



# Planning Commission Staff Report

Meeting Date: May 3, 2022

Agenda Item: 8C

MASTER PLAN AMENDMENT CASE NUMBER: WMPA22-0005 (Verdi SOI Rollback)

BRIEF SUMMARY OF REQUEST:

To consider approval of a Master Plan designation on two (2) parcels that have been removed from the City of Reno's Sphere of Influence and returned to Washoe County's jurisdiction.

STAFF PLANNER:

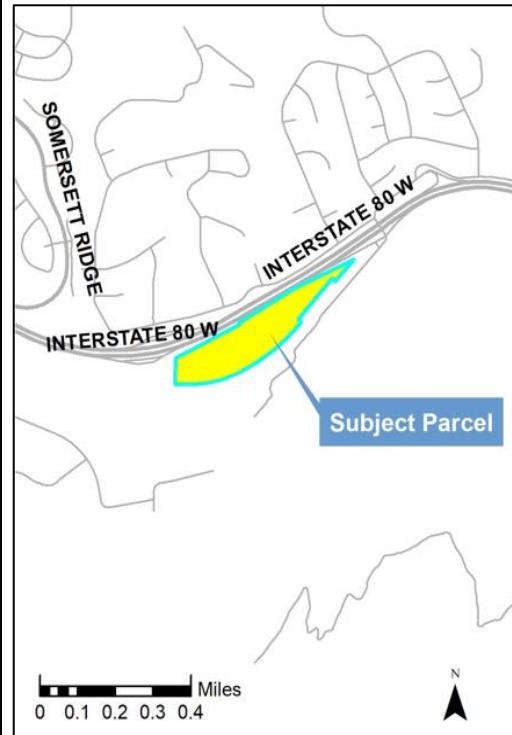
Courtney Weiche, Senior Planner  
Phone Number: 775.328.3608  
Email: [cweiche@washoecounty.gov](mailto:cweiche@washoecounty.gov)

**CASE DESCRIPTION**

For hearing, discussion, and possible action:

To approve a resolution initiating and adopting an amendment to 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; and if approved, authorize the Chair to sign a resolution to this effect. Any approval is subject to adoption by the Washoe County Board of County Commissioners and a finding of conformance with the Truckee Meadows Regional Plan by the regional planning authorities.

Applicant: Washoe County  
Property Owner: Riverview Estates Properties LLC  
Location: 10355 Mogul Rd, Reno, NV 89523  
APN: 038-181-01 (1.865 ac)  
038-172-14 (26.03 ac)  
Project Area: 27.98 acres  
Master Plan: N/A  
Regulatory Zone: N/A  
Area Plan: Verdi  
Development Code: Authorized in Article 820  
Commission District: 1 – Commissioner Hill



**Vicinity Map**

**STAFF RECOMMENDATION FOR MASTER PLAN AMENDMENT**

**APPROVE**

**APPROVE WITH CONDITIONS**

**DENY**

**POSSIBLE MOTION**

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 adopt the resolution contained as Exhibit A to this staff report to initiate and adopt an amendment to the Master Plan as set forth in Master Plan Amendment Case Number WMPA22-0005, having made at least three of the five findings required by Washoe County Code Section 110.820.15(d), and the required Verdi Area Plan findings in Goal 28, V.28.1 and V.28.3. I further move to certify the resolution and the proposed Master Plan Amendments in WMPA22-0005 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.

*(Motion with Findings on Page 18)*

**Staff Report Contents**

Explanation of a Master Plan Amendment .....	3
Background.....	4
Area Plan Evaluation.....	4
Findings .....	6
Neighborhood Meeting.....	8
Public Notice .....	9
Recommendation.....	9
Motion.....	9
Appeal Process.....	9

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**Attachment Contents**

Resolution.....	Exhibit A
Agency Comments.....	Exhibit B
Public Comments.....	Exhibit C
Noticing Map .....	Exhibit D

### **Explanation of a Master Plan Amendment**

The purpose of a master plan amendment application is to provide a method of review for requests to amend the master plan.

The Master Plan guides growth and development in the unincorporated areas of Washoe County and consists of three volumes. By establishing goals and implementing those goals through policies and action programs, the Master Plan addresses issues and concerns both countywide and within each community. Master plan amendments ensure that the Master Plan remains timely, dynamic, and responsive to community values. The Washoe County Master Plan can be accessed on the Washoe County website at <http://www.washoecounty.us>, select departments, planning and building, then planning documents (Master Plan, Regulatory Zone) - or it may be obtained at the front desk of the Washoe County Planning and Building Division.

