

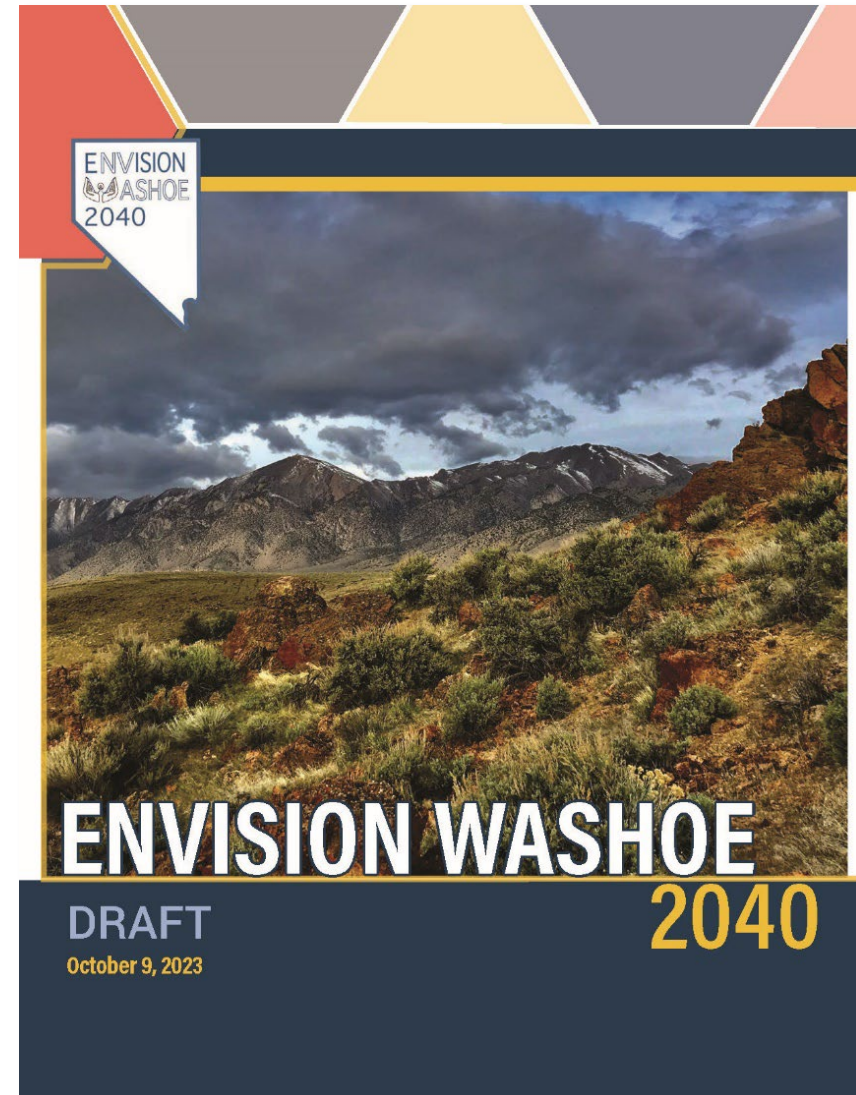
Board of County Commissioners
November 14, 2023



Master Plan Implementation

Background

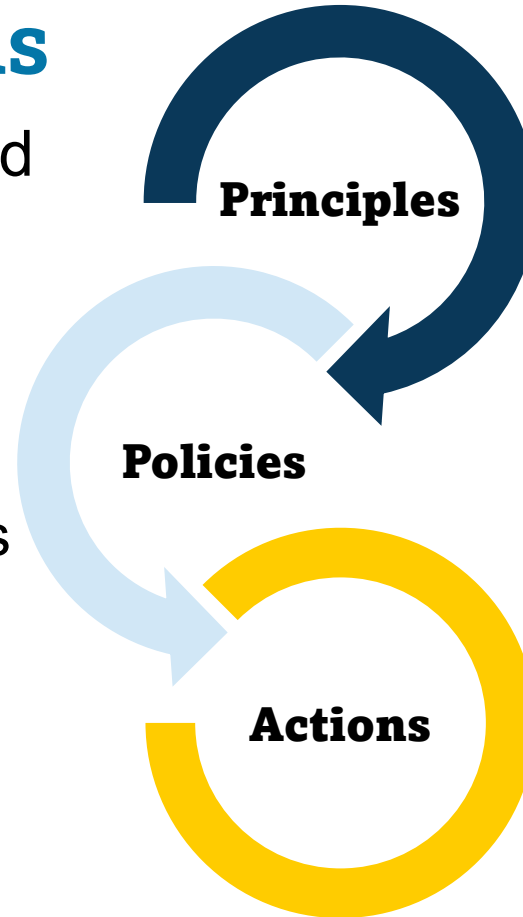
- Potential Board adoption of Envision Washoe 2040 scheduled for today
- Vision for how County develops over next 20 years
- Implementation will be a multi-year, labor-intensive effort
- Includes short, medium and long-term actions
- Will occur in stages over next 20 years
- Board is asked to confirm/modify proposed prioritization of **initial** actions to begin implementation
- Intent: ensure staff efforts align with Board priorities





Implementation Actions

- Implementation of principles and policies may include:
 - Development Code revisions
 - Creation of plans, studies, & updated policies or procedures
 - Changes to programs & resources
 - Capital projects



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 ridge/line 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		\$

Potential Initial Priority Order

1. County-wide affordable housing initiatives
2. Resources to implement new master plan
3. Public noticing
4. Tahoe Area Plan
5. Warm Springs ground water rights dedications
6. Dashboard indicators for measuring plan achievements



03

IMPLEMENTATION

IN THIS CHAPTER

- Element Implementation Matrix
- Area Specific Implementation Action Items



Recommendation

- Confirm or modify proposed priority order of initial actions to begin implementing Envision Washoe 2040 Master Plan

Thank you

www.envisionwashoe2040.org

