Planning Commission Staff Report

Meeting Date: June 6, 2017

Subject:	Report to Washoe County Board of Commissioners on Master Plan Amendment Case Number WMPA17-0001
Applicant:	Manke Family Trust
Agenda Item Number:	**9A**
Summary:	Discussion and possible action to send a report to the Washoe County Board of Commissioners on their action to reverse the Planning Commission's denial of WMPA17-0001
Recommendation:	**Send a report to the Washoe County Board of Commissioners**
Prepared by:	Kelly Mullin, Planner Washoe County Community Services Department Division of Planning and Development 775.328.3608 kmullin@washoecounty.us

Description

Master Plan Amendment Case Number WMPA17-0001 – For possible action and discussion to send a report to the Washoe County Board of Commissioners regarding their action to reverse the Planning Commission's original denial regarding a text amendment to Table C-3, Allowed Uses (Commercial Use Types) in the Spanish Springs Area Plan to allow "Storage of Operable Vehicles" in the Neighborhood Commercial (NC) Regulatory Zone, subject to the issuance of a Board of Adjustment approved Special Use Permit. If the applicant's request is approved, staff recommends that (1) the Personal Storage Guidelines of Appendix A of the Spanish Springs Area Plan (Western Theme Design Guidelines) also be updated to reflect the allowance of the Storage of Operable Vehicles commercial use type in the NC Regulatory Zone; and (2) to clarify that these design guidelines are applicable to this commercial use type throughout the NC Regulatory Zone in the Spanish Springs planning area.

- Applicant: Manke Family Trust
- Consultant: Wood Rodgers, Inc.
- Locations: Properties with a Neighborhood Commercial Regulatory Zone within the boundaries of the Spanish Springs Area Plan
- Area Plan: Spanish Springs
- Citizen Advisory Board: Spanish Springs
- Development Code: Authorized in Article 820, *Amendment of Master Plan*
- Commission District: 4 – Commissioner Hartung

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Exhibit Contents

Board of County Commissioners Staff Report, Dated April 28, 2017 ..... Exhibit A

Summary

Master Plan Amendment Case Number WMPA17-0001 seeks a text amendment to Table C-3, Allowed Uses (Commercial Use Types) in the Spanish Springs Area Plan to allow "Storage of Operable Vehicles" in the Neighborhood Commercial (NC) Regulatory Zone, subject to the issuance of a Board of Adjustment approved Special Use Permit.

The Planning Commission denied the request at their April 4, 2017 hearing. The denial was subsequently appealed by the applicant's representative to the Washoe County Board of Commissioners (Board). On May 23, 2017, the Board upheld the appeal and reversed the Planning Commission's denial, sending the case back to the Planning Commission for a report as required by Nevada Revised Statutes (NRS) and Washoe County Code (WCC).

Background

May 23, 2017 Board of County Commissioners Meeting. After conducting a public hearing, taking testimony and discussing the proposed Master Plan amendment, the Board upheld the appeal and reversed the denial of the Planning Commission, remanding WMPA17-0001 back to the Planning Commission for a report. This action was taken with a vote of four in favor, one opposed (Commissioner Hartung dissenting).

Draft minutes of the Board's May 23, 2017 are not yet available. However, a video of the meeting can be viewed at http://bit.ly/2qXQ6UI. The hearing for this appeal (agenda item #24) begins at approximately 01:37:15 into the recording.

During discussion of the appeal, the Board noted they believed the Master Plan amendment request to be appropriate and had a different interpretation of the relevant findings for approval than the Planning Commission. Board members stressed the importance of the process required to obtain a special use permit as part of any future applications for a storage of operable vehicles use type, and how such requests are subject to a review that evaluates

potential impacts and considers whether or not it is appropriate to allow a specific use on a specific piece of property. During the motion to reverse the Planning Commission's action, Vice-Chair Berkbigler stated the appropriate findings could be made, including those for compatible land uses, a response to changed conditions, and desired pattern of growth. In his dissent, Commissioner Hartung indicated a concern for the amendment affecting all Neighborhood Commercial properties in Spanish Springs, instead of just the applicant's property. During discussion of the motion, the Board voiced a desire to keep up with the changing nature of the community and pointed out that several allowed uses within the Neighborhood Commercial zone are more intense than the proposed storage of operable vehicles use type (when taking into consideration the process for special use permit review).

April 4, 2017 Planning Commission Meeting. After conducting a public hearing, taking public testimony and discussing the proposed amendment, a motion was made by Commissioner Chesney and seconded by Commissioner Chvilicek to deny Master Plan Amendment Case Number WMPA17-0001. The motion passed unanimously. During discussion of the motion, it was noted that the required findings for approval could not be made – specifically, those related to consistency with the Master Plan, compatible land uses, a response to changed conditions, and the desired pattern of growth. Public comments were largely focused on topics similar to those discussed at the neighborhood meeting.

February 8, 2017 Neighborhood Meeting. The Master Plan amendment was discussed at the neighborhood meeting, with approximately 30 residents in attendance. The following topics were brought up by attendees: concerns about commercial zoning adjacent to existing residential uses; concerns that nearby commercial zoning devalues their property; concerns that allowing personal storage adjacent to residential brings criminal activities; not wanting personal storage or storage of operable vehicles adjacent to residential uses, instead desiring them to be located in industrial areas; concerns that the storage of operable vehicles includes more than just RV parking; possibility of additional traffic, noise and lighting; existence of a personal storage and storage of operable vehicle facility in Spanish Springs and need for another facility; comments that residents currently park RVs on their properties and on streets and therefore additional facilities are not needed; concerns over building a personal storage facility within drainage ways or areas identified for flood control; asking why storage of operable vehicles should be allowed in all NC regulatory zones rather than just a specific location; clarification on what would happen if the amendment was approved; and, attendees indicating a desire to have additional information prior to the neighborhood meeting.

Planning Commission Request for Action

The Planning Commission is requested to discuss the Board's action and send a report back to the Board. The report to the Board is required pursuant to WCC Section 110.820.35:

> Section 110.820.35 Report by the Planning Commission. If a modification to a proposed Master Plan amendment is referred to the Commission for a report under NRS 278.220(4), the Commission is not required to hold a public hearing on the modification and shall submit a report within 90 days from the date of

referral. Failure by the Commission to submit a report within 90 days shall be deemed as a recommendation of approval.

Requirements of Planning Commission's Report

There is no required format or contents for the report that goes to the Board. The Planning Commission may choose to simply make observations, recommendations, and comments on the findings, and/or to give collective or individual comments about the proposed amendment.

The report is tentatively scheduled to be considered by the Board on July 11, 2017, at which time the Board has the ability to take final action on the Master Plan amendment application. Any action taken on the amendment by the Board will not become effective until reviewed by the Regional Planning Commission for conformance with the Truckee Meadows Regional Plan.

Recommendation

Staff recommends that the Planning Commission send a report to the Board regarding their action to reverse the Planning Commission's denial of Master Plan Amendment Case Number WMPA17-0001. It is recommended that this report be framed by collectively or individually commenting on the action taken by the Board.

Motion

The following motion is provided for your consideration:

> "I move that, after giving reasoned consideration to the information contained in the staff report and information received during the hearing, the Washoe County Planning Commission provide a report to the Washoe County Board of Commissioners regarding Master Plan Amendment Case Number WMPA17-0001 containing the following: (*insert appropriate comments/information*)."

xc: Applicant: Manke Family Trust, Attn: William Manke, 2500 Longley Lane, Reno, NV 89502

Consultant: Wood Rodgers Inc., Attn: Derek Kirkland, 1361 Corporate Blvd., Reno, NV 89502

WASHOE COUNTY

Integrity Communication Service

www.washoecounty.us

EXHIBIT A

CM/ACM	
Finance	
DA	
Risk Mgt	**N/A**
HR	**N/A**
Comptroller	

STAFF REPORT
BOARD MEETING DATE: May 23, 2017

DATE: April 28, 2017

TO: Board of County Commissioners

FROM: Kelly Mullin, Planner, Planning and Development Division, Community Services Department, 328-3608, kmullin@washoecounty.us

THROUGH: Bob Webb, Planning Manager, Planning and Development, Community Services Department, 328-3623, bwebb@washoecounty.us

SUBJECT: For possible action, public hearing and discussion to affirm or reverse the Planning Commission's denial of Master Plan Amendment Case Number WMPA17-0001, an application seeking to amend the text within Table C-3, Allowed Uses (Commercial Use Types) in the Spanish Springs Area Plan to allow "Storage of Operable Vehicles" (including RV storage) in the Neighborhood Commercial regulatory zone, subject to the issuance of a Board of Adjustment approved special use permit; and, if reversed, to send the matter back to the Planning Commission for a report thereon pursuant to NRS 278.220(4).

The request potentially impacts all properties with a Neighborhood Commercial regulatory zone within the boundaries of the Spanish Springs planning area. The Manke Family Trust is the applicant and appellant. (Commission District 4.)

SUMMARY

The appellant is seeking to reverse the Planning Commission's decision on April 4, 2017 to deny Master Plan Amendment Case Number WMPA17-0001. The initial request sought to change text within the Spanish Springs Area Plan to allow for the storage of operable vehicles (including RV storage) within the Neighborhood Commercial (NC) regulatory zone, subject to the issuance of a special use permit.

The Washoe County Board of Commissioners (Board) may choose to affirm or reverse the Planning Commission's denial.

Washoe County Strategic Objective supported by this item: Stewardship of our community.

PREVIOUS ACTION

February 8, 2017 Neighborhood Meeting. The Master Plan Amendment (MPA) was discussed at the neighborhood meeting, with approximately 30 residents in attendance. The following topics were brought up by attendees: concerns about commercial zoning

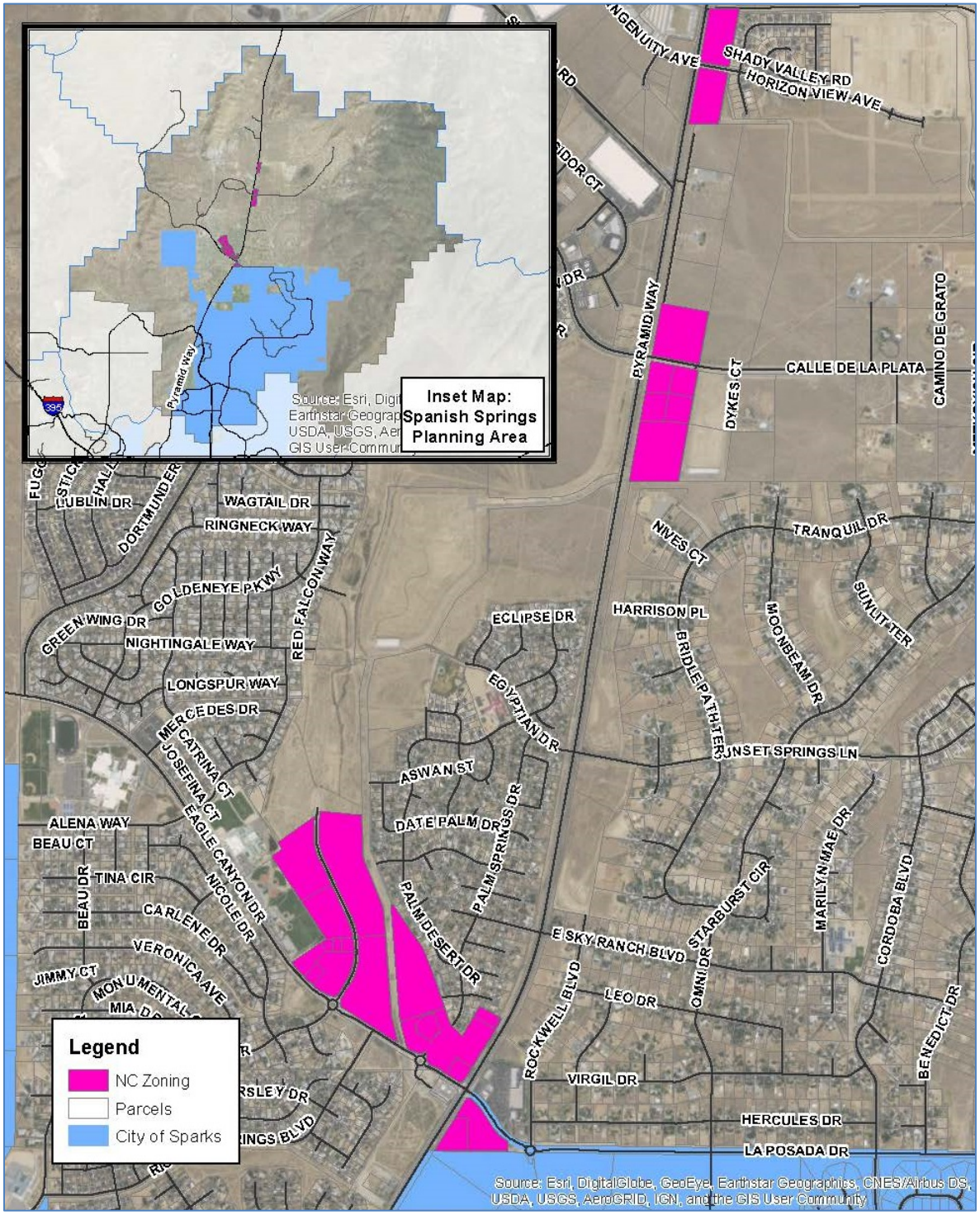
adjacent to existing residential uses; concerns that nearby commercial zoning devalues their property; concerns that allowing personal storage adjacent to residential brings criminal activities; not wanting personal storage or storage of operable vehicles adjacent to residential uses, instead desiring them to be located in industrial areas; concerns that the storage of operable vehicles includes more than just RV parking; possibility of additional traffic, noise and lighting; existence of a personal storage and storage of operable vehicle facility in Spanish Springs and need for another facility; comments that residents currently park RVs on their properties and on streets and therefore additional facilities are not needed; concerns over building a personal storage facility within drainage ways or areas identified for flood control; asking why storage of operable vehicles should be allowed in all NC regulatory zones rather than just a specific location; clarification on what would happen if the amendment was approved; and, attendees indicating a desire to have additional information prior to the neighborhood meeting.

April 4, 2017 Planning Commission Meeting. After conducting a public hearing, taking public testimony and discussing the proposed amendment, a motion was made by Commissioner Chesney and seconded by Commissioner Chvilicek to deny Master Plan Amendment Case Number WMPA17-0001. The motion passed unanimously. During discussion of the motion, it was noted that the required findings for approval could not be made – specifically, those related to consistency with the Master Plan, compatible land uses, a response to changed conditions, and the desired pattern of growth. Public comments were largely focused on topics similar to those discussed at the neighborhood meeting. (Minutes of the Planning Commission meeting are included with this staff report as Attachment C. The Planning Commission staff report is included as Attachment D.)

