



ENVISION
ASHOE
2040

Envision Washoe 2040 | Planning Commission Update
01 August 2023

Agenda

- I. **Schedule Update**
- II. **Plan Structure**
- III. **Public Outreach and Upcoming Events**



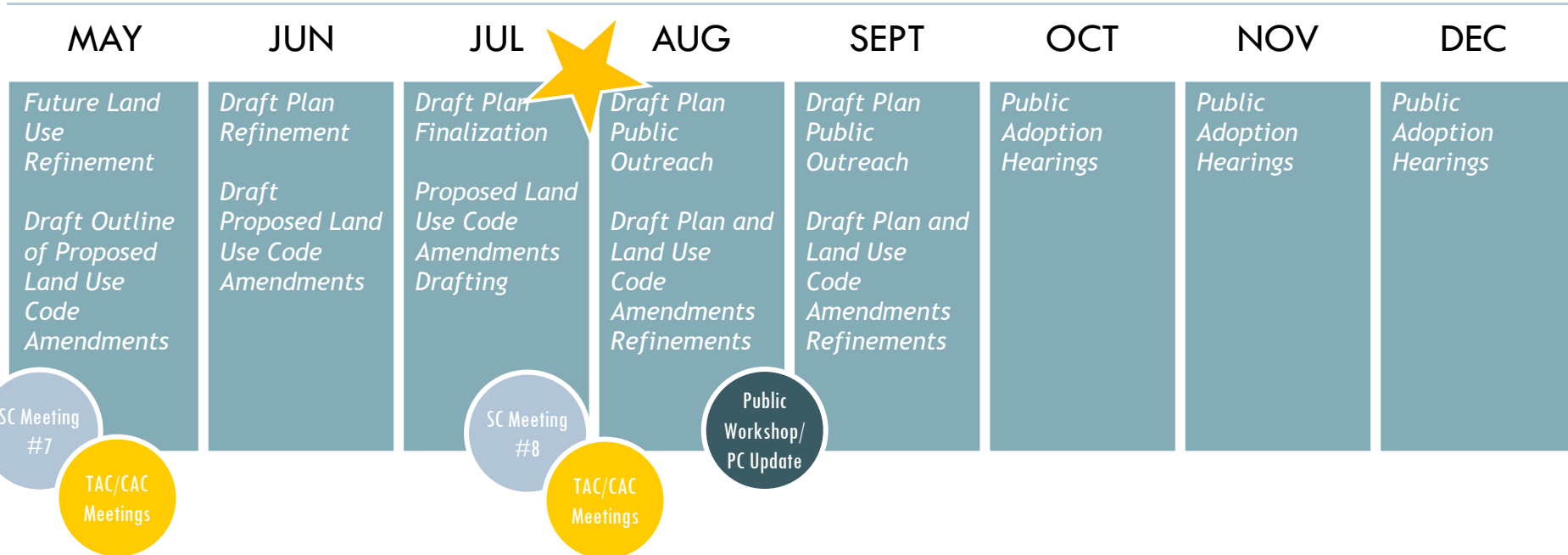
Schedule Review

2023 Updated Timeline

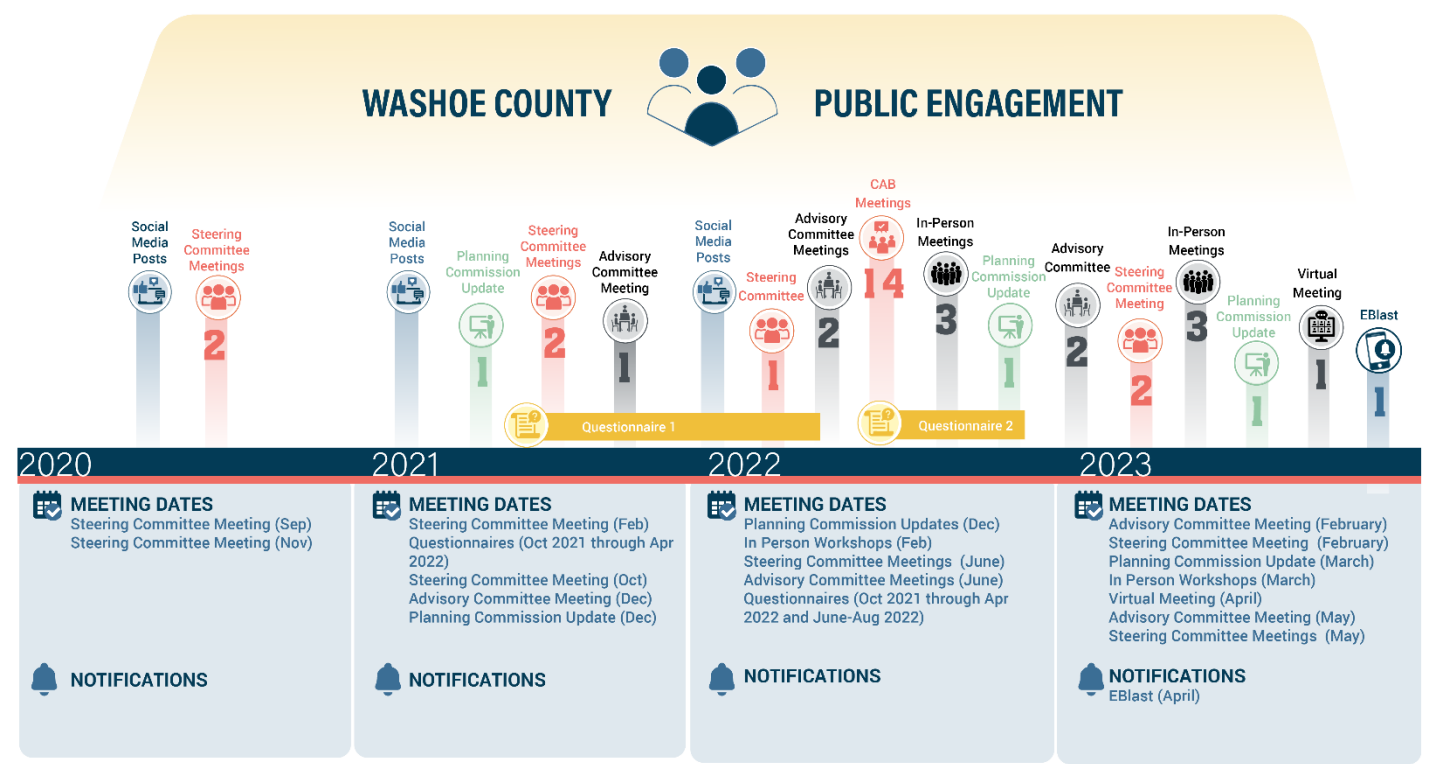
SC: Steering Committee

TAC: Technical Advisory Committee

CAC: Community Advisory Committee



Envision Washoe 2040 Public Outreach

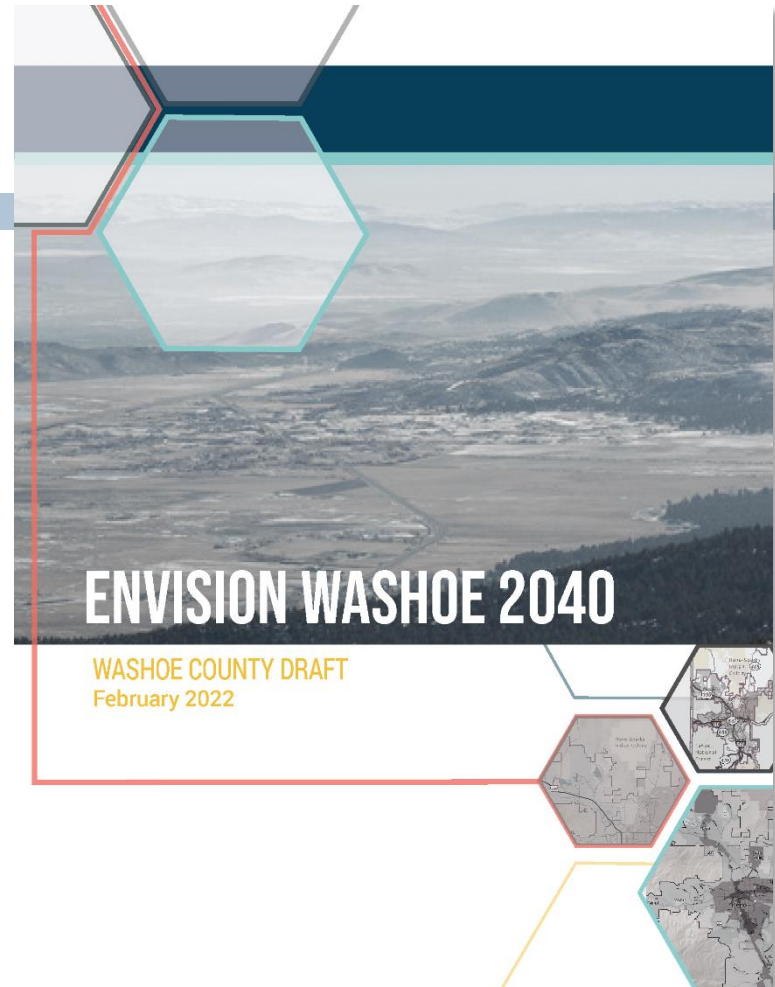




Plan Structure

Plan Structure

- **Chapter 1 | Foundation:** What are we doing and how did we get here?
- **Chapter 2 | Vision:** Our plan for building on and maintaining community character in Washoe County
- **Chapter 3 | Implementation:** Putting the plan into action
- **Appendices:** Plan Audit and Public Outreach Summaries



Plan Structure

Envision Washoe 2040 is tiered from the **Truckee Meadows Regional Plan** and includes additional specific language to comply with **NRS §278.160**

