

Board of County Commissioners
October 21, 2025



Master Plan Implementation Priorities

Washoe County Strategic Plan

Economic Impacts (Objective)

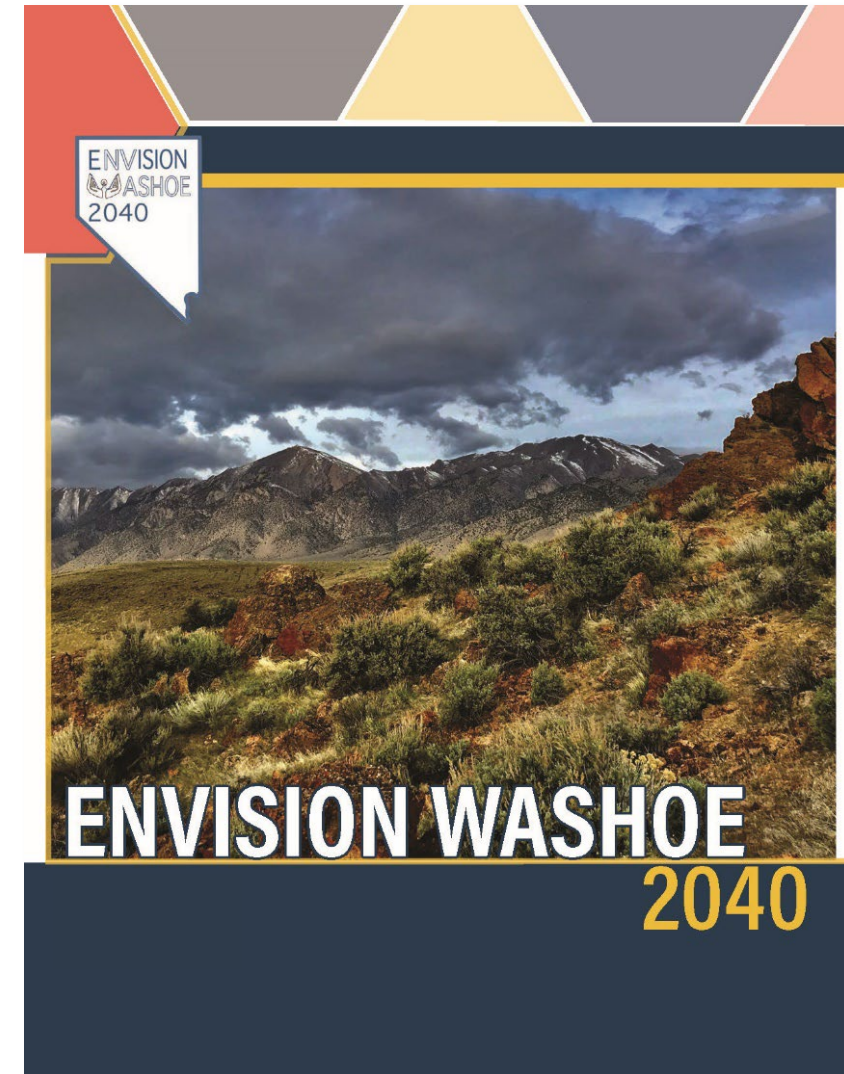
Meet the Needs of a Growing Community (Goal)

Initiatives from both Strategic Plan and Envision Washoe 2040:

- Make changes to increase overall housing supply
- Incentivize creation of affordable housing
- Streamline development processes

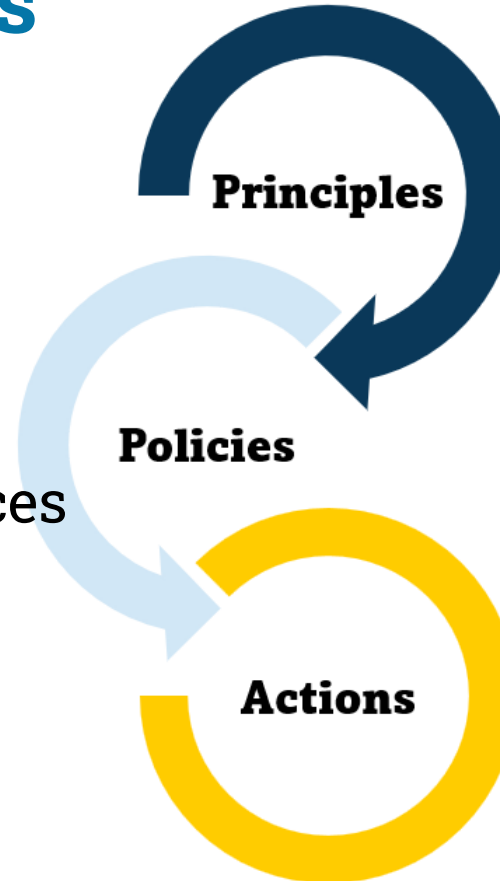
Background

- Envision Washoe 2040 adopted in 2023
- Vision for how County develops over next 20 years
- Implementation is multi-year, labor-intensive effort
- Includes short, medium and long-term actions
- Will occur in stages over next 20 years
- Substantial progress made on initial priorities
- Board is asked to confirm/modify updated priority of implementation actions, including new Board requests and 2025 Legislative Session mandates
- Intent: ensure staff efforts align w/Board priorities