BACKGROUND

The storage of operable vehicles (including RV storage) is currently not an allowed use within the NC regulatory zone within the Spanish Springs planning area, pursuant to Table C-3, Allowed Uses (Commercial Use Types), adopted as part of the Spanish Springs Area Plan. The applicant is seeking to amend the Spanish Springs Area Plan so that the use may be allowed in the NC regulatory zone, subject to the issuance of a special use permit approved by the Board of Adjustment. The request potentially impacts all properties in the NC regulatory zone within the boundaries of the Spanish Springs Area Plan.

Within the Spanish Springs Area Plan, there are approximately 148 acres of NC regulatory zoning, and all of it is located immediately adjacent to or just off of Pyramid Highway (see map on following page). The majority of the NC regulatory zoning – over 97 acres – is located at the intersection of Pyramid Hwy and Eagle Canyon Dr. There are also ±36.4 acres of NC regulatory zoning along the east side of Pyramid Hwy at Calle de la Plata and another ±14.5 acres at Pyramid Hwy and Horizon View Ave.



Vicinity Map

(All areas of Neighborhood Commercial zoning within the Spanish Springs Area Plan are identified in pink on this map)

The Planning Commission held a public hearing to consider the proposed Master Plan amendment April 4, 2017. The proposal was recommended for approval by staff but denied by unanimous vote of the Planning Commission.

The Planning Commission discussed concerns regarding the applicant's specific property, as well as establishing this type of use across all NC properties in Spanish Springs at the request of a specific property owner. The Commission also indicated that the entries within the Area Plan's current use table were deliberate and that the storage of operable vehicles use type (including RV storage) was not considered appropriate for the NC regulatory zone. At the conclusion of the public hearing, the Planning Commission determined that the amendment did not meet the required findings from WCC Section 110.820.15(d). Below are the findings the Planning Commission indicated could not be met, and their stated reasoning for being unable to make those findings.

1. Consistency with Master Plan. The proposed Master Plan amendment is not in substantial compliance with the policies and action programs of the Washoe County Master Plan, specifically the Spanish Springs Area plan. The Area Plan's exclusion of the storage of operable vehicles use type from the NC regulatory zone was believed to be a deliberate action and this amendment is not consistent with that policy;

2. Compatible Land Uses. The proposed amendment will not provide for land uses compatible with existing or planned adjacent land uses, because the storage of operable vehicles (including RV storage) is not an allowed use.

3. Response to Changed Conditions. The proposed Master Plan amendment does not respond to changed conditions, in that there are other options available to the community for personal and RV storage; and,

5. Desired Pattern of Growth. The proposed amendment does not fit with the desired growth pattern.

The applicant has appealed the Planning Commission's action to deny the initial request, and has asked the Board to overturn that action. The full appeal is provided as Attachment A. In part, the appellant states:

> "It is the applicant's opinion that the Planning Commission made their decision in error, and did not fully consider the Findings as required in 110.820.15(d) prior to making their decision. Washoe County Staff outlined the Findings and their ability to make those Findings in great detail in their Staff Report to the Planning Commission, recommending approval. [Attachment A] is an appeal of the Planning Commission decision to deny the Spanish Springs Area Plan Text Amendment (WMPA17-0001) on April 4, 2017 with regard to Findings 1, 2, 3, and 5 specifically."

FISCAL IMPACT

No fiscal impact.

RECOMMENDATION

It is recommended the Board affirm the Planning Commission's denial of Master Plan Amendment Case WMPA17-0001.

POSSIBLE MOTIONS

Two possible motion options are provided, depending on whether the Board chooses to affirm or reverse the Planning Commission's denial of Master Plan Amendment Case WMPA17-0001.

Affirm

Should the Board agree with the Planning Commission's action, a possible motion would be:

> "Move to deny the appeal and affirm the decision of the Planning Commission to deny Master Plan Amendment Case WMPA17-0001."

Reverse

Should the Board disagree with the Planning Commission's action and wish to reverse the denial of Master Plan Amendment Case WMPA17-0001 and send it back to the Planning Commission for a report*, a possible motion would be:

> "Move to reverse the Planning Commission's decision to deny Master Plan Amendment Case WMPA17-0001 and send the matter back to the Planning Commission for a report. This action is based on the Board's review of the written materials and oral testimony at the public hearing, and the Board's interpretation of the relevant findings."

*Note: *Prior to the Board approving a Master Plan amendment that the Planning Commission has denied, WCC Section 110.820.25(h) and NRS 278.220(4) require the Board first send the proposed amendment back to the Planning Commission for a report, along with any modifications desired by the Board.*

Attachments:

A. Appeal application
B. Action Order for Master Plan Amendment Case WMPA17-0001
C. Minutes of April 4, 2017 Planning Commission meeting
D. Staff report for Master Plan Amendment Case WMPA17-0001

xc: Appellant/Applicant: Manke Family Trust, Attn: William Manke, 2500 Longley Lane, Reno, NV 89502

Representatives: Wood Rodgers Inc., Attn: Derek Kirkland, 1361 Corporate Blvd., Reno, NV 89502

ATTACHMENT A

Washoe County Appeal of Decision to Board of County Commissioners

Your entire application is a public record. If you have a concern about releasing personal information please contact Planning and Development staff at 775.328.3600.

Appeal of Decision by (Check one)

Note: Appeals to the Washoe County Board of County Commissioners are governed by WCC Section 110.912.20.

■ Planning Commission	☐ Board of Adjustment
☐ Hearing Examiner	☐ Other Deciding Body (specify) _____

Appeal Date Information

Note: This appeal must be delivered in writing to the offices of the Planning & Development Division (address is on the cover sheet) within 10 calendar days from the date that the decision being appealed is filed with the Commission or Board Secretary (or Director) and mailed to the original applicant.

Note: The appeal must be accompanied by the appropriate appeal fee (see attached Master Fee Schedule).

Date of this appeal: April 19, 2017

Date of action by County: April 4, 2017

Date Decision filed with Secretary: April 10, 2017

Appellant Information

Name: Manke Family Trust	Phone: 775-828-7742
Address: 2500 Longley Ln	Fax: 775-823-4066
Contact: Derek Kirkland, Wood Rodgers	Email: dkirkland@woodrodgers.com
City: Reno State: NV Zip: 89502	Cell: 775-771-0066

Describe your basis as a person aggrieved by the decision:

I, Derek Kirkland with Wood Rodgers, am representing the applicant, Manke Family Trust. On behalf of the applicant, we feel the Planning Commission made a decision to deny WMPA17-0001 on April 4, 2017 in error without properly considering the Findings as required by Washoe County Code Section 110.820.15(d).

Appealed Decision Information

Application Number: WMPA17-0001

Project Name: Spanish Springs Area Plan Text Amendment

State the specific action(s) and related finding(s) you are appealing:

It is the applicant's opinion that the Planning Commission made their decision in error, and did not fully consider the Findings as required in 110.820.15(d) prior to making their decision. Washoe County Staff outlined the Findings and their ability to make those Findings in great detail in their Staff Report to the Planning Commission, recommending approval. The following is an appeal of the Planning Commission decision to deny the Spanish Springs Area Plan Text Amendment (WMPA17-0001) on April 4, 2017 with regard to Findings 1, 2, 3, and 5 specifically. Please see attached Exhibit A for additional information regarding this appeal.

Appealed Decision Information (continued)	
Describe why the decision should or should not have been made: Refer to the attached Exhibit A.	
Cite the specific outcome you are requesting with this appeal: On behalf of the applicant we are asking the Board of County Commissioners to overturn the Planning Commission denial based on the Planning Commission Staff Report dated March 20, 2017, which recommended approval, and also the additional information provided in Exhibit A attached.	
Did you speak at the public hearing when this item was considered?	☒ Yes ☐ No
Did you submit written comments prior to the action on the item being appealed?	☐ Yes ☒ No
Appellant Signature	
Printed Name: Bill Manley	
Signature: Bill Manley	
Date: 4-19-17	

WOOD RODGERS

April 19, 2017

EXHIBIT A

APPEAL OF PLANNING COMMISSION DECISION ON APRIL 4, 2017 WITH REGARD TO MASTER PLAN AMENDMENT FINDINGS 1, 2, 3, AND 5 ASSOCIATED WITH WMPA17-0001 (SPANISH SPRINGS AREA PLAN TEXT AMENDMENT)

On April 4, 2017 the Washoe County Planning Commission was asked to review a text amendment to the Spanish Springs Area Plan to amend Table C-3 to allow "Storage of Operable Vehicles" in the Neighborhood Commercial (NC) regulatory zone with a Board of Adjustment approved Special Use Permit. The Planning Commission Staff Report, dated March 20, 2017, recommended approval based on Staff's ability to make the required Findings for a Master Plan Amendment with the exception of Finding 6 as there are no Military installations associated with the proposed Amendment. Comments received by the public in regards to the amendment were primarily related to specific project elements that are outlined by the Personal Storage Guidelines, and would also be addressed through the Special Use Permit process. Other comments included opposition to storage facilities and commercial uses in general, both of which are allowed in the SSAP NC zones and would not be further impacted by the proposed amendment. Following the public comment, the Planning Commission made a motion for denial without identifying specific findings for denial. Washoe County Staff reminded the Planning Commission that a recommendation of denial would need to be made based on an inability to make the Findings as required by Washoe County Code Section 110.820.15(d), and the specific Finding(s) that could not be made needed to be stated for the record. After several minutes of discussion the Planning Commission broadly indicated that they could not make Findings 1, 2, 3 and 5.

It is the applicant's opinion that the Planning Commission made their decision in error, and did not fully consider the Findings as required in 110.820.15(d) prior to making their decision. Washoe County Staff outlined the Findings and their ability to make those Findings in great detail in their Staff Report to the Planning Commission, recommending approval. The following is an appeal of the Planning Commission decision to deny the Spanish Springs Area Plan Text Amendment (WMPA17-0001) on April 4, 2017 with regard to Findings 1, 2, 3, and 5 specifically.

- **Master Plan Amendment Finding 1 – Consistency with Master Plan:**

  The applicant finds the proposed amendment to be in substantial compliance with the policies and action programs of the Master Plan, as did the Planning Commission Staff Report prepared by Washoe County Staff March 20, 2017. The Spanish Springs Area Plan (SSAP) Table C-3 (Appendix C of the SSAP) currently allows "Personal Storage" facilities within Neighborhood Commercial (NC) regulatory zones in Spanish Springs. "Storage of Operable Vehicles" or RV storage is commonly associated within "Personal Storage" facilities and should not be considered different than the Personal Storage facilities that are currently allowed in the NC zone.

In addition to being an allowed use, the SSAP provides "Personal Storage Guidelines for NC zones" (Appendix A of the SSAP) which includes design guidelines for "storage structures and RV awnings". The Personal Storage Guidelines for NC within the SSAP provide architectural requirements, fencing and wall requirements, lighting requirements, setback requirements, and landscape requirements. These requirements, already provided in the SSAP, will continue to apply with the addition of "Storage of Operable Vehicles" or RV storage. Furthermore, the proposed text amendment to allow "Storage of Operable Vehicles" will require a Board of Adjustment approved Special Use Permit, which ensures "Storage of Operable Vehicles" projects meet the SSAP Personal Storage Guidelines for NC zones and provide an opportunity for the surrounding community to comment on projects.

- **Master Plan Amendment Finding 2 - Compatible Land Uses:**

  The text amendment proposes to allow "Storage of Operable Vehicles" or RV storage with a Board of Adjustment approved Special Use Permit, requiring any future projects to go through a public review process, within NC regulatory zones. As described above in Finding 1, "Personal Storage" facilities are an allowed use in the NC regulatory zones, and can go straight to building permit with no public review process. It is common, and appropriate, to have RV storage or "Storage of Operable Vehicles" included within a "Personal Storage" facility as they are essentially the same use.

  In addition to storage uses allowed in NC, there are multiple auto oriented commercial uses allowed in the NC regulatory zone (straight to building permit, no public review process required) within the SSAP. These include, but are not limited to, Auto Repair Stations, Car Washes, and Gasoline Sales and Service Stations. All of these uses would have much more of an impact to the surrounding area compared to "Personal Storage" or "Storage of Operable Vehicles" including taller building heights, increased lighting, much higher traffic generators than a storage facility, architectural standards, less security, etc. Unlike the other allowed uses, "Personal Storage" has its own set of Guidelines. "Storage of Operable Vehicles" or RV storage is currently identified within those Guidelines, and would continue to be included if the proposed text amendment were approved.

  As outlined in the SSAP Personal Storage Guidelines (SSAP Appendix A), in addition to setbacks, landscaping, and architectural requirements, new facilities shall also consider the following requirements:

  - Building height requirements including "Storage structures and RV awnings are limited to one story and an 18-foot max building height"
  - Screening requirements including, "facilities must be screened with an 8 to 10 foot tall solid and decorative wall"
  - Lighting requirements, including "Pole lights and standards within storage areas are not permitted. Lighting in these areas is restricted to building mounted lights"

  Not only do the SSAP Personal Storage Guidelines already include standards for RV storage, they have a very strict set of design criteria that ensure "Personal Storage" facilities are well screened (i.e. – 8 to 10 foot tall decorative walls) reducing impacts on the surrounding areas. Storing RVs within this type of facility will not negatively impact the surrounding area any more than what is currently allowed with a "Personal Storage" facility.

- **Master Plan Amendment Finding 3 – Response to Changed Conditions**

  Regional housing trends point to a need for smaller residential lot sizes. Common open space developments and smaller residential lot sizes within the SSAP, and surrounding area, typically do not allow for RV storage within property owner driveways or yard space. Although some residents have the ability to store an RV on their property, others do not and prefer to store them within a secure storage facility. It is common practice for RV storage and mini storage, or "Personal Storage" to occur within the same facility. These facilities exist throughout the Reno-Sparks region, including within Washoe County. As noted previously, Personal Storage facilities located within the SSAP have very strict design criteria, including screening, which makes them an ideal location for including RV storage.

  The proposed text amendment will also remove an inconsistency between Table C-3 and the Personal Storage Guidelines, and will only allow "Storage of Operable Vehicles" with a Board of Adjustment approved Special Use Permit. This will ensure that any proposed project goes through a public review process and is looked at for its ability to meet the design criteria and appropriateness on a project by project basis.

- **Master Plan Amendment Finding 5 – Desired Pattern of Growth**

  Storage facilities are currently an allowed use within the SSAP NC regulatory zone ("Personal Storage"). The proposed text amendment to add "Storage of Operable Vehicles" with a Special Use Permit is consistent with the existing "Personal Storage" use, and would provide additional, secured storage opportunities for the growing Spanish Springs community.

  As outlined by Staff in the Planning Commission Staff Report, the SSAP Character Statement reads in part, "A distinct suburban core is, and will continue to be, concentrated along the Pyramid Highway. This suburban core includes a broad mix of non-residential uses together with residential densities of up to three dwelling units per acre." The proposed text amendment supports the SSAP Character Statement by providing opportunities for current and future Spanish Springs residents, who are unable or unwilling to store RVs within their property, to continue to own and/or purchase recreational vehicles. Washoe County and the State of Nevada are known for and embrace recreation, a rapidly growing industry. The continuing trend of smaller lot sizes creates the need for recreational vehicle owners to find other means for storage. Mini storage or Personal Storage facilities are ideal as they typically offer a range of storage alternatives for RVs including covered areas, garage space, and secure storage. Users of the storage facilities prefer these to be located conveniently near their subdivision for a quick, easy pick up before a recreation outing.

