



WASHOE COUNTY

Integrity Communication Service

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STAFF REPORT

BOARD MEETING DATE: January 14, 2020

DATE: December 10, 2020

TO: Board of County Commissioners

FROM: Roger Pelham, MPA, Senior Planner, Planning and Building Division, Community Services Department, 328-3622, rpelham@washoecounty.us

THROUGH: Mojra Hauenstein, Architect, AICP Planner, LEED AP, Director of Planning and Building, 328-3619, mhauenstein@washoecounty.us

SUBJECT: Public Hearing: Possible approval of **Master Plan Amendment Case Number WMPA19-0005 (Continuum of Care Facilities, Spanish Springs Area Plan)** – which amends Table C-3 of the Spanish Springs Area Plan, a component of the Washoe County Master Plan, by adding the Continuum of Care Facilities, Seniors use type to that table. The result is to allow that use in the Neighborhood Commercial (NC) and Medium Density Suburban (MDS) regulatory zones with the approval of a special use permit by the Board of Adjustment (BOA). The Continuum of Care Facilities, Seniors use type is a commercial use type that involves the provision of housing, activities, and health services by establishments in order to allow older individuals to age in place; associated facilities may include independent living, assisted living, nursing care, and hospice care as well as accessory housing for staff, and medical facilities and services for residents.

And, if approved, authorize the Chair to sign a resolution to this effect.

Final approval is subject to a finding of conformance with the Truckee Meadows Regional Plan. (Commission District 4.)

SUMMARY

If adopted, the Master Plan Amendment would allow the Continuum of Care Facilities, Seniors (CCFS) use type, in the Spanish Springs Area, within the Neighborhood Commercial (NC) and Medium Density Suburban (MDS) regulatory zones with the approval of a special use permit by the Board of Adjustment (BOA).

Washoe County Strategic Objective supported by this item: Safe, Secure and Healthy Communities

AGENDA ITEM # _____

PREVIOUS ACTION

On November 5, 2019, the Washoe County Planning Commission (PC) held a public hearing on the requested master plan amendment. The PC unanimously recommended approval to the Board of County Commissioners (Board), being able to make at least three of the six findings of fact included at WCC Section 110.820.15(d) and all three findings required by the Spanish Springs Area Plan (SSAP) at SS.17.1.

BACKGROUND

The SSAP was most recently adopted by the Board in September of 2010, adoption of an area plan is a process that often takes many months, or even years. This proposed amendment will allow for the CCFS use type within the Neighborhood Commercial (NC) and Medium Density Suburban (MDS) regulatory zones of the SSAP in keeping with the NC and MDS regulatory zones throughout the remainder of Washoe County. The SSAP that was adopted in 2010 had been drafted some months prior to adoption, but before the Board had adopted the resolution that created the CCFS use type. To a large degree, this amendment request addresses an oversight that is primarily attributable to the very long process of area plan adoption. CCFS use type is allowed in all other area plans within Washoe County, within the Neighborhood Commercial (NC) and Medium Density Suburban (MDS) regulatory zones, with the approval of a special use permit by the BOA.

FISCAL IMPACT

No fiscal impact.

RECOMMENDATION

Staff recommends approval of **Master Plan Amendment Case Number WMPA19-0005 (Continuum of Care Facilities, Spanish Springs Area Plan)** – which amends Table C-3 of the Spanish Springs Area Plan, a component of the Washoe County Master Plan, by adding the Continuum of Care Facilities, Seniors use type to that table. The result is to allow that use in the Neighborhood Commercial (NC) and Medium Density Suburban (MDS) regulatory zones with the approval of a special use permit by the Board of Adjustment. The Continuum of Care Facilities, Seniors use type is a commercial use type that involves the provision of housing, activities, and health services by establishments in order to allow older individuals to age in place; associated facilities may include independent living, assisted living, nursing care, and hospice care as well as accessory housing for staff, and medical facilities and services for residents.

And, if approved, authorize the Chair to sign a resolution to this effect.

Final approval is subject to a finding of conformance with the Truckee Meadows Regional Plan.

POSSIBLE MOTION

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

“Move to approve **Master Plan Amendment Case Number WMPA19-0005 (Continuum of Care Facilities, Spanish Springs Area Plan)** – which amends Table C-3 of the Spanish Springs Area Plan, a component of the Washoe County Master Plan, by adding the Continuum of Care Facilities, Seniors use type to that table. The result is to

allow that use in the Neighborhood Commercial (NC) and Medium Density Suburban (MDS) regulatory zones with the approval of a special use permit by the Board of Adjustment. The Continuum of Care Facilities, Seniors use type is a commercial use type that involves the provision of housing, activities, and health services by establishments in order to allow older individuals to age in place; associated facilities may include independent living, assisted living, nursing care, and hospice care as well as accessory housing for staff, and medical facilities and services for residents.

And, if approved, authorize the Chair to sign a resolution to this effect.

And, if approved, to direct staff to forward the master plan amendment for a finding of conformance with the Truckee Meadows Regional Plan.”

Attachments:

A: Resolution Adopting Master Plan Amendment Case Number WMPA19-0005 (Continuum of Care Facilities, Spanish Springs Area Plan)

B: PC resolution of 11/5/2019

C: PC staff report of 8/7/2018

cc:

Spanish Springs Associates, L.P. attn.: Jesse Haw, 550 W. Plumb Lane, #B-505, Reno, NV 89509

Robert M. Sader, 8600 Technology Way, Reno, NV 89521

Dave Solaro, Director, CSD

Mojra Hauenstein, Division Director, Planning and Building

Trevor Lloyd, Planning Manager

Nate Edwards, Deputy District Attorney

R19-080



WASHOE COUNTY COMMISSION

1001 E. 9th Street
Reno, Nevada 89512
(775) 328-2005

RESOLUTION ADOPTING AN AMENDMENT TO THE WASHOE COUNTY MASTER PLAN, SPANISH SPRINGS AREA PLAN (WMPA19-0005)

WHEREAS, on November 5, 2019, the Washoe County Planning Commission held a public hearing and recommended approval of the proposed master plan amendment with a unanimous vote, based upon the ability to make at least three of the six findings of fact included at WCC Section 110.820.15(d) and all three findings required by the Spanish Springs Area Plan (SSAP) at SS.17.1.;

WHEREAS, on January 14, 2020, the Washoe County Board of Commissioners held a public hearing on the master plan amendment and considered both the written record and public testimony provided, this Board voted to adopt the proposed amendment, having affirmed the following findings made by the Planning Commission in accordance with Washoe County Code Section 110.820.15(d) and in accordance with the Spanish Springs Area Plan:

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.
6. SS.17.1 (a) The amendment will further implement and preserve the Vision and Character Statement.
7. SS.17.1 (b) The amendment conforms to all applicable policies of the Spanish Springs Area Plan and the Washoe County Master Plan.
8. SS.17.1 (c) The amendment will not conflict with the public's health, safety or welfare.
And;

WHEREAS, Under NRS 278.0282, before this adoption can become effective, this Board must submit this proposed amendment to the Truckee Meadows Regional Planning Commission

and receive a final determination that the proposed amendment conforms with the Truckee Meadows Regional Plan;

NOW THEREFORE BE IT RESOLVED,

That this Board of County Commissioners does hereby ADOPT the amendment to the Spanish Springs Area Plan (Case No. WMPA19-0005), as set forth in Exhibit A-1 attached hereto, to become effective if and when the County has received a final determination that the amendment conforms to the Truckee Meadows Regional Plan.

ADOPTED this 14th day of January 2020, to be effective only as stated above.

WASHOE COUNTY COMMISSION

Chair

ATTEST:

Nancy Parent, County Clerk

Exhibit A-1

Table C-3: Allowed Uses (Commercial Use Types)

Commercial Use Types (Section 110.304.15)	Residential			Non-Residential			
	MDS	LDS	LDR	NC	I	PSP	OS
Administrative Offices	--	--	--	A	A	A	A
Administrative Services				A	A	A	A
Adult Entertainment	--	--	--	--	--	--	--
Animal Sales and Services							
Commercial Kennels	--	--	--	--	S ₁	--	--
Commercial Stables	--	--	--	--	--	--	--
Grooming and Pet Stores	--	--	--	A	A	--	--
Pet Cemeteries	--	--	--	--	A	--	--
Veterinary Services, Agricultural	--	--	--	S ₁	S ₁	--	--
Veterinary Services, Pets	--	--	--	A	A	--	--
Automobile and Equipment							
Automobile Repair	--	--	--	A	A	--	--
Automotive Sales and Rentals	--	--	--	--	S ₁	--	--
Cleaning	--	--	--	A	A	--	--
Commercial Parking	--	--	--	--	S ₁	--	--
Equipment Repair and Sales	--	--	--	--	A	--	--
Storage of Operable Vehicles	--	--	--	--	A	--	--
Truck Stops	--	--	--	--	--	--	--
Building Maintenance Services	--	--	--	--	A	--	--
Commercial Antennas	--	--	--	--	--	--	--
Commercial Centers							
Community Centers	--	--	--	S ₁	--	--	--
Neighborhood Centers	S ₁	S ₁	--	S ₁	--	--	--
Regional Centers	--	--	--	--	--	--	--
Commercial Educational Services	--	--	--	A	A	A	--
Commercial Recreation							
Commercial Campground Facilities/RV Park	--	--	--	--	--	--	--
Destination Resorts	--	--	--	--	--	--	--
Indoor Entertainment	--	--	--	A	A	--	--
Indoor Sports and Recreation	--	--	--	A	A	--	--
Limited Gaming Facilities	--	--	--	A	A	--	--
Marinas	--	--	--	--	--	--	--
Outdoor Entertainment	--	--	--	--	--	--	--
Outdoor Sports and Recreation	--	--	--	A	A	--	--
Outdoor Sports Club	--	--	--	--	--	--	--
Unlimited Gaming Facilities	--	--	--	--	--	--	--
Construction Sales and Services	--	--	--	--	A	--	--
Continuum of Care Facilities, Seniors	S ₂	--	--	S ₂	--	--	--
Convention and Meeting Facilities	--	--	--	--	A	--	--
Eating and Drinking Establishments							
Convenience	--	--	--	A	A	--	--
Full Service	--	--	--	A	A	--	--
Financial Services	--	--	--	A	A	--	--
Funeral and Internment Services							
Cemeteries	--	--	--	--	--	--	--
Undertaking	--	--	--	A	A	--	--
Gasoline Sales and Service Stations	--	--	--	A	A	--	--
Airport/Helicopter Service							
Airport/Heliport	--	--	--	--	A	--	--
Helistop	--	--	--	--	A	--	--
Liquor Sales							
Off-Premises	--	--	--	A	A	--	--
On-Premises	--	--	--	--	--	--	--
Lodging Services							
Bed and Breakfast Inns	--	--	--	--	--	--	--
Hostels	--	--	--	--	--	--	--
Hotels and Motels	--	--	--	--	A	--	--
Vacation Time Shares	--	--	--	--	--	--	--
Medical Services	--	--	--	A	A	A	--

Table C-3: Allowed Uses (Commercial Use Types) continued

Commercial Use Types (Section 110.304.15)	Residential			Non-Residential			
	MDS	LDS	LDR	NC	I	PSP	OS
Nursery Sales							
Retail	--	--	--	A	A	--	--
Wholesale	--	--	--	A	A	--	--
Personal Services	--	--	--	A	A	--	--
Personal Storage	--	--	--	A	A	--	--
Professional Services	--	--	--	A	A	--	--
Recycle Center							
Full Service Recycle Center	--	--	--	--	A	--	--
Remote Collection Facility	--	--	--	--	A	--	--
Residential Hazardous Substance Recycle Center	--	--	--	--	S ₁	--	--
Repair Services, Consumer	--	--	--	--	A	--	--
Retail Sales							
Comparison Shopping Centers	--	--	--	--	--	--	--
Convenience	S ₁	--	--	A	A	--	--
Specialty Stores	--	--	--	A	--	--	--
Secondhand Sales	--	--	--	--	--	--	--
Transportation Services --	--	--	--	--	--	--	--

Key: -- = Not allowed; A = Allowed; P = Administrative Permit; PR = Park Commission Approval pursuant to 110.104.40(c); S₁ = Planning Commission Special Use Permit; S₂ = Board of Adjustment Special Use Permit.



