



WASHOE COUNTY

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STAFF REPORT

BOARD MEETING DATE May 26, 2026

DATE: April 17, 2026

TO: Board of County Commissioners

FROM: Eric Young, Senior Planner, Planning and Building, Community Services Department, (775) 328-3613, eyoung@washoecounty.gov

THROUGH: Kelly Mullin, AICP, Division Director, Planning & Building Division, Community Services Department, (775) 328-3619, kmullin@washoecounty.gov

SUBJECT: Public Hearing: Master Plan Amendment Case Number WMPA25-0003 and Regulatory Zone Amendment Case Number WRZA25-0004 (SOI Rollback and Regional Plan Conformance.)
Consideration of Planning Commission's recommendation to:

- (1) Adopt a series of master plan text amendments to bring the Washoe County Master Plan into conformance with the Truckee Meadows Regional Plan,
- (2) Adopt master plan map amendments to the Cold Springs, North Valleys, Northwest, Southwest Truckee Meadows and Verdi Master Plan Land Use Maps in order to apply the Open Space (OS) master plan category to 40 parcels, which were released from the City of Reno Sphere of Influence,
- (3) Subject to final approval of the associated master plan amendment and a finding of conformance with the Truckee Meadows Regional Plan by regional planning authorities, adopt regulatory zone amendments to the Cold Springs, North Valleys, Southwest Truckee Meadows and Verdi Regulatory Zone maps in order to apply the Open Space regulatory zone to a subset of 20 of those above referenced parcels including parcels that are located outside of the adopted Washoe County regulatory zone map areas; and
- (4) if approved, authorize the chair to sign Master Plan and regulatory zone amendment resolutions to this effect.

The 40 parcels proposed to receive the Open Space master plan category are assessor's parcels numbers:

003-020-10, 038-150-14, 038-150-21, 038-530-29, 038-530-42, 049-450-06, 049-450-07, 049-450-10, 049-450-59, 049-450-60, 081-010-16, 081-010-20, 081-010-21, 081-023-23, 081-023-25, 081-024-09, 081-024-10, 081-024-11, 081-024-12, 082-180-63, 082-180-64, 082-180-74, 082-180-75, 082-180-76, 082-361-04, 082-361-20, 082-361-23, 087-010-18, 087-010-19, 087-010-30,

AGENDA ITEM # _____

087-021-08, 087-340-01, 087-340-05, 087-350-11, 087-350-26, 087-381-04, 087-381-05, 090-030-03, and 234-021-05.

The subset of 20 of the above parcels proposed to receive the Open Space regulatory zone are assessor's parcel Numbers:

082-361-04, 003-020-10, 082-361-20, 082-361-23, 038-150-14, 038-150-21, 038-530-29, 038-530-42, 082-180-63, 082-180-64, 087-350-11, 087-350-26, 090-030-03, 082-180-76, 082-180-75, 082-180-74, 049-450-10, 049-450-06, 049-450-07, and 234-021-05.

The applicant is Washoe County. The Board of County Commissioners may adopt the proposed amendments, may modify the proposed master plan amendment and refer the matter back to the Planning Commission for its report in accordance with NRS 278.220(4), or may deny the proposed amendments after the public hearing. In making its determination regarding the regulatory zone amendment, which may only be approved subject to adoption of the master plan amendment, the Board shall either affirm, modify, or reject the findings of fact included in the Planning Commission's recommendation. Community Services. (All Commission Districts) FOR POSSIBLE ACTION

SUMMARY

These proposed master plan and regulatory zone amendments are intended to bring Washoe County's master plan into full conformance with updates to the Truckee Meadows Regional Plan and to provide master plan and zoning categories to 40 parcels released from the City of Reno sphere of Influence. A descriptive review of the text amendments for regional plan conformance and side-by-side maps of the master plan and zoning changes are provided in the Planning Commission staff report provided as Attachment E.

Washoe County Strategic Objective supported by this item: Economic Impacts - Meeting the Needs of Our Growing Community and Support a thriving community.

