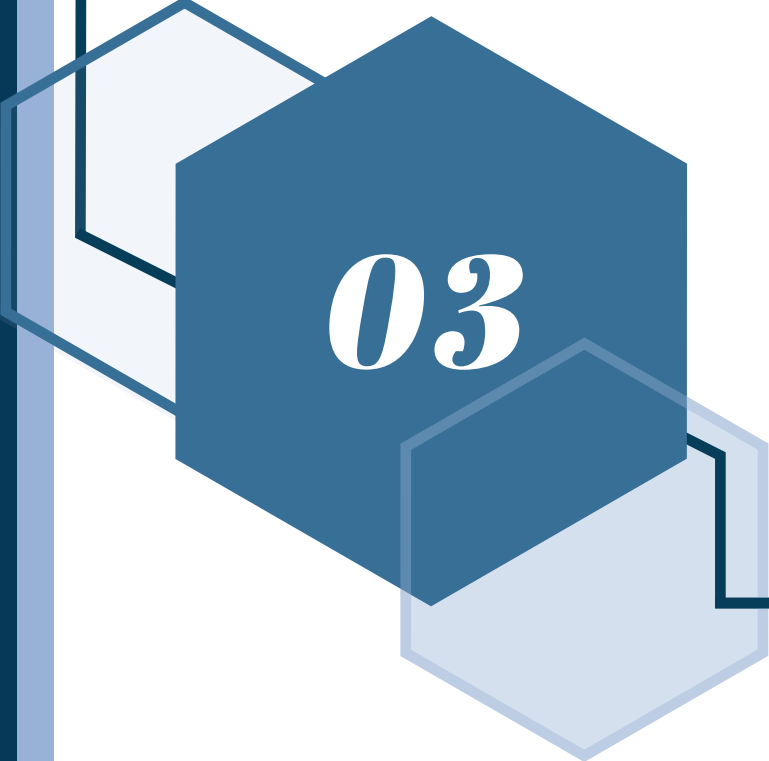




03

IMPLEMENTATION

IN THIS CHAPTER

- ▶ Element Implementation Matrix
- ▶ Area Specific Implementation Action Items

THIS CHAPTER PROVIDES DESCRIPTIONS OF PRIORITY IMPLEMENTATION STRATEGIES AS WELL AS AN OVERVIEW OF HOW TO UPDATE AND AMEND THIS PLAN. THIS CHAPTER BUILDS UPON CHAPTER 2 AND REINFORCES THE KEY STRATEGIES FOR THE COUNTY TO IMPLEMENT THE OVERALL DIRECTION OF THE MASTER PLAN, INCLUDING ZONING AND DEVELOPMENT REGULATIONS; NEW PLANS, STUDIES, OR POLICIES; ADDITIONAL PROGRAMS OR RESOURCES; AND CAPITAL PROJECTS.

USING THE PLAN

Envision Washoe 2040 is intended to be an adaptable and updatable resource identifying Washoe County's goals and priorities, as voiced by the community. The intent of the Master Plan is:

- ▶ To review and ensure alignment of discretionary land use applications with the overall County vision and applicable planning area visions, as well as applicable principles and policies in conjunction with the County Development Code regulations.
- ▶ To monitor success of the Plan and adapt where necessary to ensure progress towards a resilient and sustainable Washoe County.
- ▶ To serve as an online resource and hub for relevant County and regional plans.
- ▶ To effectively communicate the vision for the future of Washoe County.
- ▶ To serve as a guide for developing County strategic initiatives, budgeting capital improvement programs, and amending the Washoe County Development Code.

ADAPTIVE MANAGEMENT AND UPDATES

Envision Washoe 2040 is implemented through an adaptable but systematic approach aligning County decisions, processes, regulations, and standards with the vision and objectives of this Plan. This process ensures that day-to-day decisions regarding development in the County result in a growth pattern that clearly reflects the County's vision and values.

This Plan represents a collaborative effort between Washoe County, local and regional agencies, and the broader community to analyze trends and development patterns and develop policies for future development and growth in a way that enhances the region. This Plan is specifically designed to be a living and adaptable document which can respond to changing conditions, circumstances, and markets.

It is expected that periodic amendments and updates will be necessary for Envision Washoe 2040 to remain current and reflective of local issues and policies. State law allows the County to periodically amend its Master Plan to ensure consistency with the Regional Plan and meet community needs and expectations. Amendments to the Master Plan shall be made in conformance with applicable state statutes (e.g., NRS 278.210 through 278.230) and Washoe County Code Chapter 110 (Development Code), Article 820, as may be amended from time to time.

The following procedures are recommended to maintain the effectiveness of the Plan.

