



ENVISION
 WASHOE
2040

Envision Washoe Planning Commission Update
07 December 2021



Envision Washoe County Background

Overall Process

Background

- The Master Plan, the Development Code and their related programs are used to **manage expected growth** to ensure access to housing, transportation, employment, public services, and recreation in a manner that is **consistent with the community's values** regarding natural resources and social equity.

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What is the Master Plan?

- Establishes a **community vision** and then guides and shapes that vision with goals, policies and actions that **guide the location of development.**

Why Update?

- The last comprehensive master plan update occurred between **2003 and 2010**. The plan that arose from that effort has reached the end of its anticipated timeframe of 10 to 20 years.

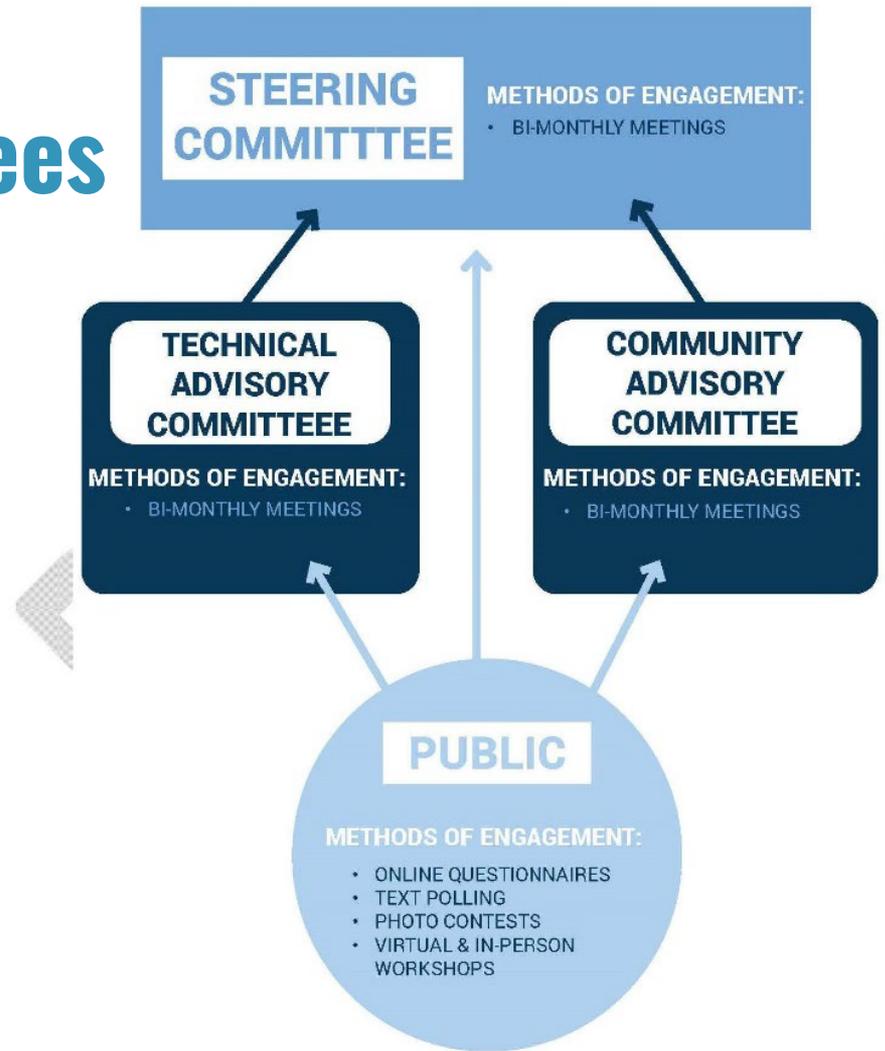
Significant Changes

- New Regional Plan
- Changing Population
- Build Out
- Truckee River Operating Agreement
- Truckee Meadows Water Authority
- Annexation
- New Information Technologies
- Climate Change
- Role of Land Use Planning
- Public Health

Guiding Principles

- The update is *Efficient*.
- The update is *Clear*.
- The update is *Accessible*.
- The update is *Supported*.

