WASHOE COUNTY

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STAFF REPORT
BOARD MEETING DATE: July 12, 2022

DATE: June 10, 2022

TO: Board of County Commissioners

FROM: Courtney Weiche, Senior Planner Community Services Department, Planning & Building, 775.328.3608, cweiche@washoecounty.gov

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

SUBJECT: Public Hearing: Master Plan Amendment Case Number WMPA22-0005 (Verdi SOI Rollback).

Recommendation to amend the Washoe County Master Plan, Verdi Area Plan Appendix B – Maps, to assign the master plan designation of Industrial (I) on two parcels (APN's 038-181-01 & 038-172-14) that have been removed from the City of Reno's Sphere of Influence (SOI) and returned to Washoe County's jurisdiction. If adopted, the master plan amendment will take effect after a determination of conformance with the Truckee Meadows Regional Plan by the Truckee Meadows Regional Planning Commission.

The Board of County Commissioners may adopt the proposed master plan amendment, may further 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 amendment after the public hearing.

If approved, the Board must authorize the chair to sign the resolution to this effect. (Commission District 1.)

SUMMARY

The proposed master plan amendment is being requested to accommodate the recent actions by the City of Reno and the Truckee Meadows Regional Planning Agency to rollback two (2) parcels within the City of Reno's Sphere of Influence ("SOI") into Washoe County's planning jurisdiction. The two parcels involved in the rollback total 27.98 acres. The subject parcels are located on the south side of Interstate 80 off Exit 7 and north of Mogul Road.

AGENDA ITEM # _____

On July 28, 2021, the Reno City Council considered the property owner's request to remove the subject site from the City of Reno's Sphere of Influence and voted 5 to 2 in favor of sponsoring the proposed amendment to the Truckee Meadows Regional Plan (TMRP). *See* Attachment H for materials related to July 28, 2021 City of Reno SOI rollback. Previously, the property owner had made a request to the City of Reno for a special use permit for a mini-warehouse and industrial business park, which was denied. *See* Attachment I for materials related to the December 4, 2019 City of Reno's denial of a special use permit for Reno Gateway Business Park. A previous request from the property owner to remove the property from the City of Reno's SOI to facilitate an industrial park and mini-storage facility to be permitted by Washoe County was also denied, *see* Attachment I, page 2.

On December 6, 2021 and December 9, 2021, the regional planning authorities conducted a conformance review of the proposed amendment to the City of Reno's Master Plan and removed the previous City of Reno Master Plan land use designation of Mixed-Employment (ME), and amended related maps in the 2019 Regional Plan. *See* Attachment J for materials related to the December 6, 2021 Regional Planning Commission's 2019 Regional Plan Amendment (RPA21-005) and Conformance Review (CR21-011) (Mogul Sphere of Influence Removal); and Attachment K for materials related to the December 9, 2021 Regional Planning Governing Board's 2019 Regional Plan Amendment (RPA21-005) (Mogul Sphere of Influence Removal).

The City of Reno's previous master plan land use designation of Mixed Employment (ME) translates to a Washoe County master plan land use of Commercial (C) per Table 3.3 of the Truckee Meadows Regional Plan. Washoe County is not obligated to adopt a commercial master plan land use designation. The historical and current zoning of the subject parcels have a regulatory zone of Industrial (I). Accordingly, Washoe County staff recommends a master plan land use category of Industrial (I) which is consistent with the existing Industrial (I) regulatory zone. The TMRP conformance review will occur pending approval from the Washoe County Board of County Commissioners.

Washoe County Strategic Objective supported by this item: Fiscal Sustainability, Long-Term Sustainability

PREVIOUS ACTION

On May 3, 2022, the Washoe County Planning Commission held a public hearing, took public comment, deliberated and unanimously adopted Resolution Number 22-08, recommending that the Board of County Commissioners adopt master plan amendment WMPA22-0005 which recommends a master plan land use category of Industrial on the subject parcels. *See* Attachment B (Planning Commission Resolution No. 22-08); Attachment D (Planning Commission minutes); Attachment M (Video of Planning Commission Hearing); and Attachment G (Planning Commission public comment).

On April 19, 2022, a neighborhood meeting was held via zoom at 5:30pm. The meeting lasted an hour and fifteen minutes and had approximately 22 people in attendance. Predominant concerns were expressed around traffic/safety related impacts, recreational access to open space lands and intensity of possible future uses. Staff explained the regulatory zone of Industrial is currently in place and assigning the master plan category

designation of Industrial would not have an effect on what uses are currently allowed. Future development of the project area would be subject to the requirements of both the Washoe County Development Code and Verdi Area Plan. This meeting fulfilled the neighborhood meeting requirement per NRS 278.210(2).