1. **Periodic Review of Implementation.** A periodic report on the Master Plan's performance and implementation should be prepared by County staff and presented to the Washoe County Planning Commission. This report will evaluate whether principles and policies are being achieved by reporting progress on County initiatives, potential capital improvement projects and grant applications; experience with the development review process; and recommendations for realignment of County priorities related to the Plan. Implementation items should be updated as part of this process to ensure County principles are being met.
2. **Periodic Review of Master Plan.** Periodic review of the contents of the Master Plan shall provide an opportunity to systematically evaluate the Plan for ongoing relevancy. A limited but systematic update is recommended within five years of adoption, or earlier if sufficient need is indicated based on periodic reporting and plan experience. This review will provide the opportunity to ensure that the materials contained within the Plan remain current and pertinent. These periodic updates should serve to prolong the useful and relevant life of this document and extend the period before which a more complete revamping of the document is deemed necessary. However, regardless of periodic amendments, a major update of the Master Plan should occur every ten years. A major update involves significant public outreach which allows the community to reflect on what has worked and what has not, and make significant adjustments to the overall Plan, as necessary.
3. **Typographical Errors.** Non-substantive typographical errors in the Master Plan may be corrected administratively as long as such changes do not alter the meaning of the sentence being corrected.
4. **Minor Amendments.** External document references included as hyperlinked attachments to this Master Plan may be updated administratively as long as updating the linked documents does not substantively modify adopted language or graphic elements of the Plan, especially principles and policies. Technical data in the Master Plan document, including statistical information such as employment projections, population projections, current employment statistics, and land use inventory changes should be updated through the minor amendment process in accordance with NRS 278.225 and applicable provisions of the Washoe County Code Chapter 110 (Development Code), Article 820. Technical data updates should occur in conjunction with updates to the Consensus Forecast, biennially in accordance with updated Consensus Forecast and State Demographer data updates. Minor changes or revisions to the Plan's text, figures, or maps, may also be processed through the minor amendment process to reflect updated information or grammatical corrections (including correction of spelling or grammatical errors, updating the base information on maps, and the updating of terms and references to reflect current adopted language or organizational structure, etc.) provided that these changes do not modify the intent or substantive content of the document, as adopted.
5. **Other Amendments.** All other changes to the language and text of the Plan that are not considered minor amendments will be processed in accordance with state law and Washoe County Code Chapter 110 (Development Code), Article 820.

USING THE PLAN

PLAN MONITORING AND KEY INDICATORS

Envision Washoe 2040 embarks on a new process for the County in monitoring plan progress and evaluating successes and setbacks in accomplishing plan principles and policies. Envision Washoe 2040 uses a set of key indicators to track existing and desired conditions and to identify trends. Through tracking of these selected indicators consistently over a number of years, benchmarks can be identified, trends evaluated, targets set, and policies and strategies adjusted as necessary to ensure that Plan objectives are met.

The identified key indicators are intended to be used to measure and report on a limited number of key data points that focus on progress toward achieving the overall objectives of the Plan. These indicators are specific measures that bear a direct or indirect relationship to accomplishing one or more of the primary goals and objectives of the Plan and should be analyzed holistically to understand the County's progress. Some indicators are especially useful in evaluating new development and redevelopment against county-wide and regional averages, and others will lend themselves better to planning area analysis. Indicators may be compared to other counties, regions, or neighboring communities to compare past and future performance and better understand Washoe County's role within the larger regional context. Some, but not all, of the key indicators can and should be used, as appropriate and applicable, in the evaluation of discretionary land development applications. In this capacity, the intent is not to require a particular development proposal to demonstrate a positive correlation with every indicator.

In addition, the County may choose to track additional supporting indicators to supplement the data from the key indicators listed in this section. These supplemental indicators may vary and change as the County implements and adjusts the Plan monitoring process.

KEY INDICATORS

1. Housing Diversity
2. Dwelling Units in Transit Service Area
3. Access to outdoor recreation
4. Lands in agricultural production and conservation easements

IMPLEMENTATION STRATEGIES

PRIORITY IMPLEMENTATION STRATEGIES

Implementation of the Plan's Master Plan Land Use Map and associated principles and policies will be key considerations during review of future development proposals within the unincorporated County. As new projects are reviewed, it will be the responsibility of the approving authority to balance the needs of the community to meet the intent of the Plan. In addition to its use in development review, this Plan will be used to the fullest practical and applicable extent as a guide for County-initiated regulatory changes, other projects, programs, and relevant funding choices. The highest priority recommendations of this Plan will be considered during development of annual budgets and multi-year capital improvement programs.

Master Plan Land Use Categories and Planning Area Planning

One of the main focuses of Envision Washoe 2040 was to align the Washoe County Master Plan with the 2019 Truckee Meadows Regional Plan. Conversations with County staff, TMRPA, and the public identified a unique circumstance in Washoe County, where the existing master plan land use designations depicted on the land use maps for each planning area in the County are so broad that each planning area contained a unique set of land use modifiers, which changed allowed uses and densities in each area. This additional layer of land use designation complicates the long-range planning process by blending zoning and land use. Compared to peer and regional communities, Washoe County has the fewest master plan land use designations, which could be contributing to a lower predictability of land use than neighboring communities. Updates to these land uses were not made as part of the Envision Washoe 2040 process but were identified as a priority implementation action to provide landowners and residents with greater predictability of land use than the current system.

Updating or adding new master plan land use designations is an important implementation strategy to address unique characteristics and land uses within each of the County's planning areas. The Envision Washoe 2040 process identified the need for revisions to the master plan land use designations and land use maps associated with each planning area but did not dive deeply into the specific land uses within each planning area. Instead, Envision Washoe 2040 set the foundation for the planning area planning process by removing regulatory development code language from the former Area Plans, refining the vision and existing conditions and identifying priority principles and policies for each area, building off the plan elements.