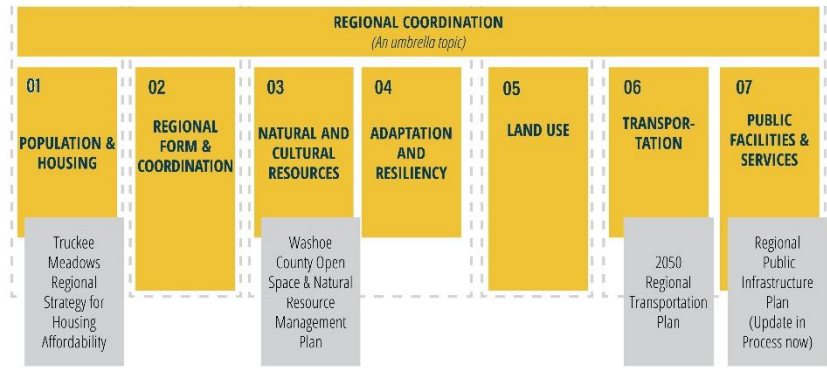
TRUCKEE MEADOWS REGIONAL PLAN



NEVADA STATE STATUTE REQUIREMENTS § 278.160

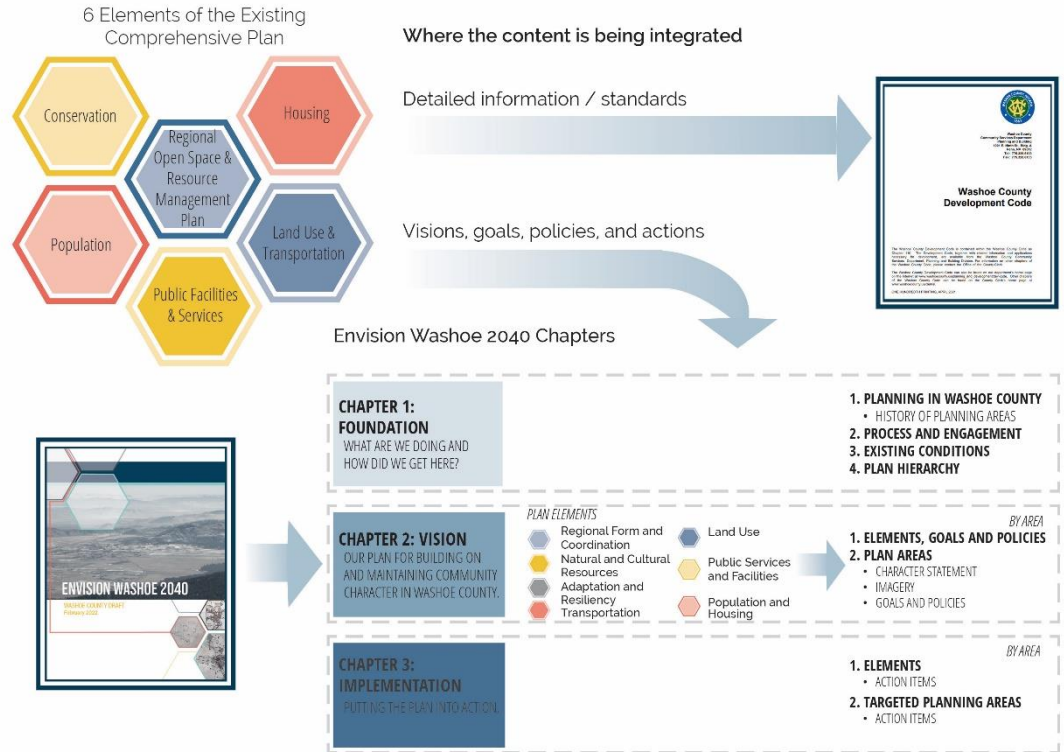


ENVISION WASHOE 2040



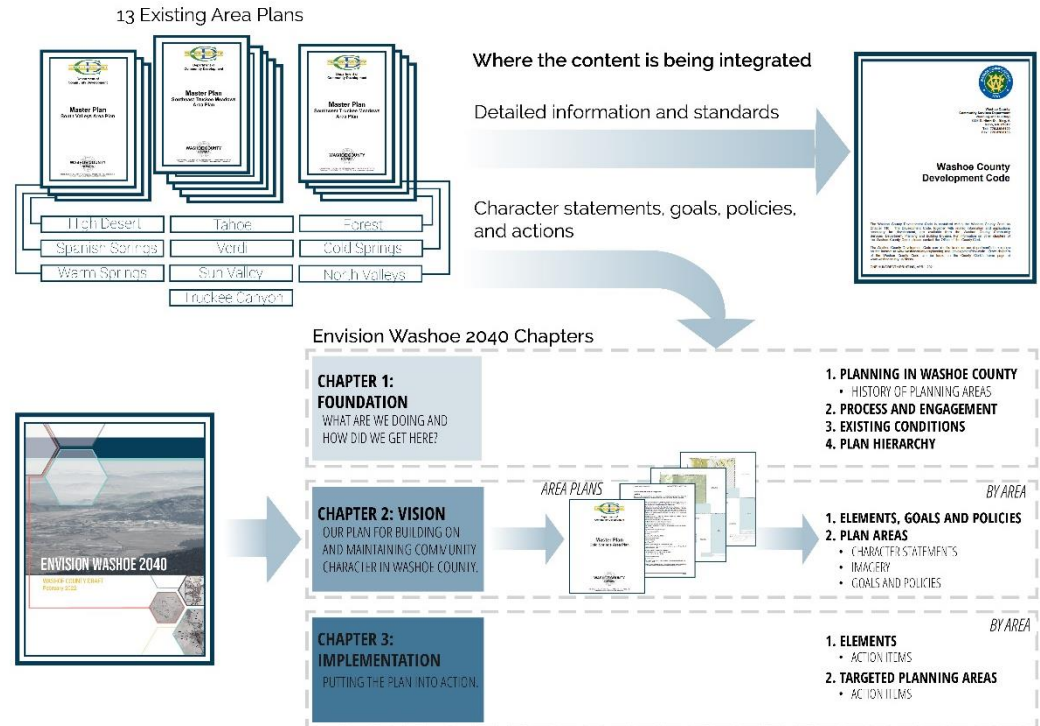
Plan Structure

- Reshuffling of Elements to tier from Regional Plan
- Combine all Elements into Chapter 2 of the Master Plan
- Revision of vision, goals, policies, and actions
- Move detailed standards into development code



Area Plans

- Combining all plans into Chapter 2 of the Master Plan
- Refinement of character statements, goals, policies, and actions
- Move detailed standards into development code



Chapter 1 | Foundation

- I. What is the Plan?
 - I. Connection to Other Plans and Documents
 - II. Plan Hierarchy
 - III. Goals/Objectives for the Update
- II. Process and Engagement
- III. Area Plans Description
 - a. History of Plan Development
 - b. How They Have Affected Development and Growth

01

FOUNDATION

IN THIS CHAPTER

- ▶ Purpose of the Plan
- ▶ Plan Organization
- ▶ Connection to Other Plans
- ▶ Plan Process
- ▶ Public Engagement
- ▶ Area Plan Descriptions

CHAPTER 1: FOUNDATION

WHAT ARE WE DOING AND
HOW DID WE GET HERE?