The proposed amendment does not change the fact that "Personal Storage" facilities are an allowed use within the SSAP NC regulatory zone. The proposed amendment simply allows "Storage of Operable Vehicles" to occur within the walls of a Personal Storage facility upon an approved Special Use Permit through the Board of Adjustment. The Special Use Permit provides an opportunity for the Spanish Springs Community to provide input on Storage facilities in the NC regulatory zone if they will include RV parking, an opportunity they currently don't have.

WASHOE COUNTY
Planning and Development
INTEGRITY COMMUNICATION SERVICE

Community Services Dept.
P.O. Box 11130
Reno, Nevada 89520-0027
Phone: (775) 328-6100
Fax: (775) 328-6133

ATTACHMENT B

Planning Commission Action Order

Master Plan Amendment Case Number WMPA17-0001

Decision:	**Denial**
Decision Date:	April 4, 2017
Mailing/Filing Date:	April 10, 2017
Applicant:	Manke Family Trust Attn: William Manke 2500 Longley Lane Reno, NV 89502
Assigned Planner:	Kelly Mullin, Planner Washoe County Community Services Department Planning and Development Division Phone: 775.328.3608 E-Mail: kmullin@washoecounty.us

Master Plan Amendment Case Number WMPA17-0001 – For possible action, hearing, and discussion to approve a text amendment to Table C-3, Allowed Uses (Commercial Use Types) in the Spanish Springs Area Plan to allow "Storage of Operable Vehicles" in the Neighborhood Commercial (NC) Regulatory Zone, subject to the issuance of a Board of Adjustment approved Special Use Permit. As part of this possible action, staff recommends that (1) the Personal Storage Guidelines of Appendix A of the Spanish Springs Area Plan (Western Theme Design Guidelines) also be updated to reflect the allowance of the Storage of Operable Vehicles commercial use type in the NC Regulatory Zone; and (2) to clarify that these design guidelines are applicable to this commercial use type throughout the NC Regulatory Zone in the Spanish Springs planning area.

- Applicant: Manke Family Trust
- Consultant: Wood Rodgers, Inc.
- Locations: Properties with a Neighborhood Commercial Regulatory Zone within the boundaries of the Spanish Springs Area Plan
- Area Plan: Spanish Springs
- Citizen Advisory Board: Spanish Springs
- Development Code: Authorized in Article 820, *Amendment of Master Plan*
- Commission District: 4 – Commissioner Hartung

Notice is hereby given that the Washoe County Planning Commission denied the above referenced case number based on the inability to make the following findings as required by Washoe County Code Section 110.820.15(d).

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

2. Compatible Land Uses. The proposed amendment will provide for land uses compatible with existing or planned adjacent land uses, and will not adversely impact the public health, safety or welfare.

3. Response to Changed 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.

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.

Anyone wishing to appeal this decision to the Washoe County Board of County Commissioners may do so within 10 calendar days after the Mailing/Filing Date shown on this Action Order. To be informed of the appeal procedure, call the Planning staff at **775.328.6100**. Appeals must be filed in accordance with Section 110.912.20 of the Washoe County Development Code.

Washoe County Community Services Department
Planning and Development Division

Carl R. Webb, Jr., AICP
Secretary to the Planning Commission

CRW/KM/ks

xc:

Applicant: Manke Family Trust, Attn: William Manke, 2500 Longley Lane, Reno, NV 89502

Consultant: Wood Rodgers Inc., Attn: Derek Kirkland, 1361 Corporate Blvd., Reno, NV 89502

Action Order xc: Nate Edwards, Deputy District Attorney

STAFF NOTE:

The following minutes will be amended to reflect the following corrections on page 6 (of 12): paragraph 2, line 5, and paragraph 3, line 3: "was not" will be replaced with "is." These corrections will be submitted to the Planning Commission for review on June 6, 2017.

ATTACHMENT C

WASHOE COUNTY PLANNING COMMISSION
Meeting Minutes

Planning Commission Members
James Barnes, Chair
Sarah Chvilicek, Vice Chair
Larry Chesney
Francine Donshick
Philip Horan
Greg Prough
Carl R. Webb, Jr., AICP, Secretary

Tuesday, April 4, 2017
6:30 p.m.

Washoe County Commission Chambers
1001 East Ninth Street
Reno, NV

The Washoe County Planning Commission met in a scheduled session on Tuesday, April 4, 2017, in the Washoe County Commission Chambers, Building A, 1001 East Ninth Street, Reno, Nevada.

1. Determination of Quorum

Chair Barnes called the meeting to order at 6:31 p.m. The following Commissioners and staff were present:

Commissioners present:	James Barnes, Chair Sarah Chvilicek, Vice Chair Larry Chesney Francine Donshick Philip Horan
Absent:	None
Staff present:	Carl R. Webb, Jr., AICP, Secretary Chad Giesinger, Senior Planner, Planning and Development Kelly Mullin, Planner, Planning and Development Eric Young, Senior Planner, Planning and Development Nathan Edwards, Deputy District Attorney, District Attorney's Office Donna Fagan, Recording Secretary, Planning and Development

2. *Pledge of Allegiance

Commissioner Chesney led the pledge to the flag.

THE AUDIO STARTED IN THE MIDDLE OF DDA EDWARD'S ANNOUNCEMENT.

3. *Ethics Law Announcement

Deputy District Attorney Edwards provided the ethics procedure for disclosures.

4. *Appeal Procedure

Bob Webb recited the appeal procedure for items heard before the Planning Commission.

5. *Public Comment

Chair Barnes opened public comment. Greg Prough, former Planning Commissioner, addressed the Commission about how honored he had been to serve with them and help move Washoe County forward making it a safe, secure and healthy community. He said the role that they played together was invaluable; listening to the voice of our citizens, taking their complaints and positive input and come out with resolutions. He said the last several years had been some of the greatest times of his life, which he would cherish and never forget.

Chair Barnes closed public comment.

6. Approval of Agenda

Chair Barnes requested to move Agenda Item 9B to the beginning of the meeting. In accordance with the Open Meeting Law, Vice Chair Chvilicek moved to approve the Agenda as amended for the April 4, 2017 meeting. Commissioner Donshick seconded the motion, which carried unanimously.

7. Approval of March 7, 2017 Draft Minutes

On motion by Vice Chair Chvilicek, seconded by Commissioner Donshick, which carried unanimously, it was ordered that the minutes for March 7, 2017 be approved.

8. Planning Items

A. ~~Presentation and discussion of the 2017 flood events and summary of Washoe County response – Dwayne # Smith, Director – Engineering and Capital Projects.~~

THIS ITEM WAS NOT HEARD AT THE APRIL 4, 2017 PLANNING COMMISSION MEETING.

9. Public Hearings

B. Abandonment Case Number WAB17-0001 (Ettinger/Church) – Hearing, discussion, and possible action to approve, partially approve or deny the abandonment of three 33-foot-wide government patent access and utility easements along the northern, eastern and southern property lines of 15520 Fawn Lane; and one 33-foot-wide government patent access easement along the southern property line of 15500 Fawn Lane, for the benefit of the applicants.

- Applicant/Property Owner: Stacy and Lesa Ettinger
- Applicant/Property Owner: Jeffrey Church
- Location: 15500 and 15520 Fawn Lane, approximately ½ mile south of Fawn Lane's intersection with Mt. Rose Highway
- Assessor's Parcel Numbers: 150-232-08 and 150-232-09
- Parcel Sizes: ±1.50-acres (APN: 150-232-08) and ±1.496-acres (APN: 150-232-09)
- Master Plan Category: Suburban Residential (both parcels)
- Regulatory Zone: Low Density Suburban (both parcels)
- Area Plan: Forest

- Citizen Advisory Board: South Truckee Meadows/Washoe Valley
- Development Code: Article 806, *Vacations and Abandonments of Easements or Streets*
- Commission District: 2 – Commissioner Lucey
- Section/Township/Range: Section 36, T18N, R19E, MDM, Washoe County, NV
- Prepared by: Kelly Mullin, Planner
  Washoe County Community Services Department
  Division of Planning and Development
- Phone: 775.328.3608
- E-Mail: kmullin@washoecounty.us

Chair Barnes asked Jeffrey Church to come forward. Mr. Church stated they would like to continue this item to the June 6, 2017 meeting.

Chair Barnes opened public comment. Hearing none, he closed public comment and called for a vote.

On motion by Commissioner Chesney, it was ordered that this item be continued to the June 6, 2017 Planning Commission meeting. Vice Chair Chvilicek seconded the motion, which carried unanimously.

8. Planning Items

B. Possible action to appoint a Member of the Washoe County Planning Commission to serve as an Alternate member on the Washoe County Design Review Committee.

Bob Webb stated this item was for the appointment of a current Planning Commission member as an alternate to the Washoe County Design Review Committee. Currently, the Design Review Committee's primary representative from the Planning Commission was Commissioner Chesney and the position of alternate had been vacant for a while. Commissioner Donshick said she would volunteer to be the alternate.

Chair Barnes opened public comment. Hearing none, he closed public comment and called for a vote.

On motion by Commissioner Chesney, seconded by Vice Chair Chvilicek, it was ordered to nominate Commissioner Donshick as the alternate to the Washoe County Design Review Committee and authorize the Chair to sign the letter of appointment.

C. For possible action and review to authorize transmittal of the 2016 Washoe County Regional Plan Annual Report. (as amended, if required to incorporate Planning Commission comments) to the Truckee Meadows Regional Planning Commission and the Truckee Meadows Regional Planning Governing Board on behalf of the Washoe County Planning Commission (per *NRS 278.0286)*, including any action taken within the previous calendar year which furthers or assists in carrying out the policies or programs contained in the comprehensive regional plan, and any work relating to the comprehensive regional plan that is proposed for the next fiscal year. The report will track the format of the comprehensive regional plan by addressing information relevant to major components of that plan, including (1) Regional Form and Pattern: regional form, cooperative plans and planning, and affordable housing; (2) Natural Resource Management: development constraints areas, open space & greenway plans, and the regional water management plan; (3) Public Services and Facilities: regional transportation planning, wastewater services & facilities, and local government/affected entities facilities plans; (4) General Review of the

2012 Truckee Meadows Comprehensive Regional Plan: 2017 regional plan update; and (5) Planned Policies or Projects in 2017 that will further or assist in carrying out the regional plan. – Chad Giesinger, Senior Planner, Planning and Development.

Chad Giesinger, Senior Planner, discussed the components of the guidelines associated with the Annual Report including the submission, deadlines, jurisdictional progress, proposed work, approval, actions, implementation, format and responsibilities.

Mr. Giesinger presented the Annual Report and PowerPoint presentation to the Commission. Chair Barnes opened up discussion to the Commission. Commissioner Chesney asked what the WC-1 funding consisted of. Mr. Giesinger stated it was a tax measure that passed in 2001 to provide funding to the Parks and Recreation facilities, which had been used over the years to build new trails.

Vice Chair Chvilicek asked why the City of Reno and the City of Sparks were well underway in their plan updates and there were areas in the Washoe County Plan that were woefully lax in terms of the regional level regarding infrastructure and waste treatment. She said the recommendation was to wait until the 2017 Plan from Regional was prepared and then we would start to work on areas that needed to come into compliance. She wondered if there was any appetite to be proactive to start on Plan updates on the areas that were inadequate.

Mr. Webb said there was a mandate that once the Regional Plan was updated as it happened in 2012, there would be a review of all of the jurisdiction's Master Plans and Report by Regional about where there needed to be steps for conformance. He said the County did all of their conformance review except for the Public Services and Facilities element. He noted there were only certain components of that element that required updating and those had to do with concurrency management. He stated what Reno and Sparks had done was their Master Plans were found in conformance after updates a couple of years ago. They launched separate initiatives to update their Plans in several areas, which were not connected to the Regional Plan update. He said the County could devote time and effort to update the Public Services and Facilities element based on the 2012 Regional Plan, but in his view it was better to have those allocated resources work on the 2017 update in coordination with not only the Director but also the County Commissioners, the Regional Planning Commissioners, Regional Planning staff and the other two jurisdictions to become fully involved with the Regional Plan update process. He said after the 2017 Plan was adopted, they would go through the same process and staff would have to work their way through all of the elements to make sure that the County was in conformance.

Mr. Webb stated the second part of this had to do with updates specific to the Area Plans, which would have to be discussed at staff level regarding resources as they began to move forward and the timing of any updates separate from the Regional Plan conformance of those Area Plans. Vice Chair Chvilicek asked him to give those points to the representatives of the Regional Planning Commission. Mr. Webb said the team was reaching out to the Board of County Commissioners (BCC) because it was important to get their policy direction to staff and at the right time. He noted the Director had committed the entire Planning Commission and the Regional Planning Commission would receive that policy direction and discussion so the Planning Commission would be able to carry that conversation forward in their meetings through the update process.

Chair Barnes opened public comment. Hearing none, he closed public comment and called for a motion.

Commissioner Chesney moved that based on testimony and comments received during the meeting, discussion and review of this matter by the Planning Commission, and consistency with the adopted annual reporting procedures and state law, the Washoe County Planning Commission directs staff to submit the Washoe County 2016 Regional Plan Annual Report, included as Attachment A to the staff report accompanying this item, with the following changes (insert directed changes), to the Truckee Meadows Regional Planning Commission and the Truckee Meadows Regional Planning Governing Board on behalf of the Washoe County Planning Commission. Vice Chair Chvilicek seconded the motion, which carried unanimously.

9. Public Hearings

A. Master Plan Amendment Case Number WMPA17-0001 – For possible action, hearing, and discussion to approve a text amendment to Table C-3, Allowed Uses (Commercial Use Types) in the Spanish Springs Area Plan to allow "Storage of Operable Vehicles" in the Neighborhood Commercial (NC) Regulatory Zone, subject to the issuance of a Board of Adjustment approved Special Use Permit. As part of this possible action, staff recommends that (1) the Personal Storage Guidelines of Appendix A of the Spanish Springs Area Plan (Western Theme Design Guidelines) also be updated to reflect the allowance of the Storage of Operable Vehicles commercial use type in the NC Regulatory Zone; and (2) to clarify that these design guidelines are applicable to this commercial use type throughout the NC Regulatory Zone in the Spanish Springs planning area.

- Applicant: Manke Family Trust
- Consultant: Wood Rodgers, Inc.
- Locations: Properties with a Neighborhood Commercial Regulatory Zone within the boundaries of the Spanish Springs Area Plan
- Area Plan: Spanish Springs
- Citizen Advisory Board: Spanish Springs
- Development Code: Authorized in Article 820, *Amendment of Master Plan*
- Commission District: 4 – Commissioner Hartung
- Prepared by: Kelly Mullin, Planner
Washoe County Community Services Department
Division of Planning and Development
- Phone: 775.328.3608
- E-Mail: kmullin@washoecounty.us

Mr. Webb read the item into the record. Chair Barnes called for any disclosures. Commissioner Horan stated he received a few emails but nothing he felt that needed to be disclosed. Chair Barnes stated he also received those emails.