A key recommendation from this Plan is to update the master plan land use designations and land use maps for each planning area collaboratively with the community and TMRPA to ensure consistency with the Regional Plan, long-term preservation of the character of each area, and proactively plan for the future of each area. This process should also consider appropriate areas for urban agriculture, solid waste disposal plans, wildlife habitats and sensitive areas, cultural and natural resource protections, population growth, and affordable housing provision. This land use planning process should actively engage with community members in each area to co-create neighborhood plans which meet the needs of current and future residents. Updates to other portions of the planning areas within this plan may not be necessary in order to update the land use maps and should serve as a guide for updating master plan designations.

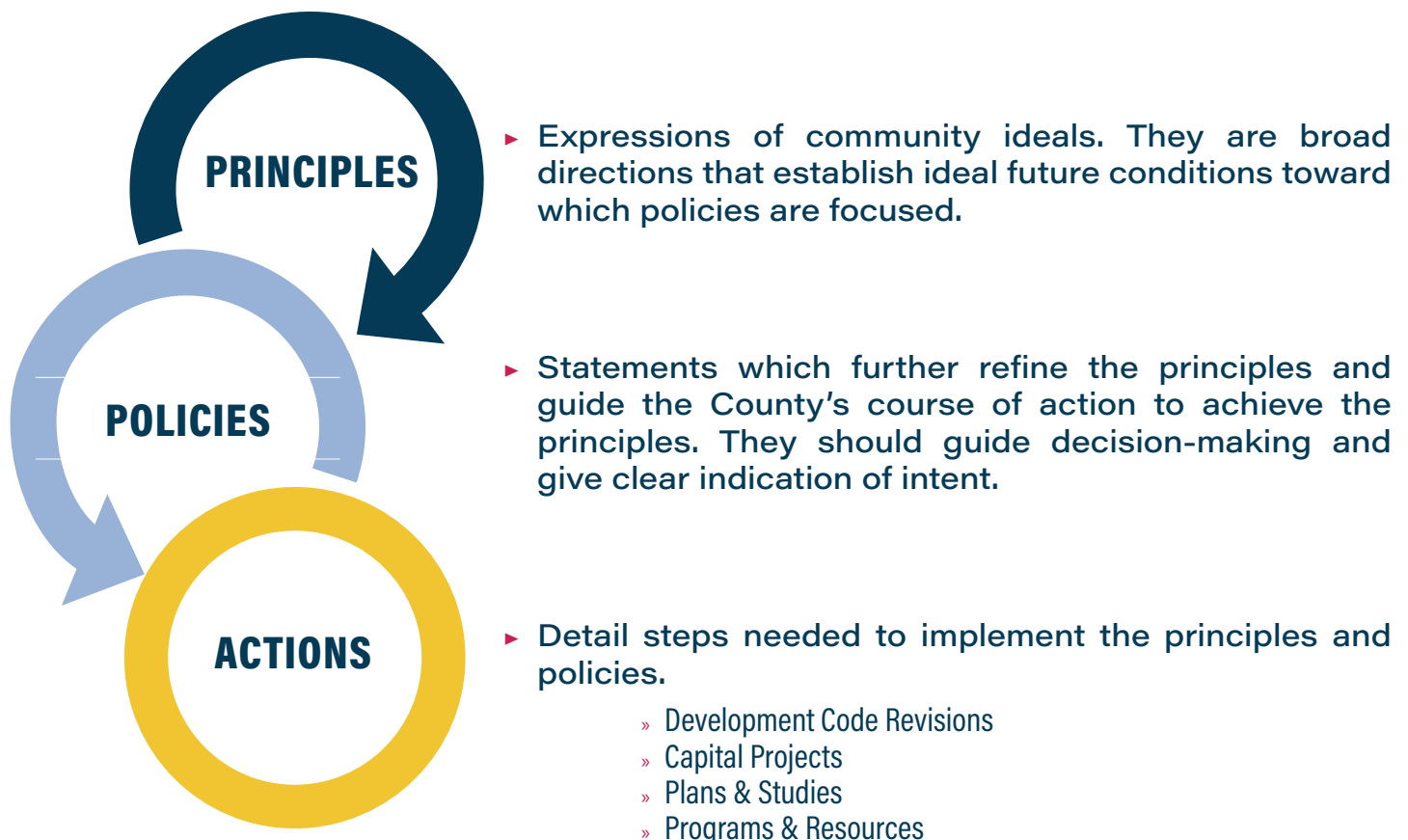
IMPLEMENTATION STRATEGIES

Implementation Matrix

Action items detail steps needed to implement the principles and policies as set forth in Chapter 2. Actions not listed within this document could be identified later and through subsequent public process and still help achieve the goals and objectives within this Plan. The lists of element implementation actions and area specific implementation action items are not an exhaustive list and should be updated as action items are completed in tandem with Master Plan update efforts.

The matrices in this section represent a list of action items that were identified as community priorities throughout the Envision Washoe 2040 public engagement process. The actions contained therein are intended to act as a guide and aide to strategic planning rather than a list of actions and deadlines. These matrices can and should evolve over time and are intended as a tool for plan implementation. They aide the planning process by identifying strategic partnerships, keeping track of community priorities, and articulating possibilities for plan implementation.