PREVIOUS ACTION

On April 7, 2026, the Washoe County Planning Commission heard the master plan and regulatory zone amendments request. The Commission voted unanimously in favor of both amendments and voted 7 in favor and 0 opposed. In doing so, the Planning Commission made all findings for each request:

Master Plan Amendment Findings (at least three of the five must be made)

1. **Consistency with Master Plan.** The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.

2. Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.
3. Response to Change Conditions. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.
4. Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed Master Plan designation.
5. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.

Regulatory Zone Amendment Findings (all must be made)

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan and the Regulatory Zone Map.
2. Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.
3. Response to Change Conditions; more desirable use. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.
4. Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed amendment.
5. No Adverse Effects. The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan.
6. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.

BACKGROUND

Amendments related to regional plan conformance.

Upon adoption of the Washoe County Master Plan in 2023, the Truckee Meadows Regional Planning Agency (TMRPA) identified a series of “*scheduled amendments*” for Washoe County to incorporate as it moved forward implementing the master plan. In

addition, the regional plan itself has been amended with *new policies* to which the county plan must conform. The scheduled amendments include:

1. Language detailing the Resort Services Area mechanism as outlined in the Regional Plan. (Regional Plan Policy RF8.)
2. A policy that provides for the coordination and compatibility of land uses with each military installation in the region. (Regional Plan Policy RF 10.)
3. Language addressing land use compatibility at a local level. (Regional Plan Policy RF 11.)
4. Language that specifically addresses natural slopes greater than 15 percent but less than or equal to 30 percent. (Regional Plan Policy NR 6.)
5. Remove references to the Reno-Stead Corridor Joint plan. (Regional Plan Policy RC 3.)

The new regional plan policies require local jurisdictions to utilize the best available data regarding trails, natural resources, and source water protection. The new requirements include:

1. Recognize the Natural Resource Consideration Areas (NRCA) policy, map and data layers newly added to the 2024 Truckee Meadows Regional Plan in master or facilities plans. For cases that trigger regional conformance review, NRCA spatial interactions identified in TMRPA's Initial Review Memorandum (IRM) should be addressed through the local development review process.
2. Include policy that reference and/or utilizes the "Truckee Meadows Regional Trails Plan"(TMRTP), available at <https://www.tmparksfoundation.org/truckee-meadows-trails-initiative>, and promote the construction of trails and trailheads and the connectivity of trails with existing, planned, and proposed trails as identified in the TMRTP.
3. Include a policy that references and/or utilizes the "Integrated Source Water and 319(h) Watershed Protection Plan for Public Water Systems and the Truckee River in the Truckee Meadows." Available at: <https://washoecountycleanwater.org/> and promote awareness and consideration of critical source water protection areas as identified in the above referenced plan.

Amendments related to the release of 40 parcels from the City of Reno Sphere of Influence.

The proposed amendments also include changes to establish the master plan and zoning designation for a set of 40 parcels no longer part of the Reno Sphere of Influence. As described by Regional Plan Policy RC 2,

“a Sphere of Influence is an area into which a city plans to expand within the next 20 years, based on population projections and capacities for growth. An SOI cannot exist outside of the TMSA. A change to a city's SOI constitutes a Regional Plan Amendment.”

The parcels released by the City of Reno are all owned by the federal or state government and at this time have minimal development potential. They collectively represent parcels that are not suitable for development for various reasons, including development

constraints and public ownership. The existing development constraints include slopes, location, and existing open space designations.

These characteristics lead staff to recommend establishing Open Space Master Plan and Open Space zoning on these parcels. Full descriptions of the Master Plan and Zoning Open Space categories, along with a full staff analysis are provided in the Planning Commission Staff report found as Attachment E.

A staff analysis of the project and required findings can be found in Attachment E, Planning Commission Staff Report.

NEIGHBORHOOD MEETING

NRS 278.210(2) and WCC Section 110.820.20 require a neighborhood meeting for any proposed master plan amendment. The neighborhood meeting was held via Zoom on **October 20, 2025**. There were no attendees for the neighborhood meeting. However, prior to the neighborhood meeting, staff received calls from neighbors responding to the preliminary notice sent to property owners within 750' of any of the amended parcels. Staff explained the purpose of the amendments, the concept of the Sphere of Influence, and the reasoning for applying Open Space designations to these parcels. Staff did not receive any negative input to the proposed changes.