RESOLUTION OF THE WASHOE COUNTY PLANNING COMMISSION

ADOPTING AMENDMENTS TO THE WASHOE COUNTY MASTER PLAN, SPANISH SPRINGS AREA PLAN, (WMPA19-0005), AND RECOMMENDING ITS ADOPTION TO THE BOARD OF COUNTY COMMISSIONERS

Resolution Number 19-23

Whereas, Master Plan Amendment Case Number WMPA19-0005 came before the Washoe County Planning Commission for a duly noticed public hearing on November 5, 2019; and

Whereas, the Washoe County Planning Commission heard public comment and input from both staff and the public regarding the proposed master plan amendment; 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 the proposed Master Plan Amendment Case Number WMPA19-0005, as set forth in NRS chapter 278, Washoe County Code Chapter 110 (Development Code), and the Spanish Springs Area Plan:

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.
6. Effect on a Military Installation. The proposed amendment will not affect the location, purpose and mission of the military installation.

Spanish Springs Area Plan Required Findings

7. SS.17.1 (a) The amendment will further implement and preserve the Vision and Character Statement.
8. SS.17.1 (b) The amendment conforms to all applicable policies of the Spanish Springs Area Plan and the Washoe County Master Plan.
9. SS.17.1 (c) The amendment will not conflict with the public's health, safety or welfare.

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 WMPA19-0005, comprised of the 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 November 5, 2019.

WASHOE COUNTY PLANNING COMMISSION

ATTEST:



Trevor Lloyd, Secretary



Larry Chesney, Chair

Exhibit A, Spanish Springs Area Plan Table C-3

Table C-3: Allowed Uses (Commercial Use Types)

Commercial Use Types (Section 110.304.15)	Residential			Non-Residential			
	MDS	LDS	LDR	NC	I	PSP	OS
Administrative Offices	--	--	--	A	A	A	A
Administrative Services	--	--	--	A	A	A	A
Adult Entertainment	--	--	--	--	--	--	--
Animal Sales and Services							
Commercial Kennels	--	--	--	--	S ₁	--	--
Commercial Stables	--	--	--	--	--	--	--
Grooming and Pet Stores	--	--	--	A	A	--	--
Pet Cemeteries	--	--	--	--	A	--	--
Veterinary Services, Agricultural	--	--	--	S ₁	S ₁	--	--
Veterinary Services, Pets	--	--	--	A	A	--	--
Automobile and Equipment							
Automobile Repair	--	--	--	A	A	--	--
Automotive Sales and Rentals	--	--	--	--	S ₁	--	--
Cleaning	--	--	--	A	A	--	--
Commercial Parking	--	--	--	--	S ₁	--	--
Equipment Repair and Sales	--	--	--	--	A	--	--
Storage of Operable Vehicles	--	--	--	--	A	--	--
Truck Stops	--	--	--	--	--	--	--
Building Maintenance Services	--	--	--	--	A	--	--
Commercial Antennas	--	--	--	--	--	--	--
Commercial Centers							
Community Centers	--	--	--	S ₁	--	--	--
Neighborhood Centers	S ₁	S ₁	--	S ₁	--	--	--
Regional Centers	--	--	--	--	--	--	--
Commercial Educational Services	--	--	--	A	A	A	--
Commercial Recreation							
Commercial Campground							
Facilities/RV Park	--	--	--	--	--	--	--
Destination Resorts	--	--	--	--	--	--	--
Indoor Entertainment	--	--	--	A	A	--	--
Indoor Sports and Recreation	--	--	--	A	A	--	--
Limited Gaming Facilities	--	--	--	A	A	--	--
Marinas	--	--	--	--	--	--	--
Outdoor Entertainment	--	--	--	--	--	--	--
Outdoor Sports and Recreation	--	--	--	A	A	--	--
Outdoor Sports Club	--	--	--	--	--	--	--
Unlimited Gaming Facilities	--	--	--	--	--	--	--
Construction Sales and Services	--	--	--	--	A	--	--
Continuum of Care Facilities, Seniors	S ₁	--	--	S ₁	--	--	--
Convention and Meeting Facilities	--	--	--	--	A	--	--
Eating and Drinking Establishments							
Convenience	--	--	--	A	A	--	--
Full Service	--	--	--	A	A	--	--
Financial Services	--	--	--	A	A	--	--
Funeral and Internment Services							
Cemeteries	--	--	--	--	--	--	--
Undertaking	--	--	--	A	A	--	--
Gasoline Sales and Service Stations	--	--	--	A	A	--	--
Airport/Helicopter Service							
Airport/Heliport	--	--	--	--	A	--	--
Helistop	--	--	--	--	A	--	--
Liquor Sales							
Off-Premises	--	--	--	A	A	--	--
On-Premises	--	--	--	--	--	--	--
Lodging Services							
Bed and Breakfast Inns	--	--	--	--	--	--	--
Hostels	--	--	--	--	--	--	--
Hotels and Motels	--	--	--	--	A	--	--
Vacation Time Shares	--	--	--	--	--	--	--
Medical Services	--	--	--	A	A	A	--

Table C-3: Allowed Uses (Commercial Use Types) continued

Commercial Use Types (Section 110.304.15)	Residential			Non-Residential			
	MDS	LDS	LDR	NC	I	PSP	OS
Nursery Sales							
Retail	--	--	--	A	A	--	--
Wholesale	--	--	--	A	A	--	--
Personal Services	--	--	--	A	A	--	--
Personal Storage	--	--	--	A	A	--	--
Professional Services	--	--	--	A	A	--	--
Recycle Center							
Full Service Recycle Center	--	--	--	--	A	--	--
Remote Collection Facility	--	--	--	--	A	--	--
Residential Hazardous Substance Recycle Center	--	--	--	--	S ₁	--	--
Repair Services, Consumer	--	--	--	--	A	--	--
Retail Sales							
Comparison Shopping Centers	--	--	--	--	--	--	--
Convenience	S ₁	--	--	A	A	--	--
Specialty Stores	--	--	--	A	--	--	--
Secondhand Sales	--	--	--	--	--	--	--
Transportation Services --	--	--	--	--	--	--	--

Key: -- = Not allowed; A = Allowed; P = Administrative Permit; PR = Park Commission Approval pursuant to 110.104.40(c); S₁ = Planning Commission Special Use Permit; S₂ = Board of Adjustment Special Use Permit.



Planning Commission Staff Report

Meeting Date: November 5, 2019

Agenda Item: 9C

MASTER PLAN AMENDMENT CASE NUMBER: WMPA19-0005 (Continuum of Care Facilities, Spanish Springs Area Plan)

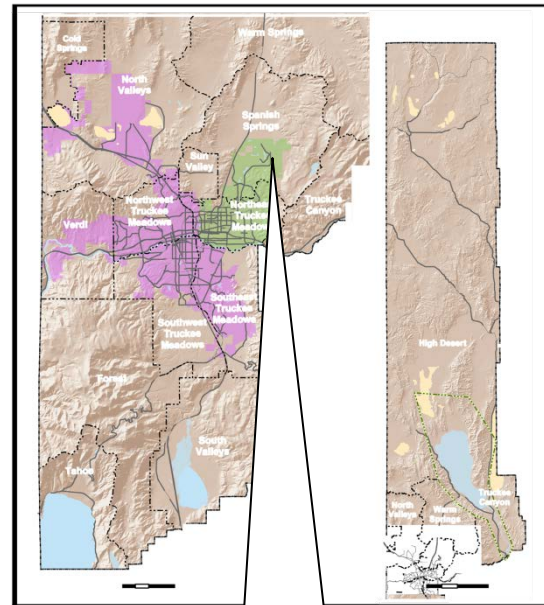
BRIEF SUMMARY OF REQUEST: Allow Continuum of Care Facilities, Seniors use type in the Neighborhood Commercial (NC) regulatory zone in the Spanish Springs Area Plan.

STAFF PLANNER: Roger Pelham, Senior Planner, 775.328.3622, rpelham@washoecounty.us

CASE DESCRIPTION

For possible action, hearing, and discussion to approve an amendment to Table C-3 of the Spanish Springs Area Plan, a component of the Washoe County Master Plan, by adding the Continuum of Care Facilities, Seniors use type to that table. The result would be to allow that use in the Neighborhood Commercial (NC) and Medium Density Suburban (MDS) regulatory zones with the approval of a special use permit by the Board of Adjustment. The Continuum of Care Facilities, Seniors use type is a commercial use type that involves the provision of housing, activities, and health services by establishments in order to allow older individuals to age in place; associated facilities may include independent living, assisted living, nursing care, and hospice care as well as accessory housing for staff, and medical facilities and services for residents. And, if approved, authorize the chair to sign a resolution to this effect. Final approval is subject to a finding of conformance with the Truckee Meadows Regional Plan.

Applicant:	Spanish Springs Associates, L.P.
Location:	Spanish Springs Area Plan
Master Plans:	Commercial (C) and Suburban Residential (SR)
Regulatory Zones:	Neighborhood Commercial (NC) and Medium Density Suburban (MDS)
Area Plan:	Spanish Springs
Citizen Advisory Board:	Spanish Springs
Development Code:	Authorized in Article 820, Amendment of Master Plan
Commission District:	4 – Commissioner Hartung



Spanish Springs Area Plan

STAFF RECOMMENDATION

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 at Exhibit A of this staff report to amend the Master Plan as set forth in Master Plan Amendment Case Number WMPA19-0005 having made the following five findings in accordance with Washoe County Code Section 110.820.15(d) and the following three findings in accordance with the Spanish Springs Area Plan. I further move to certify the resolution and the proposed Master Plan Amendments in WMPA19-0005 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 7)

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Exhibit Contents

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Ordinance number 1433 Exhibit C

SS CAB Draft Minutes of October 2, 2019 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's of the Planning Commission's total membership.

Background

The Continuum of Care Facilities, Seniors (CCFS) use type was added to the Washoe County Development Code, as a commercial use type, by Ordinance number 1433, which was adopted by the Washoe County Commission (BCC) in February of 2010 (Exhibit C to this report). That use type is defined as follows:

Continuum of Care Facilities, Seniors. Continuum of care facilities for seniors use type refers to establishments that provide a range of housing, activities and health services to allow for adults to age in place. Residential density and parking standards shall be determined in the special use permit process; all other development standards shall apply. Facilities may include independent living, assisted living, nursing care, and hospice care as well as accessory housing for staff, and medical facilities and services for residents.