Chair Barnes opened the public hearing. Kelly Mullin, Planner, presented the Staff Report and noted staff's recommendation was that if the change was made that any storage of operable vehicles in the Neighborhood Commercial (NC) zone in Spanish Springs be required to adhere to the personal storage guidelines that were in Appendix A, and that those guidelines be updated to reflect that requirement (Exhibit A1).

Chair Barnes opened up questions to the Commission. Commissioner Horan said early in the Staff Report Ms. Mullin referenced the fact that the question of RV facilities was "kind of" mentioned but not mentioned in the Table, and he wondered if that was intentional. Ms. Mullin stated they found it interesting that it was specifically mentioned in conjunction with personal storage facilities in the NC zone in Spanish Springs and then it was suggested that it was

contemplated as a compatible potential use. She said that was one of the reasons they were present at this meeting to see if the Planning Commission concurred.

Chair Barnes opened up discussion to the Applicant. Derek Kirkland, Wood Rodgers, stated some of the comments and questions at the public meeting centered around where Mr. Manke's property was located. He spoke with the Applicant and he was willing to share where the property was located. He said the Applicant owned a portion of the southeast corner of Pyramid Highway and La Posada, 9.6 acres, zoned NC. He noted that personal storage was not an allowed use and they were not looking to change that portion. He said they would like to potentially put in a car wash facility towards the corner in the front and some personal storage within the site. He said access was tough on this parcel and lots were much smaller in the Sparks area to park their RVs. He thought as development continued this was a good location with limited access for people who would like to park their RVs. He said they were looking at some enclosed RV parking also.

Mr. Kirkland stated after they looked at the Code they wondered how to include RV storage. They thought they could get a Special Use Permit, bring a project forward to the community and try to meet the guidelines. He highlighted that personal storage was not an allowed use in the Neighborhood Commercial zone and they were looking to change storage of operable vehicles (RV) on their parcel. He said they understood it might not be appropriate for every NC parcel within the Spanish Springs Area Plan, so by adding it with the Special Use Permit they would bring forward a project and meet all the standards. He noted storage of operable vehicles was consistent with other uses and some of those in the Table you could go straight to building permit included auto repair, auto cleaning, car wash, and gasoline services and sales. He noted on that particular corner there were two gas stations across the street, so he thought it made sense for these types of uses because some were already occurring there.

Mr. Kirkland stated some of the other comments were very project specific. He thought the personal storage guidelines already did a nice job of describing how they would have to design the facility. One of those was to construct walls to enclose the facility and screen it from surrounding properties. Personal storage facilities already had those guidelines so it made sense to have RV storage within those closed facilities. The guidelines were there and the Applicant was asking to come forward with a Special Use Permit and prove that this location made sense.

Chair Barnes opened up questions to the Commission. Vice Chair Chvilicek stated Mr. Kirkland kept referring to personal storage, but what she was hearing him say it was a commercial venture to store other people's RVs. Mr. Kirkland stated that was correct, but he was not sure if she saw the mini-storages. He said people rented spaces such as a typical mini-storage or mini-garage that stored people's personal stuff. He said in the personal storage guidelines they allowed up to 18 feet in height; this would be larger personal storage units. He said they were looking to do something similar to what everyone saw around town, this was just asking for a Special Use Permit so they could come back and show how they would meet the existing commercial use of personal storage.

Mr. Webb said if the Applicant wished to put in mini-warehouses and wished to store RVs, they would have to evaluate that as two different use types and look to their use tables and determine what use types were allowed or not allowed, or permitted with a Special Use Permit/Administrative Permit depending upon whatever zone or planning area they were in.

Vice Chair Chvilicek stated this Commission had heard this specific piece of property before. It was a park and Washoe County wanted to abandon it and revert it to commercial use. Mr. Webb stated that was correct, but he was not sure who the previous owner was. He said it

was a Washoe County Park and the access problems were still there. He thought it was more hazardous for small children in the playground. He said there was a whole process done to move it to NC zoning because of its location at the intersection and he felt it made sense to be zoned commercial.

Chair Barnes opened up public comment. Gordon Astrom, 200 Horizon Ridge Road; Diana Christensen, 11825 Paradise View Drive; Don Christensen, 11825 Paradise View Drive; Brian Reiners, 320 Hyacinth Street; Dan Gearhart, 5331 Energy Stone Drive; Dan Herman, Campo Rico Lane; and, Jon Stieber, 11765 Paradise View Drive, all voiced their concerns. Those concerns were summarized as follows: preferred residential support services such as restaurants, medical, dental, banks and retailers as opposed to RV parking; if one part was changed all of the area would have to be changed; the effects and impacts of a "walled-in" area with mini-warehouses and RVs; an industrial area already located across the street which had an RV parking area and mini-storage; the Shadow Ridge housing development; a possible storage area with a car wash; the recently approved 2,500 new homes to go in the area; Special Use Permit process; Neighborhood Commercial (NC) zoning; the loss of views of the mountains; Mr. Manke's location on Longley Lane with a gas station and mini-mart; access would be all hours of the day and night; loss of ability to walk dogs, hike and run; flood lights and security lighting in the middle of the night; water runoff; possible loss of property values; changing the laws and the allowed use tables; Spanish Springs Area Plan; landscape guidelines; and, the fact that RV storage was intentionally omitted and not included in this particular zoning.

Chair Barnes closed public comment and brought questions back to the Commission. Hearing none, he closed the public hearing and brought it back to the Commission for discussion. Commissioner Chesney said the Applicant had one little small piece of the pie of this entire zoning area. He stated the affect of allowing this type of zoning on all of the other pieces of property should be addressed one at a time. He said this piece of property that was a park sat across the street from "the" shopping center in Spanish Springs and traffic was horrendous. He said as the Commission fought their way through all of these amendments and uses, traffic was paramount and he could not support it.

Vice Chair Chvilicek concurred that this could be inferred that the absence of RV storage was applicable to an un-allowed use. She said to imply that it was supposed to be there was not sufficient. She stated she believed Area Plans trumped everything else.

Commissioner Horan reminded the audience it was zoned NC and there would be commercial development; there may not be RV parking but there would be commercial. He said he did not support the project.

Commissioner Donshick stated she believed that if it was not put in the zone use previously, it was not an oversight, it was not supposed to be there and she did not support this project.

Chair Barnes called for a motion.

Commissioner Chesney moved 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 deny Master Plan Amendment Case Number WMPA17-0001 to amend the Spanish Springs Area Plan within Table C-3 of the Spanish Springs Area Plan to allow for "Storage of Operable Vehicles" in the Neighborhood Commercial (NC) Regulatory Zone based on the following findings. Vice Chair Chvilicek seconded the motion, which carried unanimously.

1. Consistency with Master Plan. The proposed amendment was found not to be in substantial compliance with the policies and action programs of the Master Plan.

2. Compatible Land Uses. The proposed amendment did not fit with compatible land uses because RV storage was not an allowed use; the area had been heavily impacted and development of common space and open space subdivisions.

3. Response to Changed Conditions. The proposed amendment was zoned NC but there were other options available to the community for personal and RV storage;

5. Desired Pattern of Growth. The proposed amendment did not fit with the desired growth pattern.

C. Development Code Amendment Case Number WDCA16-0001 (Wholesaling, Storage and Distribution - Heavy) – For possible hearing, action and discussion to recommend approval of an amendment to the Washoe County Code at Chapter 110 (Development Code), Article 302, Table of Uses 110.302.05.4 (Industrial Use Types) to allow the Wholesaling, Storage and Distribution (Heavy) Industrial Use Type from WCC Section 110.304.30 in the General Rural (GR) regulatory zone, with a Board of Adjustment approved Special Use Permit. The discussion may include a determination whether to require a minimum lot size; and, if approved, to authorize the chair to sign an updated resolution reflecting these amendments. This case was originally heard and approved by the Planning Commission on March 7, 2017; however, the adopting resolution and draft ordinance did not accurately reflect the proposed amendments as recommended for approval by the Planning Commission. Those issues have been corrected for this second appearance before the Planning Commission. The Wholesaling, Storage and Distribution (Heavy) industrial use type is defined in WCC Section 110.304.30(l) and generally refers to businesses or establishments primarily engaged in wholesaling, storage, and bulk sale distribution including but not limited to open-air handling of material and equipment other than live animals and plants; Heavy refers to distribution and handling of materials and equipment and typical uses include monument sales, stone yards, and open storage yards.

- Applicant: Gail Willey
- Location: All of unincorporated Washoe County
- Master Plan Category: Rural (R)
- Regulatory Zone: General Rural (GR)
- Area Plan: All
- Citizen Advisory Board: All
- Development Code: Article 818, Amendment of Development Code
- Commission District: All
- Prepared by: Eric Young, Senior Planner
Washoe County Community Services Department
Division of Planning and Development
- Phone: 775.328.3613
- E-Mail: eyoung@washoecounty.us

Chair Barnes called for any disclosures from the Commission. Hearing none, he opened discussion to staff. Eric Young, Senior Planner, presented the Staff Report.

Commissioner Donshick said he talked about the Resolution stated General Rural (GR) but she went through all her documents and wondered where it mentioned General Rural Agriculture (GRA). Mr. Young stated it was clearly his error. He explained there was a

Resolution in the packet and attached to that Resolution was a draft ordinance. The Resolution stated the Commission was recommending approval of the ordinance. The Resolution was correct and said the proposed change was to allow the change in GR. In the introductory paragraph of the draft ordinance, it said GRA and so the ordinance and the Resolution did not match, which was his error. That was why this was being brought back to the Planning Commission; to make sure the two documents said the same thing word for word.

Vice Chair Chvilicek said in the allowed Tables of Uses, (page 2 of 4), was it correct to state that the only allowance that required a 40 acre minimum was in the wholesale storage and distribution under heavy; none of those other uses required a 40-acre minimum under the GR classification. Mr. Young stated that was correct; in the Development Code they used that 40-acre minimum three times and it was all for Division 300. He said one of the exceptions was someone had to have 40 acres to get the exception for building an accessory structure larger than their home. Vice Chair Chvilicek said some of these other allowed uses in GR that required a Special Use Permit but did not have acreage requirements were much heavier use and would have a heavier impact and to single out one entity requiring 40 acres baffled her.

Chair Barnes asked the Commission how much of a presentation they would want from Mr. Young. Hearing none, he asked if the Commission had any further questions. Hearing none, he opened up the presentation for the Applicant. Mr. Young stated the Applicant was not present; however, he said he had heard from quite a few community members. He said another part of the discussion last month was that the Applicant had a particular property in mind for this use, but staff did not look at the property. Staff actively tried to stay away from that. He said it was a little bit different from the Spanish Springs situation they just saw where it was limited to just a small area and they could identify all of the different areas where it would happen. In this instance, the change would allow this use with a Special Use Permit on every single GR parcel anywhere in the County of many different sizes and character neighborhoods.

Chair Barnes opened public comment. Delia Greenhalgh, 140 Andrew Lane; Lani Wilkes, 5475 Tana Wood Drive and 136 Andrew Lane; Paul Howard, 145 Andrew Lane; Tim Milton, 130 Andrew Lane; Cynthia Albright, 4495 Interlaken Court; Richard Mahoney, 625 Rhodes Road; Kevin Huffer, 300 Andrew Lane; Jeff Cates, 165 Andrew Lane; Carol Huffer, 300 Andrew Lane; Scott Jordan, 605 Chance Lane; Marcy Jordan, 605 Chance Lane; Marijke Bekken, 132 Andrew Lane; William Naylor, 1005 Dunbar Drive; Hershel Rosenbaum, 132 Andrew Lane; and, Dan Herman, Campo Rico Drive, all voice their concerns. Those concerns were summarized as follows: industrial use types (heavy) in the GR zone and an amendment to the minimum parcel size of 40 acres; large amount of the 35 acres was unbuildable due to flood plains; inconsistent with the surrounding area; lifestyle and safety; Andrew Lane as their access to the nursery; small dirt road off of Andrew Lane to transport nursery supplies; road was inadequate to meet the demands of heavy vehicles; industrial-sized vehicles, noise pollution effects on people, animals and the natural habitat; safety concerns for school busses and students; dust, air and gas emissions; original purpose for the Development Code; uniqueness of the region that they lived in; meteorological and topological aspects; bridge safety; high velocity wind zone; Special Use Permit application process; driveway easements on the side of this property; Steamboat Creek; flooding; water over the bridge on Andrew Lane and its effects on several homes down the dirt driveway; notification to surrounding property owners; Washoe County goals; minimum parcel size; Big Ditch Water Board; fragile ecological site; water quality, wildlife access; open air storage site; rural environment; wholesale storage and distribution; higher acreage usage; property values; rural development; Rhodes Road; Damonte Ranch; 100-year flood plain; soft, meadow grassland; 10-year flood plain; fertilizers; non-native soils; potential hazmat material; water systems; previous denial of SPB11-19-97 heard in 1998; pasture land for livestock; not accessible for fire trucks; wild horses; domestic horses; color rock; toxic materials; not consistent with South Valleys Area Plan; increased traffic;

Conservation Area; public health, safety and welfare; and, dangerous conditions on the narrow dirt road.

Chair Barnes closed public comment and opened up questions to the Commission. Commissioner Chesney asked if a public workshop had been held. Mr. Young replied they had; however, there was very little attendance. Commissioner Chesney asked what the notification requirements were to the public for this type of amendment. Mr. Young stated they were required to notice Community Advisory Boards (CAB) and use the c-mail used by the County. Mr. Webb stated the Development Code itself required notice in the newspaper and CABs for Development Code Amendments only. He said the Department had a policy and it also held an all CAB/Public Workshop in addition to what the Code required and as Mr. Young pointed out, they took the extra step to notify all on the c-mail blast.

Mr. Young stated there was zero attendance from all the CAB noticing. Vice Chair Chvilicek stated but there was no specific CAB meeting held. Mr. Young stated that was correct; it was not actually an official CAB meeting. They published a notice of possible quorum in case they ended up with a quorum, but it was more like an open public workshop. Mr. Webb stated the previous Development Code Amendment heard for cellular on GRA was only toward Warm Springs, so that was specific and offered to the Warm Springs CAB. As a county-wide Development Code Amendment affecting all GR regulatory zones throughout the County, they did not go out and visit each of the CABs, they noticed all the CAB members and asked them to participate in the workshop to discuss and answer questions.

Vice Chair Chvilicek stated what had been originally presented was a change for industrial to wholesale storage and distribution, which would allow this in the GR zone, not just the 40 acres. Mr. Young stated that was correct. Vice Chair Chvilicek stated so what was being asked of the Commission was to not only allow it in GR, but to ask for a 40-acre minimum. Mr. Young stated that was staff's recommendation; however, the Applicant's request was to allow it in GR with no minimum acreage. Vice Chair Chvilicek stated the Commission could approve it without minimum acreage, approve it with minimum acreage, or deny wholesale. Mr. Young said that was correct.

Vice Chair Chvilicek thought the process was skewed and people were not being notified, other than the all-CAB workshop. She said she was on the c-mail but had been mysteriously dropped from all email notifications, so she understood that this process was hard to follow. She said she was in favor of denying the amendment.