1. PLANNING IN WASHOE COUNTY
 - HISTORY OF PLANNING AREAS
2. PROCESS AND ENGAGEMENT
3. EXISTING CONDITIONS
4. PLAN HIERARCHY

Chapter 2 | Vision

- I. Elements (as tiered from Regional Plan)
 - a. Population and Housing
 - b. Regional Form and Coordination
 - c. Natural and Cultural Resources
 - d. Adaptation and Resiliency
 - e. Land Use
 - f. Transportation
 - g. Public Services and Facilities



VISION STATEMENT

"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."

VISION

IN THIS CHAPTER

- Vision
- Elements
- Character Areas

Chapter 2 | Vision

CHARACTER AREAS

- I. Imagery
- II. History and Existing Conditions
- III. Development Opportunities & Constraints

- *Key issues and opportunities*

IV. Area Vision

- *Refined character statement*

V. Principles & Policies

- *Priority goals and policies tiered from Elements*

COLD SPRINGS **SUBURBAN**

Community Image Placeholder

HISTORY AND EXISTING CONDITIONS

Located approximately 20 miles north of downtown Reno in scenic Cold Springs Valley, the Cold Springs planning area is characterized by a series of ridges surrounding a large agricultural valley. The area is home to the historic Cold Springs community, which has a rich history of agriculture and recreation.

FOREST **RURAL**

Community Image Placeholder
(Please send a representative community image of your area)

VISION

The Forest area is the gateway to Lake Tahoe and the Sierra Nevada Mountains. Characterized by large contiguous public land holdings, active agricultural ranches, small pockets of one-acre subdivisions, and sweeping vistas from the Mt. Rose Highway, the Forest area includes the Mount Rose Resort Services Area, which provides recreation-focused services and lodging. Future residential and commercial development should mirror the existing development pattern and density, with a focus on providing local employment opportunities, maintaining open space, and providing trail connections.

EXISTING AND DESIRED CONDITIONS SNAPSHOT

Recreational services, scenic resources, and commercial services are all highly accessible, primarily due to the amount of public land and designated wilderness areas within the Forest Area. Future development should work to maintain this level of accessibility. Regional transportation is currently present, with some services from Reno and Sacramento. There is an opportunity to expand and improve access to public transportation. The specific below represents the existing conditions as well as the desired future conditions as yellow text for each of the four plan themes.



...iles with big trees, open public lands, historic ranch properties, a single rock outcrop, and the same old mountains and valleys. The region is the source of the Cold Springs Valley for the Cold Springs Hydrographic Basin. Typical of the basin and range topography, the region is located in the Cold Springs hydrographic basin, a "closed" basin, meaning that hydrologic waters within the basin are collected in the spring area in Cold Springs. It is primarily occurs on the White Lake Plateau. These natural resources represent important community values that contribute significantly to the community character and overall quality of life in the area. These values can be best preserved and managed by both the BLM and the USFS and are particularly important. The community area of an outdoor recreation activities ranging from off-road vehicle use to dirt road driving. It is extremely important to the community to have access to these areas for preservation. The community area of an outdoor recreation activities and to have access to these areas will require careful management to avoid resource degradation and negative impacts to residents.

DEVELOPMENT CONSTRAINTS

The Regional Plan establishes the areas within the TMSA and the Cold Springs area as the areas outside the TMSA as well. This area has been in place for over 20 years. To areas with the TMSA will continue to experience and accommodate development at a maximum density in existing development, and areas...

PRIORITY PRINCIPLES & POLICIES

Natural and Cultural Resources Principle 1. Maintain scenic resources within the County.

- Policy 1.1. Maintain scenic resources within the County.
- Policy 1.2. Maintain scenic resources within the County.
- Policy 1.3. Maintain scenic resources within the County.

Natural and Cultural Resources Principle 3. Protect key wildlife and vegetation resources.

- Policy 3.1. Protect sensitive and important lands through development that respects sensitive areas, water resources, and regulatory limitations on development.
- Policy 3.2. Protect sensitive and important lands through development that respects sensitive areas, water resources, and regulatory limitations on development.
- Policy 3.3. Coordinate with BTR and WFO to maintain wildlife and vegetation resources.

Natural and Cultural Resources Principle 4. Protect and improve water resources.

- Policy 4.1. Protect water bodies, riparian systems, and riparian areas.
- Policy 4.2. Improve water bodies, riparian systems, and riparian areas.
- Policy 4.3. Protect water resources through development that respects sensitive areas, water resources, and regulatory limitations on development.