CCFS is permissible in the regulatory zones as shown below in Table 110.302.10 of the Washoe County Development Code:

Commercial Use Types (Section 110.304.25)	LDR	MDR	HDR	LDS/ LDS 2	MDS/ MDS 4	HDS	LDU	MDU	HDU	GC	NC	TC	I	PSP	PR	OS	GR	GRA
Continuum of Care Facilities, Seniors	--	--	--	--	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	--	--	--	--	--	--	--

The Spanish Springs Area Plan (SSAP) was most recently adopted by the BCC signing the in September of 2010, Adoption of an area plan is a process that often takes many months, or even years. This proposed amendment will allow for the continuum of care use type within the neighborhood commercial (NC) and Medium Density Suburban (MDS) regulatory zones of the SSAP in keeping with the NC and MDS regulatory zones throughout the remainder of Washoe County. The SSAP that was adopted in 2010 had been drafted some months prior to adoption, but before the BCC had adopted the resolution that created the CCFS use type. Table C-3 within the SSAP modifies the allowable uses in several, but not all, of the regulatory zones in that area plan. That table follows:

Table C-3: Allowed Uses (Commercial Use Types)

Commercial Use Types (Section 110.304.15)	Residential			Non-Residential			
	MDS	LDS	LDR	NC	I	PSP	OS
Administrative Offices	--	--	--	A	A	A	A
Administrative Services	--	--	--	A	A	A	A
Adult Entertainment	--	--	--	--	--	--	--
Animal Sales and Services	--	--	--	--	--	--	--
Commercial Kennels	--	--	--	--	S ₁	--	--
Commercial Stables	--	--	--	--	--	--	--
Grooming and Pet Stores	--	--	--	A	A	--	--
Pet Cemeteries	--	--	--	--	A	--	--
Veterinary Services, Agricultural	--	--	--	S ₁	S ₁	--	--
Veterinary Services, Pets	--	--	--	A	A	--	--
Automobile and Equipment	--	--	--	--	--	--	--
Automobile Repair	--	--	--	A	A	--	--
Automotive Sales and Rentals	--	--	--	--	S ₁	--	--
Cleaning	--	--	--	A	A	--	--
Commercial Parking	--	--	--	--	S ₁	--	--
Equipment Repair and Sales	--	--	--	--	A	--	--
Storage of Operable Vehicles	--	--	--	--	A	--	--
Truck Stops	--	--	--	--	--	--	--
Building Maintenance Services	--	--	--	--	A	--	--
Commercial Antennas	--	--	--	--	--	--	--
Commercial Centers	--	--	--	--	--	--	--
Community Centers	--	--	--	S ₁	--	--	--
Neighborhood Centers	S ₁	S ₁	--	S ₁	--	--	--
Regional Centers	--	--	--	--	--	--	--
Commercial Educational Services	--	--	--	A	A	A	--
Commercial Recreation	--	--	--	--	--	--	--
Commercial Campground Facilities/RV Park	--	--	--	--	--	--	--
Destination Resorts	--	--	--	--	--	--	--
Indoor Entertainment	--	--	--	A	A	--	--
Indoor Sports and Recreation	--	--	--	A	A	--	--
Limited Gaming Facilities	--	--	--	A	A	--	--
Marinas	--	--	--	--	--	--	--
Outdoor Entertainment	--	--	--	--	--	--	--
Outdoor Sports and Recreation	--	--	--	A	A	--	--
Outdoor Sports Club	--	--	--	--	--	--	--
Unlimited Gaming Facilities	--	--	--	--	--	--	--
Construction Sales and Services	--	--	--	--	A	--	--
Convention and Meeting Facilities	--	--	--	--	A	--	--
Eating and Drinking Establishments	--	--	--	--	--	--	--
Convenience	--	--	--	A	A	--	--
Full Service	--	--	--	A	A	--	--
Financial Services	--	--	--	A	A	--	--
Funeral and Intermment Services	--	--	--	--	--	--	--
Cemeteries	--	--	--	--	--	--	--
Undertaking	--	--	--	A	A	--	--
Gasoline Sales and Service Stations	--	--	--	A	A	--	--
Airport/Helicopter Service	--	--	--	--	A	--	--
Airport/Helipad	--	--	--	--	A	--	--
Helistop	--	--	--	--	A	--	--
Liquor Sales	--	--	--	--	--	--	--
Off-Premises	--	--	--	A	A	--	--
On-Premises	--	--	--	--	--	--	--
Lodging Services	--	--	--	--	--	--	--
Bed and Breakfast Inns	--	--	--	--	--	--	--
Hostels	--	--	--	--	--	--	--
Hotels and Motels	--	--	--	--	A	--	--
Vacation Time Shares	--	--	--	--	--	--	--
Medical Services	--	--	--	A	A	A	--

Table C-3: Allowed Uses (Commercial Use Types) continued

Commercial Use Types (Section 110.304.15)	Residential			Non-Residential			
	MDS	LDS	LDR	NC	I	PSP	OS
Nursery Sales	--	--	--	--	--	--	--
Retail	--	--	--	A	A	--	--
Wholesale	--	--	--	A	A	--	--
Personal Services	--	--	--	A	A	--	--
Personal Storage	--	--	--	A	A	--	--
Professional Services	--	--	--	A	A	--	--
Recycle Center	--	--	--	--	--	--	--
Full Service Recycle Center	--	--	--	--	A	--	--
Remote Collection Facility	--	--	--	--	A	--	--
Residential Hazardous Substance Recycle Center	--	--	--	--	S ₁	--	--
Repair Services, Consumer	--	--	--	--	A	--	--
Retail Sales	--	--	--	--	--	--	--
Comparison Shopping Centers	--	--	--	--	--	--	--
Convenience	S ₁	--	--	A	A	--	--
Specialty Stores	--	--	--	--	A	--	--
Secondhand Sales	--	--	--	--	--	--	--
Transportation Services --	--	--	--	--	--	--	--

Key: -- = Not allowed; A = Allowed; P = Administrative Permit; PR = Park Commission Approval pursuant to 110.104.40(c); S₁ = Planning Commission Special Use Permit; S₂ = Board of Adjustment Special Use Permit.

The proposed amendment to Table C-3 would be as follows:

Commercial Use Types (Section 110.304.15)	Residential			Non-Residential			
	MDS	LDS	LDR	NC	I	PSP	OS
Continuum of Care Facilities, Seniors	S ₂	--	--	S ₂	--	--	--

The proposed change is consistent with the allowable uses in the remainder of the area plans within Washoe County.

The applicant has included an analysis of relevant area plan policies and justifications in the application materials (Exhibit B to this report). Staff does not disagree with these justifications; however, the lack of inclusion of the CCFS use type in Table C-3, to a very large degree, is an oversight primarily attributable to the long process of area plan adoption. For this reason, staff recommends approval to address that oversight.

Findings

WCC Section 110.820.15(d) requires the Planning Commission to make at least three of the six findings of fact to recommend approval of the amendments to the BCC. SSAP at SS.17.1 requires that three findings must all be made for the PC to recommend any amendment to the Spanish Springs Area Plan, to the BCC. The following findings and staff comments on each finding are presented for the Planning Commission's consideration:

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

Staff Comment: There are no policies or action programs within the Spanish Springs Area Plan that would prevent the inclusion of the CCFS use type in Table C-3.

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: Any new CCFS use would be subject to approval of a special use permit by the PC, to ensure compatibility with existing or planned adjacent land uses and would, therefore 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: proposed amendment responds to changed conditions, in that the use type had not been incorporated into the Development Code when the area plan was drafted.

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 areas having the MDS and NC regulatory zones, within the SSAP are also within the Truckee Meadows Services Area (TMSA) and therefore are planned to be provided with community services such as water and sewer.

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: All areas having the MDS and NC regulatory zones, within the SSAP are also within the Truckee Meadows Services Area (TMSA) and therefore are generally suitable for more intense uses, such as CCFS.

6. Effect on a Military Installation. The proposed amendment will not affect the location, purpose and mission of the military installation.

Staff Comment: There is no military installation within the required noticing distance, therefore this finding need not be made and should not be included in the PC's motion.

7. SS.17.1 (a) The amendment will further implement and preserve the Vision and Character Statement.

Staff Comment: The proposed amendment does not conflict with the Vision and Character Statement, which includes that the, "suburban core includes a broad mix of non-residential uses together with residential densities of up to three dwelling units per acre." All areas of MDS and NC regulatory zones, where this use might be located, are located within that suburban core.

8. SS.17.1 (b) The amendment conforms to all applicable policies of the Spanish Springs Area Plan and the Washoe County Master Plan.

Staff Comment: The amendment does not conflict with applicable policies of the Spanish Springs Area Plan and the Washoe County Master Plan.

9. SS.17.1 (c) The amendment will not conflict with the public's health, safety or welfare.

Staff Comment: Any new CCFS use would be subject to approval of a special use permit by the PC, to ensure that there is no conflict with the public's health, safety or welfare.

Citizen Advisory Board (CAB) and Neighborhood Meeting

NRS 278.210(2) and WCC Section 110.820.20 require a neighborhood meeting for any proposed master plan amendment. The neighborhood meeting was held in conjunction with the Spanish Springs Citizen Advisory Board meeting at the Spanish Springs Library (7100A Pyramid Highway) on October 2, 2019 at 6PM pm. The minutes from that meeting are included at Exhibit D to this report. No opposition was expressed. The CAB voted to recommend approval.

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 for October 24, 2019.

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 WMPA19-0005. It is further recommended that the Planning Commission to forward the master Plan amendment to the Washoe County Board of County Commissioners for their consideration of adoption. A motion is provided, below, 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 amend the Master Plan as set forth in Master Plan Amendment Case Number WMPA19-0005 having made the following five findings in accordance with Washoe County Code Section 110.820.15(d), and the following three findings in accordance with the Spanish Springs Area Plan. I further move to certify the resolution and the proposed Master Plan Amendments in WMPA19-0005 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.

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.
6. SS.17.1 (a) The amendment will further implement and preserve the Vision and Character Statement.
7. SS.17.1 (b) The amendment conforms to all applicable policies of the Spanish Springs Area Plan and the Washoe County Master Plan.
8. SS.17.1 (c) The amendment will not conflict with the public's health, safety or welfare.

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.

Applicant: Spanish Springs Associates, L.P., Attn: Jesse Haw, 550 W. Plumb Lane,
#B-505, Reno, NV 89509

Consultant: Robert M. Sader, 8600 Technology Way, Reno, NV 89521



RESOLUTION OF THE WASHOE COUNTY PLANNING COMMISSION

ADOPTING AMENDMENTS TO THE WASHOE COUNTY MASTER PLAN, SPANISH SPRINGS AREA PLAN, (WMPA19-0005), AND RECOMMENDING ITS ADOPTION TO THE BOARD OF COUNTY COMMISSIONERS

Resolution Number 19-23

Whereas, Master Plan Amendment Case Number WMPA19-0005 came before the Washoe County Planning Commission for a duly noticed public hearing on November 5, 2019; and

Whereas, the Washoe County Planning Commission heard public comment and input from both staff and the public regarding the proposed master plan amendment; 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 the proposed Master Plan Amendment Case Number WMPA19-0005, as set forth in NRS chapter 278, Washoe County Code Chapter 110 (Development Code), and the Spanish Springs Area Plan:

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.
6. Effect on a Military Installation. The proposed amendment will not affect the location, purpose and mission of the military installation.