Outreach & Committees



Committees

Steering

- Vahid Behmaram, Water Rights Consultant
- Eric Brown, Manager
- Cori Burke, Chief Deputy Assessor
- Eric Crump, Operations Division
- Amy Cummings, RTC
- Daniel Doenges, RTC
- Kelly Echeverria, Emergency Management
- Commissioner Vaughn Hartung
- Elizabeth Jourdin, Assistant to the County Manager
- Steve McBride, Human Services Agency
- Chris Melton, Sun Valley Public Works
- Jeremy Smith, Truckee Meadows RPA
- Jeff Scott, Washoe County Libraries
- Dale Way, Truckee Meadows Fire Protection District

Technical Advisory

- Vahid Behmaram
- Sarah Chvilicek
- Angela Fuss
- Chad Giesinger
- Sophia Kirschenman
- Chris Melton
- Roger Pelham
- Mike Railey
- Aaron Smith
- Dave Snelgrove
- Paulo Vandenburg
- Timber Weiss

Community Advisory

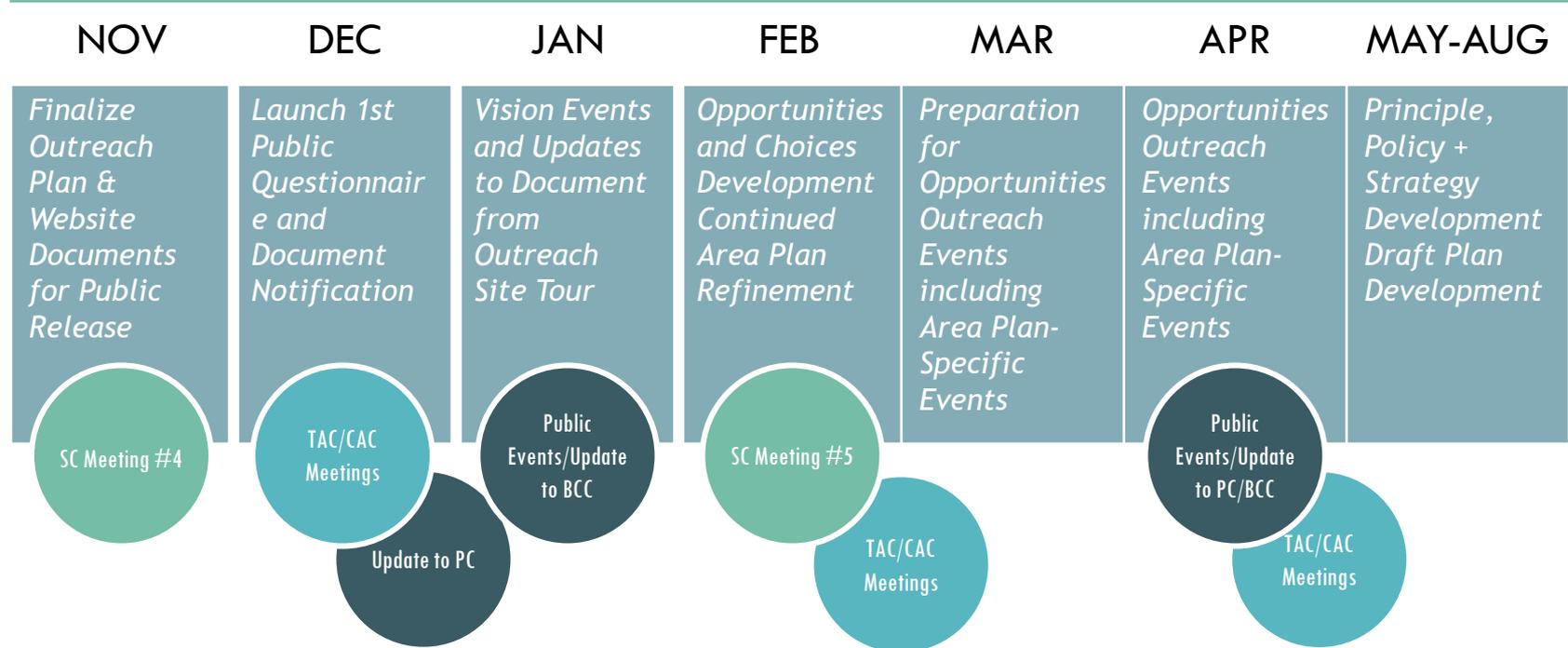
- Teresa Aquila
- James Barnes
- Tom Burkhart
- Bob C.
- Marc Chapelle
- Kevin Cook
- Robert Dunbar
- Marge Frandsen
- Carmen Ortiz
- Seth Schrenzel
- Patrick Shea
- Ken Theiss
- Karen Valitski