**Volume One** of the master plan outlines six countywide priorities through the year 2025. These priorities are known as elements and each is summarized below. The Land Use and Transportation Element, in particular, plays a vital role in the analysis of a master plan amendment.

- **Population Element**. Projections of population, housing characteristics, trends in employment, and income and land use information for the County.
- **Conservation Element**. Information, policies and action programs, and maps necessary for protection and utilization of cultural and scenic, land, water, air and other resources.
- **Land Use and Transportation Element**. Information, policies and action programs, and maps defining the County's vision for development and related transportation facilities needed for the forecasted growth, and protection and utilization of resources.
- **Public Services and Facilities Element**. Information, policies and action programs, and maps for provision of necessary services and facilities (i.e. water, sewer, general government and public safety facilities, libraries, parks, etc.) to serve the land use and transportation system envisioned by the County.
- **Housing Element**. Information, policies and action programs, and maps necessary to provide guidance to the County in addressing present and future housing needs.
- **Open Space and Natural Resource Management Plan Element**. Information, policies and action programs, and maps providing the necessary framework for the management of natural resources and open spaces.

**Volume Two** of the Master Plan consists of 13 Area Plans, which provide detailed policies and action programs for local communities in unincorporated Washoe County relating to conservation, land use and transportation, public services and facilities information, and maps.

**Volume Three** of the Master Plan houses Specific Plans, Joint Plans and Community Plans that have been adopted by the Washoe County Board of County Commissioners. These plans provide specific guiding principles for various districts throughout unincorporated Washoe County.

Requests to amend the Master Plan may affect text and/or maps within one of the six Elements, one of the 13 Area Plans, or one of the Specific Plans, Joint Plans or Community Plans. Master plan amendments require a change to the Master Plan and are processed in accordance with Washoe County Chapter 110 (Development Code), Article 820, *Amendment of Master Plan*.

When making a recommendation to the Washoe County Board of County Commissioners to adopt a master plan amendment, the Planning Commission must make at least three of the five findings as set forth in Washoe County Code (WCC) Section 110.820.15(d). If a military installation is required to be noticed, then an additional finding of fact pursuant to WCC Section

110.820.15(d)(6) is required. If there are findings relating to master plan amendments contained in the Area Plan in which the subject property is located, then the Planning Commission must also make all of those findings. A recommendation to adopt the master plan amendment requires an affirmative vote of at least 2/3 of the Planning Commission's total membership.

### **Background**

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 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.

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.

Thereafter, 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. ME regulatory zone translates to the Industrial (I) regulatory zone under WCC Table 110.106.30.1. As such, 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 as discussed above. The TMRP conformance review will occur pending approval from the Washoe County Board of County Commissioners.

### **Analysis**

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.

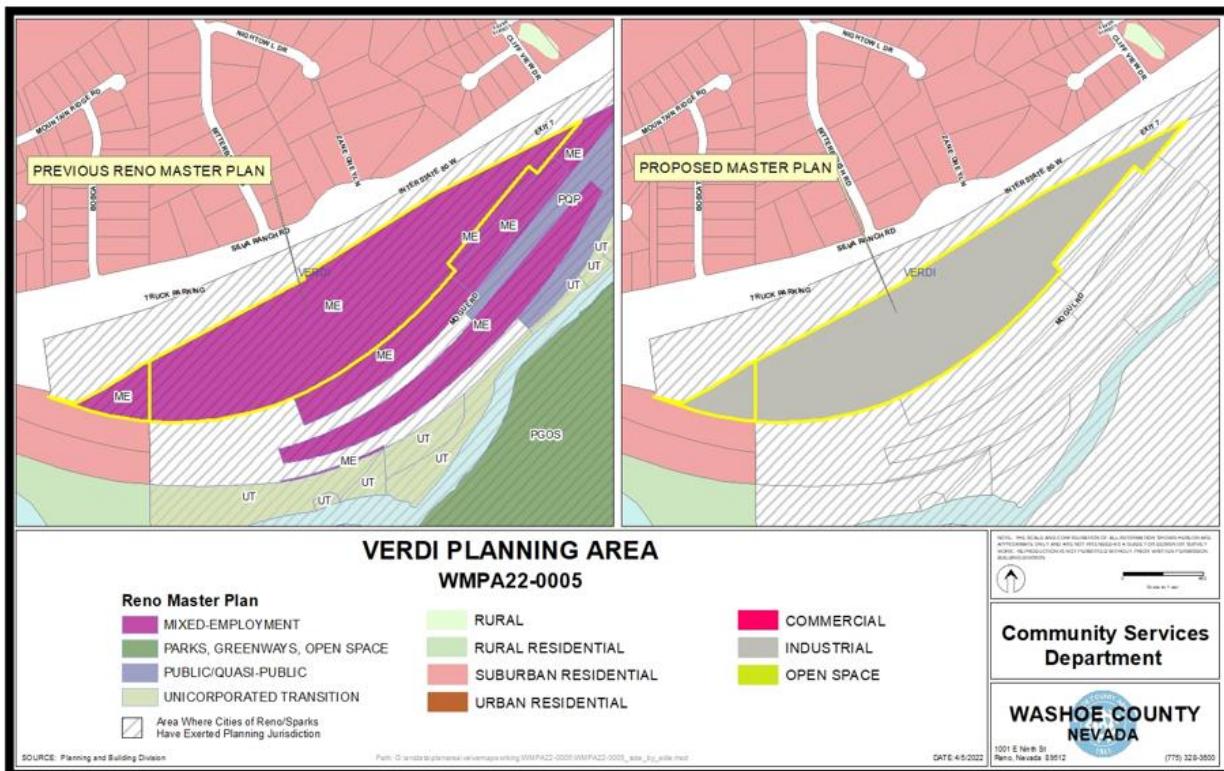
A review of the Verdi Development Suitability Map indicates that small sections of the subject site have slopes greater than 30%. Any subsequent action would be subject to the Washoe County Master Plan's policies regarding development constraints, which were found to be in conformance with the 2019 Truckee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

