



# Planning Commission Staff Report

Meeting Date: August 4, 2020

Agenda Item: 9E

MASTER PLAN AMENDMENT CASE NUMBER: WMPA20-0006 (Population Element)

**BRIEF SUMMARY OF REQUEST:** To amend the Washoe County Master Plan, Population Element to conform to the adopted 2019 Truckee Meadows Regional Plan (TMRP) by including language recognizing the use of the most current adopted Washoe County Consensus Forecast and removing specific data from the previous Washoe County Consensus Forecast.

**STAFF PLANNER:** Planner's Name: Roger Pelham, Senior Planner  
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E-mail: [rpelham@washoecounty.us](mailto:rpelham@washoecounty.us)

### CASE DESCRIPTION

For possible action, hearing, and discussion to initiate and approve an amendment to the Washoe County Master Plan, Population Element to conform to the adopted 2019 Truckee Meadows Regional Plan (TMRP) by including language recognizing the use of the most current adopted Washoe County Consensus Forecast, and removing specific data from the previous Washoe County Consensus Forecast, and, if approved, authorize the chair to sign a resolution to this effect.

Applicant: Washoe County Planning and Building Division  
Citizen Advisory Board: All CAB  
Development Code: Authorized in Article 820, Master Plan Amendments  
Commission District: All Commission Districts

### STAFF RECOMMENDATION

INITIATE

**INITIATE AND RECOMMEND APPROVAL**

DO NOT INITIATE

### POSSIBLE MOTION

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission adopt the resolution included as Exhibit A to this staff report to initiate and amend the Master Plan as set forth in Master Plan Amendment Case Number WMPA20-0006 having made the following six findings in accordance with Washoe County Code Section 110.820.15(d). I further move to certify the resolution and the proposed Master Plan Amendments in WMPA20-0006 as set forth in this staff report for submission to the Washoe County Board of County Commissioners and authorize the chair to sign the resolution on behalf of the Planning Commission.

*(Motion with Findings on Pages 5 and 6)*

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**Explanation of a Master Plan Amendment**

The purpose of a master plan amendment application is to provide a method of review for requests to amend the master plan.

The Master Plan guides growth and development in the unincorporated areas of Washoe County, and consists of three volumes. By establishing goals and implementing those goals through policies and action programs, the Master Plan addresses issues and concerns both countywide and within each community. Master plan amendments ensure that the Master Plan remains timely, dynamic, and responsive to community values. The Washoe County Master Plan can be accessed on the Washoe County website at <http://www.washoecounty.us>, select Departments, Planning and Building, then Planning Documents (Master Plan, Regulatory Zone) - or it may be obtained at the front desk of the Washoe County Planning and Building Division.

**Volume One** of the master plan outlines six countywide priorities through the year 2025. These priorities are known as elements and each is summarized below. The Land Use and Transportation Element, in particular, plays a vital role in the analysis of a master plan amendment.

- **Population Element.** Projections of population, housing characteristics, trends in employment, and income and land use information for the County.
- **Conservation Element.** Information, policies and action programs, and maps necessary for protection and utilization of cultural and scenic, land, water, air and other resources.
- **Land Use and Transportation Element.** Information, policies and action programs, and maps defining the County's vision for development and related transportation facilities needed for the forecasted growth, and protection and utilization of resources.
- **Public Services and Facilities Element.** Information, policies and action programs, and maps for provision of necessary services and facilities (i.e. water, sewer, general

government and public safety facilities, libraries, parks, etc.) to serve the land use and transportation system envisioned by the County.

- Housing Element. Information, policies and action programs, and maps necessary to provide guidance to the County in addressing present and future housing needs.
- Open Space and Natural Resource Management Plan Element. Information, policies and action programs, and maps providing the necessary framework for the management of natural resources and open spaces.

**Volume Two** of the Master Plan consists of 13 Area Plans, which provide detailed policies and action programs for local communities in unincorporated Washoe County relating to conservation, land use and transportation, public services and facilities information, and maps.

**Volume Three** of the Master Plan houses Specific Plans, Joint Plans and Community Plans that have been adopted by the Washoe County Board of County Commissioners. These plans provide specific guiding principles for various districts throughout unincorporated Washoe County.

Requests to amend the Master Plan may affect text and/or maps within one of the six Elements, one of the 13 Area Plans, or one of the Specific Plans, Joint Plans or Community Plans. Master plan amendments require a change to the Master Plan and are processed in accordance with Washoe County Chapter 110 (Development Code), Article 820, *Amendment of Master Plan*.

When making a recommendation to the Washoe County Board of County Commissioners to adopt a master plan amendment, the Planning Commission must make at least three of the five findings as set forth in Washoe County Code (WCC) Section 110.820.15(d). If a military installation is required to be noticed, then an additional finding of fact pursuant to WCC Section 110.820.15(d)(6) is required. If there are findings relating to master plan amendments contained in the Area Plan in which the subject property is located, then the Planning Commission must also make all of those findings. A recommendation to adopt the master plan amendment requires an affirmative vote of at least 2/3's of the Planning Commission's total membership.

### **Background**

- October 10, 2019 – TMRP adopted
- May 28, 2020 – TMRPA provided conformance review. Master plan must agree with the Regional Plan in accordance with NRS 278.028
- Tasked with bringing the following items immediately into conformance including, "Include language recognizing the use of the most current adopted Washoe County Consensus Forecast."

The following is Goal "PG3" is found on page 84 of the Regional Plan.

#### **PG 3 - Use of the Consensus Forecast for Planning**

All local government and affected entity master plans, facilities plans, and other similar plans shall utilize the adopted Consensus Forecast and the associated spatial disaggregation as the primary source for determining future regional population and employment demand for the formulation of goals, policies, and facilities and service plans.

The Regional Plan recognizes that some affected entities, due to service area size or targeted services, need to utilize additional or supplementary population data. If these affected entities utilize additional or supplementary population data, the source and methodology must be clearly described in master plans, facilities plans, and other similar plans. These plans must clearly relate back to the adopted Consensus Forecast.