Process and Schedule

Overall Process

Overall Process Timeline



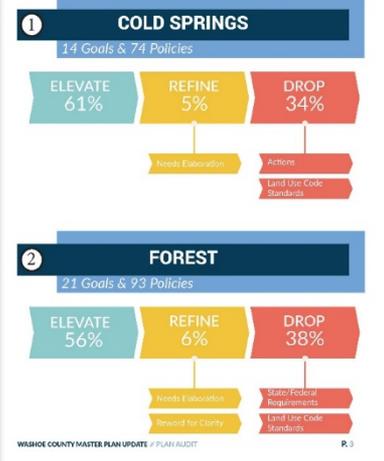
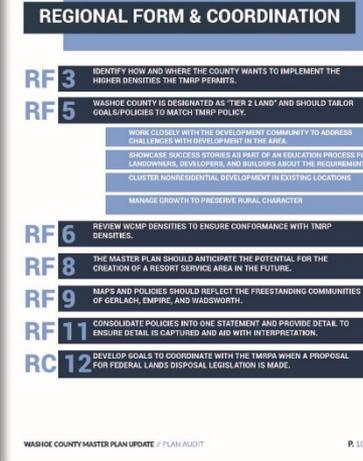
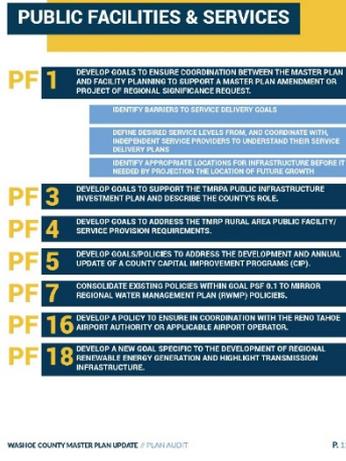


To-Date Materials Overview

Plan Audit • Existing Conditions • Vision • Questions/Enhancements

Plan Audit

- Compares the existing Master Plan to the TMRP
- Identifies State Statutes to be addressed
- Pulls in best practices
- Looks at all elements and each Area Plan



Existing Conditions

1. Purpose and Introduction
2. Organization
 - A. Relationship to the TMRP
3. Elements:
 - A. Population Growth
 - Housing
 - B. Regional Form & Coordination
 - C. Natural Resources & Open Space
 - D. Public Facilities & Services
 - Transportation, Water, Sewer, Broadband

EXISTING CONDITIONS

NATURAL RESOURCES & OPEN SPACE

COORDINATION OF LAND

Like the rest of the State of Nevada, Washoe County is largely composed of federally owned land, with approximately 80% of the unincorporated County being federally managed (Map 5). The largest federal land manager in Washoe County is the Bureau of Land Management (BLM), which manages 65% of the land in the unincorporated County. Other major federal land managers are the Bureau of Indian Affairs (BIA) and the US Fish and Wildlife Service (USFWS), which manage 20% and 40% of the land in the unincorporated County respectively. This land ownership poses an opportunity for the County to continue to work cooperatively with local, state, and federal agencies to manage the County effectively.

Periodically, concepts for the disposal of certain federal lands are considered. These are usually referred to as a Federal Lands Bill, or Washoe Lands Bill. These ideas are gaining momentum and it is not unexpected that in the future, lands that most entities in a Lands Bill will be sold. Some of these lands could potentially be sold for future development. Washoe County will continue to monitor these concepts and to actively take part in the development of potential language for future Lands Bills. Future updates to the Regional Plan may well need to consider the best way to incorporate federal lands into the portfolio of developable lands.