### **Compatible Land Uses**

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 located across Interstate 80, the entire site is surrounded by Public/Semi-Public Facilities which has a high compatibility rating. 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**

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



### **Availability of Facilities**

The subject parcels are unbuilt/vacant and no additional infrastructure or facilities are necessary as a result of the rollback. The proposal is not anticipated to influence or impact existing and planned public facility and service availability, timing, adequacy, and fiscal impacts.

### **Change of Conditions**

The proposal results from a change in jurisdictional Master Plan authority over these parcels. No direct impacts to natural resources will occur as a result of this land use designation. A review of the 2019 Truckee Meadows Regional Plan, Map 4 – Development Constraints Areas, identified that subject site overlaps with a very small amount of Development Constraints Area (DCA) for slopes greater than 30%. Any subsequent action would be subject to the Washoe County Master Plan's policies regarding Development Constraints.

### **Desired Pattern of Growth**

The proposed master plan amendment to establish a land use category of Industrial (I) is consistent with the existing regulatory zone of Industrial (I) on the subject parcels. Any future industrial uses would be subject to standards required in the Development Code.

### **Area Plan Evaluation**

The subject parcel is located within the Verdi Area Plan. The following are the pertinent policies from the Area Plan:

#### **Relevant Area Plan Policies Reviewed**

<b>Policy</b>	<b>Brief Policy Description</b>	<b>Complies</b>	<b>Condition of Approval</b>
V.1.1	Plan Maintenance Requirements	Yes	No
V.28.1	Verdi Community Plan Maintenance Compliance	Yes	No

### **Findings Analysis**

WCC Section 110.820.15(d) requires the Planning Commission to make at least three of the following five findings of fact to recommend approval of the amendments to the Washoe County Board of County Commissioners. The following findings and staff comments on each finding are presented for the Planning Commission's consideration:

#### **Master Plan Amendment Findings**

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

*Staff Comment: The proposed amendment does not conflict with the policies and action programs of the Master Plan as outlined in the Master Plan and Area Plan analysis above.*

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.

*Staff Comment: The proposed master plan assignment of Industrial will provide for land uses compatible with the immediate adjacent existing land uses, as noted in the Compatibility Matrix, 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.

*Staff Comment: The proposed amendment to adopt a master plan land use category is in response to the parcels' removal from the City of Reno's SOI. The master plan land use category of Industrial (I) is consistent with the existing Industrial (I) regulatory zone as discussed in this staff report as well as Industrial land use that was historically designated on the property prior to inclusion within the City of Reno's Sphere of Influence (SOI). Truckee Meadow Regional Planning conformance review will occur pending an approval from the Washoe County Board of County Commissioners for the master plan amendment.*

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.

*Staff Comment: All needed services are in close proximity to the project area, including public safety facilities. All impacted agencies received a notice of application for the amendment and no comments in opposition were received.*

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.

*Staff Comment: The proposed master plan amendment to establish a land use category of Industrial (I) is consistent with the existing regulatory zone of Industrial (I) on the subject parcels. Any future industrial uses would be subject to standards required in the Development Code.*

### **General Verdi Area Plan Findings Required**

In order for the Washoe County Planning Commission to recommend the approval of any amendment to the Verdi Area Plan, the following findings must be made as required by Goal 28, V.28.1:

- A. The amendment will further implement and preserve the Vision and Character Statement.

