



WASHOE COUNTY

Integrity Communication Service

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STAFF REPORT

BOARD MEETING DATE: October 21, 2025

DATE: September 25, 2025

TO: Board of County Commissioners

FROM: Joanne Lowden, Natural Resource Planner Coordinator
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THROUGH: Aaron Smith, Operations Division Director
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SUBJECT: Recommendation to approve the ArrowCreek Homeowners' Association Open Space Access Agreement between Washoe County and the ArrowCreek Homeowner's Association to allow construction and designation of non-motorized access points for its residents and non-residents on adjacent County Open Space Assessor's Parcel Numbers 152-010-25, 152-021-07, 152-051-22, 152-430-15, 152-430-17, 152-430-18, 152-850-04, 152-880-02, 152-880-03, and 152-880-06, and authorize the Director of the Community Services Department (Eric Crump) to execute the agreement and any temporary construction easements associated with improvements under the agreement. (Commission District 2.) FOR POSSIBLE ACTION

SUMMARY

The ArrowCreek Homeowner's Association (HOA) desires to provide designated non-motorized access points on adjacent County Open Space to enhance resident and non-resident access to surrounding trail systems. If approved, the agreement will allow the ArrowCreek HOA to install amenities such as trail signage and bike racks on County property. The HOA is required to consult with County staff and obtain approval for all sign messaging and other proposed amenities prior to installation. The HOA will be responsible for all construction and maintenance costs for the duration of the agreement.

The County will contribute reasonable staff time for evaluating the potential to develop additional system trails and connections between ArrowCreek and adjacent public lands. The County will also monitor and evaluate potential impacts of the Open Space access points on the creation of social (non-system) trails, unauthorized motor vehicle access, trash dumping, and dog waste. The County may identify mitigation measures for the ArrowCreek HOA to implement to reduce impacts on natural resources.

The proposed agreement aligns with the goals and policies outlined in the Washoe County Regional Parks and Open Space Master Plan (2019), which prioritizes the preservation of open space, the development of multi-purpose regional trail systems, and the enhancement of public access to recreational amenities. The agreement is also consistent with the recently completed Truckee Meadows Regional Trails Plan which

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emphasizes the importance of trail connectivity, non-motorized access, and the integration of development with existing and planned recreational infrastructure. Formalizing the Open Space access points will direct trail users into desired areas and help reduce unauthorized motor vehicle parking and access. The designated access points will help set the framework for developing future system trails and connections to surrounding public lands.

Washoe County Strategic Objective supported by this item: Economic Impacts – Support a thriving community.

PREVIOUS ACTION

September 24, 2025 – The Open Space and Regional Parks Commission recommended that the Board of County Commissioners (Board) approve an agreement between Washoe County and the ArrowCreek Homeowner's Association to allow construction and designation of non-motorized access points for its residents and non-residents on adjacent County Open Space and authorize the Director of the Community Services Department (Eric Crump) to execute the agreement and any temporary construction easements associated with improvements under the agreement.

May 13, 2025 – The Board acknowledged receipt of the Truckee Meadows Regional Trails Plan, developed by the Truckee Meadows Trails Initiative.

September 25, 2024 - The Open Space and Regional Park Commission recommended that the Board of County Commissioners (Board) approve and adopt the Truckee Meadows Regional Trails Plan.

September 24, 2019 – The Board approved the 2019 Washoe County Regional Parks and Open Space Master Plan.

September 3, 2019 – The Open Space and Regional Park Commission recommended approval of the 2019 Washoe County Regional Parks and Open Space Master Plan to the Board of County Commissioners.

BACKGROUND

The ArrowCreek HOA represents a large, master-planned residential community located in southwest Washoe County. The community sits in the foothills along the Sierra Front and is surrounded by public lands managed by both Washoe County and the U.S. Forest Service. The development of ArrowCreek was accompanied by a series of land use agreements and planning actions intended to preserve open space, provide recreational opportunities, and ensure connectivity between residential areas and public lands. Early in the 2000s, the Washoe County Board of County Commissioners and County staff worked with developers to secure dedications of open space parcels and trail corridors as conditions of subdivision approval. These dedications were designed to create a network of non-motorized trails and access points linking ArrowCreek residents to the broader regional trail system and adjacent public lands.