Spanish Springs Area Plan Required Findings

7. SS.17.1 (a) The amendment will further implement and preserve the Vision and Character Statement.
8. SS.17.1 (b) The amendment conforms to all applicable policies of the Spanish Springs Area Plan and the Washoe County Master Plan.
9. SS.17.1 (c) The amendment will not conflict with the public's health, safety or welfare.

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 WMPA19-0005, comprised of the 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 November 5, 2019.

WASHOE COUNTY PLANNING COMMISSION

ATTEST:

Trevor Lloyd, Secretary

Larry Chesney, Chair

Exhibit A, Spanish Springs Area Plan Table C-3

Table C-3: Allowed Uses (Commercial Use Types)

Commercial Use Types (Section 110.304.15)	Residential			Non-Residential			
	MDS	LDS	LDR	NC	I	PSP	OS
Administrative Offices	--	--	--	A	A	A	A
Administrative Services				A	A	A	A
Adult Entertainment	--	--	--	--	--	--	--
Animal Sales and Services							
Commercial Kennels	--	--	--	--	S ₁	--	--
Commercial Stables	--	--	--	--	--	--	--
Grooming and Pet Stores	--	--	--	A	A	--	--
Pet Cemeteries	--	--	--	--	A	--	--
Veterinary Services, Agricultural	--	--	--	S ₁	S ₁	--	--
Veterinary Services, Pets	--	--	--	A	A	--	--
Automobile and Equipment							
Automobile Repair	--	--	--	A	A	--	--
Automotive Sales and Rentals	--	--	--	--	S ₁	--	--
Cleaning	--	--	--	A	A	--	--
Commercial Parking	--	--	--	--	S ₁	--	--
Equipment Repair and Sales	--	--	--	--	A	--	--
Storage of Operable Vehicles	--	--	--	--	A	--	--
Truck Stops	--	--	--	--	--	--	--
Building Maintenance Services	--	--	--	--	A	--	--
Commercial Antennas	--	--	--	--	--	--	--
Commercial Centers							
Community Centers	--	--	--	S ₁	--	--	--
Neighborhood Centers	S ₁	S ₁	--	S ₁	--	--	--
Regional Centers	--	--	--	--	--	--	--
Commercial Educational Services	--	--	--	A	A	A	--
Commercial Recreation							
Commercial Campground Facilities/RV Park	--	--	--	--	--	--	--
Destination Resorts	--	--	--	--	--	--	--
Indoor Entertainment	--	--	--	A	A	--	--
Indoor Sports and Recreation	--	--	--	A	A	--	--
Limited Gaming Facilities	--	--	--	A	A	--	--
Marinas	--	--	--	--	--	--	--
Outdoor Entertainment	--	--	--	--	--	--	--
Outdoor Sports and Recreation	--	--	--	A	A	--	--
Outdoor Sports Club	--	--	--	--	--	--	--
Unlimited Gaming Facilities	--	--	--	--	--	--	--
Construction Sales and Services	--	--	--	--	A	--	--
Continuum of Care Facilities, Seniors	S ₁	--	--	S ₁	--	--	--
Convention and Meeting Facilities	--	--	--	--	A	--	--
Eating and Drinking Establishments							
Convenience	--	--	--	A	A	--	--
Full Service	--	--	--	A	A	--	--
Financial Services	--	--	--	A	A	--	--
Funeral and Internment Services							
Cemeteries	--	--	--	--	--	--	--
Undertaking	--	--	--	A	A	--	--
Gasoline Sales and Service Stations	--	--	--	A	A	--	--
Airport/Helicopter Service							
Airport/Heliport	--	--	--	--	A	--	--
Helistop	--	--	--	--	A	--	--
Liquor Sales							
Off-Premises	--	--	--	A	A	--	--
On-Premises	--	--	--	--	--	--	--
Lodging Services							
Bed and Breakfast Inns	--	--	--	--	--	--	--
Hostels	--	--	--	--	--	--	--
Hotels and Motels	--	--	--	--	A	--	--
Vacation Time Shares	--	--	--	--	--	--	--
Medical Services	--	--	--	A	A	A	--

Table C-3: Allowed Uses (Commercial Use Types) continued

Commercial Use Types (Section 110.304.15)	Residential			Non-Residential			
	MDS	LDS	LDR	NC	I	PSP	OS
Nursery Sales							
Retail	--	--	--	A	A	--	--
Wholesale	--	--	--	A	A	--	--
Personal Services	--	--	--	A	A	--	--
Personal Storage	--	--	--	A	A	--	--
Professional Services	--	--	--	A	A	--	--
Recycle Center							
Full Service Recycle Center	--	--	--	--	A	--	--
Remote Collection Facility	--	--	--	--	A	--	--
Residential Hazardous Substance Recycle Center	--	--	--	--	S ₁	--	--
Repair Services, Consumer	--	--	--	--	A	--	--
Retail Sales							
Comparison Shopping Centers	--	--	--	--	--	--	--
Convenience	S ₁	--	--	A	A	--	--
Specialty Stores	--	--	--	A	--	--	--
Secondhand Sales	--	--	--	--	--	--	--
Transportation Services --	--	--	--	--	--	--	--

Key: -- = Not allowed; A = Allowed; P = Administrative Permit; PR = Park Commission Approval pursuant to 110.104.40(c); S₁ = Planning Commission Special Use Permit; S₂ = Board of Adjustment Special Use Permit.

Attachment B, WMPA19-0005

Community Services Department

Planning and Building

MASTER PLAN AMENDMENT
APPLICATION



Community Services Department
Planning and Building
1001 E. Ninth St., Bldg. A
Reno, NV 89512-2845

Telephone: 775.328.6100

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

Project Information		Staff Assigned Case No.: _____	
Project Name:			
Project Description:			
Project Address:			
Project Area (acres or square feet):			
Project Location (with point of reference to major cross streets AND area locator):			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:		Phone:	
Fax:		Fax:	
Email:		Email:	
Cell:		Cell:	
Other:		Other:	
Contact Person:		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:		Phone:	
Fax:		Fax:	
Email:		Email:	
Cell:		Cell:	
Other:		Other:	
Contact Person:		Contact Person:	
For Office Use Only			
Date Received:		Initial:	
County Commission District:		Planning Area:	
CAB(s):		Master Plan Designation(s):	
		Regulatory Zoning(s):	

Master Plan Amendment Supplemental Information

(All required information may be separately attached)

The Washoe County Master Plan describes how the physical character of the County exists today and is planned for the future. The plan is adopted by the community and contains information, policies and a series of land use maps. The Master Plan provides the essential framework for creating a healthy community system and helps guide decisions about growth and development in the County. The following are general types of requests the County receives to amend the Master Plan. Please identify which type of amendment you are requesting:

<input type="checkbox"/> A request to change a master plan designation(s) from the adopted master plan and/or area plan maps
<input type="checkbox"/> A request to add, amend, modify or delete any of the adopted policies found in the elements of the Master Plan
<input type="checkbox"/> A request to add, amend, modify or delete any of the adopted policies in the area plans and/or specific language found in the area plans See Applicant Comments
<input type="checkbox"/> Other (please identify):

Please complete this questionnaire to ensure consistent review of your request to amend the Washoe County Master Plan. Staff will review the application to determine if the amendment request is in conformance with the policies and language within the elements and area plans of the Master Plan or if the information provided supports a change to the plan. Please provide an explanation to all questions; attach additional sheets if necessary.

1. What is the Master Plan amendment being requested at this time?

Amend the Spanish Springs Area Plan, Appendix C, Table C-3 Allowed Uses (Commercial Use Types) to add "Continuum of Care Facilities, Seniors", as defined in WDCDC Section 110.204.25 (k) to the Neighborhood Commercial Regulatory Zone.

2. What conditions have changed and/or new studies have occurred since the adoption of the Washoe County Master Plan that supports the need for the amendment request?

After adoption of the Spanish Springs Area Plan, Development Code Amendment DCA09-002 was approved in February, 2010 to amend Washoe County Code Chapter 110, Tables 302.05.03 and Section 304.25 to create a new use for senior continuum of care facilities.
--

3. Please provide the following specific information:

a. What is the location (address or distance and direction from the nearest intersection of the subject property)? Attach, for map amendments, a legal description. For all other amendments, what is the area subject to the request?

--

Amend the Spanish Springs Area Plan, Appendix C, Table C-3 Allowed Uses (Commercial Use Types) to add "Continuum of Care Facilities, Seniors", as defined in WDCDC Section 110.204.25 (k).

b. Please list the following proposed changes (attach additional sheet if necessary):

Assessor's Parcel Number	Master Plan Designation	Existing Acres	Proposed Master Plan Designation	Proposed Acres

c. What are the adopted land use designations of adjacent parcels? N/A

North	
South	
East	
West	

4. Describe the existing conditions and uses located at the site or in the vicinity (i.e. vacant land, roadways, buildings, etc.). N/A

5. Describe the natural resources associated with the site under consideration. Your description should include resource characteristics such as water bodies, vegetation, topography, minerals, soils and wildlife habitat. N/A

6. Describe whether any of the following natural resources or systems are related to the proposed amendment: N/A

a. Is property located in the 100-year floodplain? (If yes, attach documentation of the extent of the floodplain and any proposed floodplain map revisions in compliance with Washoe County Development Code, Article 416, Flood Hazards, and consultation with the Washoe County Engineering & Capital Projects Division.) N/A

<input type="checkbox"/> Yes	<input type="checkbox"/> No
------------------------------	-----------------------------

Explanation:

b. Does property contain wetlands? (If yes, attach a preliminary delineation map and describe the impact the proposal will have on the wetlands. Impacts to the wetlands may require a permit issued from the U.S. Army Corps of Engineers.) N/A

<input type="checkbox"/> Yes	<input type="checkbox"/> No
------------------------------	-----------------------------

Explanation:

--

- c. Does the property contain slopes or hillsides in excess of 15 percent and/or significant ridgelines? (If yes, submit the slope analysis requirements as contained in Article 424, Hillside Development of the Washoe County Development Code.) N/A

<input type="checkbox"/> Yes	<input type="checkbox"/> No
------------------------------	-----------------------------

Explanation:

--

- d. Does the property contain geologic hazards such as active faults, hillside, or mountainous areas? Is it subject to avalanches, landslides, or flash floods? Near a stream or riparian area such as the Truckee River, and/or an area of groundwater recharge? If the answer is yes to any of the above, check yes and provide an explanation. N/A

<input type="checkbox"/> Yes	<input type="checkbox"/> No
------------------------------	-----------------------------

Explanation:

--

- e. Does the property contain prime farmland, within a wildfire hazard area, geothermal or mining area, and/or wildlife mitigation route? If the answer is yes to any of the above, check yes and provide an explanation. N/A

<input type="checkbox"/> Yes	<input type="checkbox"/> No
------------------------------	-----------------------------

Explanation:

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7. Are any archaeological, historic, cultural, or scenic resources in the vicinity or associated with the proposed amendment? If the answer is yes to any of the above, check yes and provide an explanation. N/A

<input type="checkbox"/> Yes	<input type="checkbox"/> No
------------------------------	-----------------------------

Explanation:

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8. Do you own sufficient water rights to accommodate the proposed amendment? (Amendment requests in some groundwater hydrographic basins [e.g. Cold Springs, Warm Springs, etc.] require proof of water rights be submitted with applications. Provide copies of all water rights documents, including chain of title to the original water right holder.) N/A

<input type="checkbox"/> Yes	<input type="checkbox"/> No
------------------------------	-----------------------------

If yes, please identify the following quantities and documentation numbers relative to the water rights. Please attach a copy(s) of the water rights title (as filed with the State Engineer in the Division of Water Resources of the Department of Conservation and Natural Resources).

a. Permit #		acre-feet per year	
b. Certificate #		acre-feet per year	
c. Surface Claim #		acre-feet per year	
d. Other #		acre-feet per year	

- a. If the proposed amendment involves an intensification of land use, please identify how sufficient water rights will be available to serve the additional development. N/A

9. Please describe the source and timing of the water facilities necessary to serve the amendment. N/A

- a. System Type:

<input type="checkbox"/> Individual wells		
<input type="checkbox"/> Private water	Provider:	
<input type="checkbox"/> Public water	Provider:	

- b. Available:

<input type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
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- c. If a public facility is proposed and is currently not available, please describe the funding mechanism for ensuring availability of water service.

