

Planning Commission



**WMMPA25-0003 (Regional Plan conformance
and SOI rollback designations); and,
WRZA25-0004 (SOI rollback designations.)**

April 7, 2026



This Agenda item requests three separate but associated actions:

1. Master plan text amendments intended to bring Washoe County's master plan into conformance with the Truckee Meadows Regional Plan.
2. Master plan map amendments to provide master plan designations to a group of 40 publicly owned parcels released from the City of Reno's Sphere of Influence.
3. Zoning amendments to a subgroup of 20 of the above parcels in order to establish a zoning designation.



Master plan text amendments intended to bring Washoe County's master plan into conformance with the Truckee Meadows Regional Plan.

1. Scheduled Amendments – amendments requested upon the original adoption of the Washoe County Master Plan. They are items identified that we should include upon our first update opportunity.
2. New Policies – amendments associated with the updated Regional Plan which all jurisdictions are required to respond to.



Scheduled amendments:

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



New Policies:

Regional plan policy of NR 4 – Natural Resource Consideration Areas.

- Washoe County Requirements – Recognize the Natural Resource Consideration Areas (NRCA) policy, map and data layers newly added to the 2024 Truckee Meadows Regional Plan in your master or facilities plan. 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.



New Policies:

Regional plan policy NR 11 – Trails.

- Washoe County Requirements – Include policy that reference and/or utilizes the “Truckee Meadows Regional Trails Plan” (TM RTP), 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 TM RTP.



New Policies:

Regional plan policy NR 15 – Source Water Protection and Watershed Management.

- Washoe County Requirements – 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.

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.”



- Forty (40) parcels owned by the federal and state government now require a master plan designation. These parcels are scattered in various locations within the Truckee Meadows Services Area.
- Twenty (20) of those parcels also require a zoning designation.
- Each of these parcels is characterized by development constraints and features Washoe County code identifies as important targets for conservation.
- The adopted definitions and descriptions of both the Open Space Master Plan Category and the Open Space Regulatory Zone demonstrate these categories are the most appropriate land use designations for these properties.



1. Natural and Scenic Resource Preservation.
2. Sensitive Area Protection.
3. Flood Control.
4. Cultural Resource Preservation.;
5. Recreation.;
6. Energy Production.
7. Federal Land Management. Uses that are not listed as allowed uses in the Table of Uses (Table 110.302.05.1-5) for the Open Space Regulatory Zone, but that are otherwise allowed by the Resource are allowed. Management Plans and/or policies of federal agencies managing lands within the Open Space Regulatory Zone, may be determined allowable uses following consultation and concurrence with the County by the applicable federal agency.

Master Plan and zoning amendments for Regional Plan Conformance



Regional Form and Coordination Principle 1.	Coordinate land use and growth decisions with local, regional, state, tribal, and federal partners.
Natural and Cultural Resources (NCR) Principle 1.	Maintain scenic resources within the County.
NCR Principle 2.	Coordinate development and conservation goals with State, tribal, and federal agencies.
NCR Principle 3.	Protect key wildlife and vegetation resources.
NCR Principle 4.	Protect and improve water resources.
NCR Principle 6.	Acquire, develop, and maintain a system of regional parks and trails that provide for both active and passive recreational opportunities.
Adaptation and Resiliency Principle 1.	Limit development in the Development Constraints Area.
Public Facilities and Services Principle 1.	Cooperatively manage water resources for long-term sustainability.

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission initiate and adopt the resolution contained at Exhibit A of this staff report to amend the Master Plan as set forth in Master Plan Amendment Case Number WMPA25-0003, having made at least three of the five findings listed in the staff report and in accordance with Washoe County Code Section 110.820.15(d). I further move to certify the resolution and the proposed Master Plan Amendments in WMPA25-0003 as set forth in this staff report for submission to the Washoe County Board of County Commissioners and authorize the chair to sign the resolution on behalf of the Planning Commission.

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission initiate the proposed amendments and adopt the resolution contained at Exhibit A of this staff report to amend the Master Plan as set forth in Master Plan Amendment Case Number WMPA25-0003, having made at least three of the five findings listed in the staff report and in accordance with Washoe County Code Section 110.820.15(d). I further move to certify the resolution and the proposed Master Plan Amendments in WMPA25-0003 as set forth in this staff report for submission to the Washoe County Board of County Commissioners and authorize the chair to sign the resolution on behalf of the Planning Commission.

