

Washoe County  
Board of County Commissioners



**WMPA22-0005**  
**(Verdi SOI Rollback)**

July 12, 2022

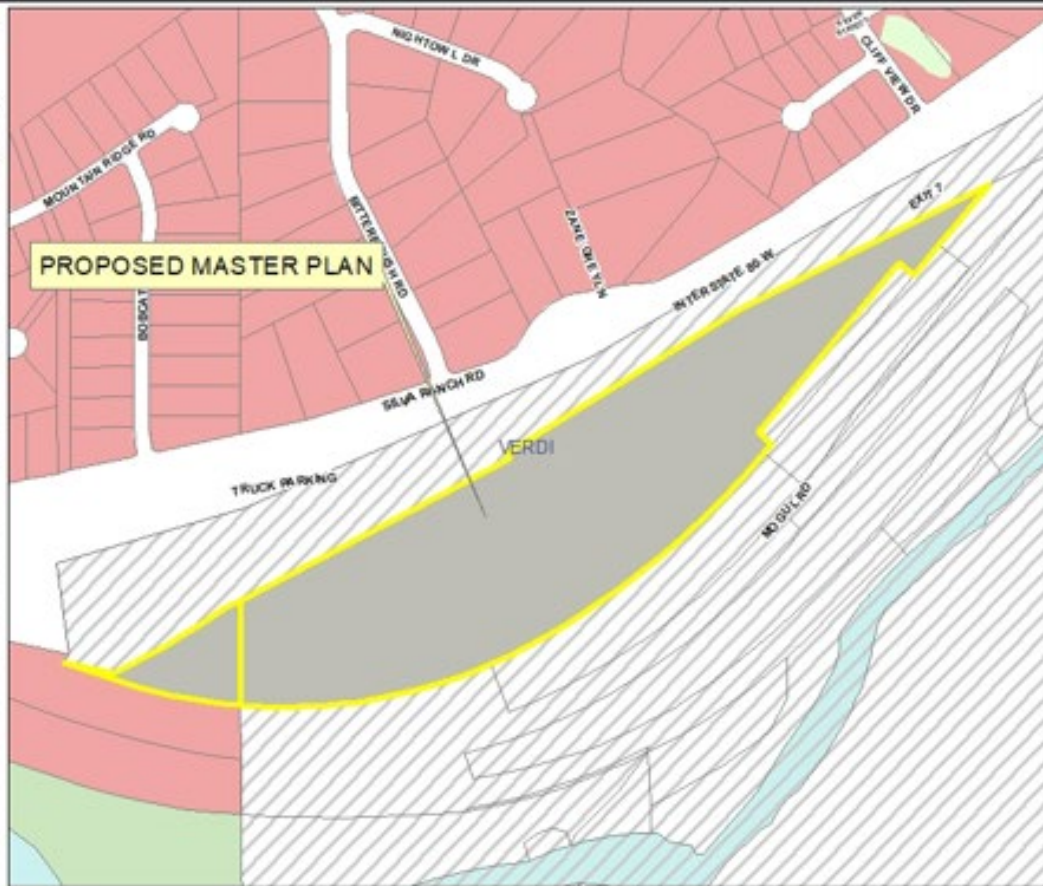
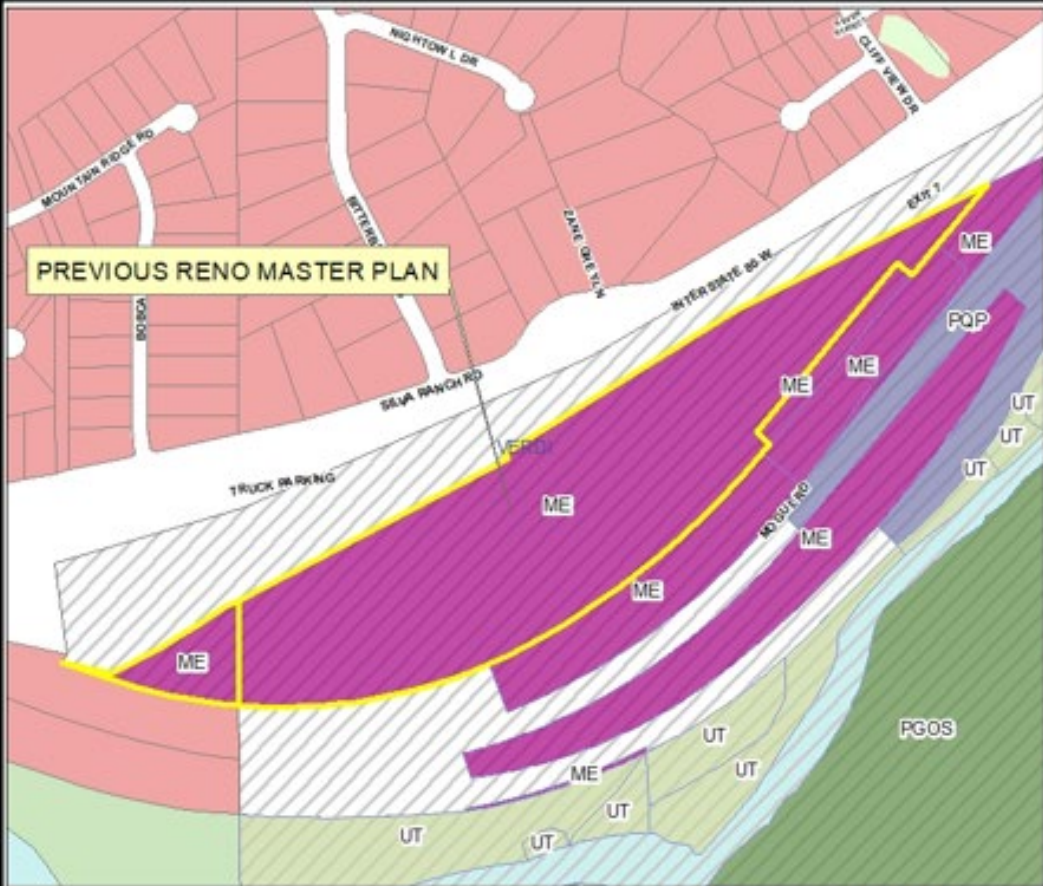