Mr. Webb stated this was a conundrum they faced because this Commission could only recommend; the actual policy decision would be made by the BCC. He said the same conundrum applied to the BCC when they considered any Code Amendment; they were only required to notice those hearings in the newspaper. A change to the Code required a notice to the CABs and the newspaper; however, staff took that further to do the c-mail. He said there would be no measurable or affordable way to notice every property owner who owned a GR property inside Washoe County. He said the first question this Commission had to ask was if an industrial use type of wholesale, storage and distribution heavy was appropriate in GR. Then once that determination was made, the next question was should there be a minimum acreage. Staff's recommendation was 40 acres minimum, or the Commission could say no. Also, the Commission could say right from the start that they did not believe it was an appropriate use in the GR zone.

Vice Chair Chvilicek stated she thought the minimum acreage was always 40 acres for the GR zone. Mr. Webb stated they went from an old zoning system to a one-map system in the 1990s and then back to a two-map system. He said because of that the GR zone was initially

developed as a holding area; it could be for lands that had some sort of a constraint such as wetlands, steep slopes or flood plains, or they could be areas that there was no planned development. Mr. Webb continued to explain the different types of zoning over the years, what qualified in the zone areas and the various reasons why certain properties fell within the current categories when they went to the Master Plan. He said what Mr. Young was portraying in the Staff Report was staff's professional opinion that they should not attempt to perpetuate the use of the non-conforming smaller lots, but that was the Planning Commission's discussion, consideration and recommendation.

DDA Edwards stated last month the Planning Commission voted in favor of the Amendment with the 40-acre limitation.

Chair Barnes closed the public hearing and brought discussion back to the Commission. Commissioner Horan stated what the Commission had seen tonight was a little bit of the law of unintended consequences when an amendment was driven by a single applicant. Vice Chair Chvilicek concurred and said Area Plans trumped everything. Chair Barnes closed discussion and called for a motion.

Vice Chair Chvilicek made a motion that after given reasoned consideration to the information contained in the Staff Report and information received during the public hearing that the Washoe County Planning Commission deny WDCA16-0001 and the finding was that it was not consistent with the Master Plan because it was not included in the Area Plan, that promotes the purpose of the Development Code, there was an industrial allowance and that this type of use was already allowed in industrial zoning and could not make any of the findings based on what she already stated. Commissioner Chesney seconded the motion, which carried unanimously.

10. Chair and Commission Items

***A.** Future agenda items.

There were no future agenda items.

***B.** Requests for information from staff.

There were no requests for information from Staff.

11. Director's and Legal Counsel's Items

***A.** Report on previous Planning Commission items.

There were no reports to be given.

***B** Legal information and updates.

DDA Edwards stated he had no information or updates to share with the Commission.

12. *General Public Comment

There was no response to the call for public comment.

13. Adjournment

9:34 p.m. Commissioner Donshick moved to adjourn the meeting, seconded by Commissioner Chesney, which carried unanimously.

Respectfully submitted,

Katy Stark for Jaime Dellera

Jaime Dellera, Independent Contractor

Approved by Commission in session on May 2, 2017.

for

Carl R. Webb, Jr., AICP
Secretary to the Planning Commission

ATTACHMENT D

Planning Commission Staff Report

Meeting Date: April 4, 2017

Subject:	Master Plan Amendment Case Number WMPA17-0001
Applicant:	Manke Family Trust
Agenda Item Number:	**9A**
Summary:	Amend text within Table C-3 of the Spanish Springs Area Plan to allow for "Storage of Operable Vehicles" in the Neighborhood Commercial (NC) Regulatory Zone with a Board of Adjustment approved Special Use Permit.
Recommendation:	**Adopt the recommended Master Plan amendment and authorize the Chair to sign the attached resolution**
Prepared by:	Kelly Mullin, Planner Washoe County Community Services Department Planning and Development Division 775.328.3608 kmullin@washoecounty.us

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Description

Master Plan Amendment Case Number WMPA17-0001 – For possible action, hearing, and discussion to approve a text amendment to Table C-3, Allowed Uses (Commercial Use Types) in the Spanish Springs Area Plan to allow "Storage of Operable Vehicles" in the Neighborhood Commercial (NC) Regulatory Zone, subject to the issuance of a Board of Adjustment approved Special Use Permit. As part of this possible action, staff recommends that (1) the Personal Storage Guidelines of Appendix A of the Spanish Springs Area Plan (Western Theme Design Guidelines) also be updated to reflect the allowance of the Storage of Operable Vehicles commercial use type in the NC Regulatory Zone; and (2) to clarify that these design guidelines are applicable to this commercial use type throughout the NC Regulatory Zone in the Spanish Springs planning area.

- Applicant: Manke Family Trust
- Consultant: Wood Rodgers, Inc.
- Locations: Properties with a Neighborhood Commercial Regulatory Zone within the boundaries of the Spanish Springs Area Plan
- Area Plan: Spanish Springs
- Citizen Advisory Board: Spanish Springs
- Development Code: Authorized in Article 820, *Amendment of Master Plan*
- Commission District: 4 – Commissioner Hartung

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Spanish Springs Area Plan, Table C-3: Allowed Uses (Commercial Use Types)..... Exhibit G
Spanish Springs Area Plan, Appendix A, A-20 to A-22: Personal Storage Guidelines.... Exhibit H

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 www.washoecounty.us: select Departments, Planning and Development, Master Plan & Maps - or it may be obtained at the front desk of the Washoe County Planning & Development 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.

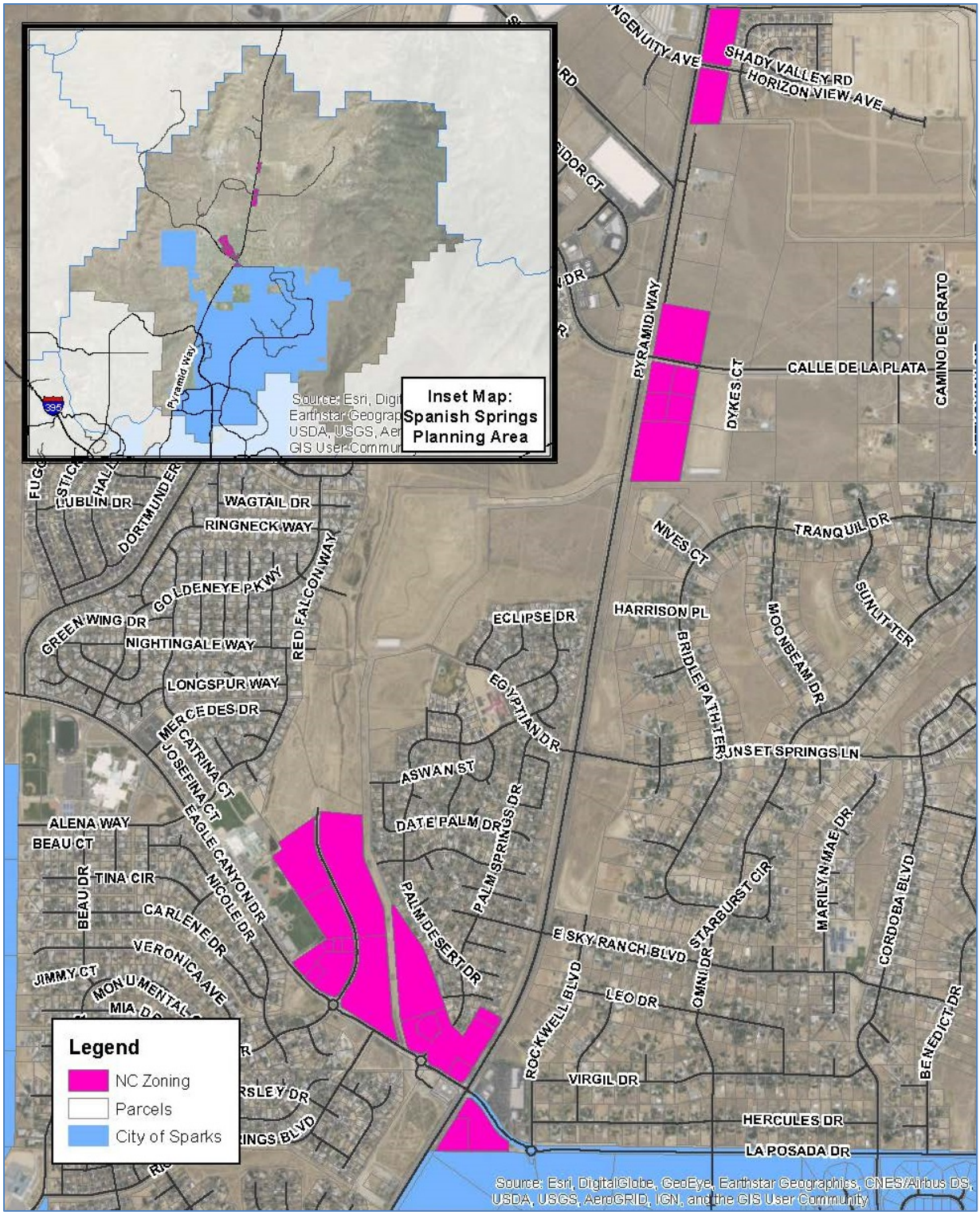
Volume Three of the Master Plan houses Specific Plans, Joint Plans and Community Plans that have been adopted by the Washoe County Board of Commissioners. These plans provide specific guiding principles for various districts throughout unincorporated Washoe County.

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 adopting a Master Plan amendment, the Planning Commission must make at least three of the 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

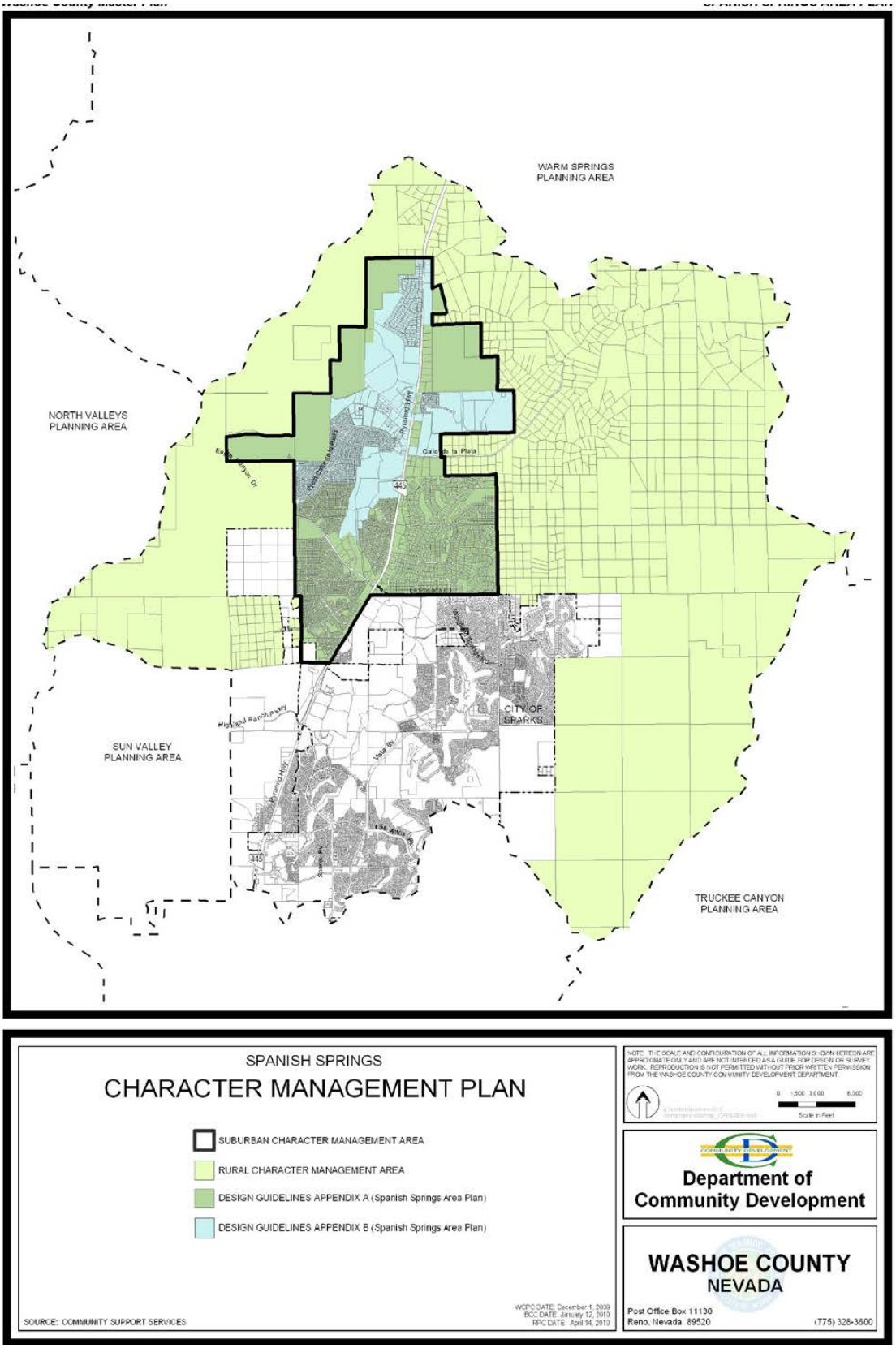
110.820.15(d)(6) is required. If there are findings relating to Master Plan amendments contained in the Area Plan in which the subject property is located, then the Planning Commission must also make all of those findings. Adoption of a Master Plan amendment requires a 2/3 vote of the Planning Commission's membership.

The proposal to add text to Table C-3 of the Spanish Springs Area Plan would allow the storage of operable vehicles within the Neighborhood Commercial regulatory zone within the Spanish Springs planning area with the approval of a Board of Adjustment Special Use Permit. The added text amends the Spanish Springs Area Plan, a component of Volume Two of the Washoe County Master Plan. The applicant is seeking approval from the Washoe County Planning Commission to amend the Spanish Springs Area Plan and adopt the proposed amendments.