The Truckee Meadows Regional Planning Agency (TMRPA) adopted the 2019 Truckee Meadows Regional Plan (TMRP), which covers unincorporated Washoe County except area in the Tahoe basin and federally-recognized tribes. The plan “focuses on the coordination of master planning in Washoe County as it relates to population, regional form and land use pattern. Public facilities and service provision, natural resources, and intergovernmental coordination.”

TMRPA staff found specific TMRP policies that were not included in the Washoe County Master Plan. Washoe County seeks to undertake a comprehensive master plan update in the coming year, however TMRPA requested that certain policies be updated in the short term. The proposed amendment addresses the requirements of the Population Element noted in that correspondence (see Exhibit B). Necessary changes, as identified by regional staff, are to “Include language recognizing the use of the most current adopted Washoe County Consensus Forecast.” In the currently-adopted Population Element, the specific numbers and statistics from the consensus forecast are included and constitute many pages of text and tables. This also created a situation in which the Population Element was out-of-date each time that a new Consensus Forecast was completed, typically every two years.

For this reason, simply eliminating the specific numbers within the Population Element and referring to the most recently-adopted Consensus Forecast will allow the Population Element to remain up-to-date without constant amendment and will also simplify the Population Element itself. The amendment consists of, deleting pages 4 through 12 of the Population Element, with the inclusion of the statement, “Washoe County recognizes the use of the most current adopted version of the Washoe County Consensus Forecast for all master planning and regional planning activities.” This new language is included under the heading of “Consensus Forecast” in the proposed Population element, attached to this report at Exhibit A.

## **Findings**

WCC Section 110.820.15(d) requires the Planning Commission to make at least three of the six findings of fact to recommend approval of the amendments to the Washoe County Board of County Commissioners. The following findings and staff comments on each finding are presented for the Planning Commission’s consideration:

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.

*Staff Comment: The proposed amendment brings the Population Element of the Washoe County Master Plan into conformance with the currently adopted Truckee Meadows Regional Plan per NRS 278.028.*

2. Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.

*Staff Comment: This amendment does not change land uses within Area Plans. This amendment does not adversely impact the public health, safety, or welfare.*

3. Response to Changed Conditions. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.

*Staff Comment: Approximately every two years a new Washoe County Consensus Forecast is completed. This amendment responds to that ever-changing condition, each time that a new forecast is conducted.*

4. Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed master plan designation.

*Staff Comment: This amendment does not seek to change any densities within the master plan.*

5. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.

*Staff Comment: The amendment is intended to guide development of the County based on the projected population growth by utilizing data from the most recent consensus forecast.*

6. Effect on a Military Installation. The proposed amendment will not affect the location, purpose and mission of the military installation.

*Staff Comment: The proposed amendment will not affect the location, purpose, and mission of any military installation, within Washoe County.*

### **Citizen Advisory Board (CAB) and Neighborhood Meeting**

NRS 278.210(2) and WCC Section 110.820.20 require a neighborhood meeting for any proposed master plan amendment. Because the amendments have a county-wide effect, individual CAB's were not presented with the proposed amendments. Instead, a combined open house and neighborhood meeting was held at the Washoe County Administrative Complex, 1001 East Ninth Street in Reno on July 22, 2020 from 5:00 pm to 6:30 pm. Staff will provide the Planning Commission a summary of all applicable concerns raised at the neighborhood meeting.

### **Public Notice**

Notice for master plan amendments must be given in accordance with the provisions of Nevada Revised Statutes 278.210(1), as amended and WCC Section 110.820.23. Notice was provided in a newspaper of general circulation within Washoe County at least 10 days before the public hearing date. A legal ad was placed with the Reno Gazette-Journal for July 24, 2020.

### **Recommendation**

It is recommended that the Washoe County Planning Commission adopt the resolution contained at Exhibit A of this staff report to initiate and amend the Master Plan as set forth in Master Plan Amendment Case Number WMPA20-0006. It is further recommended that the Planning Commission forward the master Plan amendment to the Washoe County Board of County Commissioners for their consideration of adoption. The following motion is provided for your consideration:

### **Motion**

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission adopt the resolution contained at Exhibit A of this staff report to initiate and amend the Master Plan as set forth in Master Plan Amendment Case Number WMPA20-0006 having made the following six findings in accordance with Washoe County Code Section 110.820.15(d). I further move to certify the resolution and the proposed Master Plan Amendments in WMPA20-0006 as set forth in this staff report for submission to the Washoe County Board of County

Commissioners and authorize the chair to sign the resolution on behalf of the Planning Commission.

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.
2. Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.
3. Response to Change Conditions. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.
4. Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed Master Plan designation.
5. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.
6. Effect on a Military Installation. The proposed amendment will not affect the location, purpose and mission of a military installation.

### **Appeal Process**

Planning Commission action will be effective 10 calendar days after the written decision is filed with the Secretary to the Planning Commission and mailed to the original applicant, unless the action is appealed to the Washoe County Board of County Commissioners, in which case the outcome of the appeal shall be determined by the Washoe County Board of County Commissioners. Any appeal must be filed in writing with the Planning and Building Division within 10 calendar days from the date the written decision is filed with the Secretary to the Planning Commission and mailed to the original applicant.

Applicant: Washoe County Planning and Building Division, Attn: Mojra Hauenstein,  
1001 E. 9<sup>th</sup> Street, Reno, NV 89512

Staff Report xc: Washoe County Community Services Department, Attn: David Solaro,  
1001 E. 9th Street, Reno, NV 89512

Washoe County Planning and Building Division, Attn: Trevor Lloyd, 1001  
E. 9th Street, Reno, NV 89512



## RESOLUTION OF THE WASHOE COUNTY PLANNING COMMISSION

### ADOPTING AMENDMENTS TO THE WASHOE COUNTY MASTER PLAN, POPULATION ELEMENT (WMPA20-0006), AND RECOMMENDING ITS ADOPTION TO THE BOARD OF COUNTY COMMISSIONERS

Resolution Number 20-20

Whereas, Master Plan Amendment Case Number WMPA20-0006 came before the Washoe County Planning Commission for a duly noticed public hearing on August 4, 2020; and

Whereas, the Washoe County Planning Commission heard public comment and input from both staff and the public regarding the proposed master plan amendment; and

Whereas, the Washoe County Planning Commission gave reasoned consideration to the information it received regarding the proposed master plan amendments;

Whereas, the Washoe County Planning Commission has made the following findings necessary to support adoption of the proposed Master Plan Amendment Case Number WMPA20-0006, as set forth in NRS chapter 278 and Washoe County Code Chapter 110 (Development Code), Article 820;

#### Washoe County Code Section 110.820.15 (d) Master Plan Amendment Findings

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.
2. Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.
3. Response to Change Conditions. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.
4. Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed Master Plan designation.
5. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.
6. Effect on a Military Installation. The proposed amendment will not affect the location, purpose and mission of the military installation.

