

CLARK COUNTY BOARD OF COMMISSIONERS
ZONING / SUBDIVISIONS / LAND USE
AGENDA ITEM

Petitioner: Jennifer Ammerman, Deputy Director, Department of Comprehensive Planning

Recommendation: CP-26-900316: Adopt and authorize the Chair to sign a resolution amending the Clark County Master Plan to add a heat mitigation plan and policies as required by Assembly Bill 96 (AB96) of the 2025 Legislative Session; and direct staff accordingly. (For possible action)

FISCAL IMPACT:

None by this action.

BACKGROUND:

On April 22, 2026, the Board of County Commissioners (Board) discussed AG-26-900204 and directed staff to prepare an amendment to the Clark County Master Plan (Master Plan) to add heat mitigation elements to the Master Plan to supplement the existing goals and policies that address public cooling spaces and drinking water, cool building practices, shade over paved surfaces and other mitigation measures to address heat in the community.

Assembly Bill 96 (AB96) of the 2025 Legislative Session was passed by the Nevada Legislature, with final passage in the Senate on May 22, 2025, then signed/enacted by the Governor on June 3, 2025. This bill requires Nevada cities and counties with over 100,000 residents to incorporate a heat mitigation plan into their master plans by July 1, 2026. In response, the Regional Climate Collaborative of Southern Nevada began convening in August 2025 to coordinate a regional approach, assess feasible implementation pathways, and support local governments in aligning their planning processes with the new statutory mandate. These collaborative efforts aim to ensure consistent, timely, and effective integration of heat resilience measures across the region's master planning frameworks. Therefore, pursuant to AB96, heat mitigation elements are proposed to be added to the Clark County Master Plan to supplement the existing goals and policies that address public cooling spaces and drinking water, cool building practices, shade over paved surfaces and other mitigation measures to address heat in the community.

Staff recommends that the Board conduct a public hearing and authorize the Chair to sign a resolution amending the Clark County Master Plan to add a heat mitigation plan and policies.

Cleared For Agenda
06/17/26

**RESOLUTION
OF THE CLARK COUNTY BOARD OF COMMISSIONERS
ADOPTING AN AMENDMENT TO SECTION 2 OF THE CLARK COUNTY MASTER PLAN**

WHEREAS, pursuant to NRS 278, the Clark County Planning Commission adopted the Clark County Master Plan on November 16, 2021, and forwarded a copy to the Clark County Board of Commissioners for their consideration; and

WHEREAS, pursuant to NRS 278, the Clark County Board of Commissioners adopted the Clark County Master Plan on November 17, 2021, and

WHEREAS, the Clark County Board of Commissioners (hereafter referred to as the Board) is required to adopt a long-term master plan for the physical development of the unincorporated portions of Clark County, Nevada as specified by the Nevada Revised Statutes, Chapter 278; and

WHEREAS, on June 2, 2026, the Clark County Planning Commission adopted an amendment to Section 2, Countywide Goals and Policies, of the Clark County Master Plan and forwarded a copy to the Board for their consideration; and

WHEREAS, on June 17, 2026, a public hearing was held by the Board in accordance with Nevada Revised Statute 278.220 regarding an amendment to the Clark County Master Plan;

NOW, THEREFORE, BE IT RESOLVED that the Board does adopt an amendment to Section 2, Countywide Goals and Policies, of the Clark County Master Plan by:

CP-26-900316 – Amending the Clark County Master Plan to add heat mitigation elements to supplement the existing goals and policies that address public cooling spaces and drinking water, cool building practices, shade over paved surfaces and other mitigation measures to address heat in the community.

PASSED, APPROVED, AND ADOPTED this 17th day of June, 2026.

CLARK COUNTY BOARD OF COMMISSIONERS

By: _____
MICHAEL NAFT, CHAIR

ATTEST:

LYNN GOYA, COUNTY CLERK



TRANSFORM CLARK COUNTY

MASTER PLAN



ADOPTED - NOVEMBER 17, 2021



SECTION 2

COUNTYWIDE GOALS AND POLICIES



CORE VALUE 2: EQUITABLE ACCESS TO PROGRAMS, SERVICES, AND AMENITIES

Where are we today?

