



Planning Commission Staff Report

Meeting Date: June 6, 2023

Agenda Item: 8A

BRIEF SUMMARY:

Information on the Washoe County Master Plan update, including: (a) overview of March-May public engagement, (b) discussion of area plan feedback, and (c) next steps and opportunities for Planning Commission involvement.

STAFF PLANNERS:

Eric Young, Senior Planner; Kat Oakley, Planner
Phone Number: 775.328.3613; 775.328.3628
E-mail: eyoung@washoecounty.gov;
koakley@washoecounty.gov



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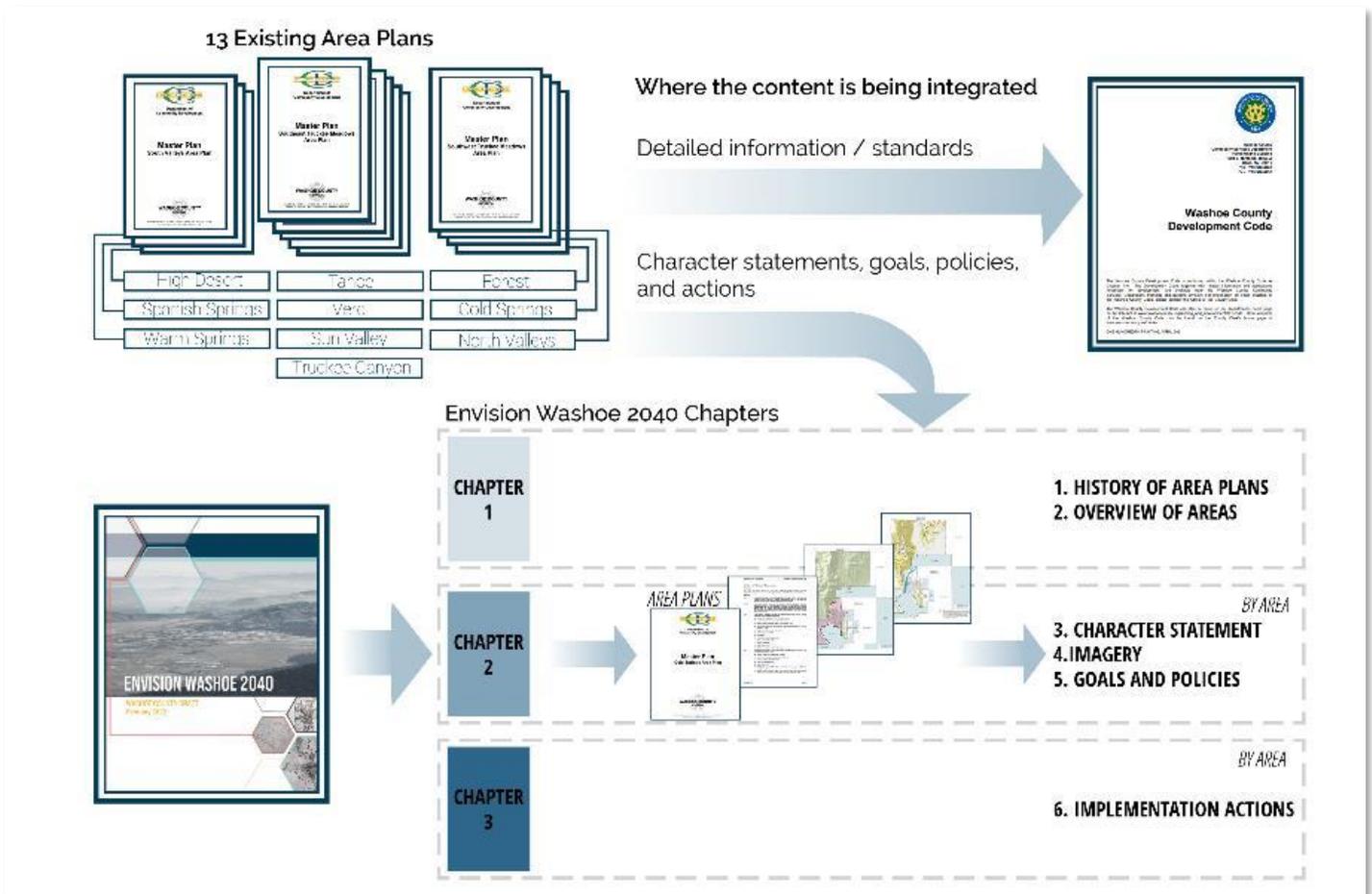
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Background

Washoe County is currently in the process of updating its master plan, a document that guides land use in the unincorporated county and defines community priorities. Official community engagement to create the new master plan—named Envision Washoe 2040—began in 2020. Staff are working on producing a complete first draft of Envision Washoe 2040 and have already gathered public input on portions of it. The intention of this staff report is to provide an update on the public engagement efforts that have occurred since March, progress on the draft, and planned next steps.