Whereas, the Washoe County Planning Commission approval was by a minimum of 2/3 of the total membership as required by statute:

Now, therefore, be it resolved that pursuant to NRS 278.210(3):

- (1) Subject to approval by the Washoe County Board of County Commissioners and a finding of conformance with the Truckee Meadows Regional Plan, the Washoe County Planning Commission does hereby adopt Master Plan Amendment Case Number WMPA20-0006, comprised of the Population Element as included at Exhibit A to this resolution, descriptive matter and other matter intended to constitute the amendments as submitted at the public hearing noted above; and,
- (2) To the extent allowed by law, this approval is subject to the conditions adopted by the Planning Commission at the public hearing noted above.

A certified copy of this resolution shall be submitted to the Board of County Commissioners and any appropriate reviewing agencies in accordance with NRS 278.220.

ADOPTED on August 4, 2020

WASHOE COUNTY PLANNING COMMISSION

ATTEST:

\_\_\_\_\_  
Trevor Lloyd, Secretary

\_\_\_\_\_  
Larry Chesney, Chair

Attachment: Exhibit A – Population Element



**Exhibit A - WMPA20-0006**

**~~Strikethrough~~ = to be deleted**

**Underline = to be added**



**Department of  
Community Development**

# **Comprehensive Plan Population Element**



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**Department of  
Community Development**

# **Comprehensive Plan Population Element**

This document is one of a series that, as adopted, constitutes a part of the Master Plan for Washoe County, Nevada. This document is available for \$10.00 from the Washoe County Department of Community Development. If you have a copy of the Washoe County Comprehensive Plan notebook, please place this behind the Population Element tab. The Washoe County Comprehensive Plan can also be found on our department's website.

In accordance with Article 820 of the Washoe County Development Code, the Population Element (CP06-018) was adopted by Resolution No. 08-19 of the Washoe County Planning Commission on October 7, 2008, by the Washoe County Commission on November 10, 2008 and found in conformance with the Truckee Meadows Regional Plan by the Regional Planning Commission on January 14, 2009. Copies of the adopting resolutions are kept in the Washoe County Planning Commission and Washoe County Commission archival files.

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## **Acknowledgments**

### **Washoe County Board of County Commissioners**

Robert M. Larkin, Chair  
Bonnie Weber, Vice Chair  
Jim Galloway  
David E. Humke  
Kitty Jung

### **Office of the County Manager**

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John Berkich, Assistant County Manager  
David Childs, Assistant County Manager

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## Introduction

Nevada Revised Statutes, Section 278.170, requires that counties with populations in excess of 100,000 persons prepare a population element as part of their Comprehensive Plan. The purpose of the Population Element is to provide a method for entities to identify the projected growth in population and to set forth plans, policies and action programs through which the needs of the projected population will be met. The Washoe County Comprehensive Plan Population Element examines the population in terms of past and projected growth, generalized age groups, employment, income and land uses supported by the adopted land use plan through the year ~~2030-2038~~.

The impacts associated with projected growth patterns are related to the various subject areas of the Comprehensive Plan. In addition to the Population Element, the Conservation Element addresses issues related to aspects of archaeological and historic significance; scenic resources, land resources such as soils and topography; and water issues such as the availability and use of surface water and groundwater, the treatment of wastewater and urban storm water, flood control, floodplains, wetlands and fisheries; and air quality issues as they relate to strategies for dealing with the increased stationary and mobile emissions which are attributed to new growth. The Land Use and Transportation Element (LUTE) addresses issues related to adequately providing for the land use and transportation systems that will be needed for the projected housing and land use demands, while concurrently discouraging sprawled communities where the automobile is viewed as a necessity to obtain daily amenities. The Public Services and Facilities Element addresses issues relating to the provision of necessary services and infrastructure to support the existing and future population base of unincorporated Washoe County.

## Population Forecasting Background

The Truckee Meadows Regional Planning Agency (TMRPA) Regional Plan (Regional Plan) sets forth requirements that each of the jurisdictions utilize Consensus Forecasting as the primary technique in developing a population forecast. Washoe County and its regional partners most recently developed the ~~2008-2018~~ Consensus Forecast with a ~~2018-2038~~ ~~2008-2030~~ forecasted time frame that took into account the variables of population growth rates, age distribution, employment, and income. The previous Consensus Forecast (~~2003-2016-2025-2036~~) was developed in ~~2003-2016~~.

### ~~2008-2030~~ Consensus Forecast

The most current Consensus for Washoe County, at the time of this writing is the ~~2008-2018~~ Consensus Forecast for Washoe County which uses a number of leading forecasts, which has several advantages over using a single source for forecasting population. The consensus approach minimizes the risk of large forecast errors and consensus forecasts consistently outperform individual forecasts across a range of variables. Washoe County recognizes the use of the most current adopted version of the Washoe County Consensus Forecast for all master planning and regional planning activities.

The most current Consensus for Washoe County is available at [tmrpa.org](http://tmrpa.org) and is incorporated herein, by reference.

~~Five reputable sources of long-term forecasts for Washoe County were used: Global Insight, a national forecasting firm in Massachusetts that prepares national, state and county forecasts; NPA Data Services, Inc., a national forecasting firm in Arlington, VA that forecasts for every county in the United States, as well as state and national forecasts; Truckee Meadows Water Authority's Population and Employment Econometric Model; Woods and Poole, a national forecasting firm in Washington, DC that forecasts for every county in the United States, as well as state and national forecasts; and the 2006 State Demographer's Forecast.~~

The 2008 Consensus Forecast uses these sources and outlines the projected population, employment and income for Washoe County through the year 2030. The forecasts in this document are for all of Washoe County (Reno MSA) including both the cities of Reno and Sparks and the unincorporated areas of Washoe County, including Incline Village. A summary of the consensus forecast for Washoe County is shown in Table 1.