10. What is the nature and timing of sewer services necessary to accommodate the proposed amendment? N/A

- a. System Type:

<input type="checkbox"/> Individual septic		
<input type="checkbox"/> Public system	Provider:	

- b. Available:

<input type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
------------------------------	------------------------------------	------------------------------------	-----------------------------------

- c. If a public facility is proposed and is currently not available, please describe the funding mechanism for ensuring availability of sewer service. If a private system is proposed, please describe the system and the recommended location(s) for the proposed facility.

11. Please identify the street names and highways near the proposed amendment that will carry traffic to the regional freeway system. N/A

12. Will the proposed amendment impact existing or planned transportation systems? (If yes, a traffic report will be required.) N/A

<input type="checkbox"/> Yes	<input type="checkbox"/> No
------------------------------	-----------------------------

13. Community Services (provided and nearest facility): N/A

a. Fire Station	
b. Health Care Facility	
c. Elementary School	
d. Middle School	
e. High School	
f. Parks	
g. Library	
h. Citifare Bus Stop	

14. Describe how the proposed amendment fosters, promotes, or complies with the policies of the adopted area plans and elements of the Washoe County Master Plan.

a. Population Element:

b. Conservation Element:

c. Housing Element:

d. Land Use and Transportation Element:

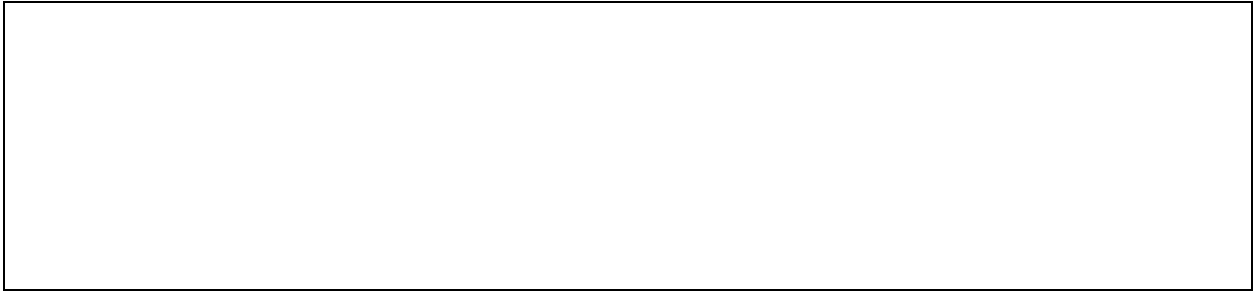
e. Public Services and Facilities Element:

f. Adopted area plan(s):

15. If the area plan includes a Plan Maintenance component, address all policies and attach all studies and analysis required by the Plan Maintenance criteria.

Applicant Comments

This page can be used by the applicant to support the master plan amendment request and should address, at a minimum, how one or more of the findings for an amendment is satisfied. (Please refer to Article 820 of the Washoe County Development Code for the list of Findings.)



APPLICANT COMMENTS

This master plan amendment (“MPA”) application seeks to amend the Spanish Springs Area Plan (“SSAP”) to add a commercial use type, “Continuum of Care Facilities, Seniors” (“CCF”), to Appendix C, Table C-3 Allowed Uses, subject to a Board of Adjustment Special Use Permit.

The CCF use is allowed in most areas of the County. It is not allowed in the SSAP due to a specific provision in the first paragraph of Appendix C, stating that land uses not listed in the tables are prohibited. This requires an MPA to add the CCF use to the SSAP.

On February 10, 2010 the Board of County Commissioners approved staff-sponsored amendments to the Washoe County Development Code (“WCDC”) regarding a number of regulatory zone and land use types (Case No. DCA09-002). One of these amendments changed WCDC Table 302.05.3 and Section 304.25 to create a new use type for CCF.

The staff Report dated November 19, 2009 for DCA09-002 contained the following justification on page 3:

A new use type to allow senior citizens to “age in place” was identified as needed by staff. This new use type is called “Continuum of Care”. The need for a Continuum of Care use type was questioned by one citizen, in the unincorporated County, as that use is allowed in the Cities. As this use type has been requested in the recent past by applicants in the unincorporated County, it is clear to staff that creation of the use type is beneficial to the administration of the code. This is also a use type that may become more common as the general population ages. General support for a Continuum of Care use type was expressed by the majority of those in attendance at the public meeting.

Section 304.25(k) was added in Article 304 of the WCDC as a result of this amendment. It reads:

- (k) Continuum of Care Facilities, Seniors. Continuum of care facilities for seniors use type refers to establishments that provide range housing, activities and health services to allow for adults to

age in place. Residential density and parking standards shall be determined in the special use permit process; all other development standards shall apply. Facilities may include independent living, assisted living, nursing care, and hospice care as well as accessory housing for staff, and medical facilities and services for residents.

WCDC Table 110.302.05.3 for commercial use types was amended to include CCF as an allowed use, subject to a Board of Adjustment Special Use Permit, in several regulatory zones (that are not allowed in the SSAP), and in the NC regulatory zone (which is permitted in the SSAP).

This MPA would allow a land use type in Spanish Springs which has been allowed in most other areas of the County since 2010. The Applicant sees no good reason the CCF use should not be allowed in the SSAP, and there are several provisions of the County Master Plan elements and the SSAP suggesting that this MPA would foster, promote and comply with those policies, as cited below.

As a preface to discussing Master Plan elements and SSAP provisions, however, more detail on typical attributes of the CCF use will be helpful. CCF is specifically targeted at seniors, most of whom are age 70 or older. CCF communities are often called “super senior” communities. Typical CCF communities range from independent living units to intensive care units. Units are clustered together to be walkable, with connected pathways. Services and amenities include on-site and off-site transportation, a lodge and/or clubhouse where fitness and wellness classes are conducted, and meals are provided to those who want them. Memory care and Alzheimer’s care are available. Since advanced-age seniors often have handicaps and disabilities, units are constructed to accommodate their needs. Most importantly, CCF communities allow seniors to create friendships and acquire companions in order to age gracefully in place. Depression and mental distress which often accompany aging can be mitigated. As more intense care is needed, it can be provided in a super-senior community without a resident having to be uprooted and introduced to a new, foreign and confusing environment. CCF communities provide services to residents living within that local community and predominantly attract and service senior residents who either have previously been living

in the local area, or have family (usually children) who live in the local area and want their parent(s) to be nearby. They therefore provide services to the local community rather than the greater region.

Master Plan Elements.

The Housing Element and Land Use And Transportation Element are the most applicable to the CCF use. A few of the goals, policies and programs which CCF fosters, promotes or complies with are mentioned below.

Housing.

- Policy 3.8: Allow for construction of supportive housing for seniors, disabled persons and others with special housing accommodations.
- Policy 5.1: The County will support the provision of housing units accessible to persons with disabilities.
- Policy 5.3 Encourage housing development for all senior citizens with an emphasis on low-income senior households.

Housing Needs Assessment – Appendix A

- p. A-6: The steady growth of people over 60 years and older indicates a need for housing suited to the special needs....
- p.A-20-22: Seniors and disabled persons as special needs groups-states the need for increased elderly housing and care services (p.A-20). Reduce the number of seniors living in isolation and unsupported (p.A-20). Special housing features for disabled persons (p.A-22).

Land Use And Transportation Element.

This quote from the LUTE, p.39, promotes land uses that support the aging population:

Mobility and Changing Demographics

Not everyone is capable of maneuvering through the built environment without well-planned accommodations. One factor that makes our environment more accessible is the ability to easily walk to points of interest, such as a neighborhood store, school or bus stop. This type of accessibility is obtained through mixed-use interconnected development. It is important to recognize the populations that reside in our communities and plan for them appropriately.

By the year 2025, 60 million Americans will be 65 or older. As people age, they often lose their ability to drive safely long before they lose their ability to walk. For the aging person, the safety and convenience of being able to obtain needed services makes a tremendous difference by allowing them to age with grace rather than depend on others for everyday needs. Communities and transportation networks need to be carefully designed to meet the needs of a rapidly growing senior population.

Other LUTE provisions support the CCF use:

p.44: Compatibility with New Urbanism and Smart Growth.

p.60: Transportation for the “graying population”.

p.70: Walkable communities.

SSAP Provisions.

This amendment is consistent with SSAP policies. The Vision and Character Statement envisions a suburban core, the SCMA, where commercial uses are provided. The CCF use will be in the NC zone area. The Vision and Character Statement also states that “(f)uture commercial land use designations will be aimed at providing services and employment opportunities to the local community and not the greater region.” The CCF use will serve residents in the local community, many of whom have family members who are also in the local community. Approving this amendment will not conflict with the Vision and Character Statement or any of the SSAP policies.

Plan Maintenance.

- SS 17.1 Findings a, b and c can be made in approving this amendment. The Vision and Character Statement is preserved; there is conformance with all policies; there is no conflict with public health, safety and welfare.
- SS 17.2 No land use change to property within the SSAP is proposed.
- SS 17.3 No new commercial land use is sought to be established or intensified.
- SS 17.4 No alteration of the Vision or Character Statement is proposed.
- SS 17.5 No expansion of the SCMA is proposed.
- SS 17.6 and 7 are not applicable.

Findings Based on WCDC Section 110.820.15(d).

In addition to all required findings in the SSAP, the following five findings can be made:

- (1) Consistency with Master Plan. This amendment is in substantial compliance with the Master Plan. Several policies and provisions cited above are fostered and promoted.
- (2) Compatible Land Uses. Compatibility of NC land uses in the SSAP with adjacent land has already been established. This amendment will not promote incompatibility, nor will it adversely impact public health, safety or welfare.
- (3) Changed Condition. After the SSAP was adopted, DCA09-002 created a new commercial land use type, CCF. This amendment responds to that changed condition and represents a desirable utilization of land.
- (4) Availability of Facilities. The adequacy of facilities to support commercial uses within the NC regulatory zone has been established. A new CCF use type will not be inconsistent with the adequacy of these facilities.
- (5) Desired Pattern of Growth. By locating CCF uses on NC land, the desired pattern of growth is promoted. CCF uses address the needs of the projected population growth of seniors without natural resource

impairment, and do not conflict with efficient expenditures of funds for public services.