Implementation Actions

- 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		\$

Status Updates

1. County-wide affordable housing initiatives

Progress highlights:

- Reduced barriers for missing middle housing types
- Updated multi-family standards
- Made it easier, cheaper, faster to establish accessory dwellings
- Aligned manufactured housing standards with state law

Upcoming work:

- Incentives for senior and affordable housing; reducing barriers to smaller homes; support infill redevelopment; accessory dwelling unit program
- Legislative mandates: allow multi-family / mixed use in commercial zoning; create expedited review for attainable housing

Status Updates

2. Resources to implement new master plan

- Complete; recommend removal from priority list

3. Tahoe Area Plan

- County part is complete; recommend removal from priority list

4. Public noticing / engagement

- Not yet started; recommend moving up to #2

Status Updates

5. Equine businesses

- Assessment/initial public input in 2024; recommend moving to #3

6. Warm Springs groundwater rights dedications

- Engineering Division to lead efforts and complete separately; therefore, recommend removing from this list

7. Dashboard indicators for measuring plan achievements

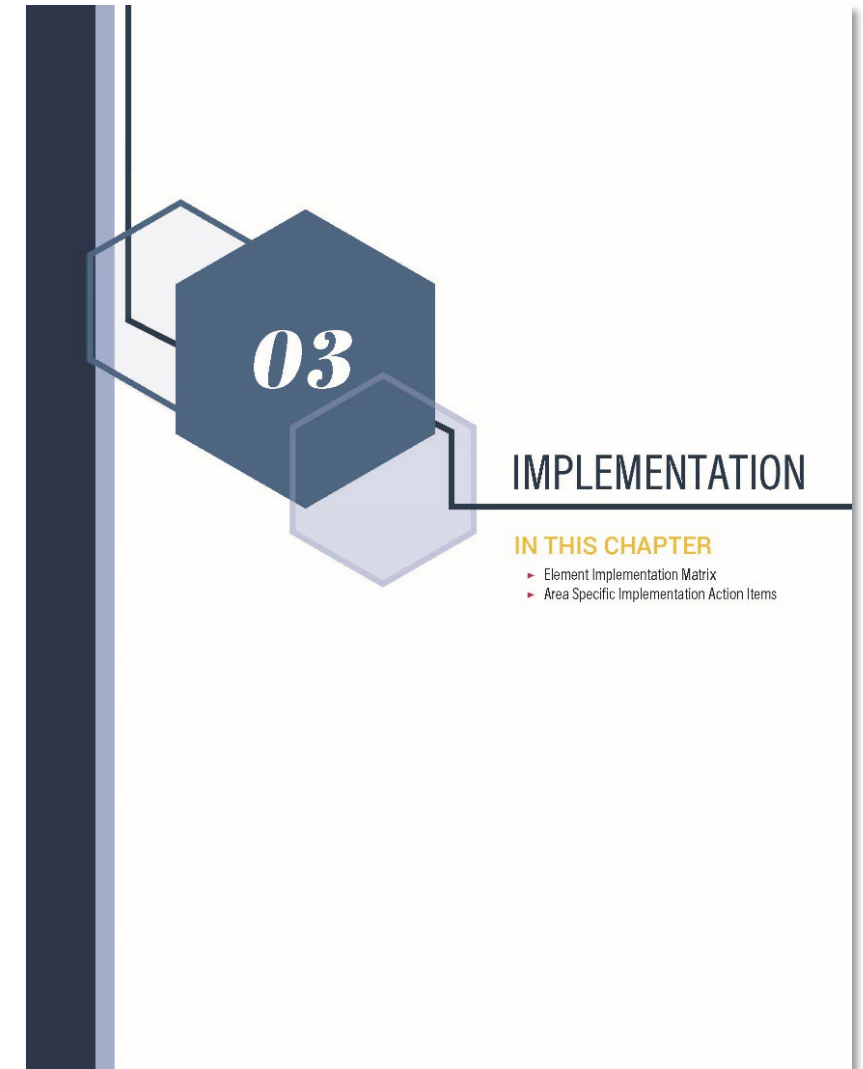
- Website reflects efforts; recommend removing from this list and completing more advanced dashboard over time

New Topics for Prioritization

- **Heat mitigation** – 2025 Legislative Session mandate; requires master plan to contain heat mitigation plan covering certain topics
- **Dark skies** – Commissioner request and near-term master plan item; identified as highly important to community
- **Agritourism** – Commissioner request; generally includes a broad range of activities that bring members of the public to a farm for educational, recreational or retail purposes.

Updated Recommended Priority Order

1. County-wide affordable housing initiatives
2. Public noticing
3. Equine businesses
4. Heat mitigation
5. Dark Skies (if prioritized)
6. Agritourism (if prioritized)



Recommendation

- Confirm or modify proposed priority order of actions to continue implementation of Envision Washoe 2040 Master Plan

Thank you