# Master Plan Land Use Category Rationale



- In 2021, the Reno City Council voted in favor to remove the two subject parcels from the City of Reno Sphere of Influence
- When parcels are “returned” to Washoe County’s jurisdiction, WCDC Article 110.106.30 states the regulatory zone of such parcels revert to their previous Washoe County regulatory zone, in this case: Industrial (I)
- A master plan category must be assigned which is compatible with the existing zoning: Industrial
- Therefore, a Master Plan Category of Industrial is being proposed



## VERDI PLANNING AREA WMPA22-0005

### Reno Master Plan

- |   |                      |            |
|---|----------------------|------------|
| MIXED-EMPLOYMENT  | RURAL                | COMMERCIAL |
| PARKS, GREENWAYS, OPEN SPACE  | RURAL RESIDENTIAL    | INDUSTRIAL |
| PUBLIC/QUASI-PUBLIC   | SUBURBAN RESIDENTIAL | OPEN SPACE |
| UNINCORPORATED TRANSITION   | URBAN RESIDENTIAL    |            |
| Area Where Cities of Reno/Sparks Have Exerted Planning Jurisdiction |                      |            |

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**Community Services  
Department**

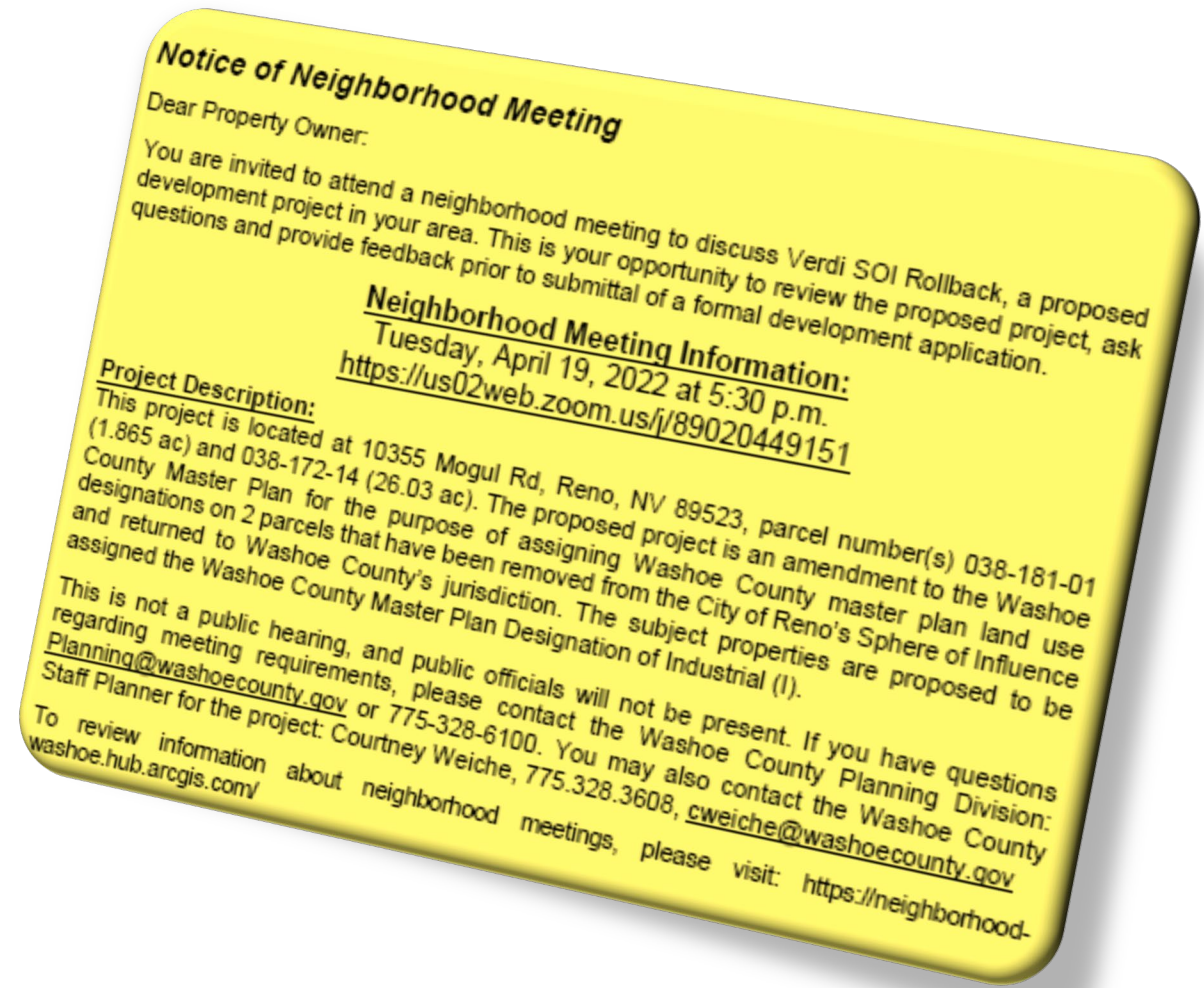
**WASHOE COUNTY  
NEVADA**



# Neighborhood Meeting



- 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.



# Planning Commission



- 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.



# Required Findings – Article 820

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.

# Possible Motion



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 required findings for the master plan amendment as required by WCC and Verdi Area Plan Findings.



# Thank you

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