*Staff Comment: The proposed amendment will allow for consistency between the proposed master plan land use category of Industrial and the existing regulatory zone of Industrial. Future industrial uses will be subject to the requirements and standards of Washoe County's Master Plan and Development Code.*

- B. The amendment conforms to all applicable policies of the Verdi Area Plan and the Washoe County Master Plan.

*Staff Comment: The proposed amendment does not conflict with the policies and action programs of the Master Plan as outlined in the Master Plan and Verdi Area Plan analysis above.*

- C. The amendment will not conflict with the public's health, safety or welfare.

*Staff Comment: All needed services are in close proximity to the project area, including public safety facilities. All impacted agencies received a notice of application for the amendment and no comments in opposition were received.*

### **Verdi Community Plan Maintenance Findings Required**

In order for the Washoe County Planning Commission to recommend approval of any amendment involving a change of land use, the following findings must be made as required by Goal 28, V.28.3 of the Verdi Area Plan:

- (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;

*Staff Comment: All needed services are in close proximity to the project area, including public safety facilities. All impacted agencies received a notice of application for the amendment and no comments in opposition were received.*

- (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;

*Staff Comment: Washoe County Water Rights Division provided the following comments indicating the MPA will have minimal to no impacts: "The affected lands are within TMWA service territory. The TMWA current water resource plan has been developed based on the current densities and zonings within the Reno SOI. The proposed amendments and changes by Washoe County will have a net zero effect on the densities and anticipated future water demand for the affected areas, and as such, will have no impacts on the already developed water resource plan."*

- (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;

*Staff Comment: Conducting a traffic analysis is required when there is a change of land use that results in an intensification of the density or intensity of the subject property. This master plan amendment will result in minimal impacts. The proposed master plan amendment is required in order to re-establish the historical designation of Industrial and ensure that the property is consistent with the existing Industrial regulatory zone resulting from the removal of the property from the sphere of influence by the City of Reno.*

- (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);

*Staff Comment: All appropriate agencies received a notice of application for the amendment and no comments were received indicating impacts on level of service for existing transportation facilities as a result of the proposed master plan land use adoption.*

- (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).

*Staff Comment: All appropriate agencies received a notice of application for the amendment and no comments were received indicating a need for infrastructure improvements as a result of the proposed master plan land use adoption.*

### **Neighborhood Meeting**

NRS 278.210(2) and WCC Section 110.820.20 require a neighborhood meeting for any proposed master plan amendment. A neighborhood meeting was held via zoom on April 19, 2022 at 5:30pm. The meeting lasted an hour and fifteen minutes and had approximately 22 people in attendance. Predominant concerns surrounded around traffic/safety related impacts, recreational access to open space lands and intensity of possible future uses. Staff explained the regulatory zoning 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.

### **Public Notice**

Notice for master plan amendments must be given in accordance with the provisions of Nevada Revised Statutes 278.210(1), as amended, and WCC Section 110.820.23. Notice was provided in a newspaper of general circulation within Washoe County at least 10 days before the public hearing date. A legal ad was placed with the Reno Gazette Journal.

### **Recommendation**

It is recommended that the Washoe County Planning Commission 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 WMPA22-0005. It is further recommended that the Planning Commission forward the Master Plan amendment to the Washoe County Board of County Commissioners for their consideration of adoption. The following motion is provided for your consideration:

### **Motion**

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 adopt the resolution contained at Exhibit A of this staff report to initiate and adopt an amendment to the Master Plan as set forth in Master Plan Amendment Case Number WMPA22-0005, having made at least three of the following five findings in accordance with Washoe County Code Section 110.820.15(d), and the required Verdi Area Plan findings in Goal 28, V.28.1 and V.28.3. I further move to certify the resolution and the proposed Master Plan Amendments in WMPA22-0005 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 to this effect.

#### **WCC 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.

#### **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)

**Appeal Process**

Planning Commission action will be effective 10 calendar days after the written decision is filed with the Secretary to the Planning Commission and mailed to the original applicant, unless the action is appealed to the Washoe County Board of County Commissioners, in which case the outcome of the appeal shall be determined by the Washoe County Board of County Commissioners. Any appeal must be filed in writing with the Planning and Building Division within 10 calendar days from the date the written decision is filed with the Secretary to the Planning Commission and mailed to the original applicant.