Clark County offers many services, programs, and amenities that contribute to the high quality of life that residents enjoy. There are great libraries, excellent parks, recreational and enrichment programs, clean and safe streets, and support services for vulnerable populations. However, many of these services are not available in the areas where they are needed most. At over 8,000 square miles—roughly the same size as New Jersey—the county is vast and bridging the distances can be a struggle for residents whose incomes and transportation options are limited. In addition, new neighborhoods in unincorporated Clark County, in most cases, are built without the types of basic amenities and services that residents desire—such as parks and common open spaces. This practice has emphasized inequalities by geography and income level that will be amplified by the effects of extreme heat and other effects of climate change.

While there are numerous existing amenities that residents enjoy, many agree on one that is lacking: a local arts and culture scene. Casinos routinely bring national acts and blockbuster exhibitions to the area, but residents would like to see a stronger focus on local, small-scale community spaces to create and share art, music, theatre, and other creative pursuits of their own.

In 2050, Clark County is a place where...

- Every neighborhood and community in Clark County have access to high-quality amenities including libraries, recreational and senior centers, swimming pools, parks, trails, and open spaces;
- Every resident can access the health and human services they need, without regard to income, age, or ability, and in close proximity to their home; and
- A vibrant local arts, culture, and entertainment scene thrives alongside the national acts and venues the Las Vegas Valley is known for.





POLICY 2.1.5: DEVELOPMENT STANDARDS

Establish clear expectations for the provision of recreational amenities in new development to include parks, active and passive open space, and connections to adjacent properties, public lands, trail systems, and park facilities.

POLICY 2.1.6: OPEN SPACE

Seek opportunities to protect distinctive topographic features for parks and open space through purchase, preservation, or dedication. Encourage new development to provide and maintain access to public lands through access easements and trail connections.

POLICY 2.1.7: SUSTAINABLE PARK DESIGN

Incorporate sustainable concepts such as water conservation, solar and energy efficient lighting, and cooling centers [and drinking water](#) in new parks [and facilities](#), as well as for park retrofits and additions. [Coordinate with appropriate agencies and departments to provide public access to cooling centers and drinking water.](#)

POLICY 2.1.8: REGIONAL AND STATE SYSTEM

Continue to work with adjacent cities, federal agencies, and other state and regional partners on the implementation of collaborative projects and plans that support the enhancement of the open space and trail system throughout Clark County.

Goal 2.2: All residents in Clark County have access to high-quality programs and amenities

POLICY 2.2.1: PROGRAMMING

Continue to provide a range of recreational, educational, enrichment, and special interest programs to meet the diverse interests, ages, and needs of residents throughout Clark County.



POLICY 2.2.2: LONG-TERM MAINTENANCE

Establish thresholds for adequate on-going maintenance of existing facilities and ensure the availability of adequate funding for the long-term upkeep of the facilities. Implement regular monitoring to ascertain that levels of maintenance are adequate to level of use and demand for facilities.

POLICY 2.2.3: FACILITY EXPANSION/ NEW FACILITIES

Plan proactively for expansion of existing facilities and provision of new ones to meet increases in demand and accommodate anticipated population growth. Incorporate considerations for a changing climate into facility siting, design, and upgrades.

POLICY 2.2.4: MULTI-PURPOSE FACILITIES

Seek opportunities to develop and maintain multi-purpose, multi-generational, and/or other types of shared-use facilities (e.g., school recreational facilities, parks, community meeting space, libraries, and museums) in order to efficiently locate community and recreational facilities and programs and leverage available funding.

Goal 2.3: All Clark County residents have access to the high-quality health and social services they need

POLICY 2.3.1: PROGRAMMING

Continue to support public health education and information dissemination initiatives that contribute to the health, quality of life, and well-being of all residents of Clark County.

