



C I T Y O F
RENO
Memorandum

DATE: March 27, 2026
TO: Mayor and City Council
THROUGH: Jackie Bryant, City Manager
FROM: Lauren Knox, Senior Planner
DEPT: Development Services
SUBJECT: Master Plan Amendment for Conformance

Background

A master plan amendment case (LDC26-00043) will be going before the Planning Commission on April 1st, 2026, to address conformance issues with the updated Truckee Meadows Regional Plan, and to address state law changes from the 2025 Legislative Session. This will be processed consistent with how similar master plan amendments were processed in the past, but staff wanted to ensure Council was informed of this before the Planning Commission hearing. The amendments are intended to be targeted to address the conformance items. This is not intended to be a full-scale update to the master plan.

Discussion

A brief description of the proposed amendments are as follows:

Regional Plan Conformance

As part of the 2024 Truckee Meadows Regional Plan Update, each jurisdictional master plan must be submitted to the Truckee Meadows Regional Planning Agency (TMRPA) for a conformance review to identify if any changes are needed to the master plan following the update to the Regional Plan per NRS 278.028. TMRPA staff has reviewed the ReImagine Reno Master Plan and found the plan in conformance with the Regional Plan with a list of scheduled additions. The proposed amendments to the master plan address this list as follows:

- Amendment to include recognition of Natural Resource Consideration Areas (NRCA) found in Policy NR4 of the Regional Plan.

- Amendment to reference and utilize the “Integrated Source Water and 319(h) Watershed Protection Plan for Public Water Systems and the Truckee River in the Truckee Meadows” to promote consideration of critical source water protection areas.
- Amendment to include references to the Truckee Meadows Trails Plan as a resource.
- All maps throughout the master plan depicting the City’s Sphere of Influence (SOI) have been amended to reflect the new SOI.

State Law Conformance

Assembly Bill 540 (AB 540) altered the way that affordable housing is defined in state law by expanding the housing affordability tiers and referring to the new structure as attainable housing. Certain policies and narratives were amended to better incorporate state law changes requiring the master plan to address the broader concept of "attainable housing," while still recognizing that affordable housing requires added focus due to community needs and the federal and state funding differences and references.

Assembly Bill 96 (AB96) requires heat mitigation to be addressed in the Master Plan. The ReImagine Reno Master Plan already includes many policies regarding urban heat, sustainable development, and climate change, which all provide policy direction related to heat mitigation. Certain policies were amended to further enhance heat mitigation needs, and a new “Planning for Heat” callout narratives was included to describe the overarching heat mitigation concepts and provides a guide to key policies that impact each interaction. A new policy addition, Policy 6.2L, and accompanying implementation plan measure is proposed to target the discussion regarding access to cooling spaces and public drinking water, as required by AB 96.

Future Amendments Anticipated

Though this master plan amendment is intended to be limited and targeted to key conformance updates that keep the master plan aligned with the Regional Plan and state law, through this process staff has recognized that a more full-scale update to the master plan may be needed. Staff believes this will be more appropriate following adoption of the new Strategic Plan and with additional time. The proposed amendments discussed in this staff report were necessary to be completed promptly due to state law and regional planning-related deadlines.

Next Steps

Once this item is reviewed by the Planning Commission, it will come before the City Council for approval before going to the Truckee Meadows Regional Planning Agency (TMRPA) for a conformance review. Staff anticipates that the Council will hear this item on May 6th, 2026. The proposed redline changes and additional information will be included in the materials that will go before Council.