## RESOLUTION OF THE WASHOE COUNTY PLANNING COMMISSION

**ADOPTING AMENDMENTS TO THE WASHOE COUNTY MASTER PLAN,  
VERDI AREA PLAN, APPENDIX B MAPS TO ASSIGN THE MASTER PLAN DESIGNATION  
OF INDUSTRIAL ON TWO PARCELS (APN: 038-181-01 & 038-172-14) THAT HAVE BEEN  
REMOVED FROM THE CITY OF RENO'S SPHERE OF INFLUENCE AND RETURNED TO  
WASHOE COUNTY'S JURISDICITON (WMPA22-0005), AND RECOMMENDING ITS  
ADOPTION TO THE BOARD OF COUNTY COMMISSIONERS**

Resolution Number 22-08

Whereas, Master Plan Amendment Case Number WMPA22-0005 came before the Washoe County Planning Commission for a duly noticed public hearing on May 3, 2022; and

Whereas, the Washoe County Planning Commission heard public comment and input from both staff and the public regarding the proposed master plan amendments; and

Whereas, the Washoe County Planning Commission gave reasoned consideration to the information it received regarding the proposed master plan amendments;

Whereas, the Washoe County Planning Commission has made the following findings necessary to support adoption of Master Plan Amendment Case Number WMPA22-0005, as set forth in NRS Chapter 278 and Washoe County Code Chapter 110 (Development Code), Article 820:

### Washoe County Code Section 110.820.15 (d) Master Plan Amendment Findings

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.

Whereas, the Washoe County Planning Commission has also made 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);

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).

Now, therefore, be it resolved that pursuant to NRS 278.210(3):

- (1) Subject to approval by the Washoe County Board of County Commissioners and a finding of conformance with the Truckee Meadows Regional Plan, the Washoe County Planning Commission does hereby adopt Master Plan Amendment Case Number WMPA22-0005, comprised of the map as included at Exhibit A to this resolution, descriptive matter and other matter intended to constitute the amendments as submitted at the public hearing noted above; and
- (2) To the extent allowed by law, this approval is subject to the conditions adopted by the Planning Commission at the public hearing noted above.

A certified copy of this resolution shall be submitted to the Board of County Commissioners and any appropriate reviewing agencies in accordance with NRS 278.220.

ADOPTED on May 3, 2022

WASHOE COUNTY PLANNING COMMISSION

ATTEST:

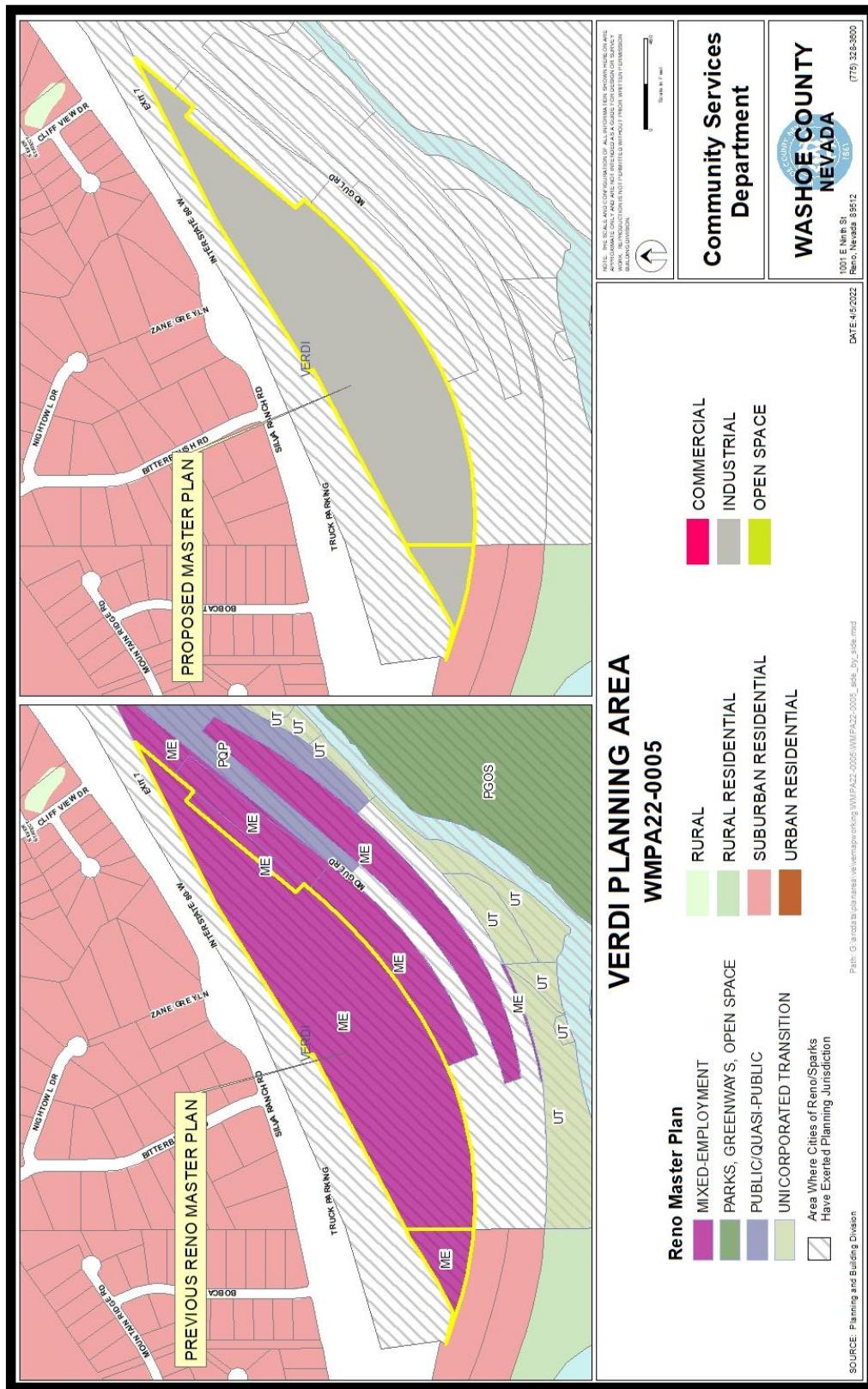
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Trevor Lloyd, Secretary