POLICY 2.3.2: COMMUNITY HEALTH NEEDS ASSESSMENT

Support on-going efforts of the SNHD to address the prioritized list of needs identified in the Clark County *Community Health Needs Assessment* which include access to care, [relief from extreme heat](#), motor vehicle and pedestrian safety, violence prevention, substance use, and mental health.

POLICY 2.3.3: SERVICES FOR VULNERABLE POPULATIONS

Work with partner agencies that focus on homelessness prevention and assistance, and other entities that assist seniors, disabled, or other at-risk populations to ensure efficient provision of services, seamless networks of support, and preparedness for more extreme heat [such as access to cooling spaces and drinking water](#).

POLICY 2.3.4: INFORMATION SHARING

Collaborate with internal and external County service providers on planning, information sharing, and service delivery. Ensure efficient referrals and interactions with the public seeking services by ensuring each department has a current and complete awareness of other departments' programs and services.

POLICY 2.3.5: FUNDING SOURCES

Continue with the identification of adequate, stable funding sources that allow service providers to meet the present level of demand for service among at-risk, homeless, and other vulnerable populations. Anticipate or respond to increases in the demand for services by identifying the means and funding to meet increased need to the maximum extent possible.

POLICY 2.3.6: ACCESS TO SERVICES

Coordinate with RTC and other regional partners on siting of future health and human service facilities to encourage a more uniform distribution of specialized services in unincorporated Clark County and encourage compact land use patterns and a mix of uses in locations that have or are planned for high frequency transit. [See also, Core Value 4, *A More Connected Clark County*]



Human Service Providers in Clark County

Several County departments—and numerous external partners—are involved in social services provisions in the County. The Clark County Social Service (CCSS) department is central to the County's efforts to provide services for seniors, persons with disabilities, and disadvantaged residents, while Parks & Recreation, through its cultural division and community centers, provides educational, recreational, and cultural programming. The County also collaborates with other jurisdictions on matters of health, housing, and transportation, by participating in the SNHD, the Southern Nevada Regional Housing Authority (SNRHA), and RTC, Southern Nevada's Metropolitan Planning Organization (MPO). Beyond County government and intergovernmental agencies, the County also collaborates with non-profits, faith-based service providers, and private agencies engaged in human service provision.

POLICY 2.3.7: COOLING SPACES AND DRINKING WATER

[Support a network of publicly accessible cooling centers and drinking water access points such as parks and recreational facilities, community centers, libraries, and other air-conditioned spaces, prioritizing locations in areas with the most heat exposure and need for relief from extreme heat. Develop public outreach strategies to promote access to cooling centers and drinking water locations and coordinate with public transportation providers and community partners to share transportation options, focusing outreach to those communities most vulnerable to extreme heat.](#)



CORE VALUE 3: A HEALTHY AND SUSTAINABLE NATURAL AND BUILT ENVIRONMENT



Where are we today?

Clark County boasts some of the most unique geography anywhere in the world, and residents are well aware of their good fortune in this respect. From the heights of Mount Charleston and Red Rock Canyon to the depths of the Colorado River, from the modest confines of Siegfried & Roy Park to the vast expanse of Lake Mead, residents cite the ready access to parks, public lands, and outdoor recreation areas as one of the strongest “positives” of living in the county. While enjoying the natural assets of the county, residents are also keenly aware of the importance of being respectful stewards of the environment.

Managing resource use is one frequently cited concern allied closely with the need to preserve existing open spaces from encroachment. Residents have witnessed recent growth that brings development to the very perimeter of open spaces, and while regional growth is forecasted to continue at a slower pace, they are conscious of the need to act now to balance future expansion with conservation. The desired outcomes include growth centered in existing urban areas; compact, mixed use communities that allow a reduction in carbon footprints; and an increased emphasis on sustainable development practices.