Table One: Washoe County Consensus Forecast Summary

**Table 1**  
**Washoe County Consensus Forecast Summary**

Year	Total Population	Total Establishment Based Employment	Total Personal Income \$ ('000)	Per Capita Income
<del>2008</del>	<del>410,037</del>	<del>201,360</del>	<del>\$17,803,307</del>	<del>\$43,044</del>
<del>2010</del>	<del>437,430</del>	<del>204,640</del>	<del>\$19,322,433</del>	<del>\$44,832</del>
<del>2015</del>	<del>483,803</del>	<del>338,685</del>	<del>\$23,673,633</del>	<del>\$49,823</del>
<del>2020</del>	<del>528,654</del>	<del>373,960</del>	<del>\$28,733,037</del>	<del>\$55,217</del>
<del>2025</del>	<del>573,322</del>	<del>410,670</del>	<del>\$34,688,380</del>	<del>\$61,058</del>
<del>2030</del>	<del>620,323</del>	<del>440,883</del>	<del>\$42,010,473</del>	<del>\$67,076</del>

The forecasts prepared by Global Insight, NPA Data Services, Inc., Truckee Meadows Water Authority, Woods and Poole, and the 2006 State Demographer's Forecast were compared for consistency and then averaged to arrive at a consensus number. When comparable numbers were not available from each of the five sources, only the numbers that were comparable were averaged. When less than five sources were used, it is noted in the text.

Table 2: Nevada State Demographer's 2006 Forecast

~~The 2006 Nevada State Demographer's  
Forecast of Washoe County Population (2006–2030\*)~~

<del>Year</del>	<del>Population</del>
<del>2006</del>	<del>406,223</del>
<del>2007</del>	<del>415,775</del>
<del>2008</del>	<del>425,554</del>
<del>2009</del>	<del>435,535</del>
<del>2010</del>	<del>445,660</del>
<del>2011</del>	<del>455,878</del>
<del>2012</del>	<del>466,152</del>
<del>2013</del>	<del>476,300</del>
<del>2014</del>	<del>486,202</del>
<del>2015</del>	<del>496,074</del>
<del>2016</del>	<del>505,614</del>
<del>2017</del>	<del>514,856</del>
<del>2018</del>	<del>523,837</del>
<del>2019</del>	<del>532,567</del>
<del>2020</del>	<del>541,002</del>
<del>2021</del>	<del>549,150</del>
<del>2022</del>	<del>557,050</del>
<del>2023</del>	<del>564,695</del>
<del>2024</del>	<del>572,112</del>
<del>2025</del>	<del>579,200</del>
<del>2026</del>	<del>586,248</del>
<del>*2027</del>	<del>595,240</del>
<del>*2028</del>	<del>604,250</del>
<del>*2029</del>	<del>613,254</del>
<del>*2030</del>	<del>622,252</del>

Source: ~~Washoe County and Nevada State Demographer.~~

~~\*Note—The latest version (2007) of the Nevada State Demographer's Forecast is not available at time of printing the 2008 Consensus Forecast. The number of new persons added for each year from 2006 to 2026 was averaged (9,001) and applied to this existing forecast in order to extend the population figures to 2030.~~

~~Cooperatively, Washoe County and the Nevada State Demographer prepare annual population estimates for July 1 of each year.~~

## Population

According to the 2008 Consensus Forecast, total population in Washoe County is projected to grow from 419,037 in 2008 to 620,323 in 2030. This represents an average annual growth rate of 1.48 percent. The highest forecasted population for 2030 was 665,150 from NPA Data Services, Inc., and the lowest forecasted population was 530,220 from Woods and Poole. The 2008 and 2030 forecasted population by each source is shown in Table 3.

**Table Three: Population by Forecast Source**

Table 3  
Population by Forecast Source

Forecast Source	2008 Population	2030 Population
Global Insight	414,000	640,740
NPA Data Services, Inc.	417,440	665,150
Truckee Meadows Water Authority (TMWA)	428,780	626,285
Woods and Poole	408,640	530,220
2006 State Demographer's Forecast	426,664	622,262
Consensus Forecast (Five Sources)	419,037	620,323

Source: Washoe County, Global Insight, NPA, Woods and Poole, TMWA, and 2006 State Demographer's Forecast.

Most recent vital statistics from the Center for Health Data and Research Nevada State Health Division data show that the natural increase in population (i.e., births minus deaths) results in a "natural" growth rate of 0.71 percent per year. When compared to the forecast for total population, which is projected to grow at an average annual rate of 1.48 percent, the remaining component of the growth rate that results from other factors (net in-migration) is 0.77 percent.

The consensus population forecast for each year is shown in Table 4.

~~Table Four: Washoe County Population 2008-2030~~

~~Table 4  
Washoe County Population 2008 – 2030~~

<del>Year</del>	<del>Population</del>
<del>2008</del>	<del>419,037</del>
<del>2009</del>	<del>428,105</del>
<del>2010</del>	<del>437,430</del>
<del>2011</del>	<del>446,883</del>
<del>2012</del>	<del>456,215</del>
<del>2013</del>	<del>465,550</del>
<del>2014</del>	<del>474,670</del>
<del>2015</del>	<del>483,803</del>
<del>2016</del>	<del>492,789</del>
<del>2017</del>	<del>501,705</del>
<del>2018</del>	<del>510,722</del>
<del>2019</del>	<del>519,742</del>
<del>2020</del>	<del>528,654</del>
<del>2021</del>	<del>537,630</del>
<del>2022</del>	<del>546,515</del>
<del>2023</del>	<del>555,480</del>
<del>2024</del>	<del>564,348</del>
<del>2025</del>	<del>573,222</del>
<del>2026</del>	<del>582,242</del>
<del>2027</del>	<del>591,602</del>
<del>2028</del>	<del>601,184</del>
<del>2029</del>	<del>610,725</del>
<del>2030</del>	<del>620,323</del>

~~Source: Washoe County, NPA, Global Inight, Woods and Poole, TMWA, and 2006 State Demographer's Forecast.~~