Attachment C

WMPA19-0005

SUMMARY: An Ordinance Amending Washoe County Code Chapter 110, Development Code, Article 302, Article 304 and Article 410: Table 302.05.1 by allowing attached accessory dwellings in the General Rural regulatory zone; Table 302.05.3 to require special use permits instead of administrative permits to approve commercial stables in the Low, Medium and High Density Rural, Low Density Suburban, Parks and Recreation, and General Rural regulatory zones; Table 302.05.3 and Section 304.25 to create a new use for senior continuum of care facilities; Table 302.05.5 to allow Agricultural Sales subject to a special use permit in the Medium and High Density Rural and the Low Density Suburban regulatory zones; Section 304.35(c) to add "aquaculture" to the definition of "Animal Production"; Section 304.25(d)(5) and 304.30(d)(3) and 304.30(f) to add storage of manufactured homes to the typical uses of "Equipment Repair and Sales," "General Industrial - Heavy" and "Inoperable Vehicle Storage"; Section 304.20(k) to add "private not for profit" ownership to the definition of "Parks and Recreation" use type; Section 304.05(c) to include a reference to the North American Industry Classification System when a use type is not clearly identified in Code; Section 304.25(d)(7) to remove "car and truck rental lots" from the typical uses specified for Automotive and Equipment, Storage of Operable Vehicles" use type; Section 304.25 to require all permanent commercial uses to construct a commercial structure; Section 304.25 to include convention facilities and wedding chapels as typical uses under the Convention and Meeting Facilities use type; Table 302.05.5 and Section 304.35 to create a new use type Commercial Animal Slaughtering, Mobile; and Section 304.35 to allow small scale Produce Sales, for a maximum duration of 30 days in any one calendar year in all regulatory zones; Table 302.05.2 to change Public Service Yards from a special use permit reviewed by the Planning Commission to one reviewed by the Board of Adjustment; Table 302.05.5 to change Commercial Animal Slaughtering from a special use permit reviewed by the Planning Commission to one reviewed by the Board of Adjustment; Table 410.10.3 to add parking standards for senior continuum of care facilities; Table 410.10.5 to add parking standards for Commercial Animal Slaughtering, Mobile; and, providing for other matter properly relating thereto.

BILL NO. 1612

ORDINANCE NO. 1433

AN ORDINANCE AMENDING WASHOE COUNTY CODE CHAPTER 110, DEVELOPMENT CODE, ARTICLE 302, ARTICLE 304 AND ARTICLE 410: TABLE 302.05.1 BY ALLOWING ATTACHED ACCESSORY DWELLINGS IN THE GENERAL RURAL REGULATORY ZONE; TABLE 302.05.3 TO REQUIRE SPECIAL USE PERMITS INSTEAD OF ADMINISTRATIVE PERMITS TO APPROVE COMMERCIAL STABLES IN THE LOW, MEDIUM AND HIGH DENSITY RURAL, LOW DENSITY SUBURBAN, PARKS AND RECREATION, AND GENERAL RURAL REGULATORY ZONES; TABLE 302.05.3 AND SECTION 304.25 TO CREATE A NEW USE FOR SENIOR CONTINUUM OF CARE FACILITIES; TABLE 302.05.5 TO ALLOW AGRICULTURAL SALES SUBJECT TO A SPECIAL USE PERMIT IN THE MEDIUM AND HIGH DENSITY RURAL AND THE LOW DENSITY SUBURBAN REGULATORY ZONES; SECTION 304.35(C) TO ADD "AQUACULTURE" TO THE DEFINITION OF "ANIMAL PRODUCTION"; SECTION 304.25(D) (5) AND 304.30(D) (3) AND 304.30(F) TO ADD STORAGE OF MANUFACTURED HOMES TO THE TYPICAL USES OF "EQUIPMENT REPAIR AND SALES," "GENERAL INDUSTRIAL - HEAVY" AND "INOPERABLE VEHICLE STORAGE"; SECTION 304.20(K) TO ADD "PRIVATE NOT FOR PROFIT" OWNERSHIP TO THE DEFINITION OF "PARKS AND RECREATION" USE TYPE; SECTION 304.05(C) TO INCLUDE A REFERENCE TO THE NORTH AMERICAN INDUSTRY CLASSIFICATION SYSTEM WHEN A USE TYPE IS NOT CLEARLY IDENTIFIED IN CODE; SECTION 304.25(D) (7) TO REMOVE "CAR AND TRUCK RENTAL LOTS" FROM THE TYPICAL USES SPECIFIED FOR AUTOMOTIVE AND EQUIPMENT, STORAGE OF OPERABLE VEHICLES" USE TYPE; SECTION 304.25 TO REQUIRE ALL PERMANENT COMMERCIAL USES TO CONSTRUCT A COMMERCIAL STRUCTURE; SECTION 304.25 TO INCLUDE CONVENTION FACILITIES AND WEDDING CHAPELS AS TYPICAL USES UNDER THE CONVENTION AND MEETING FACILITIES USE TYPE; TABLE 302.05.5 AND SECTION 304.35 TO CREATE A NEW USE TYPE COMMERCIAL ANIMAL SLAUGHTERING, MOBILE; AND SECTION 304.35 TO ALLOW SMALL SCALE PRODUCE SALES, FOR A MAXIMUM DURATION OF 30 DAYS IN ANY ONE CALENDAR YEAR IN ALL REGULATORY ZONES; TABLE 302.05.2 TO CHANGE PUBLIC SERVICE YARDS FROM A SPECIAL USE PERMIT REVIEWED BY THE PLANNING COMMISSION TO ONE REVIEWED BY THE BOARD OF ADJUSTMENT; TABLE 302.05.5 TO CHANGE COMMERCIAL ANIMAL SLAUGHTERING FROM A SPECIAL USE PERMIT REVIEWED BY THE PLANNING COMMISSION TO ONE REVIEWED BY THE BOARD OF ADJUSTMENT; TABLE 410.10.3 TO ADD PARKING STANDARDS FOR SENIOR CONTINUUM OF CARE FACILITIES; TABLE 410.10.5 TO ADD PARKING STANDARDS FOR COMMERCIAL ANIMAL SLAUGHTERING, MOBILE; AND, PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF WASHOE DO ORDAIN:

SECTION 1. Table 110.302.05.1 of the Washoe County Code is hereby amended to read as follows:

Table 110.302.05.1

TABLE OF USES (Residential Use Types)
(See Sections 110.302.10 and 110.302.15 for explanation)

Residential Use Types (Section 110.304.15)	LDR	MDR	HDR	LDS	MDS	HDS	LDU	MDU	HDU	GC	NC	TC	I	PSP	PR	OS	GR	GRR**	
Family Residential																			
Attached Accessory Dwelling	A	A	A	A	A	A	A	A	A	-	-	-	-	-	-	-	A	A	

SECTION 2. Table 110.302.05.2 of the Washoe County Code is hereby amended to read as follows:

Table 110.302.05.2

TABLE OF USES (Civic Use Types)
(See Sections 110.302.10 and 110.302.15 for explanation)

Civic Use Types (Section 110.304.20)	LDR	MDR	HDR	LDS	MDS	HDS	LDU	MDU	HDU	GC	NC	TC	I	PSP	PR	OS	GR	GRR**
Public Service Yard	-	-	-	-	-	-	-	-	-	-	-	-	A	S2	-	-	S2	-

SECTION 3. Table 110.302.05.3 of the Washoe County Code is hereby amended to read as follows:

Table 110.302.05.3

TABLE OF USES (Commercial Use Types)
(See Sections 110.302.10 and 110.302.15 for explanation)

Commercial Use Types (Section 110.304.25)	LDR	MDR	HDR	LDS	MDS	HDS	LDU	MDU	HDU	GC	NC	TC	I	PSP	PR	OS	GR	GRR**
Commercial Stables	S ₂	S ₂	S ₂	S ₂	-	-	-	-	-	-	-	S ₂	-	-	S ₂	-	S ₂	S ₂
Continuum of Care Facilities, Seniors	-	-	-	-	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	-	-	-	-	-	-	-

SECTION 4. Table 110.302.05.5 of the Washoe County Code is hereby amended to read as follows:

Table 110.302.05.5

TABLE OF USES (Agricultural Use Types)
(See Sections 110.302.10 and 110.302.15 for explanation)

Agricultural Use Types (Section 110.304.15)	LDR	MDR	HDR	LDS	MDS	HDS	LDU	MDU	HDU	GC	NC	TC	I	PSP	PR	OS	GR	GRR**
Agricultural Sales	S ₂	S ₂	S ₂	S ₂	-	-	-	-	-	A	-	-	A	-	-	-	S ₂	A
Animal Slaughtering, Mobile	S ₂	S ₂	S ₂	S ₂	-	-	-	-	-	-	-	-	-	-	-	-	S ₂	S ₂
Animal Slaughtering, Commercial	-	-	-	-	-	-	-	-	-	-	-	-	S ₂	-	-	-	-	-

SECTION 5. Section 110.304.05 of the Washoe County Code is hereby amended to read as follows:

Section 110.304.05 Classification Rules. Uses will be classified into use types based upon the descriptions in Section 110.304.15 through Section 110.304.35, inclusive. The classifications shall comply with the provisions of this section.

- (c) **Classifying New Uses.** New uses shall be classified into use types based upon the description of the use types and upon characteristics similar to other uses already classified within the use type, subject to the applicable provisions of Subsection (d) of the section. The North American Industry Classification System shall be used to help define new uses when deemed appropriate by the Director of Community Development.

SECTION 6. Section 110.304.20 of the Washoe County Code is hereby amended to read as follows:

Section 110.304.20 Civic Use Types. Civic use types include the performance of utility, educational, cultural, medical, protective, governmental and other uses which are strongly vested with public or social importance.

- (k) **Parks and Recreation.** Parks and recreation use type refers to publicly owned parks or private not for profit recreation facilities and open space facilities within the recreation areas. These may be operated by a concessionaire. The following are park and recreation use types:

SECTION 7. Section 110.304.25 of the Washoe County Code is hereby amended to read as follows:

Section 110.304.25 Commercial Use Types. Commercial use types include the distribution and sale or rental of goods, and the provision of services other than those classified as civic or industrial use types. All permanent commercial uses are required to operate from a commercial structure.

- (d) **Automotive and Equipment.** Automotive and equipment use type refers to establishments or places of business primarily engaged in automotive-related or heavy equipment sales or services. The following are automotive and equipment use types:
 - (5) **Equipment Repair and Sales.** Equipment repair and sales refers to repair of motor vehicles such as aircraft, boats, recreational vehicles, trucks, etc.; the sale, installation and servicing of automobile equipment and parts; and body repair, painting and steam cleaning. Typical uses include truck transmission shops, body shops, storage of manufactured homes, motor freight maintenance groups or agricultural equipment sales.
 - (7) **Storage of Operable Vehicles.** Storage of operable vehicles refers to storage of operable vehicles, recreational vehicles and boat trailers. Typical uses include storage areas within personal storage facilities and storage yards for commercial vehicles.
- (k) **Continuum of Care Facilities, seniors.** Continuum of Care Facilities for Seniors use type refers to establishments that provide range housing, activities and health services to allow for adults to age in place. Residential density and parking standards shall be

determined in the special use permit process, all other development standards shall apply. Facilities may include independent living, assisted living, nursing care, and hospice care as well as accessory housing for staff, and medical facilities and services for residents.