There is also concern over how climate change is—and will increasingly—affect county communities and vulnerable residents, but there is agreement that present actions can mitigate future impacts. Residents want to undertake measures to ensure the continued viability of natural resources and the environment so that ensuing generations can benefit from the same assets we enjoy today.

As the supply of vacant land within the Las Vegas Valley diminishes, collaboration with the federal partners who manage much of the land within County borders becomes ever more important.

In 2050, Clark County is a place where...

- Deliberate steps taken in the past have made Clark County more resilient to the effects of extreme heat, drought, and other effects of climate change;
- The built environment has been constructed or retrofitted to diminish intensity of resource use, reduce the emission of greenhouse gases, and increase its resilience to changing climate conditions; and
- Through continued efforts and deliberate focus on compact, sustainable development and low-impact lifestyles, we are able to pass on to the next generation a healthy natural environment.



Goal 3.6: Incorporate enhanced sustainability and resilience practices into the built environment

POLICY 3.6.1: URBAN HEAT ISLAND EFFECT

Mitigate the urban heat island effect in existing and new development through site and building features that provide shade, [increase urban tree canopies](#), reduce the footprint of hardscaped areas, and otherwise help to reduce heat absorption by exterior surfaces.

POLICY 3.6.2: COMPACT, MIXED-USE, AND TRANSIT-ORIENTED DEVELOPMENT

Encourage compact, mixed-use, and transit-oriented development, or any combination thereof, in locations that will lessen reliance on automobiles as the primary means of access to necessary services and encourage reduction in vehicle miles traveled. [See also, Goal 4.1, *Encourage the expansion and use of multimodal transportation options throughout Clark County, and related policies*]

POLICY 3.6.3: GREEN BUILDING

Reduce energy consumption by encouraging the integration of passive heating and cooling principles, superior insulation, energy efficient windows, use of environmentally-certified materials, and other techniques that improve energy efficiency in the design of new homes and buildings. Prioritize the use of incentives for net zero development.

POLICY 3.6.4: WATER RECYCLING

Encourage the reuse of treated effluent for area green space including, but not limited to, parks and golf courses.



POLICY 3.6.5: DROUGHT-TOLERANT LANDSCAPING

Using the SNRPC Plant List as a guide for appropriate plant choices, encourage the use of drought-tolerant, climate resilient, and desert-appropriate landscaping and the use of and irrigation systems that are designed for maximum water use efficiency.

POLICY 3.6.6: MULTI-MODAL TRANSPORTATION

Prioritize efforts to reduce transportation-related carbon emissions through expanded and inter-connected multi-modal transportation options. [See also, Goal 4.1, *Encourage the expansion and use of multimodal transportation options throughout Clark County, and related policies*]

POLICY 3.6.7: GREEN INFRASTRUCTURE

Encourage the inclusion of green infrastructure such as rain gardens, permeable pavers, infiltration planters, and rainwater harvesting systems to larger scale infrastructure investments including pervious pavement with infiltration, vegetated swales, green roofs, bioretention, and grey water recycling systems.

POLICY 3.6.8: TRANSMISSION CAPABILITY

Encourage the development of transmission capability and interconnectivity for distributed energy, cogeneration and alternative energy sources, including regional interconnectivity and transmission capability.

CORE VALUE 6: SUSTAINABLE AND RESILIENT GROWTH AND DEVELOPMENT

Where are we today?

Over the past decades, Clark County has grown at a very rapid pace, with residents occasionally expressing the sentiment that the only constant is change and expansion. There have been “bumps in the road,” such as the Great Recession of 2008, which had particularly severe effects in the region and resulted in an extended recovery period, and the Coronavirus Disease of 2019 (COVID-19) pandemic, which had especially significant economic impacts on tourism-, hospitality-, and service-related businesses in 2020 and 2021.

The pace of growth in recent years has led some to express concerns that the pressure to build seems to outweigh concerns about the quality, intensity, location, and type of development. As a result, there is a perception by many that the quality of development occurring in unincorporated areas is lower than that occurring in the incorporated cities. This has translated into a general desire to “raise the bar” on county development. In addition, requests for exceptions to adopted plans are frequent, and development that is approved is sometimes markedly different from that recommended by adopted plans. This has led to frustration on the part of residents that development processes lack predictability.