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Planning Commission initiate the proposed amendment and adopt the resolution included as Exhibit B, recommending adoption of Regulatory Zone Amendment Case Number WRZA25-0004, having made all of the following findings in accordance with Washoe County Code Section 110.821.15(d). I further move to certify the resolution and the proposed Regulatory Zone Amendment in WRZA25-0004 as set forth in this staff report for submission to the Washoe County Board of Commissioners and authorize the chair to sign the resolution on behalf of the Washoe County Planning Commission.

Thank you



Proposed Master Plan Amendments October 2025

Key:

Bold with Green Highlight = New language.

~~Strikeout with Grey Highlight~~ = Deletion.

Blue Highlight = Margin link addition.

Scheduled Additions from original adoption of Envision2040.

1. Include language detailing the Resort Services Area mechanism as outlined in the Regional Plan (TMRP Policy RF8)

Proposed Amendment: Located on Page 89 – Forest Planning Area. Adding new language to existing policy. Adding new margin link to **RP Policy RF8**.

Page LU Principle 4. Design communities and neighborhoods to create a strong sense of place.

Policy 4.1 Encourage design of industrial, commercial, and multifamily uses to contribute to the community's sense of place rather than detract from it.

Forest Policy. Support expansion and modernization of the services and facilities of the historic Mount Rose Ski area and the Mount Rose Resort Services Area. **The development code shall provide the detailed regulatory framework to ensure the standards of the Regional Plan regarding resort services areas are met.**

2. Include a policy that provides for the coordination and compatibility of land uses with each military installation in the region (TMRP Policy RF 10); and,
3. Include language addressing land use compatibility at a local level (TMRP Policy RF 11).

Proposed Amendment: Located on Page 37, Regional Form and Coordination Element. Adding new policy.

RFC Principle 1. Coordinate land use and growth decisions with local, regional, state, tribal, and federal partners.

1.1. Support development of reliable methods of communication to keep the region informed and engaged.

1.2. Seek opportunities to leverage County resources to advance the County's economic development strategy and Master Plan goals through creative public/private partnerships.

1.3. Coordinate with TMRPA, TMWA, WRWC, and the cities of Reno and Sparks regarding the Population Consensus Forecast to ensure sustainable water and wastewater resources and infrastructure.

1.4. Work with the GIDs within Washoe County to provide opportunities to communicate the unique challenges regional and local growth present to their efficient operation and fiscal sustainability.

1.5. Coordinate with the cities of Reno and Sparks to implement annexation and de-annexation protocols and administration of lands within the Sphere of Influence that ensure a transparent and efficient transition of land use opportunities.

1.6. Coordinate with WCSD on growth and new development as it relates to school capacity.

1.7 Coordinate with the cities of Reno and Sparks, regional and local military installations, and tribal authorities regarding matters of land use compatibility wherever land-uses interact across jurisdictional boundaries or otherwise impact the relevant agency.

4. Include language that specifically addresses natural slopes greater than 15 percent but less than or equal to 30 percent (TMRP Policy NR 6)

Proposed Amendment: Located on Page 51, Adaption and Resiliency Element. Add new language to existing policy. Adding new margin link to **RP Policy NR6**

AR Principle 1. Limit development in the Development Constraints Area.

- a. 1.1. Minimize development in areas with natural steep slopes **and ensure that technically and aesthetically appropriate standards are applied to development of slopes between 15% and 30%.**
- b. 1.2. Limit development in floodplains that would constrict or otherwise result in higher floodwater levels or peak flows, or impact to floodplain functions.
- c. 1.3. Ensure development within the WUI is consistent with industry best practices.
- d. 1.4. Update and implement the Wildfire Hazard Risk Assessment study and recommendations to guide management of wildfire hazards in urban interface areas.
- e. 1.5. Support riparian habitat and river channel restoration as an important component of overall flood management planning.

5. Remove references to the Reno-Stead Corridor Joint plan (TMRP Policy RC 3)

Proposed Amendment: Located on page 36, Regional Form and Coordination Element. Deleting language. Adding new language.

~~Washoe County also works with other local governments on joint planning ventures, specifically in the Reno-Stead area, University Farms and the southern portion of the Spanish Springs area. In these cooperative planning areas, the Washoe County master plan land use designation is used as a baseline for development and any changes to the master plan requires conformance review with the relevant joint plan.~~

In the past, Washoe county has worked with the cities of Reno and Sparks on a variety of joint planning ventures. While none of the regional jurisdictions are currently implementing or pursuing any joint plans as described in Nevada Revised Statute 278.02784 , Washoe County is committed to pursuing opportunities for coordination of land use plans and development decisions when appropriate.