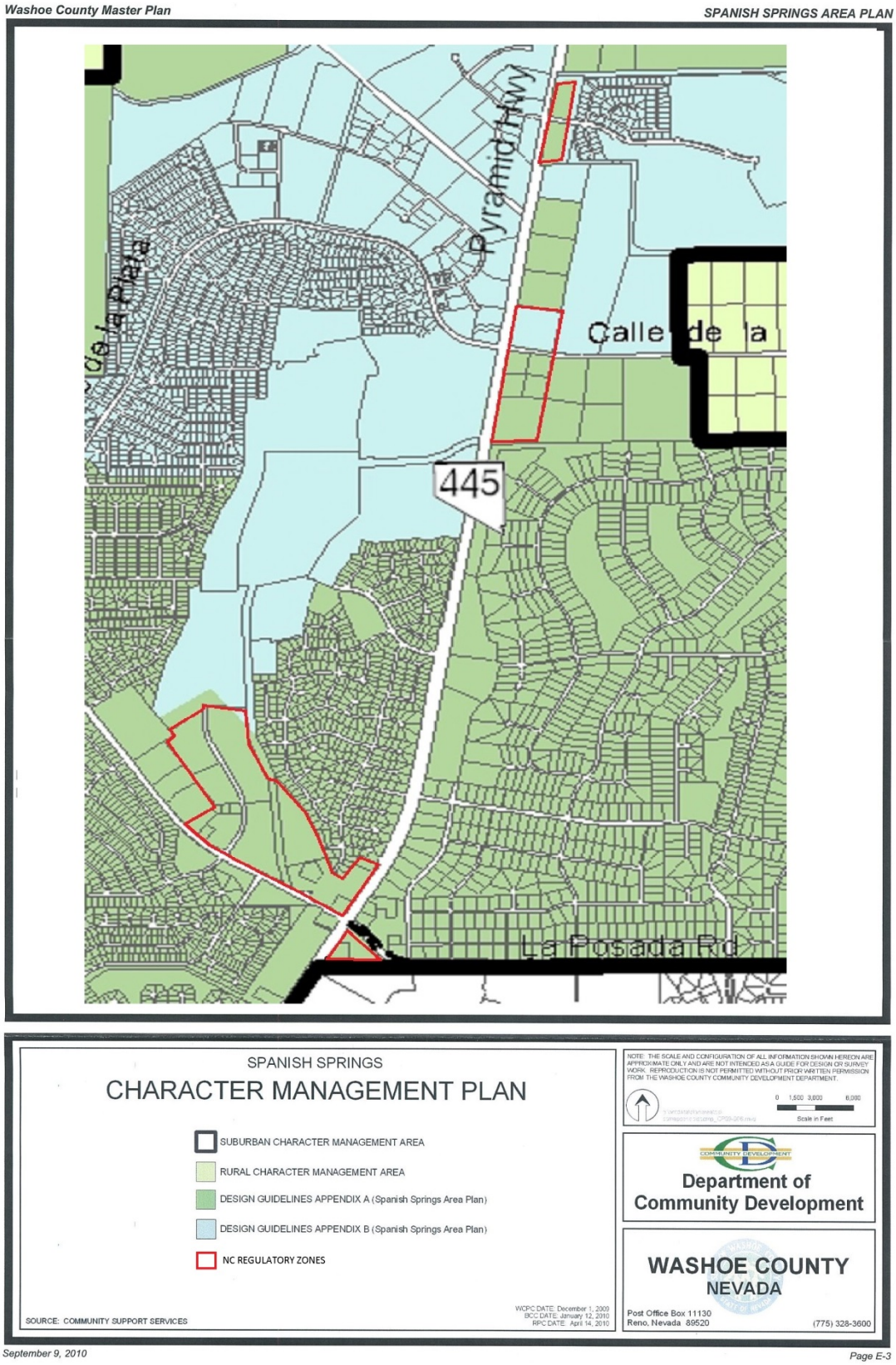


Vicinity Map

(All areas of Neighborhood Commercial zoning within the Spanish Springs Area Plan are identified in pink on this map)



Character Management Map (Overall view)



Character Management Plan Map (Close-up view highlighting affected areas)

Background

The storage of operable vehicles (ex. RV storage) is currently not an allowed use within the Neighborhood Commercial (NC) regulatory zone in Spanish Springs pursuant to Table C-3, *Allowed Uses (Commercial Use Types)*, adopted as part of the Spanish Springs Area Plan. The applicant is seeking to amend the Spanish Springs Area Plan so that the use may be allowed in the NC regulatory zone, subject to the issuance of a special use permit approved by the Washoe County Board of Adjustment.

Within the Spanish Springs Area Plan (SSAP), there are approximately ±147.93 acres of NC regulatory zoning, and all of it is located immediately adjacent to or just off of Pyramid Highway (see map on page 4). The majority of the NC regulatory zoning – over 97 acres – is located at the intersection of Pyramid Highway and Eagle Canyon Drive. There are also ±36.37 acres of NC regulatory zoning along the east side of Pyramid Highway at its intersection with Calle de la Plata and another ±14.5 acres at its intersection with Horizon View Avenue. A portion of the NC regulatory zoned parcels near the Pyramid Highway/Eagle Canyon Drive intersection have been developed; however, the other two areas to the north along Pyramid Highway are currently vacant. At this time, there are no operable vehicle storage facilities or personal storage facilities located on NC regulatory zoned property in Spanish Springs, although this type of use can be found on some Industrial regulatory zoned property to the west of Pyramid Highway.

Within the SSAP, Table C-3,: *Allowed Uses (Commercial Type Uses)*, currently allows the "Personal Storage" use type in the NC regulatory zone but does not allow the "Storage of Operable Vehicles" use type (see Exhibit G). Both "Personal Storage" and "Storage of Operable Vehicles" use types are allowed uses in the Industrial regulatory zone pursuant to Table C-3. Washoe County Code (WCC) Section 110.304.25 contains definitions for the Storage of Commercial Vehicles and the Personal Storage use types:

> (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:
>
> (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.
>
> (z) 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.

For areas outside of the Spanish Springs planning area, WCC Chapter 110, Article 302, *Allowed Uses*, regulates the storage of operable vehicles as allowed in the Industrial regulatory zone or with a Board of Adjustment special use permit in the General Commercial regulatory zone.

The demand for housing in Spanish Springs continues to increase, as evidenced by ongoing residential development in the area. The applicant argues that "as housing types continue to

change to meet future housing demands, lot sizes are becoming smaller," which may not be conducive to storing larger vehicles such as RV's on personal property. The applicant further states, "Personal storage facilities are an ideal location for RV storage as they are typically screened with solid walls."

Personal Storage Guidelines

All but one of the NC regulatory zoned parcels in the SSAP are subject to Appendix A, *Western Theme Design Guidelines* (see map on page 6 and Exhibit H). These guidelines provide specific standards for the development of Personal Storage within the NC regulatory zone. Under these Personal Storage Guidelines, there are a few references to RV storage (as underlined below):

> General Requirements: 1a. Storage structures and RV awnings are limited to one story and an 18-foot maximum building height.
>
> Fences and Walls: 1d. The height of the screening wall may be staggered in order to properly screen storage buildings or awnings.
>
> Architectural Guidelines: 2. Storage building roofs and awnings shall consist of standing seam metal. Corrugated metal is not permitted.
>
> Lighting Guidelines: 2. Pole lights and standards within the self-storage and RV storage areas are not permitted. Lighting in these areas is restricted to building mounted lights, which may be motion controlled or places on a timer.

It can be inferred from the Personal Storage Guidelines above that RV Storage was anticipated on NC regulatory zoned properties within the SSAP, or at least within the area covered by the Western Theme Design Guidelines.

The one NC-zoned parcel (APN: 534-571-02) subject to the SSAP Appendix B, *Business Park Design Guidelines*, is located at the northeast corner of Pyramid Highway and Calle de la Plata (see map on page 6). These Appendix B guidelines do not include specific standards for Personal Storage or RV storage. In order to ensure consistency in guidelines governing operable vehicle storage on all NC regulatory zoned parcels within Spanish Springs, staff proposes a footnote within Table C-3 that would require this use type to adhere to the guidelines for this use as identified in Appendix A.

Analysis

Approval of this request would potentially allow for the storage of operable vehicles on NC regulatory zoned parcels within the Spanish Springs planning area if a specific proposal was deemed appropriate and granted a special use permit by the Board of Adjustment. The general table of uses found under Article 302 of the Development Code would not be affected by this change.

The applicant is requesting that Table C-3: *Allowed Uses (Commercial Use Types)* be revised as follows. Under Storage of Operable Vehicles, NC would be changed from "–"(not permitted) to "S_2" (Board of Adjustment Special Use Permit). Staff recommends a footnote be added to Table C-3 to ensure that Storage of Operable Vehicle uses are subject to the Personal Storage / Operable Vehicle Storage Guidelines as contained in Appendix A to the Spanish Springs Area Plan.

Commercial Use Types (Section 110.304.15)	Residential			Non-Residential			
	MDS	LDS	LDR	NC	I	PSP	OS
Automobile and Equipment							
Storage of Operable Vehicles	--	--	--	**--S_2 (*)**	A	--	--

(*) Subject to Personal Storage / Operable Vehicle Storage Guidelines in Appendix A-Western Theme Design Guidelines

The applicant states that justification for this request is found in the Personal Storage Guidelines located within Appendix A of the SSAP (see Exhibit H). As referenced on the previous page of this staff report, there are four instances within these Guidelines that refer to RV storage. This includes the Lighting Guidelines section, which explicitly states that pole lights within *RV storage areas* are not permitted. The language within the Guidelines suggests that the Area Plan anticipated the storage of recreational vehicles along with the personal storage use type.

Unfortunately, the Development Code does not distinguish between storage of recreational vehicles, other personal vehicles and commercial vehicles. Storage of all three types would fall under the "storage of operable vehicles" commercial use type. Staff recognizes that although it might be appropriate to allow for RV storage in conjunction with a personal storage facility on a Neighborhood Commercial property, it may not be appropriate to allow for a commercial vehicle storage yard on the same parcel. Requiring a special use permit prior to allowing this type of use to be established would allow for a project proposal to be adequately analyzed for its potential impacts to surrounding properties and determine if such a use would be appropriate or not based on the circumstances specific to the project, the subject parcel and the surrounding neighborhood.

If the Storage of Operable Vehicles use type is allowed with the approval of a special use permit, staff would like to have the special use permit application reviewed to the same guidelines as a Personal Storage use within the Western Theme Design Guidelines. To ensure that this occurs, staff requests that the Personal Storage Guidelines in Appendix A be amended to include the storage of operable vehicles. This will ensure that such a use meets or exceeds the same design standards as a personal storage facility.

To ensure that the Guidelines are clear for both Personal Storage and Storage of Operable Vehicles, staff suggests the following revisions to the Personal Storage Guidelines section of Appendix A, *Western Theme Design Guidelines*, beginning on page A-20 of the document. Deletions are shown in ~~strikeout~~ and additions are shown in **bold**. Only the text being amended is listed here; the rest remains unchanged. (See Exhibit A-1 for the section's full text.)

> Personal Storage **/ Operable Vehicle Storage** Guidelines
>
> Personal storage facilities are an allowed use on those properties ~~designated~~ **with a regulatory zone of** Neighborhood Commercial/Office (NC/O). **Storage of operable vehicles is an allowed use with a Board of Adjustment approved Special Use Permit**

on those properties with a regulatory zone of Neighborhood Commercial/Office (NC/O). The characteristics of this type of development are such that a unique set of guidelines is appropriate. Photographs illustrating desirable design characteristics for ~~this type of development~~ **personal storage facilities** are shown in Photo A-3.

General Requirements

1) Building Height
   a) Storage structures and ~~RV~~ awnings**/carports** are limited to one story and an 18-foot maximum building height.

Setbacks

1) ~~Personal storage f~~**F**acilities with frontage on Eagle Canyon Drive will observe the 25-foot buffer setback from the property line along this street frontage.

Fencing and Walls

1) Personal storage facilities must be screened with an 8- to 10-foot tall solid and decorative wall.
   d) The height of the screening wall may be staggered in order to properly screen storage buildings or awnings**/carports**.

Architectural Guidelines

2) Storage building roofs and awnings**/carports** shall consist of standing seam metal. Corrugated metal is not permitted.

Lighting Guidelines

2) Pole lights and standards within the ~~self-storage and RV~~ storage areas are not permitted. Lighting in these areas is restricted to building mounted lights, which may be motion controlled or placed on a timer.

Required Findings for a Master Plan Amendment

For a Master Plan Amendment to be adopted, WCC Section 110.820.15(d) requires the Planning Commission make all required findings contained in the area plan governing the property subject of the Master Plan amendment. The Commission must also make at least three of the following five findings of fact. No military installations were required to be noticed as a result of this application; therefore, the finding related to a military installation is not included.

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

   Staff Comment: The proposal is in substantial compliance with the policies and action programs of the Master Plan. The SSAP's Personal Storage Guidelines for NC regulatory zoning (within Appendix A) include standards for RV storage, suggesting that RV Storage may have been a planned use for NC regulatory zoned properties. However, Table C-3 (in Appendix C) does not allow for storage of RVs or other operable vehicles on NC regulatory zoned property, which presents an inconsistency between the two

appendices. This amendment would resolve that inconsistency. Future project proposals for RV storage or other operable vehicle storage would require a Board of Adjustment approved special use permit. During that review process, the specific proposal would be reviewed for compliance with the SSAP.

2. Compatible Land Uses. The proposed amendment will not result in land uses which are incompatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.

   Staff Comment: Personal Storage is an allowed use in the NC regulatory zone, and it is common to combine RV storage with the Personal Storage use type. The SSAP's Personal Storage Guidelines for NC zoning also contain standards for RV Storage, suggesting that such a use was considered appropriate within that regulatory zone. Future special use permit requests to establish operable vehicle storage on an NC-zoned parcel would be reviewed for its appropriateness and for compatibility with surrounding properties at the time of application.

3. Response to Change Conditions. The proposed amendment identifies and 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: With the development of common open space subdivisions and smaller residential lot sizes within the Spanish Springs planning area, property owners may not have the yard or driveway space to store an RV or all vehicles in their possession. It is common practice for a mini-storage facility to include space for RV and other operable vehicle storage, and mini-storage facilities are an allowed use in the NC regulatory zone. As noted previously, this amendment would resolve the inconsistency between Appendices A and C of the SSAP. It would also allow additional RV/vehicle storage opportunities for local residents if an appropriate project was proposed that warranted the issuance of a special use permit.

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 amendment.

   Staff Comment: Appropriate transportation, recreation, utility and other improvements would be implemented by the applicant at the time of future development through the special use permit process.

5. Desired Pattern of Growth. The proposed amendment promotes the desired pattern for the orderly physical growth of the County and guides the development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.

   Staff Comment: The proposed text amendment will allow for the possibility of additional types of storage to serve the Spanish Springs community, especially as the suburban core along Pyramid Highway develops with common open space residential

subdivisions. In this way, the proposed amendment supports the desired pattern of growth, particularly as stated in the SSAP's Character Statement which reads in part, "A distinct suburban core is, and will continue to be, concentrated along Pyramid Highway. This suburban core includes a broad mix of non-residential uses together with residential densities of up to three dwelling units per acre."

Spanish Springs Area Plan Findings

Master Plan Amendments are required to be reviewed for compliance with applicable goals and policies of the Spanish Springs Area Plan, which is a part of the Washoe County Master Plan. The following goals and policies of the Spanish Springs Area Plan are applicable to the proposed amendment requests.

Plan Maintenance

Goal 17: Amendments to the Spanish Springs Area Plan will be for the purpose of further implementing the Vision and Character Statement, or to respond to new or changing circumstances. Amendments must conform to the Spanish Springs Vision and Character Statement. Amendments will be reviewed against a set of criteria and thresholds that are measures of the impact on, or progress toward, the Vision and Character Statement.