The items in the Area Specific Implementation Actions matrix are reflective of extensive community conversations throughout the Envision Washoe 2040 process. Some of the actions contained therein are extremely important to community members, and one goal of this section is to capture those priorities. However, in some cases, another agency or group has jurisdiction of the actions in question and Washoe County's role will be exclusively supportive in nature. Washoe County will support these actions where possible, but cannot always initiate or achieve them independently. This list is intended to act as a guide and aide to strategic planning rather than a list of actions and deadlines. They aide the planning process by identifying strategic partnerships, keeping track of community priorities, and articulating possibilities for plan implementation.



Type of Action

- ▶ **Development Code Revisions:** Some zoning and subdivision regulations and standards in the Washoe County Development Code will need to be updated to ensure consistency with the goals and objectives of the Master Plan.
- ▶ **Plans/Studies:** The Master Plan recognizes there are specific locations or initiatives that may require additional support and direction at a more detailed level than what is established in this Master Plan. These include site-specific development guidelines, master and/or subarea plans, and feasibility or funding studies.
- ▶ **Programs and Resources:** May include development of an educational program, marketing campaign, an intergovernmental agreement or coordination with other entities. This could also include a repository of resources to inform the public, encourage civic engagement, and overall, invite the community to contribute to the success of the Master Plan efforts. Programs and resources may also involve collaboration with local and regional organizations.
- ▶ **Capital Projects:** These major infrastructure investments and funding partnerships are relevant to the implementation of the Master Plan principles and policies. These projects should be considered in conjunction with other capital improvements, policies, and County-adopted plans to determine priorities, project efficiencies, and timing of capital improvement expenditures.

Time frame

Timeframes provided in this chapter are estimates that are subject to change based on available resources and Board of County Commissioner priorities.

- ▶ **Ongoing/Immediate Actions:** Actions that are either ongoing or should be prioritized for kickoff within two years and completed within five years.
- ▶ **Short-Term Actions:** Actions which can be started within three years and completed within five years.
- ▶ **Mid-Term Actions:** Actions which can be completed in five to ten years.
- ▶ **Long-Term Actions:** Actions which require ten to twenty years for completion.

Lead/Partners

The lead indicated for each action is responsible for initiating the action and ensuring its completion. Identified partners include County departments, state agencies, or regional agencies.

Anticipated Funding Source

- ▶ **\$:** Generally lower cost actions that may be completed using existing monies from the County's General Fund.
- ▶ **\$\$:** Mid-level cost actions which may require funding assistance, through grants or partnerships with other agencies, etc. These actions may also require hiring an outside consultant.
- ▶ **\$\$\$:** High cost actions which will require substantial funding, likely involving federal or state grant monies, partnerships with other agencies, and potentially bonding and/or other financing tools.

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	NCR1.1; NCR1.2	Planning		\$
Review public notice practices for opportunities to increase their effectiveness.	Development Code Revisions	RFC1.1, RFC2.5 LU1.5,	Planning		\$
Develop standards and code enforcement strategies to outdoor storage areas.	Development Code Revisions	LU4.3, LU4.7	Planning	Code Enforcement	\$
Update ridgeline protection standards to mitigate development impact on scenic views.	Development Code Revisions	NCR1.1, AR1.1	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	NCR1, NCR3, NCR4	Planning	Regional Parks and Open Space	\$\$
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	PH3.1, PH3.2, PH3.3	Planning	TMRPA	\$\$\$
Conduct a development code assessment to identify barriers to affordable housing	Development Code Revisions	PH3.1, PH3.2, PH3.4	Planning	Washoe County Housing	\$\$
Evaluate the maximum densities and consider removing discretionary permit requirements and expand the types of housing allowed by-right in all zones where appropriate.	Development Code Revisions	PH2.1, PH3.1, PH. 3.2, PH3.4, PH3.6, PH5.3	Planning	Washoe County Housing and Homeless Services	\$\$
Develop new methods, through zoning designations, overlays, or some other method, to encourage walkability, multi-modal transportation, and residential development near commercial uses and transportation nodes.	Development Code Revisions	PH2.1, PH3.1, PH3.5,	Planning	Washoe County Housing and Homeless Services	\$\$
Revise the accessory dwelling units section of the Development Code to expand options and reduce regulatory barriers.	Development Code Revisions	PH3.5	Planning	Washoe County Housing and Homeless Services	\$
Amend the Development Code to require an environmental review for subdivisions and development in sensitive areas.	Development Code Revisions	NCR1, NCR3, NCR4	Planning	Regional Parks and Open Space, NDOW	\$\$
Adopt water conservation incentives and ordinances that encourage residents to use conservation devices, low-water landscaping, and efficient irrigation.	Development Code Revisions	NCR4, LU3.2	Planning	Engineering, Building, Utilities and Maps	\$\$\$
Review and amend the development and architectural standards with the goal of reducing emissions and increasing resiliency.	Development Code Revisions	AR3	Planning		\$