Natural and Cultural Resources Principle 5. Acquire, develop, and maintain a system of regional parks and trails that provide for both active and passive recreational opportunities.

- Policy 5.1. Acquire, develop, and maintain a system of regional parks and trails that provide for both active and passive recreational opportunities.
- Policy 5.2. Acquire, develop, and maintain a system of regional parks and trails that provide for both active and passive recreational opportunities.
- Policy 5.3. Acquire, develop, and maintain a system of regional parks and trails that provide for both active and passive recreational opportunities.

Natural and Cultural Resources Principle 6. Support a collaborative approach to the creation of a network of parks, trails, and recreational facilities.

- Policy 6.1. Support a collaborative approach to the creation of a network of parks, trails, and recreational facilities.
- Policy 6.2. Support a collaborative approach to the creation of a network of parks, trails, and recreational facilities.
- Policy 6.3. Support a collaborative approach to the creation of a network of parks, trails, and recreational facilities.

Natural and Cultural Resources Principle 7. Encourage preservation of agricultural and rural lands.

- Policy 7.1. Encourage preservation of agricultural and rural lands.
- Policy 7.2. Encourage preservation of agricultural and rural lands.
- Policy 7.3. Encourage preservation of agricultural and rural lands.

Natural and Cultural Resources Principle 8. Educate citizens about the region's cultural resources.

- Policy 8.1. Educate citizens about the region's cultural resources.
- Policy 8.2. Educate citizens about the region's cultural resources.
- Policy 8.3. Educate citizens about the region's cultural resources.

Adaptation and Resiliency Principle 2. Coordinate natural hazard response with regional and federal agencies.

- Policy 2.1. Coordinate natural hazard response with regional and federal agencies.
- Policy 2.2. Coordinate natural hazard response with regional and federal agencies.
- Policy 2.3. Coordinate natural hazard response with regional and federal agencies.

Adaptation and Resiliency Principle 3. Mitigate the impacts of climate change on residents.

- Policy 3.1. Mitigate the impacts of climate change on residents.
- Policy 3.2. Mitigate the impacts of climate change on residents.
- Policy 3.3. Mitigate the impacts of climate change on residents.

Adaptation and Resiliency Principle 4. Support expansion and modernization of the services and facilities of the Historic Mount Rose Ski Area and the Mount Rose Resort Services Area (MRSRA), consistent with the Regional Plan.

- Policy 4.1. Support expansion and modernization of the services and facilities of the Historic Mount Rose Ski Area and the Mount Rose Resort Services Area (MRSRA), consistent with the Regional Plan.
- Policy 4.2. Support expansion and modernization of the services and facilities of the Historic Mount Rose Ski Area and the Mount Rose Resort Services Area (MRSRA), consistent with the Regional Plan.
- Policy 4.3. Support expansion and modernization of the services and facilities of the Historic Mount Rose Ski Area and the Mount Rose Resort Services Area (MRSRA), consistent with the Regional Plan.