PUBLIC HEARING NOTICE

Master Plan Amendment Public Notice

Notice for master plan amendments must be given in accordance with the provisions of Nevada Revised Statutes 278.220(3) and WCC Section 110.820.23. Notice was provided in the Reno Gazette Journal, a newspaper of general circulation within Washoe County, at least 10 days before the public hearing date.

Regulatory Zone Amendment Public Notice

Notice for regulatory zone amendments must be given in accordance with the provisions of Nevada Revised Statutes 278.260 and WCC Section 110.821.20.

Owners of all real property to be noticed are owners identified on the latest County Assessor's ownership maps and records. Such notice is complied with when notice is sent to the last known addresses of such real property owners as identified in the latest County Assessor's records.

A minimum of 30 property owners within 750 feet of the area to which the proposed amendment pertains must be noticed by mail at least 10 days before the public hearing date. Notice must also be given in a newspaper of general circulation within Washoe County at least 10 days before the public hearing date.

Noticing for this proposal: 599 property owners within 750 feet of the subject parcels were noticed by mail not less than 10 days before today's public hearing.

A legal ad was placed in the Reno Gazette Journal at least 10 days before the public hearing date.

FISCAL IMPACT

No fiscal impact.

RECOMMENDATION

It is recommended that the Board of County Commissioners adopt and authorize the Chair to sign the resolution contained as Attachment A to this staff report to amend the Master Plan as set forth in Master Plan Amendment Case Number WMPA25-0003; and upon final approval of the associated master plan amendment and a favorable conformance review by the Truckee Meadows Regional Planning Commission, adopt and authorize the Chair to sign the resolution contained as Attachment B to this staff report to amend the Cold Springs, North Valleys, Southwest Truckee Meadows, and Verdi Regulatory Zone Maps, and including other parcels outside the adopted Washoe County regulatory map areas, as set forth in Regulatory Zone Amendment Case Number WRZA25-0004.

POSSIBLE MOTIONS

Should the Board agree with the Planning Commission's recommendation, a possible motion would be:

- (1) Move to adopt Master Plan Case Number WMPA25-0003, a series of master plan text amendments to bring the Washoe County Master Plan into conformance with the Truckee Meadows Regional Plan; and, to adopt master plan map amendments to the Cold Springs, North Valleys, Northwest, Southwest Truckee Meadows and Verdi Master Plan Land Use Maps in order to apply the Open Space (OS) master plan category to 40 parcels, which were released from the City of Reno Sphere of Influence, and authorize the Chair to sign the resolution contained in Attachment A to this staff report to that effect

In making this motion, the Board is able to make the following findings for the master plan amendment as required by Washoe County Code Section 110.820.15(d):

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.
2. Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.
3. Response to Change Conditions. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.
4. Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed Master Plan designation.
5. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the

County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.”

AND

- (2) “Subject to final approval of the associated master plan amendment and a finding of conformance with the Truckee Meadows Regional Plan by regional planning authorities, adopt regulatory zone amendments to the Cold Springs, North Valleys, Southwest Truckee Meadows and Verdi Regulatory Zone maps in order to apply the Open Space regulatory zone to a subset of 20 of those above referenced parcels including parcels that are located outside of the adopted Washoe County regulatory zone map areas; and authorize the Chair to sign the resolution contained in Attachment B to this staff report to that effect.

In making this motion, the Board is affirming the Planning Commission’s findings of fact required for the regulatory zone amendment as required by Washoe County Code Section 110.821.15(d), specifically:

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.
2. Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.
3. Response to Change Conditions; more desirable use. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.
4. Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed amendment.
5. No Adverse Effects. The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan.
6. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.
7. Effect on a Military Installation. The proposed amendment will not affect the location, purpose and mission of the military installation.”

Attachments:

- A – BCC MPA Resolution
- B – BCC RZA Resolution
- C – Planning Commission Signed MPA Resolution
- D – Planning Commission Signed RZA Resolution
- E – Planning Commission Staff Report
- F – Planning Commission Meeting Minutes for April 7, 2026