FEDERALLY MANAGED LAND BREAKDOWN

- 65% Bureau of Land Management
- 24% Bureau of Indian Affairs
- 4.6% US Fish and Wildlife Service
- 2.6% Forest Service
- 0.00% State of Nevada
- 0.02% Bureau of Reclamation



MAP 4. FEDERALLY MANAGED LANDS IN WASHOE COUNTY

WASHOE COUNTY MASTER PLAN UPDATE // EXISTING CONDITIONS

NATURAL RESOURCES & OPEN SPACE

ADAPTATION AND RESILIENCY

Washoe County is subject to wildfires, earthquakes, floods, avalanches, and landslides as well as extreme winter and summer weather events. Each of these natural hazards has both an immediate and long-term impact on development. However, floods and wildfires pose the most frequent threats to the community.

Catastrophic floods are part of the history of the region and have played a significant role in shaping current development practices. Significant efforts have been made to mitigate the impact of flood events on the community, including implementation of development standards and the creation of the Truckee River Flood Management Authority. More recently, as in other western areas, wildfire has become a more consistent threat with large portions of the County affected by fires between 2011 and 2020 (Map 5). The areas along the southwestern edge of Pyramid Lake and east of Sparks were most affected by fire, but areas further north were also affected. The Truckee Meadows has been increasingly impacted by smoke from local and distant wildfires, causing increasing air quality and health issues throughout the region. Washoe County has adopted Wild Development codes intended to help lessen the potential for these fires to impact the developed area. However, as the threat continues, Washoe County will have an opportunity to establish new best management practices in response. Fire response in Washoe County is currently split between three fire departments (FDs) and two fire protection districts (FPDs), with a combined total of 47 stations and departments.

Washoe County currently implements development standards that address each of the natural hazards residents may face. However, as certain threats change in response to local or global conditions, Washoe County will have the opportunity explore and create new practices to best protect the community. In the long term, site and building standards must align to best practices for climate change mitigation, including the State of Nevada's Climate Action Plan. When a best practice solution requires an area wide or regional effort, Washoe County will need to seek opportunities to be proactively engaged in these efforts. These resources are valuable to the impacts of climate change.

Nevada's Climate Action Plan identifies the ways in which Nevada's climate is changing. In the future, there is a strong likelihood that the community will experience hotter temperatures, more extreme droughts, a reduction in snow pack, and more frequent extreme floods and wildfires. The Climate Action Plan also outlines climate solutions, including greenhouse gas reduction targets and innovative methods for building community resilience. These solutions often go hand-in-hand with recreation goals and job opportunities. As the population increases over the next twenty years and the impacts of climate change intensify, Washoe County will need to balance the demand to provide continuing opportunities for access to outdoor recreation with the safe-guarding the region's natural resources.

WASHOE COUNTY FPD AND FD

- North Lake Tahoe FPD
- Reno FD
- Sparks FD
- Truckee Meadows FPD
- Washoe Rural FD



MAP 5. 2011-2020 FIRES AND FIRE PROTECTION DISTRICTS IN WASHOE COUNTY

WASHOE COUNTY MASTER PLAN UPDATE // EXISTING CONDITIONS

Existing Conditions

REGIONAL FORM & COORDINATION

POPULATION

In terms of population characteristics, the rate of population growth within Washoe County will likely remain steady over the next twenty years at a rate of about 1% as noted in the 2010 Washoe County Consensus Forecast. Consistent forecast with the Truckee Meadows Regional Plan (TMRP). However, the age distribution of the population is expected to shift over the next few decades, due to the continued aging of the Baby Boomer population. The 65+ age group is expected to increase by 58%, and the working age group is expected to decrease by 7.8%, according to the Consensus Forecast. The increase in the retired population means that Washoe County may need to assess the ability of existing services to meet the needs of its aging population. In addition, Washoe County may have the opportunity to increase services to care for the population in order to meet existing and future population services, supported by using diversity and cultural and upgraded public facilities and services.