PUBLIC NOTICE

Notice for master plan amendments must be given in accordance with NRS 278.220(3) and WCC 110.820.23. Notice was provided in a newspaper of general circulation within Washoe County at least 10 days before this public hearing date. A legal ad was placed with the Reno Gazette Journal on July 1, 2022 for the Board's meeting on July 12, 2022.

Fifty-nine (59) notices were also sent out to surrounding property owners within 750 feet of the subject parcel. The notices are mailed out to property owners 10 days prior to the public hearing.

BACKGROUND

Please refer to the May 3, 2022, Planning Commission Staff Report, included as Attachment C, for a detailed project description, explanation of the proposed amendment and staff analysis and findings.

The proposal to remove two parcels from the City of Reno's SOI boundary is not anticipated to influence or impact regional capacities and growth projections. The subject parcels are unbuilt/vacant and the translation from the City of Reno's Mixed-Employment land use to Washoe County's Industrial land use will not cause an increase of development intensity or density allowed on the parcels.

This proposal is not anticipated to influence or impact any existing or planned developments because the industrial zoning is already in place. The purpose of this proposal is to establish a master plan land use on the property that is consistent with the existing industrial regulatory zone.

A review of the Verdi Development Suitability Map indicates that small sections of the subject site have slopes greater than 30%. Any subsequent action would be subject to the Washoe County Master Plan's policies regarding development constraints, which were found to be in conformance with the 2019 Truckee Meadows Regional Plan.

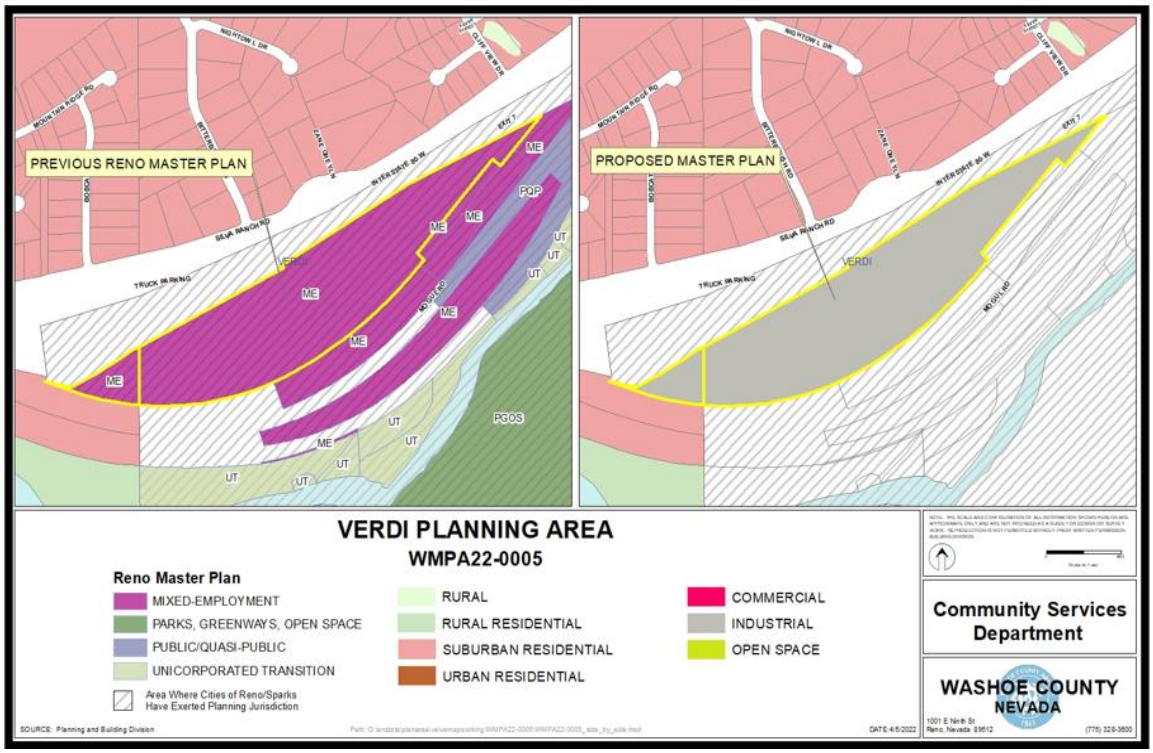
In determining compatibility with surrounding land uses, staff reviewed the Land Use Compatibility Matrix with the existing regulatory zone and proposed master plan land use designation. The compatibility matrix is found in the Land Use and Transportation Element in Volume One of the Washoe County Master Plan. With the exception of adjacent properties with a regulatory zone designation of Low-Density Suburban, which are primarily located across Interstate 80, the project area immediately adjacent to the subject parcels is surrounded by a regulatory zone of Public/Semi-Public Facilities. The compatibility between the proposed and existing adjacent master plan land uses is captured in the table below.

