valley the County is working on an 11 phase plan to convert 2000 residences from individual septic to community systems.

The draft countywide facility plan for wastewater was completed, and work continues on the financial portion of the plan.

Annexation

The Washoe County Commission was notified on November 5, 2015 that the City of Reno had received an application for a voluntary (NRS 268.670) annexation of approximately 733.69 acres of undeveloped land in the Lemmon Valley area. The County submitted comments on the proposed annexation to the City. The Reno Council subsequently approved the annexation request.

Local Government and Affected Entity Facilities Plans

The Washoe County Public Services and Facilities Element is undergoing a complete update and is anticipated to be completed in 2016.

D. GENERAL REVIEW OF THE 2012 TRUCKEE MEADOWS REGIONAL PLAN (ADOPTED JULY 18, 2013, LAST AMENDED APRIL 9, 2015)

Local governments and affected entities may also wish to include a section on proposed changes to the Regional Plan, if any. This section should clearly identify why a change is needed and would be beneficial to the region. If a change to the Regional Plan is proposed, please include proposed changes to the plan and any relevant back-up information.

2017 Truckee Meadows Regional Plan Update

Washoe County sees the upcoming 2017 Regional Plan Update as the best opportunity to propose needed changes to the Regional Plan and is participating in that planning effort with the other local jurisdictions.

E. A PREVIEW OF 2016

Local governments and affected entities may also wish to include a section on ongoing 2015 projects or policies scheduled to be completed early 2016 and projects or policies that are planned to start in 2016 that further or assist in carrying out the Regional Plan.

In 2016 Washoe County will continue the work toward the completion of the scheduled additions.

END