Area Plan Public Outreach

As discussed in our most recent Planning Commission updates, in March, staff conducted several outreach efforts to get feedback on the new area plans. The area plans currently exist as separate documents and are all part of the master plan. Envision Washoe 2040 aims to condense and incorporate those plans into a single chapter (Chapter 2). For an overview of the plan structure, see the graphic below.



The last week of March, Washoe County held four in-person public workshops focused on the planning areas and the new area plan documents. All workshops were advertised through several county email lists, social media, and via notices on the Envision Washoe 2040 website. The workshops allowed participants to engage with the current draft for their planning area and to provide direct feedback on the draft language and graphics. The workshops also introduced the on-line review platform we are utilizing to allow anyone to engage with the plan and provide feedback electronically. The platform, known as Konveio, not only allows staff to track and document feedback, but it also allows participants to view and comment on other users’ feedback as well.

The meetings were organized as follows:

- Monday, March 27; 6:00-8:00 pm at the Washoe County Senior Center to discuss the East Truckee Canyon, Spanish Springs, and Verdi Area Plans.
- Tuesday, March 28; 6:00-8:00 pm at the Washoe County Senior Center to discuss the Spanish Springs, Cold Springs, and Sun Valley Area Plans.
- Wednesday, March 29; 6:00-8:00 pm at the Bartley Ranch Interpretive Center to discuss the South Valleys, Forest, Southwest, and Southeast Truckee Meadows Area Plans.
- Thursday, March 30; 6:00-8:00 pm at the Regional Shooting Facility to discuss the Warm Springs Area Plan.
- Thursday, April 27; 5:30-6:30 pm via Zoom; Informational webinar on Envision Washoe 2040 and opportunity for online comment.
- Monday, May 1; 5:30-7:30 pm at the Gerlach Community Center; High Desert area workshop and informational webinar on Envision Washoe 2040 and opportunity for online comment.
- Monday, May 22; 6:00-8:00 pm at Hobey's Casino; Spanish-language workshop on Envision Washoe 2040, with focus on Sun Valley and North Valleys planning areas.

An update on the first four workshops was provided in the May Planning Commission memo, and a thorough summary of all workshops is currently being finalized. Overall, about 120 community members attended the workshops.

These workshops completed our commitment to engage each planning area both in-person and virtually and included a focused effort to engage with the Spanish-speaking members of our communities. In order to accommodate the increased engagement from these workshops, the online commenting platform was kept active online through May 7th. At the time of the writing of this staff report, the Spanish-language workshop has not yet been held, but feedback received will be incorporated into the area plan drafts during our next phase of editing.

Over the course of the five workshops, 120 individuals provided comments in-person. The online platform, Konveio, had over 1,200 views and 217 comments. A breakdown of comments by planning area is provided below.

Planning Area	In-Person Comments	Online Comments	Webinar Attendees	Total Comments
<i>Cold Springs</i>	5	24	4	33
<i>High Desert</i>	20	64	2	86
<i>Forest</i>	2	26	6	34
<i>North Valleys</i>	8	21	7	36
<i>NE Truckee Meadows</i>	0	0	1	1
<i>NW Truckee Meadows</i>	0	0	6	6
<i>SE Truckee Meadows</i>	4	3	2	9
<i>SW Truckee Meadows</i>	3	8	5	16
<i>South Valleys</i>	24	13	4	41
<i>Spanish Springs</i>	0	11	6	17
<i>Sun Valley</i>	7	2	0	9
<i>Tahoe</i>	0	41	6	47
<i>Truckee Canyon</i>	0	0	0	0
<i>Verdi</i>	1	0	3	4
<i>Warm Springs</i>	46	4	0	50
Total Participants	120	217	52	389

Despite having attendees from all planning areas in-person or online, no comments were received for the Truckee Canyon, Northeast Truckee Meadows, or Northwest Truckee Meadows planning areas. Some areas had very high attendance, with the most input received from the High Desert and Warm Springs planning areas.

A summary of feedback received from these in-person meetings will soon be finalized. Comments received digitally through Konveio are still being processed. A summary of both will be posted on EnvisionWashoe2040.org when they are available.