- (l) Convention and Meeting Facilities. Convention and meeting facilities use type refers to establishments which primarily provide convention and meeting facilities. Typical uses include convention facilities and wedding chapels.
- (m) Eating and Drinking Establishments. Eating and drinking establishments use type refers to establishments or places of business primarily engaged in the sale of prepared food and beverages for on-premises consumption, but excludes those uses classified under the liquor sales use type. The following are eating and drinking establishments use types:
 - (1) Convenience. Convenience refers to establishments or places of business primarily engaged in the preparation and retail sale of food and beverages, and have a short customer turnover rate (typically less than one hour). Typical uses include drive-in and fast-food restaurants, ice cream parlors, sandwich shops and delicatessens.
 - (2) Full Service. Full service refers to establishments or places of business primarily engaged in the sale of prepared food and beverages on the premises, which generally have a customer turnover rate of one hour or longer, and which include sales of alcoholic beverages at the table or at a bar as an accessory or secondary service. Typical uses include full-service restaurants.
- (n) Financial Services. Financial services use type refers to establishments primarily engaged in the provision of financial and banking services. Typical uses include banks, savings and loan institutions, loan and lending activities, and check cashing facilities.
- (o) Funeral and Interment Services. Funeral and interment services use type refers to provision of services involving the care, preparation or disposition of human dead. The following are funeral and interment services use types:
 - (1) Cemeteries. Cemeteries refers to undertaking services and services involving the keeping of bodies provided on cemetery grounds. Typical uses include crematoriums, mausoleums and columbariums.
 - (2) Undertaking. Undertaking refers to services involving the preparation of the dead for burial and arranging and managing funerals. Typical uses include funeral homes or mortuaries.
- (p) Gasoline Sales and Service Stations. Gasoline sales and service stations use type refers to retail sales of petroleum products from the premises of the establishment and incidental sale of tires, batteries, replacement items, lubricating services and minor repair services. Typical uses include automobile service stations.
- (q) Helicopter Services. Helicopter services use type refers to areas used by helicopter or steep-gradient aircraft. The following are helicopter services use types:
 - (1) Heliport. Heliport refers to areas used by helicopters or by other steep-gradient aircraft, which includes passenger and cargo facilities, maintenance and

overhaul, fueling service, storage space, tie-down space, hangers and other accessory buildings, and open space.

- (2) Helistop. Helistop refers to areas on a roof or on the ground used by helicopters or steep-gradient aircraft for the purpose of picking up or discharging passengers or cargo, but not including fueling service, maintenance or overhaul.
- (r) Liquor Sales. Liquor sales use type refers to retail sales of alcoholic beverages for consumption either on or off the premises of the establishment, but excludes uses classified under either the retail sales or eating and drinking establishments use types. The following are liquor sales use types:
- (1) Off-Premises. Off-premises refers to sale of liquor for off-site consumption. Typical uses include a packaged liquor sales.
 - (2) On-Premises. On-premises refers to sale of liquor for on-site consumption. Typical uses include taverns, cabarets, service bars, retail beer and wine sales.
- (s) Lodging Services. Lodging services use type refers to establishments primarily engaged in the provision of lodging on a less-than-weekly basis within incidental food, drink, and other sales and services intended for the convenience of guests, but excludes those classified under residential group home and commercial recreation. The following are lodging services use types:
- (1) Bed and Breakfast Inns. Bed and breakfast inns refers to single family dwellings with guest rooms (no cooking facilities in guest rooms) where, for compensation, meals and lodging are provided.
 - (2) Condominium Hotel. Condominium hotel refers to temporary residences for transient guests, primarily persons who have residence elsewhere, with access to each room through an interior hall and lobby or outside porch or landing, and when the hotel rooms are owned as separate real estate; and the remainder of the property including amenities, open space, etc. is either owned in common by the hotel room owners and managed by an association, or owned by a separate entity in which a fee for use of the amenities, open space, etc. may or may not be charged the hotel room owners.
 - (3) Hostels. Hostels refers to supervised transient facilities offering dormitory type lodging, usually with a minimum of facilities.
 - (4) Hotels and Motels. Hotels and motels refers to temporary residences for transient guests, primarily persons who have residence elsewhere, with access to each room through an interior hall and lobby or outside porch or landing.
 - (5) Vacation Time Shares. Vacation time shares refers to real properties that are subject to a time share program.
- (t) Medical Services. Medical services use type refers to establishments primarily engaged in the provision of personal health services ranging from prevention, diagnosis and treatment, or rehabilitation services provided by physicians, dentists, nurses and other health personnel as well as the provision of medical testing and analysis services, but excludes those classified as any civic use type. Typical uses include medical offices, dental laboratories, health maintenance organizations, immediate care facilities or sports medicine facilities.

- (u) Nursery Sales. Nursery sales use type refers to the sales of plants, flowers and related nursery items. The following are nursery sales use types:
- (1) Retail. Retail refers to retail sale of plants and flowers and related nursery items. Typical uses include retail nurseries and home garden stores.
 - (2) Wholesale. Wholesale refers to wholesaling of plants and flowers, with incidental retail sales. Typical uses include wholesale nurseries.
- (v) Personal Services. Personal services use type refers to establishments primarily engaged in the provision of informational, instructional, personal improvement and similar services of a non-professional nature, but excludes services classified as commercial recreation or lodging services. Typical uses include photography studios, driving schools or weight loss centers.
- (w) Personal Storage. Personal storage use type refers to storage services primarily for personal effects and household goods within an enclosed storage area having individual access, but excludes workshops, hobby shops, manufacturing or commercial activity. Typical uses include mini-warehouses.
- (x) Professional Services. Professional services use type refers to establishments which provide professional services to individuals or businesses, but excludes offices servicing walk-in customers which are classified under the administrative offices use type. Typical uses include law offices, real estate offices, insurance offices and architectural firms.
- (y) Recycle Center. Recycle center use type refers to facilities for the collection, as a commercial enterprise, of household recyclables such as newspapers, bottles and cans. Recycle centers do not include recycle facilities existing as a part of a refuse pickup service or recycle bins used for donations to non-profit organizations. The following are recycle center use types:
- (1) Full Service Recycle Center. Full service recycle center refers to large, fully attended recycle centers accepting paper, plastic and glass household recyclables and may include processing or sorting of the recyclables.
 - (2) Remote Collection Facility. Remote collection facility refers to a center for the acceptance, by redemption or purchase, of recyclable materials from the public. Such a facility does not process the recyclables on site. Typical uses include reverse vending machines.
 - (3) Residential Hazardous Substance Recycle Center. Residential hazardous substance recycle center refers to specialized recycling centers that receive household hazardous substances such as household paint, household cleaners and automobile engine oil.
- (z) Repair Services, Consumer. Repair services, consumer use type refers to establishments primarily engaged in the provision of repair services to individuals and households rather than firms, but excludes automotive repair. Typical uses include appliance repair shops, apparel repair firms or instrument repair firms.
- (aa) Retail Sales. Retail sales use type refers to retail sales of commonly used goods and merchandise, either free-standing or within a commercial center, but excludes those uses classified under other use types. The following are retail sales use types:

- (1) Convenience. Convenience refers to establishments which provide a limited number of frequently or recurrently needed personal items or services for residents of an immediate neighborhood. Typical uses include convenience stores, small grocery stores, barber shops, beauty parlors, dry cleaners and self-service laundromats.
 - (2) Specialty Stores. Specialty stores refers to establishments which provide a variety of retail or personal services needs for residents in the larger community area. Typical uses include supermarkets, super drugs stores, clothing boutiques, antiques, bookstores, furniture stores and auto parts.
 - (3) Comparison Shopping Centers. Comparison shopping centers refers to retail establishments that provide a wide variety of retail and personal services that cater to the regional needs. Typical uses include full-line department stores and warehouse-styled retail outlets.
- (bb) Secondhand Sales. Secondhand sales use type refers to establishments primarily engaged in the sale of goods and merchandise which are not being sold for the first time, but excludes those classified as animal sales and services and automotive and equipment. Typical uses include secondhand stores and thrift shops.
- (cc) Transportation Services. Transportation services use type refers to establishments which provide private transportation of persons and goods. Typical uses include taxi services and commercial postal services.

SECTION 8. Section 110.304.30 of the Washoe County Code is hereby amended to read as follows:

Section 110.304.30 Industrial Use Types. Industrial use types include the on-site production of goods by methods not agricultural in nature, including certain accessory uses.

- (d) **General Industrial.** General industrial use type refers to the on-site production of goods other than those that are agricultural or extractive in nature, but excludes those uses classified under custom manufacturing and high technology use types. The following are general industrial use types:
 - (3) **Heavy.** Heavy refers to production processes which should not be located near residential or commercial uses due to the intensive nature of the industrial activity and/or the scale of operation. These uses may be located near other manufacturing uses exhibiting similar characteristics although special control measures may be required for some extremely intensive operations to ensure compatibility with similar industrial uses. Typical uses include motor vehicle assembly, sawmills, textile dyeing, leather tanning, hazardous chemical production, petroleum refining, primary metal processing, storage of manufactured homes and production of explosives or propellants.
- (f) **Inoperable Vehicle Storage.** Inoperable vehicle storage use type refers to premises devoted to the parking and/or storage of inoperable vehicles. Typical uses include storage of manufactured homes and truck storage yards.

SECTION 9. Section 110.3042.35 of the Washoe County Code is hereby amended to read as follows:

Section 110.304.35 Agricultural Use Types. Agricultural use types include the on-site production of plant and animal products by agricultural methods.

- (c) **Animal Production.** Animal production use type refers to raising of animals or production of animal products, such as eggs or dairy products, on an agricultural or commercial basis, but excluding commercial slaughtering. Typical uses include grazing, ranching, dairy farming, poultry farming and aquaculture.
- (e) **Animal Slaughtering, Mobile.** Mobile animal slaughtering use type refers to the slaughtering of animals to be sold to others or to be used in making meat products, within a fully-enclosed mobile slaughtering facility approved by the US Food and Drug Administration, for a duration of not more than fourteen (14) days off-site on any one parcel within a calendar year. Typical uses include mobile commercial slaughtering units.
- (i) **Produce Sales.** Produce sales use type refers to the on-site sale of farm produce and/or shell eggs from property owned, rented or leased by the farmers who grow or produce all or part of the farm produce or shell eggs offered for sale. Only products grown or produced on-site may be sold. Temporary sales, for a maximum duration of 30 days in any one calendar year are allowed in all regulatory zones. Typical uses include produce stands, and fruit and vegetable stands.

SECTION 10. Table 110.304.10.3 of the Washoe County Code is hereby amended to read as follows:

Table 110.410.10.3 (continued)

OFF-STREET PARKING SPACE REQUIREMENTS (Commercial Use Types)
(See Section 110.410.10 for explanation)

Commercial Use Types (Section 110.304.25)	Spaces Required		
	Per 1,000 Square Feet Building Space	Per Employee During Peak Employment Shift	Other
Continuum of Care Facilities, Seniors		As specified by use permit	As specified by use permit

SECTION 11. Table 110.410.10.5 of the Washoe County Code is hereby amended to read as follows:

Table 110.410.10.5

OFF-STREET PARKING SPACE REQUIREMENTS (Agricultural Use Types)
(See Section 110.410.10 for explanation)

Agricultural Use Types (Section 110.304.35)	Spaces Required		
	Per 1,000 Square Feet Building Space	Per Employee During Peak Employment Shift	Other
Animal Slaughtering, Mobile		1	Off-street parking for the mobile facility.