ELEMENT IMPLEMENTATION ACTIONS

ACTION	TYPE	ASSOCIATED PRINCIPLES & POLICIES	LEAD	PARTNERS	ANTICIPATED FUNDING SOURCE
<i>Short-Term Action Items</i>					
Develop a landscape planting checklist and guide that includes plants appropriate for Low Impact Development (LID) projects/practices.	Development Code Revisions	NCR4, AR3, LU3.2	Planning	Tribes, Nevada Native Plant Society	\$
Create incentives for new developments and homeowners to incorporate renewable energy generation (solar, geothermal, wind, etc.) that generate at least 30% of household power each year.	Development Code Revisions	AR3.4	Planning		\$
Amend the development code to provide standards for passive solar energy measures that encourages its use.	Development Code Revisions	AR3.4	Planning		\$
Require proposed projects and land use changes in areas with groundwater recharge potential to include project features or adequate land for passive recharge.	Development Code Revisions	NCR4	Planning		\$
Revise the development review process to allow major development proposals to be reviewed by the appropriate state or federal agencies for impacts to wildlife habitats and include potential mitigation measures.	Development Code Revisions	NCR3, NCR4	Planning	Regional Parks and Open Space; NDOW	\$
Utilize development practices that increase slope stability and reduce erosion, including re-vegetation, restricting development, clustering, etc.	Development Code Revisions	AR1, AR2	Planning	TMRPA	\$\$
Update master plan land use maps and apply new land uses.	Plans/Studies	LU2, LU3, LU5, LU6	Planning	TMRPA	\$\$\$
Explore non-development incentives for the permanent protection of open space.	Plans/Studies	NCR3	Planning	Regional Parks and Open Space	\$\$
Set-up regular meetings with the tribal governments to review and identify potential interactions with cultural resources that are not mapped (monthly or quarterly).	Plans/Studies	NCR1.1, NCR1.5, NCR3.1, NCR3.2	Planning	Tribal Partners	\$
Establish estimates of water demand for a variety of lot sizes to better manage and plan for water supply. This includes working with County engineering to update County sewer design standards documents.	Plans/Studies	NCR4, PFS1, PFS2, PFS3	Planning	Engineering, Capital Projects, Utilities and Maps	\$\$\$
Identify indicators that measure achievement of the principles in each element.	Programs & Resources	ALL	Planning		\$
Explore the establishment of a dedicated funding source for the acquisition of permanent open space for wildlife habitat protection, scenic vista protection, and agriculture preservation.	Programs & Resources	NCR2, RFC6, LU 4.8, LU5.7, LU6.3	Planning	Regional Parks and Open Space	\$\$\$
Allow for lot size averaging and clustered developments (i.e. 5 lots per 50 acres vs 10 acre minimum lots).	Development Code Revisions	LU2, LU3, LU5, LU6	Planning		\$\$\$

ELEMENT IMPLEMENTATION ACTIONS

ACTION	TYPE	ASSOCIATED PRINCIPLES & POLICIES	LEAD	PARTNERS	ANTICIPATED FUNDING SOURCE
Establish requirements for standard subdivisions to dedicate natural open space or park space as part of new residential development.	Development Code Revisions	NCR3, LU4	Planning	Regional Parks and Open Space	\$\$\$
Work with TMWA to update the County's development review process, regulatory zone maps and development code, and Master Plan Land Use Map to prevent development that could contaminate groundwater resources within identified wellhead/source water protection areas	Development Code Revisions	PFS 1.1, PFS 1.2, PFS 1.4,	Planning	TMWA; TMRPA	\$\$\$
Evaluate the need to include Electric Vehicle Readiness requirements into Development Code	Development Code Revisions	T 1.1, T 1.4, T2.5, T2.6,	Planning		\$
Establish parking maximums instead of parking minimums to avoid empty parking lots.	Development Code Revisions	LU3, TR3, TR5	Planning		\$
Design neighborhood streets with proper widths that encourage walkable communities.	Development Code Revisions	LU3, TR3, TR5	Planning		\$
Revise the development code to require that mineral extraction operations be compatible with surrounding land uses and minimizes adverse effects on the environment.	Development Code Revisions	LU3	Planning		\$
Revise the development code to require buffers around water sources alongside protection plans that ensure water quality and wildlife access during development reviews.	Development Code Revisions	NCR3, NCR4, PFS1,	Planning	Regional Parks and Open Space; TMWA	\$
Implement manufactured housing regulations that support the community's demands for fair, equitable, and diverse housing options	Development Code Revisions	PH2, PH3, PH4	Planning	Washoe County Housing and Homeless Services	\$
Explore tools for transferring development potential from rural areas to suburban areas	Development Code Revisions	LU3, LU5, LU6, NCR3	Planning	TMRPA	\$\$\$
Define criteria to identify historic buildings and sites.	Development Code Revisions	NCR7	Planning		\$\$
Create development standards that mitigate urban heat through surfacing, landscaping, and building design.	Development Code Revisions	AR3, LU3	Planning	Emergency Management	\$\$
Enhance existing water quality protection tools and explore the development of new tools such as an aquifer protection overlay or a water quality commission.	Development Code Revisions	NCR4, PFS1, PFS2, PFS4	Planning	TMWA; TMRPA	\$\$
Update the Development Code to require an analysis of the fiscal impact of larger-scale development proposals on Washoe County services	Development Code Revisions	RFC2.1, RFC7.1, PFS2; PFS, PFS4	Planning	Engineering and Capital Projects; TMRPA	\$\$