TABLE 1. POTENTIAL POPULATION INCREASE BY JURISDICTION

Jurisdiction	Average Dwelling Unit Growth Share (%)	2019 NV Governor's Certified Estimate	Minimum Population Increase (+5%) 2023 to 2040	Maximum Population Increase (+6%) 2023 to 2040	Minimum Population Estimate** 2040	Maximum Population Estimate** 2040
City of Reno	30.1	253,757	49,922	60,047	303,679	313,802
City of Sparks	26	102,640	20,529	25,242	123,169	127,882
Unincorporated Washoe County	36.4	102,888	30,944	38,229	133,832	141,114

** Represents the substantial growth scenario of 2,147 people from the 2020 Governor's Certified estimate of 403,661 for the 2020 state total of the Consensus Forecast of 427,646 divided over the average share of dwelling unit growth by jurisdiction.

Source: NVG 2019 NVG, NVG 20

The steady population increase can be largely attributed to migration, based on data collected from the U.S. Census and the Center for Disease Control and Prevention's National Center for Health Statistics. There has been more in-migration to Nevada than there has been births over the past decade. This means that Nevada's population growth is being driven by in-migration from other states rather than by natural growth. This rate of in-migration is expected to continue for the next twenty years, as the population has been traditionally driven growth by the need to build a career, to raise a family, to access nature, and/or to access education, civic life, and quality of services and is not expected to diminish but to continue to attract people to the region. Washoe County's current and future demographic profile requires a commitment to increasing the range of housing opportunities. In order to house those who want to come here, as well as those who want to move to stay here, Washoe County must assess strategies to diversify its housing portfolio with a focus on overall housing affordability and accessibility.

The Consensus Forecast utilizes the Act's Governor's Certified Population Estimates and Just Housing Forecast to highlight areas which can accommodate the forecasted population increase. The TMRP policy states a preference for population growth to be centered in the core of the region, particularly those designated as Tier 1 and 1.5 in the TMRP. Core Tier 1 & 1.5 Regions: Tier 1 is the 2013 TMRP (Map 2) (pg. 45), as shown in Table 1 below. Tier 1.5 is the preferred location for future growth, where 50.5% of growth can be accommodated, due to proximity to services and employment centers. Growth is expected to occur in about 26% of the unincorporated population growth over the next twenty years and in unincorporated County is expected to accommodate 85.5%.

WASHOE COUNTY MASTER PLAN UPDATE // EXISTING CONDITIONS

P. 4

PUBLIC FACILITIES & SERVICES

TRANSPORTATION

Washoe County continues to experience a significant annual vehicle miles traveled (VMT) and sales, as the 3-year record highest VMT increase in Washoe County from 2000 to 2019, while 1st held 2011 for the County increase, Washoe County did see a 1% increase in its generation of the State's VMT, going from 15.4 to 16%. This trend is likely to continue as 3rd County seeks to increase housing demand in a newly developed area and increase local employment opportunities. In addition, the lower COVID-19 pandemic is expected to be replaced by the increase of new people to work remote.

Looking at the traffic counts on major roads in Washoe County 2000 data shows the highest traffic counts on SR 101, SR 140, and SR 404. 2019 data shows the highest traffic counts on SR 101, SR 140, SR 392, and SR 404. This includes a total increase in traffic on SR 101 and a decrease in traffic on SR 404.

The Regional Transportation Commission (RTC) of Washoe County plays a vital role in planning for the future of the County by conducting long-range transportation planning for the region, providing technical services, and enabling the regional roadway network. Planning, siting, and construction of transit throughout Washoe County is a challenge due to the size and rural character of most of the County. However, there are many bus routes throughout the Washoe County region. The bus routes could potentially be expanded to other communities to provide access to transit throughout a County.