~~According to the 2008 Consensus Forecast, the age distribution of the population is expected to shift over the next two decades. Changes of note include the continued aging of the baby boomer population, a decrease in the working group (ages 20-64) and a marked increase in the retired group (ages 65 and older). Population by cohort data is available from Global Inight, NPA Data Services, Inc. and Woods and Poole, however, this data is not available from TMWA or the 2006 State Demographer's Forecast. Population by 5-year Age Cohort for 2008 - 2030 is shown in Table 6 on page 7.~~

Table Five: Population and Percent Composition of Total Population by Generalized Age Groups

Table 5  
Population and Percent Composition of Total Population by Generalized Age Groups

Generalized Age Group	2008		2030	
	Population	Percent of Total	Population	Percent of Total
Preschool (Ages 0-4)	20,243	7%	42,483	7%
School (Ages 5-10)	82,044	20%	423,483	20%
Working (Ages 20-64)	251,731	61%	344,203	56%
Retired (Ages 65 and older)	49,763	12%	406,767	47%
<b>Total*</b>	<b>413,638</b>	<b>100%</b>	<b>618,026</b>	<b>100%</b>

Source: Washoe County, Global Insight, NPA and Woods and Poole.

Note: \*Population by cohort is not available from Truckee Meadows Water Authority or 2006 State Demographer's Forecast

Table Six: Consensus Population Forecast by 5 year Age Cohort 2008-2030

Table 6  
Consensus Population Forecast by 5 year Age Cohort 2008-2030

Age	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
0-4	20,243	20,940	30,493	31,130	31,783	32,440	33,087	33,743	34,390	35,020	35,637
5-9	27,427	27,950	28,637	29,257	29,893	30,543	31,217	31,817	32,453	33,133	33,807
10-14	27,437	27,760	28,070	28,300	28,787	29,277	29,800	30,307	30,267	31,643	32,300
15-19	29,047	29,453	29,780	30,213	30,570	30,887	31,280	31,643	31,973	32,643	32,913
20-24	29,347	30,203	31,107	31,023	32,600	32,337	33,777	34,160	34,640	35,957	36,300
25-29	28,673	29,310	30,080	30,620	31,237	31,840	32,500	33,280	33,967	34,653	35,200
30-34	27,580	28,097	28,430	29,050	29,550	30,157	30,780	31,537	32,033	32,637	33,203
35-39	29,060	29,193	29,443	29,760	30,170	30,753	31,227	31,537	32,673	32,673	33,307
40-44	28,877	29,040	29,323	29,637	29,930	30,113	30,227	30,467	30,750	31,140	31,693
45-49	31,087	31,340	31,367	31,367	31,423	31,603	31,760	32,240	32,733	33,223	33,607
50-54	29,837	30,267	30,773	31,170	31,507	31,793	32,093	32,193	32,250	32,380	32,530
55-59	26,003	26,623	27,160	27,680	28,103	28,640	28,913	29,273	29,557	29,703	29,900
60-64	21,177	22,110	23,047	23,843	24,323	24,830	25,453	25,967	26,463	26,953	27,387
65-69	16,137	16,973	17,790	18,643	19,570	20,447	21,203	22,013	22,670	23,087	23,520
70-74	11,883	12,370	12,890	13,440	14,087	14,733	15,047	16,020	16,693	17,363	18,167
75+	20,733	21,627	22,613	23,673	24,817	26,040	27,337	28,863	30,400	31,680	33,290
<b>Total</b>	<b>413,638</b>	<b>422,256</b>	<b>430,993</b>	<b>439,766</b>	<b>448,530</b>	<b>457,303</b>	<b>465,824</b>	<b>475,150</b>	<b>485,592</b>	<b>493,078</b>	<b>504,934</b>

Table Six: Consensus Population Forecast by 5-year Age Cohort 2008-2030 (continued)

Age	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
0-4	36,200	36,023	37,557	38,400	38,837	39,483	40,157	40,820	41,400	42,123	42,847	43,483
5-9	34,487	35,157	35,833	36,487	37,140	37,770	38,420	39,053	39,710	40,330	40,950	41,583
10-14	33,033	33,613	34,280	34,980	35,700	36,407	37,120	37,820	38,513	39,157	39,793	40,423
15-19	33,410	34,127	34,813	35,523	36,263	37,077	37,727	38,463	39,240	39,990	40,737	41,477
20-24	35,850	36,227	36,593	37,030	37,610	38,140	38,967	39,753	40,580	41,393	42,287	42,970
25-29	35,540	35,777	36,130	36,397	36,580	36,877	37,083	37,277	37,500	38,007	38,467	38,960
30-34	33,927	34,710	35,430	36,127	36,683	36,993	37,230	37,557	37,793	38,073	38,470	38,750
35-39	33,073	34,767	35,320	35,973	36,627	37,430	38,327	39,127	39,923	40,673	41,467	41,603
40-44	32,127	32,377	32,957	33,423	34,027	34,643	35,407	35,917	36,530	37,250	38,123	38,090
45-49	33,057	34,413	34,950	35,570	36,357	37,037	37,550	38,380	39,150	39,877	40,637	41,530
50-54	32,860	33,377	33,923	34,443	34,880	35,257	35,770	36,330	37,007	37,650	38,187	38,537
55-59	30,230	30,253	30,263	30,317	30,403	30,643	31,063	31,490	31,903	32,173	32,393	32,723
60-64	27,657	27,993	28,287	28,527	28,737	28,980	29,033	29,067	29,153	29,227	29,447	29,830
65-69	24,083	24,527	24,960	25,397	25,787	26,017	26,317	26,563	26,763	26,937	27,167	27,187
70-74	48,803	49,460	50,013	50,340	50,720	51,187	51,583	51,940	52,327	52,667	52,863	53,137
75+	34,947	36,667	38,447	40,400	42,393	44,353	46,370	48,343	50,270	52,313	54,397	56,443
<b>Total</b>	<b>544,174</b>	<b>520,368</b>	<b>529,756</b>	<b>539,124</b>	<b>548,744</b>	<b>558,294</b>	<b>568,124</b>	<b>577,910</b>	<b>587,852</b>	<b>597,850</b>	<b>607,903</b>	<b>618,026</b>

Source: Washoe County, NPA, Global Insight and Woods and Poole.

