



July 19, 2022

To: Washoe County Planning Commission  
From: EnvisionWashoe2040 Project Team\*  
Subject: July 2022 – EnvisionWashoe2040 Update

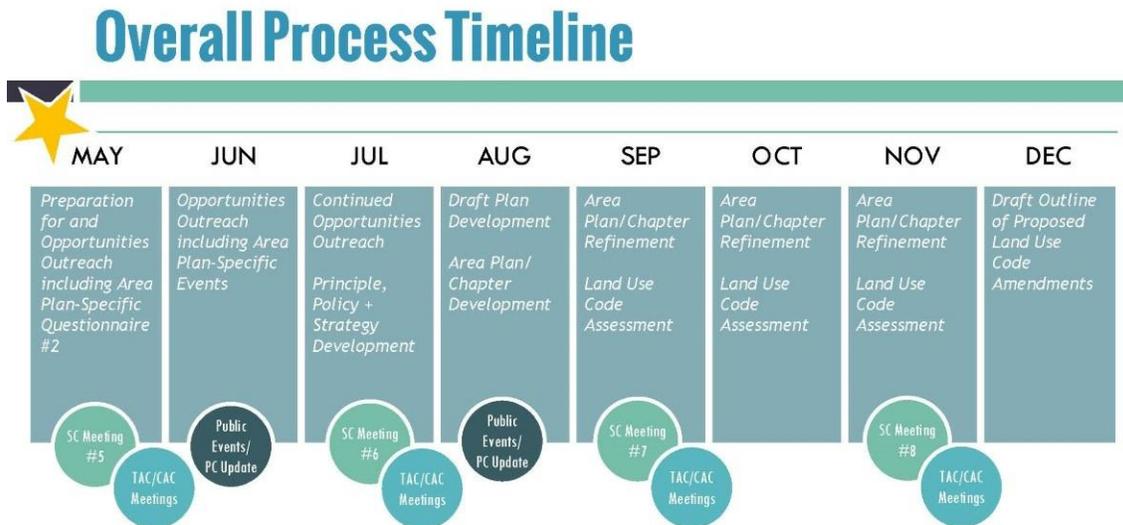
Dear Planning Commission Members,

Planning Staff are pleased to provide you with the first of a planned series of monthly updates on the progression of the EnvisionWashoe2040 project. As you are aware, this project is aimed at the update of the 6 Elements and 13 Area Plans that comprise the Washoe County Master Plan. Together with our consulting team, we have made significant progress since the project first launched. This update will bring you up to speed with where the project is today. Future monthly updates will focus on the activities and progress in the preceding month.

In the last few months, we have had the opportunity to meet with most of you individually. These discussions have been immensely beneficial from staff's perspective in both better understanding the concerns of the Planning Commission members and allowing staff to dive deeper into the challenges we are encountering as part of the Master Plan update. Below you will find the updated timeline and the most recent updates to the three elements of our work plan: public outreach, stakeholder collaboration, and draft documents.

\*EnvisionWashoe2040 project team - Eric Young, Senior Planner; Mitch Markey, Planner.

**Timeline**



Staff are currently on track with the process timeline. Internal efforts have mainly been addressing policy development for the master plan elements and revisions to the area plans. August will begin the push to draft the master plan element sections and revise the area plans according to the master plan audit, survey responses, and steering committee input we have received. Future monthly updates will provide more details on these efforts.

**Public Outreach**

The initial Envision Washoe 2040 Survey closed in mid-April after being open for 6 months. There were 259 responses to the survey with the majority of the responses coming from individuals in the 55-64 and 65+ age groups. Increased traffic, increased growth, and lack of affordable housing were among the changes witnessed since individuals started living in Washoe County. Respondents felt that access to recreation opportunities and open space, scenic landscapes, ample open space and trails, and small community feel were the top four reasons they loved Washoe County. This was also reflected in why respondents feel master planning is important in Washoe County. The top four responses to this question were the preservation of open lands, thoughtful growth patterns, sustainability and resiliency, and community character. A full extracted report of Survey #1 can be found at [www.envisionwashoe2040.org](http://www.envisionwashoe2040.org).

Survey #2 – Area Plans has been opened since mid-June and there are currently 401 responses. The survey allows a respondent to select what Area Plan they reside in and answer questions specific to their area plan. This is intended to aid staff in developing thorough, yet succinct area plans to make the area plans better suited to what really makes each area unique in Washoe County and to eliminate redundancy with the Master Plan elements. Survey #2 will close at the end of July and an update will be provided to the Planning Commission once staff is able to review responses and analyze the data.

Memo to: Washoe County Planner Commission  
Subject: July 2022 – EnvisionWashoe2040 Update  
Date: July 19, 2022  
Page: Page 3 of 3

The EnvisionWashoe2040 project team would like to acknowledge the time and effort put in by the county's IT department in designing and facilitating the current survey. This survey includes the ability for users to utilize a GIS to determine which planning area they reside. This in turn enables the survey software to help us understand how the data differs by planning area.

### **Stakeholder Collaboration**

The project team is committed to attending all CAB meeting through October. That date can be extended if necessary. The CABs have been very helpful in facilitating discussions about the range of issues that face the various planning areas. In some cases, CAB members have helped facilitate additional meetings to continue the discussion outside the time constraints of the CAB meeting. These community gatherings, in Warm Springs and in Washoe Valley in particular, have been key sources of information about the community for staff. It is our goal to ensure that when community members review the draft plan, they will recognize the conversations we had at these meetings in the goals, policies, and implementing actions of the new plan. Staff is continuing to organize meetings in other planning areas.

In addition to the CAB and community gatherings, the Technical Advisory committee, the Citizens Advisory Committee (TAC/CAC), along with the Steering Committee, have continued to meet to review progress and provide direction for moving forward.

### **Draft Documents**

Currently, the consultants at Logan Simpson are doing an initial draft of the elements and area plans based off the Master Plan Audit conducted during the winter of 2021-2022. The Plan Audit Summary can be found at [www.EnvisionWashoe2040.org](http://www.EnvisionWashoe2040.org) under the "Document Library" tab. Once a draft of each document is produced it will be circulated amongst staff for review and revision.

Staff are also conducting an analysis of the approved – unbuilt parcels that will examine the approved tentative maps (TM) and planned unit developments (PUD) within the County. This will provide staff and the Planning Commission with a better understanding of the existing projects and the amount of population growth that can be absorbed. Vacant and buildable lots will also be analyzed to inform staff and Planning Commission as to the population growth capacity of the existing zoning of buildable parcels that are not currently part of a TM or PUD. The goal of this analysis is two-fold. First, to ensure the population and housing elements are data driven and highlight areas that can absorb growth within the County. Second, to illustrate that the County has the ability to absorb the population required by the Regional Plan. Staff will be sure to update the Planning Commission once this analysis is complete. This data and the way it will be used will be found in the Population, Housing, and Land Use Elements.

### **Summary**

Staff will continue to provide monthly updates until the draft plan is scheduled for your first public hearing. If there are issues or items that you would like to ensure the project team is aware of, please let us know. We will be happy to include those issues in future updates or if you request, to provide a deeper review of an issue at a future Planning Commission meeting.