In addition to bus routes, over 600 miles of bicycle and pedestrian trails currently exist in Washoe County. The RTC, Nevada and Prosser, Nevada, plan provide guidance, policies, and actions for improving the bicycle and pedestrian infrastructure within Washoe County. The majority of the existing trails within Washoe County are located within Reno and Sparks and in the nearby residential areas. There is the opportunity to provide greater bicycle and pedestrian connections in the Reno/Sparks metro area, but limited ability to expand to other sections to other parts of the



FIGURE 6. RTC BUS ROUTES MAP
RTC Website/rtc.com

WASHOE COUNTY MASTER PLAN UPDATE // EXISTING CONDITIONS

WATER

Washoe County's purchase of water from the Truckee Meadows Water Authority (TMWA), a public utility, continues to be a critical element in the water utility investment by a non-member state of directors made up of elected officials from Reno, Sparks, and Washoe County as well as an appointed Citizen Advisory Committee. TMWA holds and delivers water to over 422,000 residents in the Truckee Meadows Region. TMWA has a diverse water supply, with a variety of surface and groundwater resources. Surface water includes the Truckee River upstream reservoir storage, and it crosses resources. The Truckee River Operating Agreement, implemented in 2016, provides additional upstream storage and operational flexibility for TMWA. Groundwater resources include 60 production wells in the hydrographic basin, including the production wells in Honey Lake Valley as part of the Fish Springs Ranch Water Supply Project. Through its scalar storage and recovery program, TMWA augments its groundwater supply by injecting treated surface water into many of the production wells during the winter when customer demand is lower. This interconnection allows TMWA to manage its water supply by using treated surface water when demand is low and supplementing with groundwater when demand is high in spring through periods.

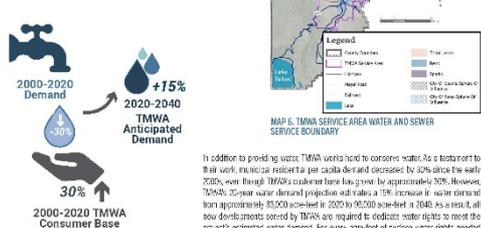


FIGURE 7. 2000-2020 WATER DEMAND AND 2040 DEMAND PREDICTIONS
Source: TMWA Water Facilities Plan

WASHOE COUNTY MASTER PLAN UPDATE // EXISTING CONDITIONS

P. 11

Vision



PRELIMINARY COMMUNITY VISION

"Washoe County is a place of diverse and resilient opportunities to build a quality life in a safe and engaging community offering unparalleled access to Washoe County's natural landscape, its arts, culture, and history, and its rich network of community services."

WHAT IS ENVISION WASHOE?

Washoe County has begun the Washoe County Master Plan Update, which will guide future growth and development within the County over the next ten to twenty years.

The Master Plan is used to determine the most desirable location of each type of development. The plan has policies and maps designated to define development suitability and conserve natural resources.



WHY THIS PLANNING EFFORT?

The completion of the 2019 Truckee Meadows Regional Plan and significant changes to the County's economic and demographic landscape make it necessary to update the Plan. The current Master Plan can be viewed at: https://www.washoecounty.gov/csd/planning_and_development/master_plan.php

NEXT STEPS

Visit the project website www.envisionwashoe2040.com and follow the County's social media to receive project updates and learn about involvement opportunities.

Hearing from you is vital to this planning process to ensure the policies and programs in the Plan Update are shaped by you and for you.

PRELIMINARY ISSUES & OPPORTUNITIES

...distilled from early conversations with stakeholders:

- Preserve and enhance access to open space, recreation, and natural resources.
- Expand and emphasize economic, recreational, and cultural opportunities.
- Promote pride in self-sufficiency and a rooted history in the region.
- Address housing affordability.
- Incorporate resiliency into county-wide decision making (climate, market, etc.).
- Increase access to public transportation, quality education, and mental health services.

Vision

“Washoe County is a place of diverse and resilient opportunities to build a quality life in a safe and engaging community offering unparalleled access to Washoe County’s natural landscape, its arts and culture, and its rich network of community services.”