Note: Population by cohort is not available from Truckee Meadows Water Authority or 2006 State Demographer's Forecast, therefore the total population number is slightly lower than the Washoe County Consensus Forecast figures.

## Employment

According to the 2008 Consensus Forecast, employment for all of Washoe County is projected to grow from 204,360 in 2008 to 440,893 in 2030. This represents an average annual growth rate of 1.6 percent. The 2008 and 2030 forecasted employment and percent of total employment by industry group is shown below in Table 7. To allow for consistency within employment sectors, only employment data from NRA Data Services and Woods and Poole forecasts was used.

**Table Seven: Employment and Percent Composition of Total Establishment Based Employment by Industry Group**

**Table 7  
Employment and Percent Composition of Total  
Establishment Based Employment by Industry Group**

Employment by Industry Group	2008		2030	
	Jobs	Percent of Total	Jobs	Percent of Total
Natural Resources	2,823	1%	5,007	1%
Construction	26,458	13%	38,558	9%
Manufacturing	16,656	8%	26,553	6%
Transportation, Communication and Public Utilities	15,748	8%	23,204	5%
Wholesale Trade	14,377	7%	25,568	6%
Retail Trade	27,004	13%	60,567	14%
Finance, Insurance, & Real Estate	20,003	10%	40,586	9%
Services	116,930	57%	179,688	41%
Government	29,391	14%	41,055	9%
<b>Totals</b>	<b>204,360</b>	<b>100%</b>	<b>440,893</b>	<b>100%</b>

Source: Washoe County, NRA and Woods and Poole.

Note: The employment data include wage and salary workers, proprietors, private household employees, and miscellaneous workers of full and part time jobs. Because part time workers are included, a person holding two part time jobs would be counted twice. Jobs are counted by place of work and not place of residence of the worker. Therefore, a job in the Reno Metropolitan Area is counted in Washoe County, regardless of where the worker resides. Due to rounding, the "Percent of Total" may not add up to 100%.

Industry sectors remain remarkably stable from 2008 to 2030. An increase is seen in Wholesale Trade, up from 5% to 6%, while the Government sector suffers a slight decline, from 14% to 9%. The industries that represent the largest percentage of total employment in 2030 are Services, Finance, Insurance and Real Estate (FIRE) and Retail Trade. The largest numeric increase is in the Services sector, up 62,758 jobs, followed by Retail Trade, with an increase of 22,633 jobs.

The industries that represent the smallest percentage of total employment in 2030 are Natural Resources, Manufacturing, Wholesale Trade and Transportation, Communication and Public Utilities. The smallest numeric increase is seen in the Natural Resources category (comprised of Mining, Agricultural Services, Other and Farm Based employment sectors) with an increase of just 2,174 jobs. Transportation, Communication and Public Utilities has the second smallest numeric increase over time, at 7,456 jobs.

The consensus employment forecast by year is listed in Table 8.



Table Eight: Washoe County Establishment Based Employment 2008-2030

~~Table 8  
Washoe County Establishment Based Employment 2008-2030~~

Year	Employment
2008	291,360
2009	298,100
2010	304,640
2011	311,455
2012	318,360
2013	325,030
2014	331,075
2015	338,685
2016	345,695
2017	352,720
2018	359,780
2019	366,860
2020	373,960
2021	381,000
2022	388,680
2023	395,785
2024	403,370
2025	410,670
2026	418,360
2027	426,120
2028	433,060
2029	441,880
2030	449,883

Source: Washoe County, NRA and Woods and Pools.

Note: Total establishment based employment is based on NRA Data Services, Inc. and Woods and Pools forecasts. The Truckee Meadows Water Authority forecast does not provide data regarding employment.

**Income**

According to the 2008 Consensus Forecast, total personal income is expected to grow from \$17,803,397 in 2008 to \$42,010,473 in 2030. This represents the total personal income received by persons from wages and salaries, other labor income, and transfer payments less personal contributions for social insurance as adjusted for place of residence. All personal income data are presented in 2004 dollars. This is used to measure the "real" change in earnings and income when inflation is taken into account. The consensus forecast for total personal income for each year is shown in Table 9.

Table Nine: Washoe County Total Personal Income 2008-2030

~~Table 9~~  
~~Washoe County Total Personal Income 2008-2030~~

<del>Year</del>	<del>Total Personal Income \$ ('000)</del>
<del>2008</del>	<del>17,803,397</del>
<del>2009</del>	<del>18,550,337</del>
<del>2010</del>	<del>19,322,433</del>
<del>2011</del>	<del>20,147,713</del>
<del>2012</del>	<del>21,002,110</del>
<del>2013</del>	<del>21,852,070</del>
<del>2014</del>	<del>22,757,853</del>
<del>2015</del>	<del>23,673,633</del>
<del>2016</del>	<del>24,635,127</del>
<del>2017</del>	<del>25,626,317</del>
<del>2018</del>	<del>26,646,637</del>
<del>2019</del>	<del>27,675,017</del>
<del>2020</del>	<del>28,733,037</del>
<del>2021</del>	<del>29,840,343</del>
<del>2022</del>	<del>30,987,837</del>
<del>2023</del>	<del>32,169,760</del>
<del>2024</del>	<del>33,402,743</del>
<del>2025</del>	<del>34,688,380</del>
<del>2026</del>	<del>36,023,317</del>
<del>2027</del>	<del>37,477,263</del>
<del>2028</del>	<del>38,948,053</del>
<del>2029</del>	<del>40,472,320</del>
<del>2030</del>	<del>42,010,473</del>

Source: Washoe County, NPA, Global Insight and Woods and Poole.

Note: Total personal income is based on Global Insight, NPA Data Services, Inc. and Woods and Poole forecasts. The Truckee Meadows Water Authority forecast or 2006 State Demographer's Forecast does not provide data regarding income.

