



September 21, 2022

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

Dear Planning Commission Members,

Planning Staff are pleased to provide the third monthly update 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 all 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.

Overall Process Timeline

SC = Steering Committee
 PC = Planning Commission
 TAC = Technical Advisory Committee
 CAC = Citizens Advisory Committee
 BCC = Board of County Commissioners



Timeline

Please note that the timeline has been updated since the August update. While no changes were made to the work program on the timeline, additional information was added to provide the public with clarity surrounding the actions being taken by Staff each month.

Staff are currently on track with the process timeline. Internal efforts have been focused on addressing policy development for the master plan elements and revisions to the area plans. Draft master plan element sections have begun to be circulated for staff review and staff have begun revisions to area plan character statements. October will continue the push to refine draft master plan element policies and draft master plan chapters. Area plans will be further refined based on the survey responses, and the steering committee input we have received. Future monthly updates will provide more details on these efforts.

Public Outreach

September Update

Survey #2 – Area Plans closed on August 31st with a total of 571 responses which is more than double the number of responses received during the initial survey. The survey result summary will be posted on the EnvisionWashoe2040 website in the Document Library by the October 6th Planning Commission meeting. The survey provided fascinating insight into the unique amenities and aspects within each respective planning area. Staff are currently using this data to refine the character statements within the area plans and to develop principles and policies addressing some of the core issues shared amongst all the planning areas. Staff encourages the Planning Commission to visit the website and look at the survey results to gain insight on both the commonalities shared between planning areas and the key differences that make each one distinct.

August Update

Survey #2 – Area Plans was opened in mid-June and is planned to close on August 31st. The survey closing date was extended to accommodate the distribution of paper ballots to those that did not have the capability to fill out the electronic version. At the time of this update there have been 561 survey responses not including the paper surveys. Once the surveys are closed this

Memo to: Washoe County Planner Commission
Subject: September 2022 – EnvisionWashoe2040 Update
Date: September 21, 2022
Page: Page 3 of 4

information will be synthesized and disseminated to staff for the area plan character statement revisions.

July Update

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.

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.

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

September Update

Staff attended the Warm Springs CAB meeting in September. Otherwise, staff are focusing efforts on the Draft Elements which are still on track to be presented to the TAC and CAC in October.

August Update

TAC, CAC, and CAB meetings are scheduled for mid-October. The purpose of these meetings is to look at the draft elements of the master plan. Further updates will be provided once these meetings take place.

July Update

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.

Memo to: Washoe County Planner Commission
Subject: September 2022 – EnvisionWashoe2040 Update
Date: September 21, 2022
Page: Page 4 of 4

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

September Update

Draft Land Use and Public Services element principles and policies were produced in September. Area Plan character statements are expected to be drafted by assigned staff by mid-October. The deadline for the character statements was extended to allow for the input received from the Survey #2 – Area Plan Summary to be incorporated into the Area Plan character statements.

August Update

The draft population and housing, natural resources, and transportation element policies have been produced and are undergoing revisions by Planning Staff. These elements will also be circulated to stakeholder groups once Planning Staff finalizes the initial draft revisions. Additional elements are expected to be produced through September in time for TAC/CAC review in mid-October. Area plan character statement revisions are also being undertaken by Planning Staff. The draft character statements are expected to be produced by the end of September once staff has been able to synthesize public input from Survey #2 – Area Plans.

July Update

The consultants at Logan Simpson have been preparing 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 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.