Leaving aside exceptional events like recessions, the regular pace of growth is forecast to slow over the coming decades. With diminishing growth pressures, there is an opportunity to consider more carefully the physical shape the county’s future should take. Slower growth can afford the opportunity to focus more on the details of our surroundings and put tools and procedures in place to guide new development. That is what a core value emphasizing sustainability in growth and development is about.

In 2050, Clark County is a place where...

- Both residents and the development community share a common understanding of what kinds of development—in terms of intensity, uses, and amenities—is supported in different locations;
- Growth has been managed to accommodate a growing population while balancing competing needs to become a more urban, healthy, and prosperous community;
- Adopted plans have offered the flexibility to adapt to near-term changes in the market, but have maintained consistency in implementing goals relevant to different parts of the county;
- Adopted plans have guided decision-making to produce more predictable outcomes; and
- Mitigation efforts have reduced the potential severity of natural or manmade hazard events.





Goal 6.2: Enhance the quality of development in unincorporated Clark County

POLICY 6.2.1: CONTEXT-SENSITIVE DESIGN

Ensure the design and intensity of new development is compatible with established neighborhoods and uses in terms of its height, scale, and the overall mix of uses.

POLICY 6.2.2: SUSTAINABLE SITE DESIGN AND DEVELOPMENT PRACTICES

Encourage the use of sustainable site design and development practices in new construction projects. [See also, Goal 3.6, *Focus on incorporating enhanced sustainability and resilience practices into the built environment*, and supporting policies]

POLICY 6.2.3: NEIGHBORHOOD TRANSITIONS

Determine transition zones, between rural and more urban areas, between developed areas and sensitive open space or conservation areas, between commercial and residential areas, and establish regulations that support appropriate transitions in character of development and neighborhood compatibility in these areas. [See also, Section 4: *Growth Framework*]

POLICY 6.2.4: CONNECTIVITY

Consider development standards to reduce impediments to pedestrian access, such as block walls, cul-de-sacs, fencing, and long distances between intersections/crosswalks that require the unnecessary use of a vehicle to travel short distances to otherwise adjacent uses, or consider including pedestrian access in the subdivision approval process. [See also, Goal 1.2, *Expand the number of long-term affordable housing units available in Clark County*, and supporting policies]



Goal 6.3: Proactively plan for safer and more resilient infrastructure, development patterns, and County operations

POLICY 6.3.1: INTEGRATED PLANNING, DECISION-MAKING, AND RESPONSE

Continue to facilitate periodic updates to—and the implementation of—the *Clark County Multi-Jurisdiction Hazard Mitigation Plan* (HMP) to encourage coordinated planning, decision-making, and responses to potential natural or manmade disasters, including climate hazards, [such as extreme heat](#), and impacts.

POLICY 6.3.2: NATURAL HAZARDS MITIGATION

Increase awareness of the associated risks and costs, identify strategies to minimize threats for existing development in high-risk areas, and facilitate informed decision-making when future development within high risk areas is proposed for consideration. Mitigate the potential cost and destructive impacts of natural hazard events such as [extreme heat](#), floods, seismic disturbance, or subsidence by integrating hazard mitigation considerations into planning area land use plans and supporting regulations.

POLICY 6.3.3: MANMADE HAZARDS PLANNING

Develop plans to address foreseeable manmade hazard impacts identified in land use plans, including the Airport Environs Overlay District (AEOD) and Airport Airspace Overlay District (AAOD), and support any necessary training or preparation for implementation of the 2020 *Hazardous Materials Plan* response.

POLICY 6.3.4: YUCCA MOUNTAIN

Continue to monitor the development of the Yucca Mountain Program and possible impacts of radioactive waste shipments on the transportation system in Clark County.