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Francine Donshick, Chair

Attachment: Exhibit A – Verdi Area Plan Master Plan Map



**Exhibit A, WMPA22-0005**



# WASHOE COUNTY

## COMMUNITY SERVICES DEPARTMENT

### Engineering and Capital Projects

Attachment C

Page 15

1001 EAST 9<sup>TH</sup> STREET  
PO BOX 11130  
RENO, NEVADA 89520-0027  
PHONE (775) 328-3600  
FAX (775) 328.3699

Date: January 26, 2022

To: Courtney Weiche, Planner

From: Robert Wimer, P.E., Licensed Engineer

Re: Reno SOI – Rollback Verdi  
Master Plan Amendment WMPA22-0005  
APN: 038-181-01 and 038-172-14

#### GENERAL COMMENTS

Contact Information: Robert Wimer, P.E. (775) 328-2059

There are no general engineering comments.

#### DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)

Contact Information: Robert Wimer, P.E. (775) 328-2059

There are no drainage related comments.

#### TRAFFIC AND ROADWAY (COUNTY CODE 110.436)

Contact Information: Mitchell Fink, P.E. (775) 328-2050

There are no Traffic related comments

#### UTILITIES (County Code 422 & Sewer Ordinance)

Contact Information: Tim Simpson, P.E. (775) 954-4648

There are no Utility related comments



## Weiche, Courtney

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**From:** Lemon, Brittany  
**Sent:** Wednesday, January 19, 2022 11:11 AM  
**To:** Weiche, Courtney  
**Cc:** Way, Dale  
**Subject:** WMPA22-0005 (Reno SOI- Rollback Verdi) Conditions of Approval

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** WMPA22-0005 ROI

Hi Courtney,

We have no specific conditions.

Thank you!

**Brittany Lemon**  
**Fire Captain - Fire Prevention | Truckee Meadows Fire & Rescue**  
[blemon@tmfpd.us](mailto:blemon@tmfpd.us) | Office: 775.326.6079 | Cell: 775.379.0584  
3663 Barron Way, Reno, NV 89511



*"Committed to excellence, service, and the protection of life and property in our community"*



## INITIAL REVIEW MEMORANDUM

TO: Courtney Weiche, Washoe County

FROM: Chris Tolley, TMRPA

DATE: January 26, 2022

**SUBJECT: TMRPA initial review of Washoe County case WMPA22-0005 (Reno SOI-Rollback Verdi)**

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This memorandum provides the Truckee Meadows Regional Planning Agency's (TMRPA) initial review comments regarding the subject case (WMPA22-0005), as stated in the 2019 Truckee Meadows Regional Plan (Policy RC 5).

The following constitutes an initial review based on the limited information available at the time of this memorandum. TMRPA recognizes that the proposal may change through the jurisdictional review of the case. Should the case be approved through Washoe County, the proposal will need to be formally submitted to TMRPA for a review of conformance with the 2019 Truckee Meadows Regional Plan in its entirety.