6. Update and revise master plan land use designations as well as land use maps to align with Regional Land Designations (TMRP Policies RF 3 and RF 5)

Proposed Amendment: For a later effort.

Amendments for conformance with 2024 TMRP.

7. Recognize the Natural Resource Consideration Areas (NRCA) policy, map and data layers newly added to the 2024 Truckee Meadows Regional Plan in your master or facilities plan. 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.

Proposed Amendment: Located on Page 47, Conservation of natural and Cultural Resources. Add new principle and new policy.

NCR Principle 10. Facilitate the use of the best available data when considering the impact of development on natural and cultural resources.

10.1 Development review for projects that require a finding of conformance with the Truckee Meadows Regional Plan shall utilize the Natural Resource Consideration Areas (NRCA) policy, map and data layers tool contained in that plan to identify spatial interactions between the project the natural resources available in the tool. The NRCA spatial interactions identified in TMRPA's Initial Review Memorandum (IRM) should be addressed through the development review process.

8. Include policy that reference and/or utilizes the "Truckee Meadows Regional Trails Plan" (TM RTP), 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 TM RTP (TMRP Policy NR11)

Proposed Amendment: Located on Page 47, Conservation of Cultural and Natural Resources Element. Adding and deleting language in an existing policy.

NCR Principle 6. Acquire, develop, and maintain a system of regional parks and trails that provide for both active and passive recreational opportunities.

- 6.1. Develop a major regional trail or corridor system that connects the peaks and ranges in southern Washoe County, as well as a network connecting parks and open space.
- 6.2. Prioritize building upon existing infrastructure in the development and connection of trail corridors and facilities.
- 6.3. Support neighborhood and roadway design to minimize speeding and increase safety for all users of the system.
- 6.4. Integrate interpretation and environmental education into regional parks and open space to communicate the region's cultural heritage, natural history, and wildlife.
- 6.5. Work with partner agencies including TMRPA, WCD, NDOT, and RTC to support a collaborative approach to the creation of a network of parks, bikeways, greenbelts, recreational trails, multi-purpose corridors, and public facilities.
- 6.6. Utilize the Truckee Meadows **Regional Trail Plan (TM RTP)** in the development review process and **encourage promote the construction incorporation of trails, trial heads, and other improvements necessary to achieve the trail network described in the TM RTP.** of identified trail connections.

- 6.7. Require public access easements from subdivisions that are adjacent to public lands.
- 6.8. Pursue long-term funding opportunities for acquisition, development, and maintenance of parks, trails, open space, and other recreational facilities

9. 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.

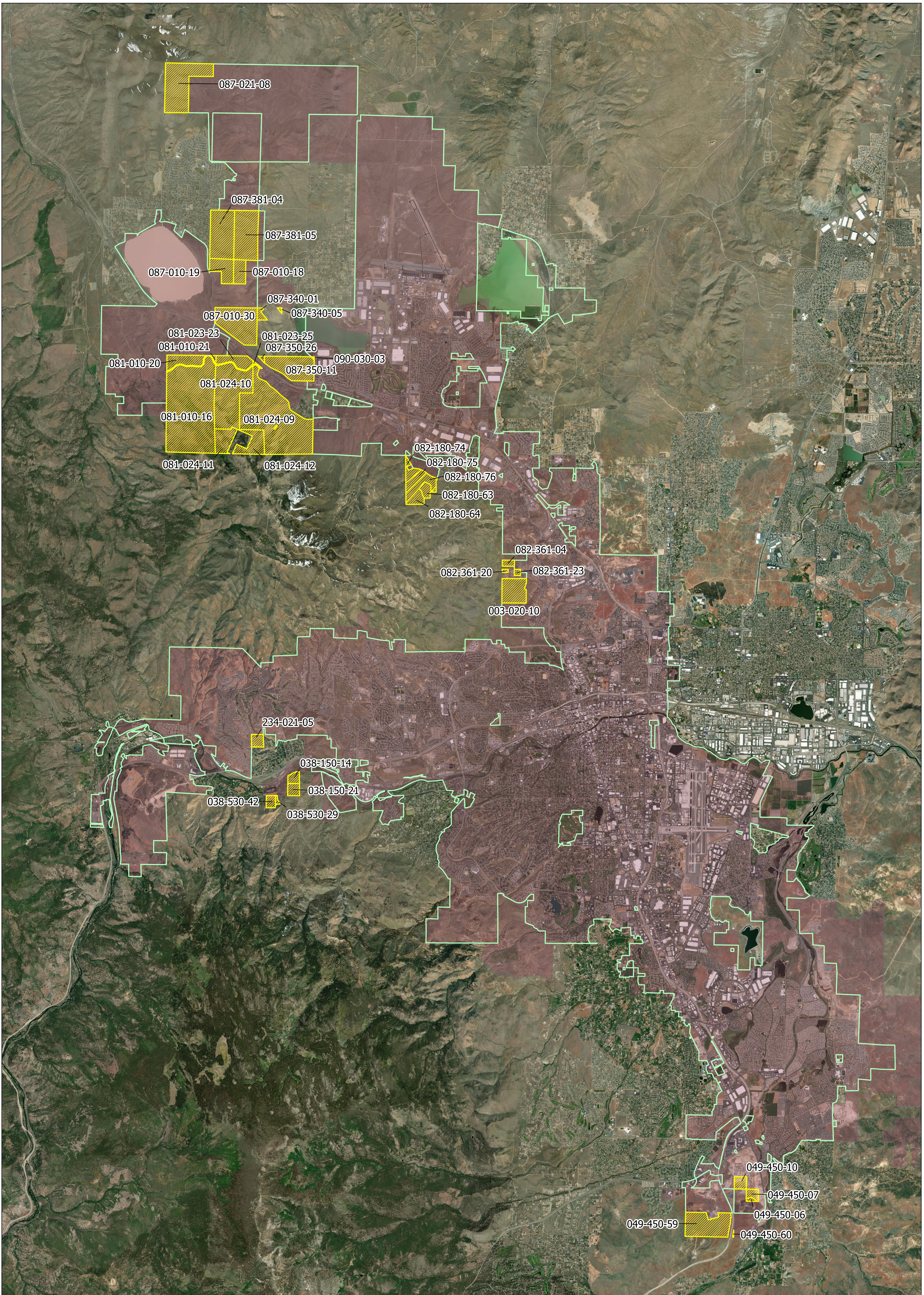
Proposed Amendment: Located at page 71, Public Facilities and Services Element. Adding language to an existing policy.