The consensus forecast for per capita personal income for each year is listed below:

~~Table Ten: Washoe County Per Capita Personal Income 2008-2030~~

**Table 40**  
**Washoe County Per Capita Personal Income 2008 – 2030**

<b>Year</b>	<b>Per Capita Personal Income</b>
2008	43,041
<del>2009</del>	<del>42,034</del>
<del>2010</del>	<del>44,832</del>
2011	45,815
2012	46,824
<del>2013</del>	<del>47,785</del>
<del>2014</del>	<del>48,855</del>
2015	49,823
<del>2016</del>	<del>50,732</del>
<del>2017</del>	<del>51,072</del>
<del>2018</del>	<del>52,088</del>
2019	54,140
<del>2020</del>	<del>55,217</del>
<del>2021</del>	<del>56,328</del>
<del>2022</del>	<del>57,478</del>
2023	58,624
<del>2024</del>	<del>59,830</del>
<del>2025</del>	<del>61,058</del>
<del>2026</del>	<del>62,334</del>
2027	63,753
<del>2028</del>	<del>65,147</del>
<del>2029</del>	<del>66,577</del>
<del>2030</del>	<del>67,075</del>

Source: ~~Washoe County, Global Insight, NPA and Woods and Poole.~~

Note: ~~Total per capita personal income is based on Global Insight, NPA Data Services, Inc. and Woods and Poole forecasts. The Truckee Meadows Water Authority forecast and 2006 State Demographer's Forecast does not provide data regarding income.~~

**Jurisdictional Split**

~~Reno, Sparks and Washoe County use the Governor's certified population estimates of 2007 as a starting point for determining jurisdictional forecasts for the year 2030.~~

~~Table Eleven: 2007 Governor's Certified Population Estimates~~

~~Table 11  
2007 Governor's Certified Population Estimates~~

<del>Washoe County Total 2007</del>	<del>418,061</del>
<del>Reno City Total 2007</del>	<del>220,613</del>
<del>Sparks City Total 2007</del>	<del>80,440</del>
<del>Unincorporated Washoe County Total 2007</del>	<del>107,000</del>

~~In 2007, each jurisdiction contained the following percent of total population:~~

~~Table Twelve: 2007 Jurisdictional Percent of Total Population~~

~~Table 12  
2007 Jurisdictional Percent of Total Population~~

<del>Reno Percent of Total</del>	<del>52.77%</del>
<del>Sparks Percent of Total</del>	<del>21.40%</del>
<del>Unincorporated Washoe County Percent of Total</del>	<del>25.83%</del>

~~An analysis of historic census and estimated population figures since 1980 shows these jurisdictional percentages have remained relatively stable over time, with little apparent impact attributable to previous regional plans (prior to the 2007 Truckee Meadows Regional Plan Update) or conforming jurisdiction master plans.~~

~~In the 2008 Consensus Forecast, there was a desire to reflect a potential impact of the 2007 Truckee Meadows Regional Plan on jurisdictional shares of population through the year 2030. The influence of plan policies on growth and development patterns, and the possible impacts on future settlement patterns are the subject of significant debate and reflect a different approach to forecasting in a multi-jurisdictional environment than forecasts based on a mere reflection and continuation of historic trends. While all forecasts reflect inherent uncertainties, especially in regions with highly variable decadal growth rates, forecasts associated with regional plan policies can provide a useful guide, over time, as to the effectiveness and need for amendment of such growth policies.~~

~~The year 2030 Washoe County Consensus Forecast of 620,343 persons exceeds the 2007 Governor's certified estimate of 418,061 by a growth increment of 202,262 persons.~~

~~Reno, Sparks and Washoe County have decided to allocate the growth increment of 202,262 persons in the following manner:~~

~~Table Thirteen: Growth Increment Allocation~~

~~Table 13  
Growth Increment Allocation~~

<del>25% of Growth Increment (50,566 persons) at Year 2030</del>	<del>Allocate to Centers, TOD Corridors, Emerging Employment Centers in Reno and Sparks</del>
<del>75% of Growth Increment (151,696 persons) at Year 2030</del>	<del>Allocate based on adjusted jurisdictional shares of population of 50% City of Reno, 24% City of Sparks and 26% Unincorporated Washoe</del>

~~The approach that allocates 25% of the growth increment to Centers, TOD Corridors and Emerging Employment Centers recognizes that the 2007 Regional Plan policies have increasing impact over time. Thus, the growth increment attributed to these policies increases from 2008 to 2030 in a linear fashion. Interpolation of jurisdictional population forecasts from 2008 to 2030 is the responsibility of each jurisdiction and is addressed in local population master plan elements, if desired. This consensus forecast establishes only the beginning (2007 certified estimates) and end points (allocated 2030 consensus forecast by jurisdiction) of that forecast series for each jurisdiction through the year 2030.~~

~~Analysis of the 25% population increment (50,566 persons) allocated to each jurisdiction's Centers, TOD Corridors and Emerging Employment Centers (EEC's) yielded the following assumptions based on corridor, center and emerging employment center land areas and density assumptions:~~

- ~~▲ 21.3% of the increment will be allocated to the City of Reno (43,082 persons);~~
- ~~▲ 3.7% of the increment will be allocated to the City of Sparks (7,484 persons).~~

~~While the City of Sparks has major emerging employment centers in its jurisdiction, it is recognized that these EEC's have lower densities than centers and corridors and that these EEC's are located in or near to Sparks' traditional growth areas. Sparks' EEC's, however, are extremely important to job-housing balance and trip reduction policies.~~

~~In the future, Washoe County is expected to designate at least two Secondary Transit Corridors and to designate Infill Opportunity Areas under the policies of the 2007 Regional Plan. Under the forecast approach of the Consensus Forecast, Washoe County may analyze the impact of these designations and include any appropriate and related population shares in its Population Element to be submitted to the Regional Planning Agency. Washoe County may also consider in the future approved but not built development as a component of its Population Element.~~

~~Allocation of the remaining (non-centers, corridors and EEC) growth increment (75% or 151,596 persons) to the jurisdictions is based upon a minor modification of the historic jurisdictional distribution of population, as follows:~~

~~Table Fourteen: 2030 Jurisdictional Distribution of Population (of remaining growth increment)~~

~~Table 14  
2030 Jurisdictional Distribution of Population (of remaining growth increment)~~