SECTION 12. Table 110.302.05.1 of the Washoe County Code is hereby amended to read as follows:

[Business Impact Note: The Board of County Commissioners hereby finds that this ordinance does not impose a direct and significant economic burden upon a business, nor does it directly restrict the formation, operation or expansion of a business.]

Proposed February 9, 2010.
Proposed by Commissioner Breternitz.
Passed February 23, 2010.

Vote:

Ayes: Commissioners Hunkle, Weber, Jung, Larkin, Breternitz

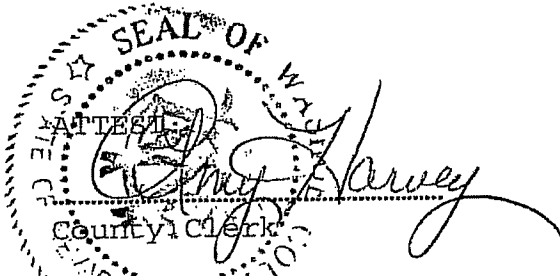
Nays: Commissioners None

Absent: Commissioners None

Chairman
Washoe County Commission



Chairman of the Board



This ordinance shall be in force and effect from and after the 5th day of the month of March of the year 2010.

Attachment D



Spanish Springs Citizen Advisory Board

Approval of these draft minutes, or any changes to the draft minutes, will be reflected in writing in the next meeting minutes and/or in the minutes of any future meeting where changes to these minutes are approved by the CAB. Minutes of the regular meeting of the Spanish Springs Citizen Advisory Board held October 2, 2019, 6:00 p.m. at the Spanish Springs Library at (7100A Pyramid Lake Highway).

1. *CALL TO ORDER/ DETERMINATION OF QUORUM – The meeting was called to order at 6:04 p.m.

MEMBERS PRESENT: Sam Metz, Bruce Parks, Donald Christensen, Stan Smith, Matt Lee (arrived at 6:08 p.m.).

MEMBERS ABSENT: Ken Theiss (excused)

2. *PLEDGE OF ALLEGIANCE – The pledge was recited.

3. *PUBLIC COMMENT –

Laura Gonzales spoke about school bus stop near her home on Dolores. She said a white SUV passed her as she pulled into her driveway. There are people still speeding on Dolores, and passing cars trying to turn into their driveway.

Laney Whiner agreed with Laura. She said cars speed around her as she pulls into her driveway.

Sam Metz said he spoke with Mitch Fink, traffic engineer, about the issue.

With no further requests for public comment, Bruce Parks closed the public comment period.

4. APPROVAL OF AGENDA FOR THE REGULAR MEETING OF OCTOBER 2, 2019:

Sam Metz moved to approve the agenda for the meeting of **OCTOBER 2, 2019**. Stan Smith seconded the motion to approve the agenda of **OCTOBER 2, 2019**. Motion passed unanimously.

5. APPROVAL OF THE MINUTES FOR THE MEETING OF SEPTEMBER 4, 2019:

Stan Smith moved to approve the minutes of **SEPTEMBER 4, 2019**. Donald Christensen seconded the motion to approve the minutes of **SEPTEMBER 4, 2019**. Motion passed unanimously.

Matt Lee has arrived to the meeting at 6:08 p.m.

6. DEVELOPMENT PROJECTS- The project description is provided below with links to the application or you may visit the Planning and Building Division website and select the Application Submittals page: www.washoecounty.us/comdev

Attachment D

6.A. Tentative Subdivision Map Case Number WTM19-003 (Blue Oaks) – Request for community feedback, discussion and possible action to forward community and Citizen Advisory Board comments to Washoe County staff on a request for a 10-lot, common open space single-family residential tentative subdivision map. Lots range from 23,920 square feet to 55,102 square feet. (for Possible Action)

- Applicant\Property Owner: Axion Engineering\Ken Dixon
- Location: 11720 Campo Rico Lane, Sparks, NV
- Assessor's Parcel Number: 534-600-12
- Staff: Chris Bronczyk, Planner, (775) 328-3612; cbronczyk@washoecounty.us
- Reviewing Body: Tentatively scheduled for the Planning Commission on November 5, 2019

Roger Pelham, Washoe County Planner, stated he is available to answer policy, code, and procedural question.

Sam Metz said the map shows they are one acre lots, and there is a residence on that parcel. It appears only a gravel road to the residence. The finished proposal shows there is going to be a single inlet with a cul-de-sac. East of that is the Harris Ranch subdivision. He said he doesn't see any roads going in there. He is concerned with where the road is going to go.

Roger Pelham said proposed access is from the Harris Ranch Subdivision. It comes from the existing dirt road but requires paved road, curb and gutter.

Vaughn Hartung, public member, asked the total lot size. Roger Pelham said 10 acre lot size. Housing will be approximately 1 acre. He asked about infrastructure and sewer connections. Roger Pelham said it's tying into the infrastructure with Harris Ranch. Ingress and egress is Harris Ranch road.

Sam Metz said he would like to hear from the developer. He wants to postpone. Roger Pelham advised them of the statutory timeframe for hearing this project.

MOTION: Matt Lee moved to forward community and Citizen Advisory Board comments to Washoe County staff, and recommend denial Tentative Subdivision Map Case Number WTM19-003 (Blue Oaks). Stan Smith seconded the motion to deny. The motion carried unanimously.

6.B. Master Plan Amendment Case Number WMPA19-0005 (Continuum of Care Facilities, Spanish Springs Area Plan) – Request for community feedback, discussion and possible action to forward community and Citizen Advisory Board comments to Washoe County staff on a request for the addition of the Continuum of Care Facilities, Seniors use type to Table C-3 of the Spanish Springs Area Plan. The result would be to allow that use in the Neighborhood Commercial (NC) regulatory zone. (for Possible Action)

- Applicant\Property Owner: Spanish Springs Associates, LP
- Location: Spanish Springs Area Plan

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- Assessor's Parcel Number: 538-020-01 and 538-010-12
- Staff: Roger Pelham, Senior Planner, (775) 328-3622; rpelham@washoecounty.us
- Reviewing Body: Tentatively scheduled for the Planning Commission on November 5, 2019 This agenda item satisfies the requirements of NRS 278.210 for a neighborhood meeting.

Jesse Haw, applicant, introduced the item and requested addition to the area plan to offer Continuum of Care Facilities. He said we will come back with specific projects, but this is step one of the process.

Stan Smith asked if this would be proposed next to the gravel quarry and wetland area. Jesse Haw said it's just requesting allowed use; there is no specific location yet.

Sam Metz asked about the number of residences, staff size and impacts. He asked about roads, walking paths, and public transportation. Jesse said these are all great questions and all of those items will be addressed during the project.

Commissioner Hartung provided history of this type of facility with other similar facilities. He said HAWCO approached the County with this as a solution because other such facilities like Cascade is full. It's a low impact use for that parcel. He said it's a natural progression of our community. We will need these facilities because everyone is aging. He said this is a land use change request. We have to have land use designation use first, and then they will come back with a project. This is the first step in a long process.

Roger Pelham, Washoe County Planner, said this is the first step of the process is creating a category in this area plan. There are several steps including going before the Planning Commission, Board of County Commissioners, and Regional Planning Commission. He said he is available to answer any policy, codes, and procedures. Without land use in place, they cannot move forward.

Sam Metz asked if public transportation is a portion of the permit process. Commissioner Hartung said no, but stated he has been requesting a bus route into the Galleria, but has been unsuccessful. He said when this project comes back; you can condition to include a transit system by the provider themselves. RTC is also looking at a micro-transit system. RTC has no plans to push a route out this far.

MOTION: Matt Lee moved to forward community and Citizen Advisory Board comments to Washoe County staff on a request for the addition of the Continuum of Care Facilities, Seniors use type to Table C-3 of the Spanish Springs Area Plan, and recommend approval of the Master Plan Amendment Case Number WMPA19-0005 (Continuum of Care Facilities, Spanish Springs Area Plan). Stan Smith seconded the motion to recommend approval. The motion carried unanimously.

7. *WASHOE COUNTY COMMISSIONER UPDATE- Washoe County Commissioner, Vaughn Hartung may be available to provide updated information on discussions and actions by the Board of County Commissioners (BCC). Following his presentation

Attachment D

Commissioner Hartung may be available to address questions and concerns from the CAB and the audience. Commissioner Hartung can be reached at (775)328-2007 or via email at vhartung@washoecounty.us

Commissioner Hartung provided an update and answered questions and concerns regarding speeding on residential roads. He spoke about the concept of putting temporary speed bumps on Dolores. He said Washoe County did a speed test which showed 85% of commuters are following the speed limit. He said he requested motor patrols to monitor the area. They didn't write any tickets. He said he has been aware of this issue on Dolores. He said he has also been requesting stop signs traffic controls on Talking Sparrow and Silent Sparrow. He said speed bumps are a challenge for emergency vehicles and impact response times. Laney requested additional speed signs. Commissioner Hartung said he would call Darren Balaam to get speed trailers out there. Commissioner Hartung said it's a collaborative effort with Washoe County engineering and Sheriff Department.

He said he is trying to get RTC to put a bus route over the hill to serve this area.

Commissioner Hartung spoke about Pine Crest Academy. He said there is a proposed school on Rockin Robin. It's allowed land use, so he believes it won't come before this board. He said he would like them to come before this board to talk to the proposed school. He said he believes it will be a K-12. He said he is concerned with the level of traffic generated, but it's not generated during peak hours.

He said he is still working on getting a light at Egyptian and Pyramid and Sunset Springs. The acceleration lane is complete on the west side. The geometry of the intersection is being changed. Donald Christensen asked about the same intersection flashing yellow lights by NDOT. Commissioner Hartung said they are still working on getting those changed to be consistent with the rest of the flashing lights on Pyramid.

Bruce Parks said at the last meeting, we talked about a 4-way stop on Dolores and Aaron. Aaron has a stop sign, but not Dolores currently. That might slow people down. Commissioner Hartung said he will talk with Staff.

Commissioner Hartung said he is still trying to get Eagle Canyon widened. RTC is studying La Posada all the way to I-80 East, but have to get the Lands Bill done first. Sam Metz asked if this goes through the Indian Colony. Commissioner Hartung said yes, but there isn't enough right-a-way for a road of that nature. They would be forced to take a bunch of houses out in order to carry capacity.

Commissioner Hartung said La Posada on the east side carries 10,000 trips a day. It's a City of Sparks road. He said traffic is an issue in the County. Bruce Parks said infrastructure isn't leading development. Commissioner Hartung said NRS doesn't allow us to frontload right-a-way just because we think development will occur. He said the southeast connector was on the books since the 60's; however, they had to purchase the right-a-way when they were ready to build.

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Commissioner Hartung said traffic studies are conducted in a 24-hour time period. He said an acceptable level is at a level 'C.'

8. *CHAIRMAN/BOARD MEMBER ITEMS- None

9. *GENERAL PUBLIC COMMENT AND DISCUSSION THEREOF – None

ADJOURNMENT – Meeting adjourned at 7:06 p.m.

Number of CAB members present: 5

Number of Public Present: 6

Presence of Elected Officials: 1

Number of staff present: 1