Agency and Stakeholder Collaboration

Concurrently with broader public engagement efforts, the project team has continued to meet with stakeholders and agency partners. These meetings have focused on the development of key indicators and general draft feedback and coordination. As stated in the May memo, staff met with the following groups/individuals in March and April:

- The Reno-Sparks Indian Colony
- Western Regional Water Commission
- Washoe County Sustainability Manager
- One Truckee River
- Nevada Department of Wildlife
- Regional Transportation Commission
- Washoe County Water Rights Manager
- Truckee Meadows Regional Planning Agency
- Washoe County Regional Parks and Open Space

The project team has continued to undertake collaboration efforts and met with the following groups/individuals in May:

- Washoe County Water Rights Manager
- Nevada Division of Natural Heritage
- Truckee Meadows Water Authority (TMWA)

Additionally, staff invited all our agency partners to comment on the draft plan and to reach out to us directly if they would like to have additional discussions. As a result, we are having ongoing conversations with several agencies. Staff will keep you up to date on these conversations in future memos. The full results of these meetings will be seen in the draft language, principles, and policies of Envision Washoe 2040, but one notable outcome is the selection of key indicators.

Key Indicators

Key indicators are performance measures that will be tracked and reported on by county staff to monitor topics important to Washoe County citizens. Through conversations with partners, stakeholders, and other county departments, staff are working on selecting two to three indicators for each element. Any number of variables could theoretically be measured and tracked, but staff is trying to prioritize indicators that: a) are already being measured and would require minimal data manipulation, b) are related to one or more principle, and c) measure something substantive that can be influenced by the actions of the county. Conversations with our partners were essential in determining which measures of success are meaningful not just to the Planning Division, but also to different departments and groups that work on the same issue. Additionally, it is helpful to not duplicate the thoughtful work other groups are already doing. As a result, the following indicators have been preliminarily selected:

Element	Indicator	Currently Measure?	Data source	What is measured?
Population and Housing	Housing Size Diversity	Yes	Assessor	0-2 bedrooms : 3+ bedrooms
	Housing Build Diversity	Yes	Assessor	Stick built : Manufactured Single Family
	Housing Type Diversity	Yes	Assessor	Single Family : Multi-family
Regional Form and Coordination	Qualitative indicator	No	Planning Staff	Quality of collaborative efforts
Natural Resources, Open Space, [and Urban Heat]	Open Space Access	Yes	Parks	Trail/Open Space accesses per capita OR within certain distance
	Park Availability	Yes	Infrastructure Scorecard	WC Parks Area per capita
	Mule Deer Population	Yes	NDOW	Mule deer populations in certain WUI areas
Land Use	% Growth in TMSA	Yes	Planning	Approved housing units
	Suburban Sprawl	Yes	Assessor	0-1/3 acre : 1/3 to 5 acres parcel inside TMSA
Transportation	Infrastructure Score Card (Pavement Conditions)	Yes	Infrastructure Score Card	Surfacing conditions
	DU's in Transit Service Area	No	RTC	DU's w/in GIS map area
Public Facilities and Services	Broadband Availability	Yes	NV Governors Office of Science, Innovation, & Technology	Digital Divide Index
	Well/septic conversion	Yes	Assessor	Well/septic within the TMSA

Ultimately, key indicators will be highlighted at the beginning of each element and included in Washoe County's annual report to the Truckee Meadows Regional Planning Agency (TMRPA). This is an initial list of indicators that can be implemented with the adoption of Envision Washoe 2040. The list can be refined as we confirm data

sources and refine methodologies prior to the adoption of Envision Washoe 2040. In the coming years as we implement the plan, we can assess whether the indicators are working as intended, whether there are additional indicators we should measure, and any other changes that should be made.

The only element without a quantitative key indicator is the Regional Form and Coordination Element. After internal discussions, staff determined that there is no measurable item that could accurately reflect whether Washoe County is making meaningful progress on multijurisdictional projects and general coordination efforts. Instead, staff will write a qualitative description of coordination activities each year to include in the annual report. This will allow us to thoughtfully reflect on whether the County is achieving its regional coordination goals without focusing on numerical data that do not ultimately capture progress towards those goals.

Next Steps

Staff are currently revising the draft area plans and elements based on the most recent round of engagement efforts as described above. This will complete the initial draft of Chapter 2. Concurrently, staff are creating a draft of Chapter 3, "Action." This chapter will contain action items tied to each of the policies in Chapter 2. Completion of Chapter 3 will also mark completion of the first full draft of Envision Washoe 2040.

The structure and content of the draft are the result of substantial public and stakeholder feedback. The completion of Chapter 3 and the first full draft of the plan will trigger the next round of public engagement activities. Our timeline anticipates public engagement efforts throughout July and into August. These efforts will look similar to what has occurred so far, including workshops both in person and remotely, and the opportunity to comment online. Additionally, we will reach out to all our stakeholders directly to request comments on the draft. Staff will also aim to "meet people where they are," by having a presence at popular local events and letting people know about their opportunity to comment on the draft plan. After this outreach, staff will incorporate feedback before starting the public hearing process.

Conclusion

Staff will continue to provide periodic updates to the Planning Commission until the draft plan is scheduled for its first public hearing. Planning Commission members are invited to request a meeting with the project team for more in-depth conversations on particular topics, to ask questions, or to provide input.