ELEMENT IMPLEMENTATION ACTIONS

ACTION	TYPE	ASSOCIATED PRINCIPLES & POLICIES	LEAD	PARTNERS	ANTICIPATED FUNDING SOURCE
Revise water adequacy standards in the Development Code to incorporate standards of the 2020 Integrated Source Water and 319 (h) Watershed Protection Plan for Public Water Systems and the Truckee River in the Truckee Meadows through the development review process	Development Code Revisions	NCR4, PFS1, PFS2, PFS4	Planning	TMWA; TMRPA	\$\$
Create development regulations to support transit-oriented development and require the installation of bikeways, sidewalks, and pathways, starting in targeted Tier 1 and Tier 2 districts and streets.	Development Code Revisions	LU4, TR1, TR2, TR3	Planning	RTC	\$\$
Update county trails planning documents to comply with the Truckee Meadows Trails Action Plan and conceptual regional trails network.	Plans/Studies		Planning; Regional Parks and Open Space	TMRPA	\$\$
Work with SHPO, TMRPA, Reno-Sparks Indian Colony, and Pyramid Lake Paiute Tribe to identify and update the map of cultural resources in Washoe County.	Plans/Studies	NCR7, NCR8, NCR9	TMRPA, Planning	SHPO, tribal partners	\$\$\$
Create a vegetation cover map that can be used to help inform the identification of relative criticalness of habitat types.	Plans/Studies	AR3.5	Planning	Nevada Division of Natural Heritage	\$\$
Conduct an assessment to identify locations and needs for resilience hubs/cooling centers.	Plans/Studies	AR3.5	Planning	Emergency Management	\$\$
Work with local, state, and federal partners to expand the urban canopy and include trees on Washoe Transportation Projects.	Plans/Studies	AR3.2	Planning	NDOT, RTC	\$\$
Identify areas that would benefit from community gardens or small-scale, neighborhood agriculture, such as vacant lots.	Programs & Resources	AR3, RFC6, LU 4.8, LU5.7, LU6.3	Planning	UNR Extension	\$
Develop an outreach program for landlords to encourage long-term rentals instead of short-term rentals.	Programs & Resources	PH5	Planning	Washoe County Housing and Homeless Services	\$
Explore hiring additional staff to implement strategies and plans.	Programs & Resources	ALL	Planning		\$\$
Develop an educational outreach program on strategies for living with extreme heat in partnership with regional medical centers.	Programs & Resources	AR3	Planning	Emergency Management	\$

ELEMENT IMPLEMENTATION ACTIONS

ACTION	TYPE	ASSOCIATED PRINCIPLES & POLICIES	LEAD	PARTNERS	ANTICIPATED FUNDING SOURCE
<i>Mid-Term Action Items</i>					
Support completion of the outstanding segments of the Tahoe-Pyramid Bikeway.	Capital Improvements	TR1, TR4	Engineering, Capital Project	Planning, Tahoe Pyramid Trail Organization, OTR, Nevada Land Trust	\$\$\$
Consider adopting minimum density requirements for mixed-use zone districts	Development Code Revisions	LU3, LU5, LU6	Planning	TMRPA	\$\$
Integrate sustainable building practices into new development (LEED, xeri/native landscaping, low-impact grading)	Development Code Revisions	AR3, LU3	Planning	Sustainability	\$
Partner with other County agencies to revise the County Development Code to require and assure site reclamation as a condition of extraction approval.	Development Code Revisions	NCR3	Planning		\$
Work with historic, tribal, and cultural partners to create a development review process that protects the region's cultural resources.	Development Code Revisions	NCR7, NCR8, NCR9	Planning	Tribal; SHPO	\$\$
Develop design standards that allow for public and private renewable energy generation (solar, wind, etc.) and complement the existing character of an area.	Development Code Revisions	AR3	Planning		\$
Partner with Forestry experts to develop fuels management plans for County-owned lands, prioritizing County-owned areas in the WUI.	Development Code Revisions	AR1, AR2	Emergency Management	Planning	\$\$
Support establishment of a monitoring system for assessing the singular and cumulative impacts of growth and development on wildlife and natural resources. Implement actions in response to what is learned to provide better habitat and movement corridor protection.	Development Code Revisions	AR2, AR3	Planning	NDOW, NDNH, NDF, DRI	\$\$\$
Amend wildlife protection standards for development density, intensity, location, clustering, permeability, and wildlife-human conflict.	Development Code Revisions	AR1.3	Planning	NDOW	\$\$
Amend the Development Code to better incentivize urban agriculture.	Development Code Revisions	RFC 6, LU 4.8, LU5.7, LU6.3	Planning		\$\$
Assess need to establish disincentives for demolition of affordable housing units (ex. permit surcharge)	Plans/Studies	PH2, PH3	Planning	Washoe County Housing and Homeless Services	\$
Develop and regularly update preservation plans for existing wetlands using the Federal Clean Water Act and any other federal wetland regulations.	Plans/Studies	NCR3, NCR4	Regional Parks and Open Space	Planning	\$\$