Policy SS.17.1 In order for the Washoe County Planning Commission to recommend the approval of ANY amendment to the Spanish Springs Area Plan the following findings must be made:

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

Staff Comment: The Character Statement affirms that "a distinct suburban core is, and will continue to be, concentrated along Pyramid Highway. This suburban core includes a broad mix of non-residential uses together with residential densities of up to three dwelling units per acre." The Character Statement further includes, "Future commercial land use designations will be aimed at providing services and employment opportunities to the local community and not the greater region."

Potentially allowing RV or other operable vehicle storage in the Neighborhood Commercial regulatory zone would provide additional storage opportunities to local residents as the Spanish Springs planning area grows. This may be especially useful for residents of clustered developments that may utilize reduced lot sizes in exchange for common open space to serve the neighborhood. Requiring a special use permit will allow for greater scrutiny on projects to ensure that the specific use is appropriate at its proposed location and that potential impacts can be sufficiently mitigated.

b. The amendment conforms to all applicable policies of the Spanish Springs Area Plan and the Washoe County Master Plan.

Staff Comment: The proposed amendment conforms to all applicable policies of the Area Plan and Master Plan. As described previously, the amendment is consistent with the language of the Area Plan's Personal Storage Guidelines that identify standards related to RV storage. The amendment would also resolve a potential conflict between the design standards in Appendix A and the table of uses in Appendix C.

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

Staff Comment: Eventual development of a Storage of Operable Vehicles use type will require approval of a Board of Adjustment special use permit and appropriate building permits and will be required to comply with all applicable safety and health regulations.

Neighborhood Meeting

In accordance with the provisions of NRS 278.210.2, the applicant is required to conduct a neighborhood meeting prior to a Master Plan Amendment being scheduled before the Planning Commission. The proposed Master Plan Amendment was discussed at a neighborhood meeting organized by the applicant.

NRS 278.210 requires the neighborhood meeting be noticed to a minimum of 30 separate property owners within a 750 foot radius nearest the area to which the proposed amendment pertains. The applicant mailed out 270 neighborhood meeting notices to property owners within 750 feet of all NC regulatory zoned parcels within the SSAP. Spanish Springs Citizen Advisory Board members were also provided with a copy of the application and invited to provide comments. The meeting was held at the Spanish Springs Library on Wednesday, February 8, 2017 at 5:30 p.m. and was noticed in accordance with NRS 278.210 and WCC Section 110.820.20, which require notice be mailed 10 days prior to the neighborhood meeting. There were approximately 30 residents in attendance, plus Washoe County staff and the applicant's representative.

At the Neighborhood Meeting, the applicant made a brief presentation outlining the requested amendment. The following topics were brought up by the residents in attendance: concerns about commercial zoning adjacent to existing residential uses;, concerns that nearby commercial zoning devalues their property; concerns that allowing personal storage adjacent to residential brings criminal activities; not wanting personal storage or storage of operable vehicles adjacent to residential uses, instead desiring them to be located in industrial areas; concerns that the storage of operable vehicles includes more than just RV parking; possibility of additional traffic, noise and lighting; existence of a personal storage and storage of operable vehicle facility in Spanish Springs and need for another facility; comments that residents currently park RVs on their properties and on streets and therefore additional facilities are not needed; concerns over building a personal storage facility within drainage ways or areas identified for flood control; asking why storage of operable vehicles should be allowed in all NC regulatory zones rather than just a specific location; clarification on what would happen if the amendment was approved; and, attendees indicating a desire to have additional information prior to the neighborhood meeting. Exhibit B contains a memorandum from the applicant summarizing the meeting and responding to concerns voiced by attendees.

Public Comment

In response to this proposal, six public comment letters were received via email and three comment cards were provided at the neighborhood meeting. All public comment has been attached as Exhibit C, where the letters can be read in full. Comments received in writing contain similar themes as what was voiced at the neighborhood meeting and topics of concern included the following:

- Diminishing quality of life and property values.
- Concern that allowing RV storage on commercial lots may lead to eliminating ability to store an RV on residential property.
- Compatibility with the Shadow Ridge subdivision and neighborhood.
- Compatibility with the residential lots near Calle de la Plata.
- Preservation of views.
- Concerns over potential effects on traffic, noise, lighting, storm drainage, crime, and hazardous waste.
- Concerns over number of storage facilities needed in a particular area.
- Preference for such uses to be west of Pyramid Highway only.

Public Hearing Notice

Notice for Master Plan Amendments must be given in accordance with the provisions of Nevada Revised Statutes 278.210. No specific real property is affected by the proposed amendments; rather, the amendment impacts the Neighborhood Commercial regulatory zone within the Spanish Springs Area Plan. Therefore, notice was provided to owners of property located within 750 feet of Neighborhood Commercial regulatory zones within the Spanish Springs planning area. A legal ad was also published in the Reno Gazette-Journal on March 24, 2017.

There are 270 property owners within 750 feet of the subject parcels that were noticed of the proposed Master Plan Amendment by U.S. Mail not less than 10 days before the scheduled Planning Commission meeting of April 4, 2017. See Exhibit E for a copy of the public noticing map.

Agency Comments

The proposed amendment was submitted to the following agencies for review and comment.

- Washoe County Community Services Department
  - Planning and Development Division
  - Engineering and Capital Projects Division
  - Parks and Open Space
- Washoe County Health District
  - Air Quality Management Division
  - Environmental Health Services Division
- Truckee Meadows Fire Protection District
- Regional Transportation Commission
- City of Sparks – Community Services Department
- Truckee Meadows Regional Planning Agency

- Washoe-Storey Conservation District

Comments were received from:

- Regional Parks and Open Space requested that any future Storage of Operable Vehicle facilities adjacent to a County park be required to adhere to the Personal Storage Guidelines outlined in Appendix A of the Spanish Springs Area Plan (Exhibit D).

  Contact: Dennis Troy, 775.328.2059, dtroy@washoecounty.us

The Washoe County Engineering and Capital Projects Division, the Washoe County Health District and the Regional Transportation Commission indicated they reviewed the request and had no comments on the proposal.

Recommendation

It is recommended that the Washoe County Planning Commission adopt Master Plan Amendment Case Number WMPA17-0001 to amend the Spanish Springs Area Plan within Table C-3 of the Spanish Springs Area Plan to allow for "Storage of Operable Vehicles" in the Neighborhood Commercial (NC) Regulatory Zone with a Board of Adjustment approved Special Use Permit, with the additional text changes recommended by staff and identified in Exhibit A-1. It is further recommended that the Planning Commission adopt the resolution attached as Exhibit A to this staff report and authorize the Chair to sign the resolution on behalf of the Commission. The following motion is provided for your consideration:

Motion

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission adopt Master Plan Amendment Case Number WMPA17-0001 to amend the Spanish Springs Area Plan within Table C-3 of the Spanish Springs Area Plan to allow for "Storage of Operable Vehicles" in the Neighborhood Commercial (NC) Regulatory Zone with a Board of Adjustment approved Special Use Permit, and to include the additional amendments identified in Exhibit A-1, having made the following four findings in accordance with Washoe County Code Section 110.820.15(d) and the following three findings in the Spanish Springs Area Plan. I further move to adopt and certify the resolution contained as Exhibit A of this staff report and the proposed Master Plan Amendment in WMPA17-0001 as set forth in this staff report for submission to the Washoe County Board of Commissioners, and authorize the chair to sign the resolution on behalf of the Planning Commission.

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 Changed 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.

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.

Spanish Springs Area Plan Findings - Policy SS.17.1 (a part of the Master Plan)

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

b. The amendment conforms to all applicable policies of the Spanish Springs Area Plan and the Washoe County Master Plan.

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 Commissioners, in which case the outcome of the appeal shall be determined by that Board. Any appeal must be filed in writing with the Planning and Development Division within 10 calendar days after the written decision is filed with the Secretary to the Planning Commission and mailed to the original applicant.

xc: Applicant: Manke Family Trust, Attn: William Manke, 2500 Longley Lane, Reno, NV 89502

Consultant: Wood Rodgers Inc., Attn: Derek Kirkland, 1361 Corporate Blvd., Reno, NV 89502

EXHIBIT A

RESOLUTION OF THE WASHOE COUNTY PLANNING COMMISSION

ADOPTING AN AMENDMENT TO THE WASHOE COUNTY MASTER PLAN, SPANISH SPRINGS AREA PLAN (WMPA17-0001), AND RECOMMENDING ITS ADOPTION TO THE BOARD OF COUNTY COMMISSIONERS

Resolution Number 17-04

WHEREAS, Master Plan Amendment Case Number WMPA17-0001 came before the Washoe County Planning Commission for a duly noticed public hearing on April 4, 2017;

WHEREAS, the Washoe County Planning Commission heard public comment and input from both staff and applicant representatives regarding the proposed master plan amendment;

WHEREAS, the Washoe County Planning Commission has given reasoned consideration to the information it has received regarding the proposed master plan amendment;

WHEREAS, the Washoe County Planning Commission has made the findings necessary to support adoption of this proposed master plan amendment as set forth in NRS Chapter 278, Washoe County Code Chapter 110, Article 820, and the Spanish Springs Area Plan as follows:

Washoe County Code Section 110.820.15(d)

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

2. Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.

3. Response to Changed Conditions. The proposed amendment identifies and 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. 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. And,

Spanish Springs Area Plan Policy SS.17.1

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

b. The amendment conforms to all applicable policies of the Spanish Springs Area Plan and the Washoe County Master Plan.

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

NOW, THEREFORE, BE IT RESOLVED pursuant to NRS 278.210(3) that (1) the Washoe County Planning Commission does hereby adopt the proposed master plan amendment in Master Plan Amendment Case Number WMPA17-0001, comprised of the text, descriptive matter and other matter intended to constitute the amendment as submitted at public hearing noted above and included as Exhibit A-1; (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; and (3) this adoption is conditioned upon adoption by the Washoe County Board of Commissioners and a finding of conformance with the Truckee Meadows Regional Plan.

ADOPTED on April 4, 2017

WASHOE COUNTY PLANNING COMMISSION

_____

James Barnes, Planning Commission Chairman

I hereby attest the Chairman's signature and certify pursuant to NRS 278.210(6) that the proposed master plan document have been reviewed and approved by the Planning Commission as an accurate representation of the approved amendment to the Washoe County master plan.

_____

Carl R. Webb, Jr., AICP, Secretary to the Planning Commission

SECTION 1. Within the Spanish Springs Area Plan, Appendix C, Table C-3: Allowed Uses (Commercial Use Types), the table Key and "Storage of Operable Vehicles" row are hereby amended to read as follows:

Commercial Use Types (Section 110.304.15)	Residential			Non-Residential			
	MDS	LDS	LDR	NC	I	PSP	OS
Automobile and Equipment							
Storage of Operable Vehicles	--	--	--	S_2 (*)	A	--	--

Key: -- = Not allowed; A = Allowed; P = Administrative Permit; PR = Park Commission Approval pursuant to 110.104.40(c); S_1 = Planning Commission Special Use Permit; S_2 = Board of Adjustment Special Use Permit; (*) Subject to Personal Storage / Operable Vehicle Storage Guidelines in Appendix A-Western Theme Design Guidelines

SECTION 2. Within the Spanish Springs Area Plan, Appendix A, the Personal Storage Guidelines (pages A-20 through A-22) are hereby amended to read as follows:

Personal Storage / Operable Vehicle Storage Guidelines

Personal storage facilities are an allowed use on those properties with a regulatory zone of Neighborhood Commercial/Office (NC/O). Storage of operable vehicles is an allowed use with a Board of Adjustment approved Special Use Permit on those properties with a regulatory zone of Neighborhood Commercial/Office (NC/O). The characteristics of this type of development are such that a unique set of guidelines is appropriate. Photographs illustrating desirable design characteristics for personal storage facilities are shown in Photo A-3.

General Requirements

1. Building Height
   a. Storage structures and awnings/carports are limited to one story and an 18-foot maximum building height.
   b. Other buildings (e.g. sales offices, caretaker's apartment, etc.) must not exceed 35 feet in height.
2. Parking Requirements
   a. Parking shall be provided in accordance with Article 410, Parking and Loading, of the Washoe County Development Code.
   b. Two additional customer parking spaces may be provided outside the screen wall at the primary entrance to the development. These spaces must be located behind the front yard setback.

Setbacks

1. Facilities with frontage on Eagle Canyon Drive will observe the 25-foot buffer setback from the property line along this street frontage. This setback shall consist of a 10-foot meandering asphalt path and landscaping in accordance with the Landscape Design Guidelines section.
2. Facilities with frontage on other public streets will observe the 15-foot setback along the street frontage, pursuant to the provisions in the Landscape Design Guidelines section. In no case shall the landscaping within the setback along a public street be less than 10 feet.

3. For side and rear yards not adjacent to public streets and abutting non-residential property, the setback may be zero (0) or 15 feet. A zero setback requires that a solid screen wall be placed on or immediately adjacent to the property line. A 15-foot setback requires landscaping in accordance with the Landscape Design Guidelines section.

Fencing and Walls

1. Personal storage facilities must be screened with an 8- to 10-foot tall solid and decorative wall.
   a. The wall shall be integrated into the architectural and site design.
   b. The wall color must be consistent with the colors established in the Architectural Guidelines chapter and shall be treated with an anti-graffiti coating.
   c. The screen wall shall be considered a structure and must observe the setbacks identified in the Setbacks section. Where the setback is zero (0), the wall may be placed on or immediately adjacent to the property line.
   d. The height of the screening wall may be staggered in order to properly screen storage buildings or awnings/carports.
2. All points of ingress and egress may be gated to permit controlled access.
3. Other fencing shall be low and open split-rail style fencing that is consistent with the western theme.

Landscape Guidelines

1. It is anticipated that the majority of the developed site will be screened behind a solid wall; therefore, the use is not required to provide a minimum percentage of landscaping over the site.
2. Except for the driveway and where sidewalk is required, the front yard setback shall consist of landscaping and sidewalk in accordance with the Landscape Design Guidelines section.
3. Where landscaping is required within the side and rear yard setbacks (i.e. adjacent to streets or where the screen wall is set back 15 feet from the property line), trees shall be planted at a ratio of 1 tree per 15 linear feet of wall. Trees may be clustered for a more natural appearance (see Photo A-3). The tree mix within the setbacks shall consist of 60 percent evergreen and 40 percent deciduous trees. These trees may be selected from the approved list of plant materials in Table A-3.

Architectural Guidelines

1. Exterior colors for all structures shall be subdued in tone so that site buildings are compatible with the surrounding high desert environment. Primary colors are prohibited. Acceptable exterior colors include tones and hues of brown, tan, beige, gray and sage green (see Photo A-3).
2. Storage building roofs and awnings/carports shall consist of standing seam metal. Corrugated metal is not permitted.
3. Colors and materials selected for the storage buildings must be reviewed and approved by staff.
4. Any storage facility structures (e.g. sales offices, caretaker's apartment, etc.) must be constructed pursuant to the standards listed in the Architectural Guidelines section if located outside of the exterior screen wall.

Lighting Guidelines

1. Parking areas, access drives and internal vehicular circulation areas shall have sufficient illumination for safety and security.
2. Pole lights and standards within the storage areas are not permitted. Lighting in these areas is restricted to building mounted lights, which may be motion controlled or placed on a timer.