FIGURE 12. COLD SPRINGS KEY FEATURES

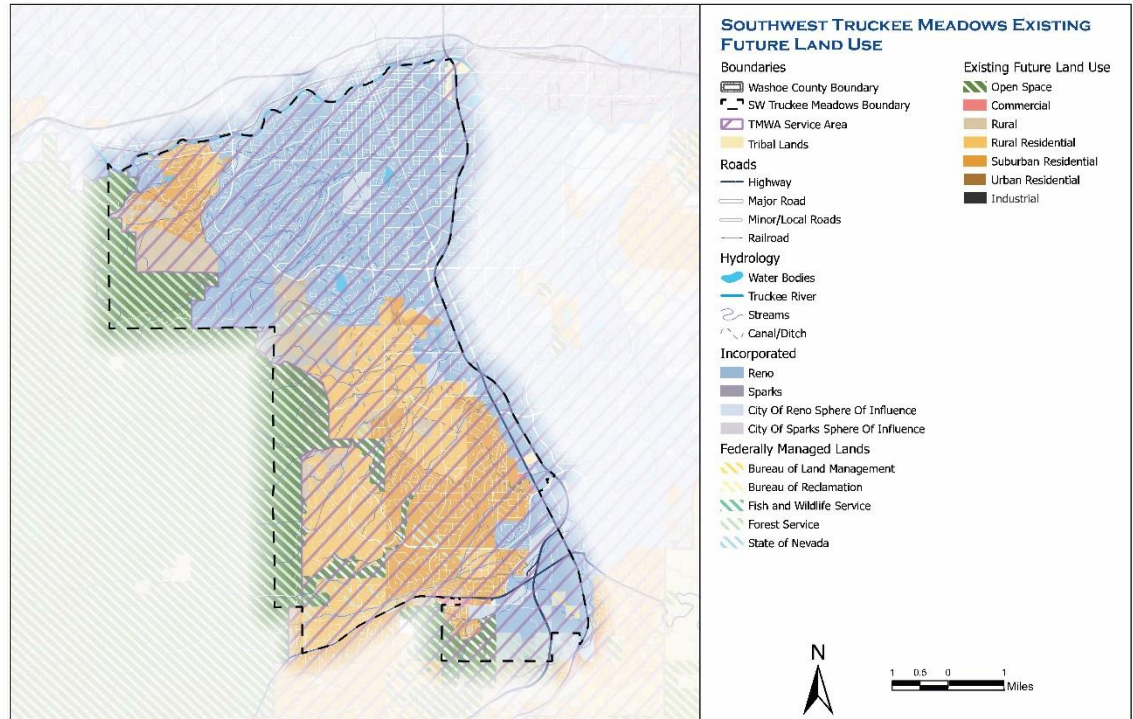


Chapter 2 | Vision

CHARACTER AREAS

I. Future Land Use Map (*Master Plan Designations*)

- Existing Master Plan Designations
- Existing roads/trails



Chapter 3 | Implementation

- I. Actions for each Element
- II. Actions for Area Plans*



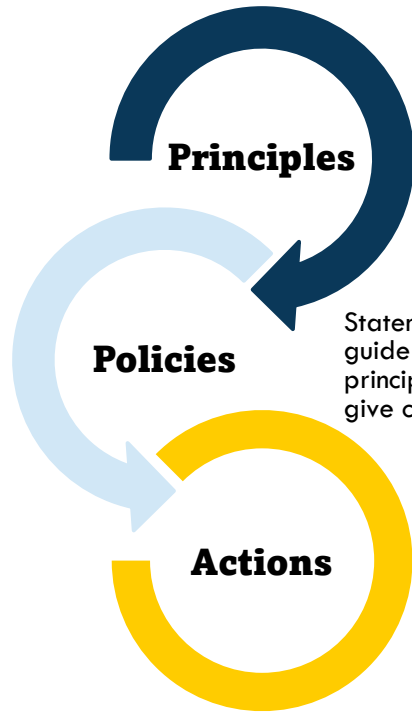
03

IMPLEMENTATION

IN THIS CHAPTER

- ▶ Element Implementation Matrix
- ▶ Area Specific Action Items

Chapter 3 | Implementation



Principles

Expressions of community ideals. They are broad directions that establish ideal future conditions toward which policies are focused.

Policies

Statements which further refine the principles and guide the County's course of action to achieve the principles. They should guide decision-making and give clear indication of intent.

Actions

Detail steps needed to implement the principles and policies.

- **Development Code Revisions**
- **Capital Projects**
- **Plans, Studies, & Policies**
- **Programs & Resources**