ELEMENT IMPLEMENTATION ACTIONS

ACTION	TYPE	ASSOCIATED PRINCIPLES & POLICIES	LEAD	PARTNERS	ANTICIPATED FUNDING SOURCE
Update the Wildfire Hazard Risk Assessment study to guide management of wildfire hazards in urban interface areas	Plans/Studies	AR1.3	Emergency Management	Planning	\$\$
Support identification of areas appropriate for roadway underpasses, overpasses, speed reductions, or other wildlife-vehicle collision mitigation measures in heavy volume wildlife-crossing areas.	Plans/Studies	NCR3, TR3	Planning	RTC, NDOW	\$\$\$
Identify transit corridors and multimodal lanes that would benefit from increased shade structures or urban canopy.	Plans/Studies	TR3	Planning	RTC	\$\$
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.	Plans/Studies	PFS1, PFS2	Engineering, Capital Projects, Utilities and Maps	WRWC, NDEP, and TMWA	\$\$\$
Support development of a Public Lands Etiquette Plan in coordination with public land management agencies to promote and increase public land access points, educate the public on appropriate access locations, and develop signage.	Plans/Studies	NCR6	Planning	Public Land Management Agencies	\$\$\$
Map urban heat islands within appropriate areas of the County using the National Integrated Heat Health Information System.	Plans/Studies	AR3.5	Planning	Emergency Management; Engineering and Capital Projects, Utilities and Maps, UNR	\$\$
Update the intergovernmental agreement with the City of Reno and City of Sparks to reflect updated SOI boundaries and development review process.	Programs & Resources	RFC1, RFC2, LU1	Planning	Reno; Sparks	\$\$
Work with the cities of Reno and Sparks to establish a reliable funding source for workforce housing provision.	Programs & Resources	RFC1, PH6	Planning	Reno; Sparks; TMRPA	\$\$\$
Implement a no net loss program for affordable housing	Programs & Resources	PH5.3	Planning	Washoe County Housing; Reno; Sparks; TMRPA	\$\$
Collaborate with the Washoe County Food Policy Council to bring forward best practices and to collaborate with other state and federal agencies (e.g., Nevada Council on Food Security, Nevada Department of Agriculture, National Resource Conservation Service) to encourage urban agriculture.	Programs & Resources	RFC6, LU 4.8, LU5.7, LU6.3	Planning	Sparks, Reno, TMRPA	\$\$\$

ELEMENT IMPLEMENTATION ACTIONS

ACTION	TYPE	ASSOCIATED PRINCIPLES & POLICIES	LEAD	PARTNERS	ANTICIPATED FUNDING SOURCE
<i>Long-Term Actions</i>					
Develop standards to discourage new billboards, signage and exposed utility poles that contribute to visual clutter during development review.	Development Code Revisions	LU4	Planning		\$
Develop a mixed-use zone district that establishes a high-quality pedestrian-oriented street environment that is visually interesting, comprehensive and varied.	Development Code Revisions	LU4, LU6	Planning		\$\$
Develop standards to govern all phases of renewable energy exploration and development, including restoration of areas once the resource becomes nonproductive.	Development Code Revisions	AR3	Planning		\$\$
Develop a Best Value First Asset Management Policy to strategically employ preventative maintenance to maximize maintenance funds.	Plans/Studies	PFS3. PFS4	County Facilities, Capital Projects	Planning	\$
Develop a Dig Once Policy and Dark Fiber Policy to coordinate excavation activities and include the necessary conduit for fiber optic or other communications cabling on or adjacent to roadways to prevent unnecessary expense and disruption.	Plans/Studies	PFS4	Engineering	Planning	\$\$

AREA SPECIFIC IMPLEMENTATION ACTIONS

ACTION	TYPE	ASSOC. PLANNING AREA	LEAD	PARTNERS	ANTICIPATED FUNDING SOURCE
Support efforts to work with NDOT to widen Highway 395.	Capital Improvements	Cold Springs	Engineering	NDOT; RTC	\$\$\$
Support efforts to widen Crystal Canyon Boulevard and White Lake Parkway to 4 lanes.	Capital Improvements	Cold Springs	Engineering	NDOT; RTC	\$\$\$
Support efforts to develop wildlife crossings over/under Highways 395 between the Red Rock Road exit and White Lake Parkway.	Capital Improvements	Cold Springs	Engineering	NDOT; RTC	\$\$\$
Support efforts to develop equestrian trails connecting into the Silver Knolls community and north into the Peterson Range.	Plans/Studies	Cold Springs	Planning		\$\$
Develop design standards for infill and commercial buildings.	Development Code Revisions	Forest	Planning		\$\$
Support efforts to develop a separated bike path up Mt. Rose Highway.	Capital Improvements	Forest	Engineering		\$\$\$
Support efforts to work with NDOT on traffic-calming measures on Mt. Rose Highway from Joy Lake Rd to Douglas Fir Dr.	Capital Improvements	Forest	Engineering	NDOT; RTC	\$\$\$
Support efforts to develop wildlife crossing structures between N. Timberline Drive and Thomas Creek Road.	Capital Improvements	Forest	Engineering	NDOT; RTC	\$\$
Develop dark sky lighting standards specific to the Forest area.	Development Code Revisions	Forest	Planning		\$
Establish dark-sky standards specific to the High Desert area.	Development Code Revisions	High Desert	Planning		\$
Support efforts to complete feasibility assessment of developing a local community power grid of wind and solar owned by the residents of the towns for Gerlach and Empire.	Capital Improvements	High Desert	TBD	Planning	\$\$
Create a mixed-use district which allows for flexibility tailored to Gerlach and Empire.	Development Code Revisions	High Desert	Planning		\$\$
Revise development standards to allow housing options meeting the needs of the High Desert including revisions to the manufactured and mobile home allowances.	Development Code Revisions	High Desert	Planning	Washoe County Housing	\$
Develop historic preservation standards and funding options for structure preservation in Gerlach.	Development Code Revisions	High Desert	Planning		\$\$
Establish a land use pattern and development standards for Gerlach and Empire that pursue community identified opportunities enabled by the freestanding community designation of the Regional Plan.	Plans/Studies Development Code Revisions	High Desert	Planning		\$\$\$
Identify areas within BLM land as important recreational locations.	Plans/Studies	High Desert	Planning	BLM	\$
Work with NDOT to designate Highway 34 north of Gerlach as a Scenic Highway or Byway.	Plans/Studies	High Desert	Planning		\$