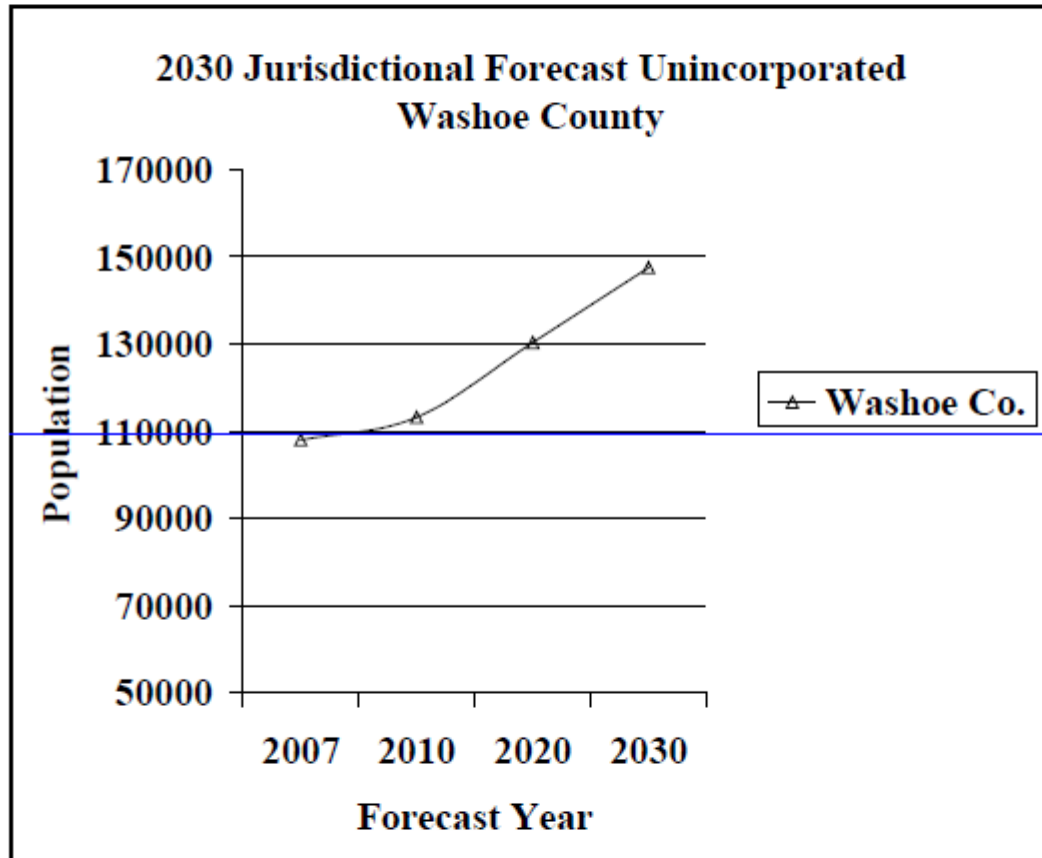
<del>City of Reno Year 2030 Allocation</del>	<del>50%</del>	<del>75,848 persons</del>
<del>City of Sparks Year 2030 Allocation</del>	<del>24%</del>	<del>36,407 persons</del>
<del>Unincorporated Washoe County Year 2030 Allocation</del>	<del>26%</del>	<del>39,441 persons</del>

Table Fifteen: Year 2030 Total Jurisdiction Forecasts

**Table 15**  
**Year 2030 Total Jurisdiction Forecasts**

Jurisdiction	2007 Certified Estimate	Centers, Corridors and EEC Increment	Remaining Increment	2030 Jurisdiction Forecast
Reno	220,613	43,082	75,848	339,543
Sparks	80,440	7,484	26,407	132,340
Unincorporated Washoe County	407,000		30,444	447,440
Total County	418,064	50,566	151,696	620,323

Figure 4: 2030 Jurisdictional Forecast Unincorporated Washoe County



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## Washoe County Master Plan List of Scheduled Additions

	Addition list of items to be addressed	Master Plan Element	Regional Plan Policies to be Addressed	TMRPA's Initial Thoughts on Timeframe	Assigned Planner
1.	Include language recognizing the use of the most current adopted Washoe County Consensus Forecast	POPULATION	PG 3	Short term	Roger
2.	Include language addressing the use of the Regional Strategy for Housing Affordability	HOUSING	PG 4	Short term	Eric
3.	Include language identifying how Washoe County will be limiting development outside the TMSA to 2% of the cumulative development		RF 1	Long term	
4.	Include language acknowledging the Regional Land Designations and the Priority Hierarchy for Development	LUTE	RF 2	Short term	Chris/Dan
5.	Include language referencing the Regional Land Designations Density Requirements		RF 3	Long term	
6.	Include language describing the limitation of development outside of the TMSA to not allow new divisions of land that would create a parcel less than five acres in size	LUTE	RF 6	Short term	Chris/Dan
7.	Address Rural Development Area (RDA) Establishment and Requirements		RF 7	Long term	
8.	Address Freestanding Communities Requirements		RF 9	Long term	



## Washoe County Master Plan List of Scheduled Additions

9.	Include language referencing the List of Facilities and Services Standards	PS&F	PF 1	Short term	Julee/Trevor
10.	Include language recognizing the promotion of facilities and services in line with the priority hierarchy for development	PS&F	PF 2	Short term	Julee/Trevor
11.	Identify that water and wastewater infrastructure will not be extended from the TMSA to the RA, except for the management of reclaimed water as a method to effectively manage reclaimed water from wastewater treatment facilities	PS&F	PF 4	Short term	Julee/Trevor
12.	Include language acknowledging use of the Regional Water Management Plan	PS&F	PF 7, NR 12	Short term	Julee/Trevor
13.	Include language identifying that the location of new schools of at least 300 full-time students is not allowed in the Rural Area		PF 9	Long term	
14.	Address Regional Plan requirements for Regional Utility Corridor and Sites	PS&F	PF 12 - 16	Short term: Include one line indicating Regional Plan Polices are followed Long Term: Address the specific requirements	Julee/Trevor
15.	Demonstrate a commitment to the development of regional renewable energy generation		PF 18	Long term	
16.	Include strategies that reduce urban heat island impacts		NR 10	Long term	