Given TMRPA's role in reviewing sphere of influence rollback cases, we appreciate that Washoe County staff brought this case forward in an expedient timeframe.

The request, as described in the materials provided by the Washoe County, is the following:

Master Plan Amendment Case Number WMPA22-0005 (Reno SOI-Rollback Verdi):

1. **Action to approve a resolution initiating and adopting an amendment to the Washoe County Master Plan for the purpose of assigning Washoe County master plan land use designations on 2 parcels that have been removed from the City of Reno's Sphere of Influence and returned to Washoe County's jurisdiction. The subject properties will be assigned the Washoe County Master Plan Designation of Industrial (I) on APNs 038-181-01 and 038-172-14, totaling 27.9 acres.**

[TMRPA notes: **bolded text** identify the portion of the request that is subject to review under the Regional Plan]

### Potential conformance issues

TMRPA has not identified any potential conformance issues at this time.

**TMRPA Initial Review Memo**  
**Washoe County case WMPA22-0005**  
**Page 2**

**Regional Plan policies for consideration in the analysis**

RF 2 – Priority Hierarchy for Development in the Region  
RF 3 – Density Requirements and Nonresidential Standards  
RF 11 – Compatibility Factors  
PF 1 – List of Facilities and Service Standards  
PF 2 – Promotion of Priority Hierarchy for Public Facility/Service Provision  
NR 3 – Development Constraints Area  
RC 9 – Conformance Review Findings

**Data and information related to Regional Plan implementation**

Regional Land Designation: Tier 2  
Development Constraint Areas (DCA): DCA found on site, slopes over 30%.

**Request for comment from other local government and/or affected entities**

None at this time

**Other information for review**

None at this time

**TMRPA Staff Notes**

Regional Plan Amendment case number RPA21-005 and Conformance Review case number CR21-011 were approved by TMRPA for the subject property. The cases removed the subject property from the City of Reno Sphere of Influence, and also analyzed the land use pursuant to the Jurisdictional Master Plan Land Use Translation Table (Table 3.3) contained in the 2019 Truckee Meadows Regional Plan Policy *RC 2 – Sphere of Influence (SOI)*.

Please do not hesitate to contact TMRPA staff at 775-321-8385 if you have any questions or comments on this initial review memorandum. For more information, you can access the [2019 Truckee Meadows Regional Plan](#) and the [Regional Data Viewer](#) at [www.tmrpa.org](http://www.tmrpa.org).



# WASHOE COUNTY

## COMMUNITY SERVICES

### INTEGRITY COMMUNICATION SERVICE

1001 East 9th Street  
Reno, Nevada 89520-0027  
Phone: (775) 328-3600  
Fax: (775) 328-3699

January 20, 2022

TO: Courtney Weiche, Senior Planner, CSD, Planning & Development Division

FROM: Timber Weiss, Licensed Engineer, CSD

SUBJECT: Master Plan Amendment Case Number WMPA22-0005 (Reno SOI – Rollback Verdi)

**Project description:**

The applicant is proposing to approve a resolution initiating and adopting an amendment to the Washoe County Master Plan for the purpose of assigning Washoe County master plan land use designations on 2 parcels that have been removed from the City of Reno's Sphere of Influence and returned to Washoe County's jurisdiction. The subject properties will be assigned the Washoe County Master Plan Designation of Industrial (I) on APNs 038-181-01 and 038-172-14, totaling 27.9 acres.

The property is located at 10355 Mogul Rd, approximately 300 feet west from the intersection of Mogul Road and Interstate 80 Exit 7 Offramp, Assessor's Parcel Numbers: 038-181-01 (1.865 ac), 038-172-14 (26.03 ac).

***The Community Services Department (CSD) recommends approval of this project with the following Water Rights conditions:***

Comment: The affected lands are within TMWA service territory. The TMWA current water resource plan has been developed based on the current densities and zonings within the Reno SOI. The proposed amendments and changes by Washoe County will have a net zero effect on the densities and anticipated future water demand for the affected areas, and as such, will have no impacts on the already developed water resource plan.

Recommend approval of this amendment.

## Weiche, Courtney

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**From:** Gary A Bomberger <garya.bomberger@cemex.com>  
**Sent:** Tuesday, April 19, 2022 6:57 PM  
**To:** Weiche, Courtney; Lloyd, Trevor  
**Subject:** Verdi SOI Rollback Meeting

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on links or open attachments unless you are sure the content is safe.]