ELEMENT IMPLEMENTATION ACTIONS

ACTION	TYPE	ASSOC. PLANNING AREA	LEAD	PARTNERS	ANTICIPATED FUNDING SOURCE
Conduct a comprehensive study of infrastructure and road maintenance needs and the development of an infrastructure program for Gerlach and Empire.	Plans/Studies	High Desert	County Facilities, Capital Projects	Planning	\$\$\$
Encourage partnerships with area stakeholders including residents, Burning Man, Friends of Black Rock/High Rock, etc. to promote tourism and recreation within the National Conservation Area.	Programs & Resources	High Desert	Planning		\$
Develop policies or standards that encourage property owners to clean up, improve, and/or find tenants for vacant or underutilized commercial spaces that negatively impact activity centers or residential neighborhoods.	Programs & Resources	High Desert	Planning		\$\$
Develop and plan for more equestrian trails and non-motorized multi-use trails.	Capital Improvements	North Valleys	Regional Parks and Open Space	RTC; Planning	\$
Support NDOT efforts to widen Red Rock Road and Highway 395.	Capital Improvements	North Valleys	Engineering	RTC; NDOT	\$\$\$
Develop stricter standards to minimize building in flood zones.	Development Code Revisions	South/ North Valleys	Engineering	Planning	\$
Work with agency partners to implement the Nevada State Washoe Valley Scenic Byway Corridor Management Plan .	Plans/Studies	South Valleys	Planning		\$
Develop trails around Washoe Lake and expand equestrian trails beyond Washoe Park.	Capital Improvements	South Valleys	Regional Parks and Open Space		\$
Continue to encourage buffering and transitions for development near City/County boundaries to mitigate potential land use conflicts.	Plans/Studies	SETM	Planning		\$\$\$
Conduct an assessment to identify improvements to Bailey Creek to reduce the risk of flooding.	Plans/Studies	SETM	County Facilities, Capital Projects	Engineering	\$
Support efforts by the City of Sparks and NDOT to reduce traffic congestion on Pyramid Highway.	Plans/Studies	Spanish Springs	RTC; NDOT	Engineering	\$\$\$
Revise the development code to facilitate redevelopment in Sun Valley, particularly along the Sun Valley Blvd corridor.	Development Code Revisions	Sun Valley	Planning		\$\$
Establish incentives to encourage redevelopment and develop a mixed-use district tailored to Sun Valley.	Development Code Revisions	Sun Valley	Planning		\$\$

AREA SPECIFIC IMPLEMENTATION ACTIONS

ACTION	TYPE	ASSOC. PLANNING AREA	LEAD	PARTNERS	ANTICIPATED FUNDING SOURCE
Develop a housing rehabilitation program to revitalize the Sun Valley community including: development in partnership with public and private organizations and local community groups, and/or incentives, such as waiver of annual fees or reduction in permit fees necessary for rehabilitation, to encourage upkeep and rehabilitation of housing by property owners and encourage upgrades to meet minimum energy efficiency standards.	Programs & Resources	Sun Valley	Planning	Washoe County Housing	\$\$\$
Increase code enforcement and beautification in Sun Valley.	Plans/Studies	Sun Valley	Planning		\$\$
Work closely with the Pyramid Lake Paiute Tribal Council and Storey County representatives to coordinate development and to avoid duplication of services.	Plans/Studies	Truckee Canyon	Planning	Tribal Partners	\$\$
Work with the Cities of Reno and Sparks and Storey County to develop a plan to address solid waste disposal.	Plans/Studies	Truckee Canyon	Engineering	City of Reno; City of Sparks	\$\$
Review and update the development standards associated with the Verdi historic district to create more opportunities for small business development.	Development Code Revisions	Verdi	Planning		\$\$
Identify barriers to development in the historic district along State Highway 40 created by historic parceling and right-of-way decisions	Development Code Revisions	Verdi	Planning		\$\$
Implement development standards that preserve the original aesthetic concept of the former WSSP.	Capital Improvements	Warm Springs	Planning		\$
Develop strict dark sky requirements specific to Warm Springs.	Development Code Revisions	Warm Springs	Planning		\$
Support efforts to designate Pyramid Highway as a scenic byway.	Plans/Studies	Warm Springs	Planning		\$
Work with the PVGID to identify the challenges that have arisen due to the failure of the former WSSP.	Plans/Studies	Warm Springs	Planning		\$\$\$
Update the WSSP water management plan using data from the State Engineer's Office.	Plans/Studies	Warm Springs	Engineering	Planning	\$\$\$