



Planning Commission Staff Report

Meeting Date: April 4, 2017

Subject: Washoe County 2016 Regional Plan Annual Report

Agenda Item: **8C**

Summary: For possible action and review to authorize transmittal of the 2016 Washoe County Regional Plan Annual Report (as amended, if required 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: development constraints areas, open space & greenway plans, and the regional water management plan; (3) Public Services and Facilities: regional transportation planning, wastewater services & facilities, 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 2017 that will further or assist in carrying out the regional plan.

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

Prepared by: Chad Giesinger, Senior Planner
Washoe County Community Services Department
Planning and Development Division
Phone: 775.328.3626
E-mail: cgiesinger@washoecounty.us

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 2016 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. Starting in 2015, the template was changed slightly to allow the reporting jurisdictions more flexibility in how they complete the report. The 2016 report uses this same template.

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 2016 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 2016 Regional Plan Annual Report

Washoe County

Regional Plan Annual Report

(Reporting Period: January – December 2016)

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

Washoe County continues to process Master Plan and Regulatory Zone amendments, with applications involving requests for residential, industrial, rural and open space categories. All Master Plan amendments processed in the last year have been successfully found in conformance with the Regional Plan.

Washoe County completed its work with Truckee Meadows Regional Planning Agency staff to successfully find a solution to the limitation of density in the Gerlach Suburban Character Management Area. Regional Plan Policy 1.1.5 was amended to allow greater densities in the Gerlach area to support potential economic development in this rural area. These amendments allowed Master Plan and Regulatory Zone amendments already approved by Washoe County to be found in conformance with the Regional Plan.

Cooperative Plans and Cooperative Planning

The County continues to review projects within Cooperative Planning Areas.

Affordable Housing

Washoe County continues to participate 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.

Development Constraints Areas

Washoe County Development Code Article 418, *Significant Hydrologic Resources*, currently governs development in stream zones.

Article 438, *Grading Standards*, establishes 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

The County completed work on the construction of the Ballardini trailhead and is currently working on a trail connector from the trailhead to Thomas Creek. The County is also in negotiations to purchase 101 additional acres of the Ballardini Ranch utilizing WC-1 funding.

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 plan has been an instrumental tool used in the evaluation of new development.

The County is an active member of the One River Planning Project Team. This plan identifies multiple concerns along the Truckee River corridor and an implementation plan to manage the river.

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. Projected construction is slated for fall 2017.

The County continues to work on ecosystem restoration including noxious weed treatments with multiple agency partners including NDOW and NDOA.

Washoe County's Natural Resource Planner led the Burned Area Emergency Response (BAER) Team efforts for the November 2016 Little Valley Fire. Restoration and stabilization efforts of the site will continue for the next two years or more.

The Eastern Sierra Trails Coalition was formed to coordinate a regional trail plan and support continued efforts to collaborate on new and existing trail infrastructure.

Washoe County continues to review new development applications for recreational opportunities including trails and parks.

Regional Water Management Plan

Washoe County continues to provide staff and other resources to implement Chapter 531, Statutes of Nevada, a special Act which created the regional water entity in Washoe County, named the Western Regional Water Commission (WRWC). The Act also created the Northern Nevada Water Planning Commission (NNWPC) which functions as a technical advisory group that reports to the WRWC. The NNWPC is responsible for developing a Comprehensive Regional Water Management Plan (RWMP), and they recently submitted proposed amendments to the 2011 RWMP to the WRWC for possible adoption.

A multi-jurisdictional team facilitated by the NNWPC continues to plan for expanded uses of highly treated wastewater effluent consistent with recently approved revisions to the State reclaimed water regulations, which allow for exceptional quality reclaimed water to be used for indirect potable purposes.

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 Planning

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*, through participation in the RTC Technical Advisory Committee. 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.

Washoe County maintains 1,090 miles of roadway, with 362 of those miles unpaved. The County also spends funding on storm drain and ditch clean-out and maintenance, roadway pothole repair, crack sealing and slurry sealing and other safety improvements.

Wastewater Services and Facilities

Washoe County owns and operates three wastewater treatment facilities and is responsible for the sanitary sewer collection system in four different areas within Washoe County. Washoe County's Community Services Department continues to plan for new growth throughout the unincorporated areas of the County, and facility plans for areas served by municipal wastewater treatment facilities have been updated.

Washoe County continues to work with regional partners and permitting agencies when new development is proposed in areas that do not currently have access to regional wastewater treatment. The County also continues to develop strategies to convert residential subdivisions on individual septic systems to community wastewater systems where need and funding opportunities exist.

In addition, a multi-jurisdictional team facilitated by the Northern Nevada Water Planning Commission continues to plan for expanded uses of highly treated wastewater effluent consistent with recently approved revisions to the State of Nevada reclaimed water regulations, which allow for exceptional quality reclaimed water to be used for indirect potable purposes.

Local Government and Affected Entity Facilities Plans

Once the 2017 Regional Plan Update is complete, Washoe County will evaluate its Public Services and Facilities Element for compliance with the updated Regional Plan and make amendments where necessary.

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 2017 Regional Plan Update as an ideal opportunity to propose needed changes to the Regional Plan and is participating in that planning effort with the other local jurisdictions. The County's Planning & Development Division Director and two staff members will continue attending the monthly coordination meetings and directly participate in the update process.

E. A Preview of 2017

Local governments and affected entities may also wish to include a section on ongoing 2016 projects or policies scheduled to be completed early 2017 and projects or policies that are planned to start in 2017 that further or assist in carrying out the Regional Plan.

After adoption of the 2017 Truckee Meadows Regional Plan, Washoe County will evaluate the County's Master Plan and work to make any changes necessary to

bring it into conformance with the Regional Plan. It is anticipated that this will likely involve amendments to several Area Plans and Elements of the Master Plan.

END