



WASHOE COUNTY

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STAFF REPORT

BOARD MEETING DATE: September 22, 2020

DATE: August 26, 2020

TO: Board of County Commissioners

FROM: Roger D. Pelham, MPA, Senior Planner, Planning and Building,
Community Services Department, 328-3622, rpelham@washoecounty.us

THROUGH: Mojra Hauenstein, Arch., Planner, Division Director, Planning &
Building Division, Community Services Department, 328-3619,
mhauenstein@washoecounty.us

SUBJECT: Public Hearing: Possible adoption of a resolution adopting Master Plan Amendment Case Number WMPA20-0006 (Population Element) which amends 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.
If approved, authorize the Chair to sign a resolution to this effect.
Final approval is subject to a finding of conformance with the Truckee Meadows Regional Plan. (All Commission Districts.)

SUMMARY

If adopted, the Master Plan Amendment would 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.

Washoe County Strategic Objective supported by this item: Regional and Community Leadership

PREVIOUS ACTION

On August 4, 2020, the Washoe County Planning Commission held a duly-noticed public hearing and adopted a resolution recommending approval of Master Plan Amendment Case Number WMPA20-0006 (Population Element) to the Washoe County Board of Commissioners.

On October 10, 2019, the Truckee Meadows Regional Planning Governing Board adopted the 2019 Truckee Meadows Regional Plan. That plan includes Goal PG3, following:

AGENDA ITEM # _____

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.

DRAFT LANGUAGE

The following is the substantive language proposed to be included in the updated Population Element.

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, 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.

BACKGROUND

After the adoption of the 2019 Truckee Meadows Regional Plan, TMRPA worked with County staff to identify a series of amendments to Washoe County's master plan that are necessary to bring the Washoe County plan into conformance. Staff at TMRPA recognized that Washoe County is in the beginning stages of a comprehensive update to its entire Master Plan. Therefore, they are willing to establish two categories of necessary amendments related to conformance. The first category is for long term amendments that will be taken into consideration during the comprehensive update. The second category is for short term updates that TMRPA feels are necessary to accomplish now, rather than to wait for the update to unfold. This amendment falls into that second category. 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 Planning Commission Staff Report 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 2 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 (see Planning Commission Staff Report Exhibit A).

FISCAL IMPACT

No fiscal impact.

RECOMMENDATION

It is recommended that the Board of County Commissioners conduct a public hearing and adopt a resolution adopting Master Plan Amendment Case Number WMPA20-0006 (Population Element) which amends 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.

If approved, authorize the Chair to sign a resolution to this effect.

Final approval is subject to a finding of conformance with the Truckee Meadows Regional Plan.

POSSIBLE MOTION

Should the Board agree with staff’s recommendation, a possible motion would be:

“Move that the Board of County Commissioners conduct a public hearing and adopt a resolution adopting Master Plan Amendment Case Number WMPA20-0006 (Population Element) which amends 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.

And, if approved, to direct staff to forward the master plan amendment to the Truckee Meadows Regional Planning Agency for a finding of conformance with the Truckee Meadows Regional Plan.”

Attachments:

A: Resolution Adopting Master Plan Amendment Case Number WMPA20-0006
(Population Element)

B: PC resolution of 8/4/2020

C: PC staff report of 8/4/2020