Compatibility of Proposed Master Plan Land Category with

Existing Master Plan Land Categories on Adjacent Parcels

Proposed Master Plan Land Category	Existing Adjacent Regulatory Zone	Compatibility Rating
Industrial (I)	Public / Semi-Public Facilities / Mixed Employment (City of Reno SOI)	High
Industrial (I)	Suburban Residential	Low

Figure 1
Master Plan Designations



FISCAL IMPACT

No fiscal impact.

RECOMMENDATION

It is recommended the Board of County Commissioners adopt and authorize the Chair to sign the resolution, included as Attachment A to this staff report, to amend the Master Plan as set forth in Master Plan Amendment Case Number WMPA22-0005.

POSSIBLE MOTION

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

"Move to adopt Master Plan Amendment Case Number WMPA22-0005 to amend the Washoe County Master Plan, Appendix B – Maps, to assign the master plan designation of Industrial (I) on two parcels (APN's 038-181-01 & 038-172-14) that have been

removed from the City of Reno's Sphere of Influence (SOI) and returned to Washoe County's jurisdiction; and further, to authorize the Chair to sign the resolution to this effect. The master plan amendment will take effect after a determination of conformance with the Truckee Meadows Regional Plan by the Truckee Meadows Regional Planning Commission.

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.

In making this motion, the Board is also able to make the following Verdi Area Plan Findings:

General Verdi Area Plan Findings (Goal 28, V.28.1)

(a) The amendment will further implement and preserve the Vision and Character Statement.

(b) The amendment conforms to all applicable policies of the Verdi Area Plan and the Washoe County Master Plan.

(c) The amendment will not conflict with the public's health, safety or welfare.

Verdi Community Plan Maintenance Findings (Goal 28, V.28.3)

(a) Sufficient infrastructure and resource capacity exists to accommodate the proposed change and all other planned and existing land use within the Verdi planning area, as determined by the Washoe County Department of Water Resources and Community Development staff;

(b) The proposed change has been evaluated by the Washoe County Department of Water Resources and found consistent with all existing (or concurrently updated) water and wastewater resources and facilities plan provisions. The Department of

Water Resources may waive this finding for proposals that are determined to have minimal impacts;

(c) A traffic analysis has been conducted that clearly identifies the impact to the adopted level of service within the Verdi planning area and the improvements likely to be required to maintain/achieve the adopted level of service. This finding may be waived by the Department of Public Works for projects that are determined to have minimal impacts. The Department of Public Works may request any information it deems necessary to make this determination;

(d) If the proposed change will result in a drop below the established policy level of service (as established by Washoe County) for existing transportation facilities, the necessary improvements required to maintain the established level of service will be constructed concurrently with any project; OR, the necessary improvements are scheduled for construction in either the Washoe County Capital Improvements Program or the short range (i.e. 5- year) Regional Transportation Improvement Program (TIP);

(e) If roadways impacted by the proposed change are currently operating below adopted levels of service, the proposed change will not require infrastructure improvements beyond those already scheduled in either the Washoe County Capital Improvements Program or the short range (i.e. 5-year) Regional Transportation Improvement Program (TIP)."

ATTACHMENTS:

A. Master Plan Amendment Resolution
B. Planning Commission Master Plan Amendment Resolution No. 22-08
C. Planning Commission Staff Report
D. Planning Commission Minutes
E. Staff Presentation to Planning Commission
F. Public Presentations to Planning Commission
G. Planning Commission Public Comment
H. Materials from July 28, 2021 City of Reno SOI Rollback
I. Materials from December 4, 2019 City of Reno's denial of a special use permit for Reno Gateway Business Park
J. Materials from December 6, 2021 Regional Planning Commission's 2019 Regional Plan Amendment (RPA21-005) and Conformance Review (CR21-011) (Mogul Sphere of Influence Removal)
K. Materials from December 9, 2021 Regional Planning Governing Board's 2019 Regional Plan Amendment (RPA21-005) (Mogul Sphere of Influence Removal)
L. Materials from January 10, 2018 City of Reno denial of the requested SOI Rollback
M. Video Recording of Planning Commission Hearing