The ArrowCreek HOA desires to provide designated non-motorized access points on adjacent County Open Space to enhance resident and non-resident access to surrounding trail systems. The agreement will allow the ArrowCreek HOA to install amenities such as

trail signage and bike racks on County property. The HOA is required to consult with County staff and obtain approval for all sign messaging and other proposed amenities prior to installation. The HOA will be responsible for all construction and maintenance costs for the duration of the agreement.

The ArrowCreek subdivision is a private, gated community. The 2019 Declaration of Covenants, Conditions and Restrictions (CC&Rs) states that "Subject to rules and restrictions of the Association, open space and private trails (as well as public trails) abutting Lots shall have access by pedestrians. To the extent said open space and private trails are also Association Common Area, pedestrian or other types of access may be denied to the general public and may be further restricted by the Association." Non-residents are required to check in at the main gate to access the ArrowCreek community. Pedestrians and bicyclists are currently allowed into the community for recreational purposes but are required to check in at the main gate for entry. Entry of non-residents into the ArrowCreek community from the Open Space access points will be allowed provided they check in at the main gate, and signage will be posted to notify trail users of the ArrowCreek property boundary and rules. The ArrowCreek HOA shall not interfere with public use and enjoyment of County Open Space. The ArrowCreek HOA shall retain sole responsibility for managing and enforcing CC&Rs within the private community.

The County will contribute reasonable staff time to evaluate the potential to develop additional system trails and connections between ArrowCreek and adjacent public lands. The County will also monitor and evaluate potential impacts of the Open Space access points on the creation of social (non-system) trails, unauthorized motor vehicle access, trash dumping, and dog waste. The County may identify mitigation measures for the ArrowCreek HOA to implement to reduce impacts on natural resources.

The proposed agreement aligns with the goals and policies outlined in the Washoe County Regional Parks and Open Space Master Plan (2019), which prioritizes the preservation of open space, the development of multi-purpose regional trail systems, and the enhancement of public access to recreational amenities. The Master Plan identifies the ArrowCreek area as a key node in the regional trail network, with opportunities to connect residents to trailheads, parks, and public lands in the Mt. Rose and Galena Creek areas. The recently completed Truckee Meadows Regional Trails Plan further emphasizes the importance of trail connectivity, non-motorized access, and the integration of development with existing and planned recreational infrastructure.

Park Benefits

The proposed agreement between Washoe County and ArrowCreek HOA provides an opportunity to enhance recreation access and connectivity for ArrowCreek residents and non-residents, and to provide information to all trail users regarding the appropriate use of the area, ArrowCreek HOA rules, location of system trails and property boundaries, and other interpretive information designed to increase awareness and protect natural resources. Formalizing the Open Space access points will direct trail users into desired areas and help reduce unauthorized motor vehicle parking and access. The designated access points will help set the framework for developing future system trails and connections to surrounding public lands.

FISCAL IMPACT

The ArrowCreek HOA is responsible for all construction and maintenance costs associated with the agreement.

RECOMMENDATION

It is recommended that the Board of County Commissioners approve the ArrowCreek Homeowners' Association Open Space Access Agreement between Washoe County and the ArrowCreek Homeowner's Association to allow construction and designation of non-motorized access points for its residents and non-residents on adjacent County Open Space Assessor's Parcel Numbers 152-010-25, 152-021-07, 152-051-22, 152-430-15, 152-430-17, 152-430-18, 152-850-04, 152-880-02, 152-880-03, and 152-880-06, and authorize the Director of the Community Services Department (Eric Crump) to execute the agreement and any temporary construction easements associated with improvements under the agreement.

POSSIBLE MOTION

Should the Board agree with staff's recommendation, a possible motion would be: "Move to approve the ArrowCreek Homeowners' Association Open Space Access Agreement between Washoe County and the ArrowCreek Homeowner's Association to allow construction and designation of non-motorized access points for its residents and non-residents on adjacent County Open Space Assessor's Parcel Numbers 152-010-25, 152-021-07, 152-051-22, 152-430-15, 152-430-17, 152-430-18, 152-850-04, 152-880-02, 152-880-03, and 152-880-06, and authorize the Director of the Community Services Department (Eric Crump) to execute the agreement and any temporary construction easements associated with improvements under the agreement."