PFS Principle 1. Cooperatively manage water resources for long-term sustainability

1.4 Continue to work with the Nevada Division of Environmental Protection (NDEP), TMWA, TMRPA, and Northern Nevada Public Health (NNPH) to implement the *2020 Integrated Source Water and 319 (h) Watershed Protection Plan for Public Water Systems and the Truckee River in the Truckee Meadows* to preserve and enhance available water supplies, and address known and potential threats to water quality, **and promote awareness and consideration of critical source water protection areas as identified in the plan.**

	Scheduled additions and 2024 TMRP conformance items	TMRP Policies to be Addressed	Addition Timeframe	Schedule
1.	Include language detailing the Resort Services Area mechanism as outlined in the Regional Plan	RF 8	Short term	Spring 2025
2.	Include a policy that provides for the coordination and compatibility of land uses with each military installation in the region.	RF 10	Short term	Spring 2025
3.	Include language addressing land use compatibility at a local level	RF 11	Short term	Spring 2025
4.	Include language that specifically addresses natural slopes greater than 15 percent but less than or equal to 30 percent as outlined in Regional Plan Policy NR 6	NR 6	Short term	Spring 2025
5.	Remove references to the Reno-Stead Corridor Joint plan	RC 3	Short term	Spring 2025
6.	Update and revise master plan land use designations as well as land use maps to align with Regional Land Designations	RF 3, RF 5	Long Term	TBD in coordination
7.	<p>– Natural Resource Consideration Areas:– Recognize the Natural Resource Consideration Areas (NRCA) policy, map and data layers newly added to the 2024 Truckee Meadows Regional Plan in your master or facilities plan. 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.</p> <p>Suggestions – Utilize the NRCA tool for all development reviews, not just Regional cases.</p>	NR 4 - Available on pages 105-106 Requirements		

8.	<p>Requirements – Include policy that reference and/or utilizes the “Truckee Meadows Regional Trails Plan” (TM RTP), 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 TM RTP.</p> <p>Suggestions – Utilize TM RTP for all development reviews not just Regional cases.</p>	<p>NR 11 - Regional Trails: Available on page 107</p>		
9.	<p>Requirements – Include policy that reference 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.</p> <p>Suggestions – Utilize the “Integrated Source Water and 319(h) Watershed Protection Plan for Public Water Systems and the Truckee River in the Truckee Meadows,” for all development reviews, not just Regional cases.</p>	<p>NR 15 – Source Water Protection and Watershed Management: Available on pages 108-109</p>		



2025 Reno Sphere Of Influence Rollback

City Limits  SOI Rollback Parcels
 Reno
 Reno SOI

0 0.5 1 2 Miles