Next Steps

Public Launch and Meeting Notification • Next Steering Committee Meeting

Outreach Plan

PHASE 2 ENGAGEMENT

VISIONING & VALUES



PUBLIC KICKOFF



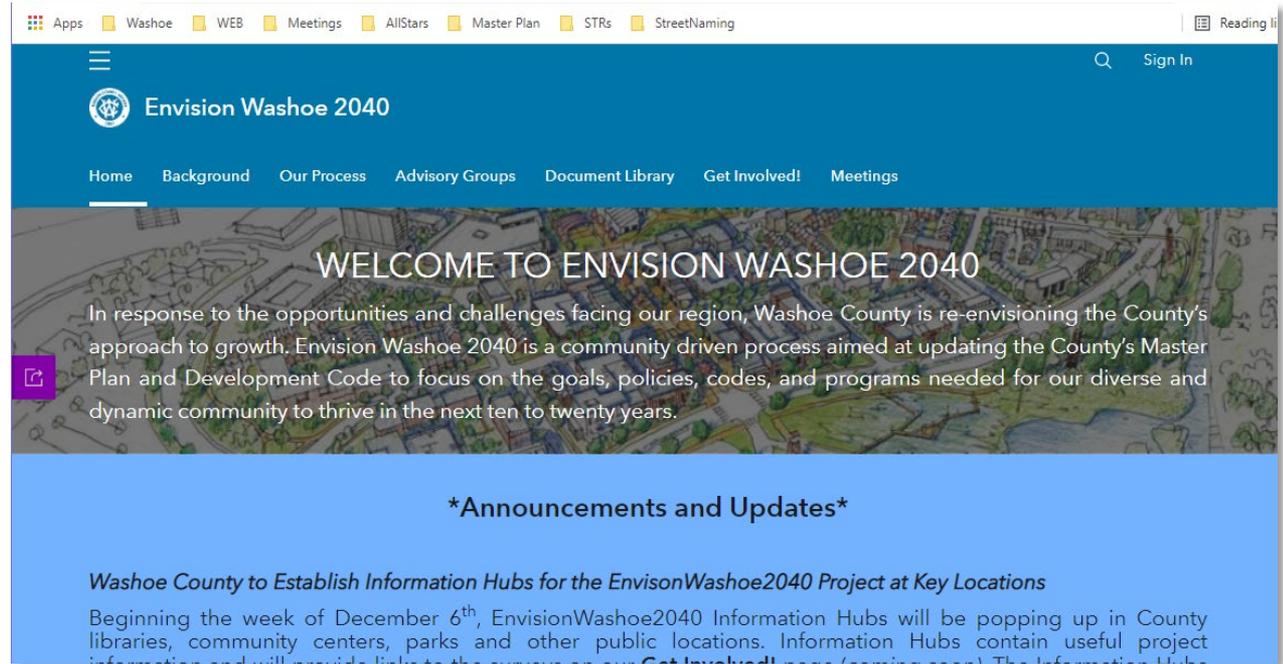
QUESTIONNAIRE #1



QUICK POLL SERIES #1

www.EnvisionWashoe2040.org

- Background
- Process
- Advisory Groups
 - Steering Committee
- Document Library
 - Stakeholder Interview Summary
 - Plan Audit
 - Existing Conditions
- Get Involved!
 - Questionnaire
- Meetings



The screenshot shows the homepage of the Envision Washoe 2040 website. At the top, there is a navigation bar with a hamburger menu icon on the left and a search icon and 'Sign In' link on the right. Below the navigation bar is a blue header with the 'Envision Washoe 2040' logo and name. A secondary navigation bar contains links for Home, Background, Our Process, Advisory Groups, Document Library, Get Involved!, and Meetings. The main content area features a large background image of a city map with the text 'WELCOME TO ENVISION WASHOE 2040' overlaid. Below this, a paragraph explains the project's purpose: 'In response to the opportunities and challenges facing our region, Washoe County is re-envisioning the County's approach to growth. Envision Washoe 2040 is a community driven process aimed at updating the County's Master Plan and Development Code to focus on the goals, policies, codes, and programs needed for our diverse and dynamic community to thrive in the next ten to twenty years.' A blue banner below the text reads '*Announcements and Updates*'. The bottom section of the page has a light blue background and contains the heading 'Washoe County to Establish Information Hubs for the EnvisionWashoe2040 Project at Key Locations' followed by a paragraph: 'Beginning the week of December 6th, EnvisionWashoe2040 Information Hubs will be popping up in County libraries, community centers, parks and other public locations. Information Hubs contain useful project information and will provide links to the survey on our Get Involved! page (coming soon). The Information Hubs