Courtney and Trevor,

Thank you for hosting this meeting. Mogul Road is not in the NDOT ROW. The intersection and 100' to the west is the only jurisdiction that NDOT has on this road. UPRR is the owner of the road up to the south side of the southern tracks (track 2) beyond that my wife and my brother-in-law own the road to the river.

To say that NDOT will be able to evaluate the road usage is incorrect and would be strongly argued by UPRR council. The UPRR may defer to NDOT, which means there is physically not enough area to accommodate widening of the roadway to allow for pedestrian and bicycle traffic. This alone should dictate a land use designation that does not introduce more traffic unless the access is strictly limited to the eastern edge of the parcels.

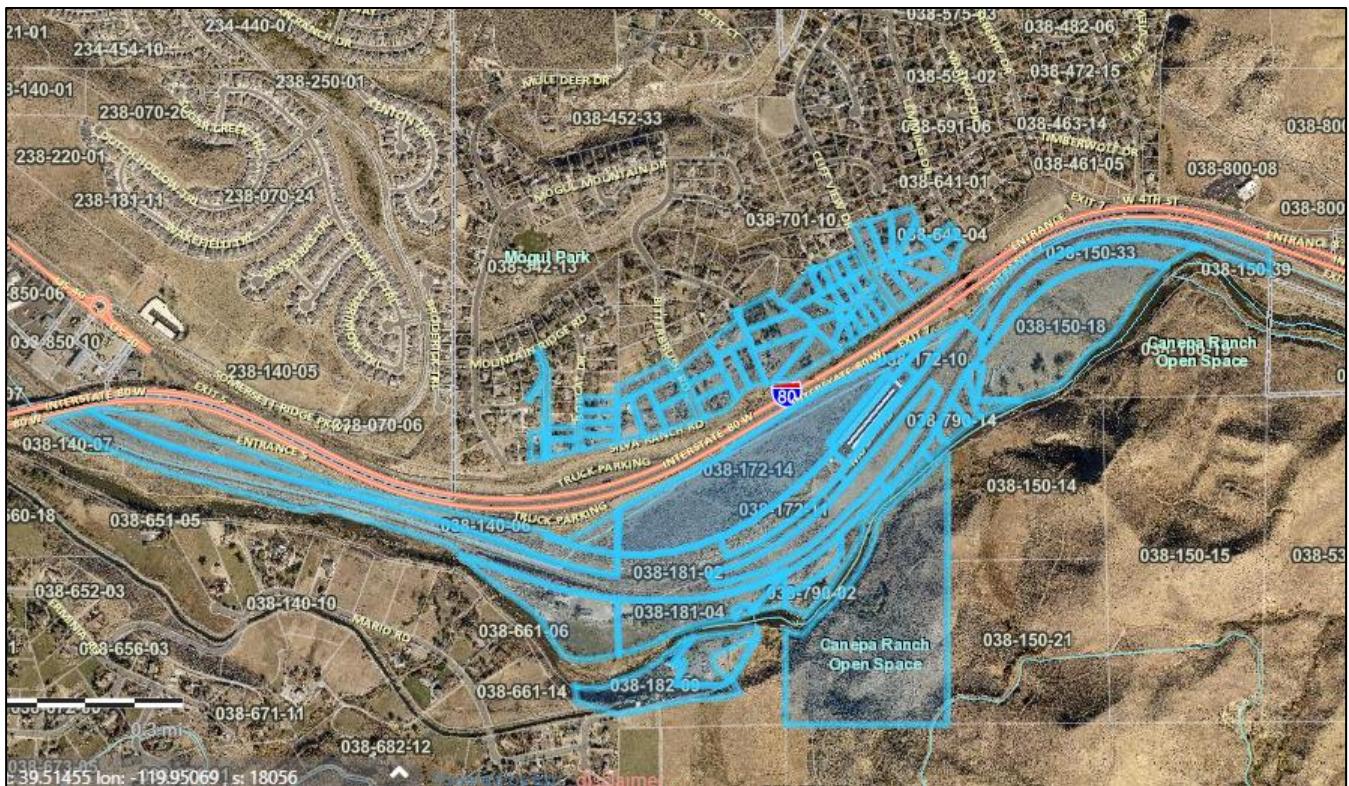
As a side note NDOT has refused to attend ANY meetings during the City SUP review, and they have not performed an intensive traffic study. All freeway access and egress is per 1968 standards and can not be updated due to development impeding on the NDOT ROW.

I strongly suggest that you both visit the site prior to making your land use determination. An error in designation could make the County liable for transgressions against the UPRR ROW.

Thank you for your time,

Gary Bomberger

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**Noticing Map - 76 Properties within 750 feet**