ELEMENT IMPLEMENTATION ACTIONS

ACTION	TYPE	ASSOCIATED PRINCIPLES & POLICIES	LEAD	PARTNERS	ANTICIPATED FUNDING SOURCE
<i>Ongoing and Immediate Action Items</i>					
Develop a Dark Skies Ordinance to minimize impacts of excess lighting while maintaining a safe level of visibility at night.	Development Code Revisions		Planning		
Revise public notice requirements to increase the effectiveness of noticing practices.	Development Code Revisions		Planning		
Develop standards and code enforcement strategies to address junk and storage areas	Development Code Revisions		Planning	Code Enforcement	
Update ridgeline protection standards to mitigate development impact on scenic views.	Development Code Revisions		Planning		
Develop sensitive area standards to protect and mitigate development impacts to natural open space, wildlife habitat, water bodies, wetlands, and sensitive lands. Include standards for scenic viewshed protection.	Development Code Revisions		Planning	Regional Parks and Open Space	
Evaluate and Update the Development Code to remove barriers to provision of affordable and workforce housing consistent with ongoing Washoe County Strategic planning efforts.	Development Code Revisions	PH 3.1, PH 3.2, PH 3.3	Planning	TMRPA	
Conduct a development code assessment to identify barriers to affordable housing	Development Code Revisions	PH 3.1, PH 3.2, PH 3.4	Planning	Washoe County Housing	
Evaluate the maximum densities and consider removing special use permit requirements and expand the types of housing allowed by-right in all zones where appropriate.	Development Code Revisions		Planning	Washoe County Housing	
Develop new methods, through zoning designations, overlays, or some other method, to encourage walkability and residential development near commercial uses and transportation nodes	Development Code Revisions		Planning	Washoe County Housing	
Revise the DADAR and accessory dwelling units section of the Land Development Code.	Development Code Revisions	PH 3.5	Planning	Washoe County Housing	
Amend the Land Development Code to require an environmental review for subdivisions and development in sensitive areas	Development Code Revisions		Planning	Regional Parks and Open Space	
Update future land use maps and apply new land uses.	Plans, Studies, & Policies		Planning	TMRPA	
Explore non-development incentives for the permanent protection of open space.	Plans, Studies, & Policies		Planning	Regional Parks and Open Space	

Chapter 3 | Implementation

Development Code Revisions:

Development regulations and standards that need to be updated to ensure consistency with the goals and objectives of the Plan.

- *Develop sensitive area standards to protect and mitigate development impacts to natural open space, wildlife habitat, and sensitive lands. Include standards for scenic viewshed protection and dark skies*

Capital Projects:

Major infrastructure investments and funding partnerships needed to implement the Plan.

- *Complete outstanding segments of the Tahoe-Pyramid Bikeway.*

Plans, Studies, & Policies:

Specific locations or initiatives that may require additional support and direction at a more detailed level than what is established in the Plan.

- *Develop a Water Supply and Quality Study to understand the supported densities, water use thresholds and risks to water quality that will guide land use decisions in the future.*

Programs & Resources:

Additional programs and resources needed to implement the Plan.

- *Update the intergovernmental agreement with the City of Reno and City of Sparks to reflect updated SOI boundaries and development review process.*

Timeframe

- **Ongoing/Immediate Actions:** Priority actions that can be completed within 5 years.
- **Short Term Actions:** Actions which can be completed within 5 years
- **Mid Term Actions:** Actions which can be completed in 5-10 years.
- **Long Term Actions:** Actions which require 10-20 years for completion.



Upcoming Public Outreach & Next Steps

Next Steps & Upcoming Events

- **Latino Arte and Culture's Poetry Encounters** | Teglia Paradise Park | August 5th 11 AM – 4 PM
- **High Desert CAB** | Gerlach Community Center | August 10th 6 PM
- **Lazy 5 Music Series** | Lazy 5 Regional Park | August 16th 5 – 7 PM
- **Planner at Library** | South Valleys Library | August 17th 4 – 5:45 PM
- **All County Webinar** | August 21st 5:30 – 6:30 PM
- **Planner at Library** | Verdi Library | August 22nd 4 – 5:30 PM
- **Planner at Library** | North Valleys Library | August 23rd 4:30 – 6 PM
- **Sierra School of Performing Arts** | Hawkins Amphitheater | August 25th 6:15 – 7:30 PM
- **Bowers Mansion Bluegrass Festival** | Bowers Mansion | August 26th 9 AM – 2 PM
- **Spanish-language Open House** | North Valleys Regional Park | August 28th 5 – 7 PM

Next Steps & Upcoming Events

- **South of the River Open House** | South Valleys Library | August 31st 5:30-7:30 PM
- **Planning Commission Open House** | Chambers Lobby County Commission | September 5th 4-6 PM
- **North of the River Open House** | North Valleys Regional Park | September 6th 4-6:30 PM
- **Board of Adjustment Open House** | Chambers Lobby County Commission | September 7th 12 – 1:30 PM
- **Planner at Library** | Spanish Springs Library | September 13th 4 – 5:45 PM
- **Warm Springs CAB** | Regional Shooting Facility | September 13th 6 PM
- **Planning Commission Meeting** | October 3rd 6 PM
- **Planning Commission Hearing** | October 16th 6PM
- **Board of County Commissioners Hearing** | November 14th 6PM
- **Board of County Commissioners 2nd Reading** | December 12th 6PM