3. Lighting shall be contained within the development boundaries and enclosure walls. No light spillover is allowed.
4. Special lighting may be introduced to indicate entrances and identity.

EXHIBIT B

March 1, 2017

Mr. Joe Prutch; Planner
Washoe County Community Services Department
VIA EMAIL

RE: Spanish Springs Area Plan Text Amendment
Spanish Springs Neighborhood Meeting Summary

Joe,

Below is a summary of the February 8, 2017 Spanish Springs Neighborhood meeting sponsored by the applicant, The Manke Family Trust, per NRS 278.210(2) regarding the Spanish Springs Area Plan Text Amendment (WMPA17-0001).

The Spanish Springs Area Plan Text Amendment (Case Number WMPA17-0001) was presented to the Spanish Springs residents on February 8, 2017 at the Spanish Springs Library from 5:30pm to 6:30pm. A brief presentation was provided to the residents by the applicant's representative (Derek Kirkland, Wood Rodgers). Following an overview of the proposed Spanish Springs Area Plan Text Amendment, the item was opened for public comment. There were approximately 40 residents in attendance, which a good portion spoke during public comment, with conversation primarily focused on concerns of Neighborhood Commercial (NC) zoned property adjacent to existing residential, and concerns of personal storage facilities in general. Washoe County Planning staff, Joe Prutch and Kelly Mullin, attended the meeting and answered questions related to the proposed amendment as well as describing the process for the proposed amendment.

Materials presented at the meeting were four (4) display boards (PDF copies attached):

- Two (2) boards that depicted aerial images of the Spanish Springs Area with the Neighborhood Commercial (NC) zoned properties highlighted,
- One (1) board with the proposed amendment to the Spanish Springs Area Plan Table C-3: Allowed Uses (Commercial Type Uses) with the proposed amendment to add "Storage of Operable Vehicles" as an allowed use with a Special Use Permit (S2) highlighted.
- One (1) board displaying page A-20 of the Spanish Springs Area Plan with references to "RV" highlighted under Personal Storage Guidelines for the NC zones.

A handout was also provided, which included the Spanish Springs Area Plan Table C-3: Allowed Uses (Commercial Type Uses) with the proposed amendment to add "Storage of Operable Vehicles" as an allowed use with a Special Use Permit (S2).

Below is a recap of the presentation:
The applicant's representative introduced the proposed text amendment to add "Storage of Operable Vehicles" with a Special Use Permit (S2) specific to the NC zones under Table C3: Allowed Uses (Commercial Type Uses) of the Spanish Springs Area Plan. The applicant's representative further explained that a specific project is not being proposed at this time and the maps depict the current NC zoned properties within the Spanish Springs Area Plan, and under Table C3 "Personal Storage" is an allowed use. The applicant's representative described that typically "Personal Storage" facilities include RV parking; however, Washoe County defines RV parking

under the "Storage of Operable Vehicles" use opposed to under the "Personal Storage" use. The applicant's representative further described that in the Spanish Springs Area Plan, starting on page A-20, there are "Personal Storage Guidelines" for the NC zone, which outline design guidelines for RV storage as if it were already planned to allow RV parking within "Personal Storage" facilities. The applicant's representative pointed out the proposed amendment would only allow "Storage of Operable Vehicles" or RV Parking, in the Spanish Springs Area Plan NC zones with a Special Use Permit; a Special Use Permit would require a future project proposing such a use to come back through a public review process and would not allow the use outright.

Below is a summary of the public comments received at the meeting:

1) Several residents raised concerns of having NC, or commercial zoning adjacent to existing residential and were not aware of the uses that would be allowed. A few comments were made that the commercial zoning devalues their home.

   Response: The Spanish Springs Area Plan has been in place for some time including the NC zoning, and list of allowed uses. The proposed text amendment would not change the existing master plan or zoning designations.

2) Comments were made raising concerns of allowing "Personal Storage" facilities adjacent to residential, implying that these types of facilities are unsafe and have a lot of criminal activity.

   Response: "Personal Storage" facilities are an allowed use within the existing Spanish Springs NC zoning district. A proposed "Personal Storage" facility would be required to meet the design guidelines for the NC zones identified in the Spanish Springs Area Plan. Not all NC zoned properties are adjacent to existing residential. The applicant is requesting that the "Storage of Operable Vehicles", or RV Parking, only be allowed with a Special Use Permit. This would require a specific project to go through a review process, including a public hearing by the Board of Adjustments for approval. This provides mitigation to ensure that "Storage of Operable Vehicles" are only located in appropriate areas within the NC zoned properties in Spanish Springs.

   "Personal Storage" facilities typically have 24 hour security, a facility manager that lives on site, and are gated to limit access to those renting storage space. Security elements would be included when a project is submitted for a building permit. Again, "Personal Storage" facilities are an allowed use within the NC zones identified in the Spanish Springs Area Plan. In the case of the proposed text amendment, if approved, "Storage of Operable Vehicles" or RV storage would require a Special Use Permit in the NC zones, which would require an applicant to address security in the Special Use Permit application.

3) Residents stated that they did not want "Personal Storage" or RV parking adjacent to residential, and it should be located in Industrial areas. A comment was made noting that the "Storage of Operable Vehicles" includes more than just RV Parking.

   Response: "Personal Storage" facilities are an allowed use within the existing NC zones identified in the Spanish Springs Area Plan, which not all NC zoned property is adjacent to existing residential. Unlike the Industrial zoning use table, the proposed text amendment would only allow "Storage of Operable Vehicles" with a Special Use Permit in the NC zones. The Special Use Permit process would allow the County departments to review a proposed project to determine if the location and project are appropriate, including a public review process that will include comments from the surrounding neighbors, and a public hearing for review by the Washoe County Board of Adjustments.

It is noted that the definition of "Storage of Operable Vehicles" includes more than RV Parking. As stated above, the proposed text amendment would only allow "Storage of Operable Vehicles" with a Special Use Permit in the NC zones. The Special Use Permit would allow the County to determine if a specific project proposing such as use is appropriate for that specific NC zoned property.

4) Comments were made regarding concerns of traffic, noise and lighting in relation to "Personal Storage" facilities.

Response: Traffic, noise, and lighting among other project design related elements would all be addresses at the time a specific project was brought forward, and would need to meet the Washoe County code. The proposed text amendment would require "Storage of Operable Vehicle" uses, such as RV storage, to go through a Special Use Permit process. Specific design related elements of a project would need to be addressed with a Special Use Permit application, which would get reviewed by the County, and brought forward through a public review process.

5) There were a few comments that there was already a "Personal Storage" facility with RV parking in Spanish Springs, and there was not a need for another facility from their perspective. It was also mentioned that people park RVs on their property and in the streets, and therefore RV parking facilities were not needed.

Response: There may be existing "Personal Storage" facilities with RV storage within Spanish Springs; however, that does not mean there is not a market for additional facilities. As housing development continues in Spanish Springs, the demand for personal storage, including RV storage, will increase. "Personal Storage" facilities are an allowed use in the NC zones within the Spanish Springs Area Plan.

The proposed text amendment to allow "Storage of Operable Vehicles", or RV storage, within the NC zones identified in the Spanish Springs Area Plan would allow an applicant to apply for a Special Use Permit to include such a use as part of "Personal Storage" facility. It would be up to a future applicant to determine the viability, and amount of RV storage that would be appropriate for the proposed project and location. The location and size of the RV storage would be provided in the Special Use Permit for review.

6) One resident asked about flooding, and whether or not a "Personal Storage" facility could be built within drainage ways or areas identified for flood control.

Response: Drainage and flood areas would be addressed at the time a specific project was brought forward if applicable. If applicable, these design elements would need to meet the Washoe County Development Code. The proposed text amendment would require "Storage of Operable Vehicle" uses, such as RV storage, to go through a Special Use Permit process. Specific design related elements of a project would need to be addressed with a Special Use Permit application, which would get reviewed by the County, and brought forward through a public review process.

7) A few residents asked why the amendment had to cover all NC zoned property within the Spanish Springs Area Plan, and why it couldn't be project specific.

Response: The Spanish Springs Area Plan provides use tables, and development requirements for specific zoning districts, and does not provide specific requirements for each individual parcel. Understanding that "Storage of Operable Vehicles" may not be appropriate for all properties identified in the Spanish Springs Area Plan as NC, the proposed text amendment would not allow "Storage of Operable Vehicles" outright, and would require those uses go through a Special Use Permit process. The Special Use Permit process would allow the County to review a specific request for "Storage of Operable Vehicles", requiring a public review process. The Special Use Permit is the mitigation that would only allow "Storage of Operable Vehicles" on a project by project basis.

8) There were a few questions asking to clarify the approval process, and what would happen if the amendment were approved.

Response: The proposed text amendment would need to be recommended for approval by the Washoe County Planning Commission, approved by the Board of County Commissioners, and approved by the Truckee Meadows Regional Planning Commission. If approved, "Storage of Operable Vehicles" would only be allowed in the NC zones identified in the Spanish Springs Area Plan with a Special Use Permit, requiring a future project proposing such a use to submit a Special Use Permit application to Washoe County. A Special Use Permit application would be reviewed by the various County departments, other applicable agencies, would be presented to the Spanish Springs Citizen Advisory Board for comment, and would be decided upon by the Washoe County Board of Adjustments at a Public Hearing.

9) A few residents felt they did not get all the information prior to the meeting.

Response: The applicant hosted a neighborhood meeting in conformance with NRS 278.210(2). At the direction of Washoe County Staff, the applicant provided notices to all properties within 750 feet of NC zoned property identified in the Spanish Springs Area Plan, which were post marked and mailed out at least 10 days prior to the meeting date. Washoe County Staff provided a database to the applicant with all property owner information within the required noticing area. The notices sent out included the meeting date, time, and location as well as a description of the proposed text amendment and a map that depicted all the NC zoned properties identified in the Spanish Springs Area Plan.

At the meeting the applicant provided maps of the NC zoned properties identified in the Spanish Springs Area Plan, the commercial use table for the NC zones depicting the proposed amendment, and page A-20 of the Spanish Springs Area Plan identifying design guidelines for Personal Storage facilities in NC zones that highlighted the existing reference to RV storage included in those design guidelines. The applicant also provided a copy of the NC zone commercial use table with the proposed text amendment as a handout.

On behalf of the applicant, we believe we have addressed the questions/comments voiced by the residents at the Neighborhood meeting and that the proposed amendment, allowing "Storage of Operable Vehicles" with a Special Use Permit is a reasonable request. The "Allowed with a Special Use Permit" would require any future projects proposing "Storage of Operable Vehicles" to go through a public review process. This mitigation would allow residents the opportunity to make comments on a specific project, and for County Staff and the Board of Adjustments to review the proposed project in detail in order to determine if that use is appropriate as proposed.

If you need anything else or have any questions, please do not hesitate to contact me.

Sincerely,

Derek Kirkland
Senior Planner
Wood Rodgers, Inc.

Attachments:

- Three (3) comment cards received at the meeting
- Four (4) sign in sheets from the meeting
- Reduced copies of the Display Boards presented at the meeting
- Copy of the handout presented at the meeting
- Copy of the notice that was sent out

Additional Comments or Questions:

Absolutely NOT. This is Very Poor Planning.

Name/Phone # or E-mail: DAVID JONES dhj198e.gmail.com

Comment Card

WOOD RODGERS

Additional Comments or Questions:

1. citizens should be making/Driving changes to the Allowed use Table not the developers! Leave the Allowed use table as it is. No changes!
2. concerned with the northern parcels. I live in the center of these 5 parcels.
3. There is "currently" a storage/RV facility on the west side of Pyramid Highway. We do not need another RV storage lot.
4. concerned about Traffic, noise, security and lighting.
5. There is plenty of commercial property available in Spanish Springs. NO!

Name/Phone # or E-mail: DAN Herman Karma777@sbcglobal.net

Comment Card

WOOD RODGERS

Additional Comments or Questions:

- AREA ON EAGLE CYN. IS A FLOOD PLANE, WILL THAT MATTER?
- SINCE MOST LOTS IN S.S. AREA ARE LARGE, RESIDENTS PARK BOATS & RV'S ON THEIR PROPERTY, WHY BUILD STORAGE? NO APPARTMENTS OR BUS LINE @ THAT PROPERTY OWNERS DON'T WANT, AS WELL AS RENTAL STORAGE!
- COULD [redacted] MATERIAL BE STORED IN A RESIDENTIAL NEIGHBORHOOD?
  - DANGEROUS
- * MORE INFO NEEDED!

Name/Phone # or E-mail: WARREN BURNS 775-424-4091

Comment Card

WOOD RODGERS

WMPA17-0001 - EXHIBIT B

Name	Phone #	Address	Email
Kenji & Mary Iwanaga	916-995-1664	505 Horizon Ridge Rd. *Kelly - We would like to receive mailings - Thank you	truehearts82@gmail.com
WARREN & KATHY BURNS	775-424-4091	10420 PALM SPRINGS DR	
DON CHRISTENSEN	354-3690	11825 PARADISE View 5944 SPARKS	
Mark Ranson	323-9368	10450 Palm Springs Dr	
FRANK KRUSS	2246290267	125 HORIZON RIDGE	
Michael Kast	775-391-7867	10425 PAlm Desert Dr	
Kathy Morgan		245 HORIZON RIDGE RD	
Debbie Baltrem Rick BALTrem		11745 Terra Linda Wy	
~~Deb~~			
Doug & Karen Campbell	775-941-4941	11785 Paradise View Dr.	
Ed & Kim Albright	(805) 793-0344	11725 Paradise View Dr.	
Debra Gosperf	775 3768978	11725 Valley Crest Drive	
Vic SZYMKIEWICZ	925 785-5983	11765 PARADISE HILLS CT	

WMPA17-0001 - EXHIBIT B

Name	Phone #	Address	Email
ALEX CZERKASKI	376 8924	300 SHADY VALLEY RD	KATHI03044@ATT.NET
Gordon Astrom	775 848-9034	200 Horizon Ridge Rd Sparks	SUNSHINEENGINEER@HOTMAIL.C
Enrique Martinez	900 6216	270 Nicole Dr. Sparks NV 89436	chiefofrascals@yahoo.com
Steve Quintana	775-453-9501	260 Shady Valley Rd Sparks NV 89441	squintana80@yahoo.com
Tricia Roderick	408 603-5959	11785 Valley Crest Dr. Sparks 89441	tricia.roderick@gmail.com
Dianne Gruenke	775-870-9299	11640 Paradise View Dr. Sparks 89441	dgruenke@ryderhomes.com
Maria Rodriguez	250 1186	365 Moonbeam Dr Sparks 89441	mer89441@gmail.com
Sue Iverson	925-759-4669	395 Horizon Ridge Rd	SueIversen@Sbcglobal.net
Cheryl Szymkiewicz	925-785-3539	11765 Paradise Hills Ct, Sparks, NV	CHERYLSZ0207@gmail.com
Mike "Dewan Berry	972 5930	11760 Terra Linda Way, Sparks NV	berrydm55@gmail.com

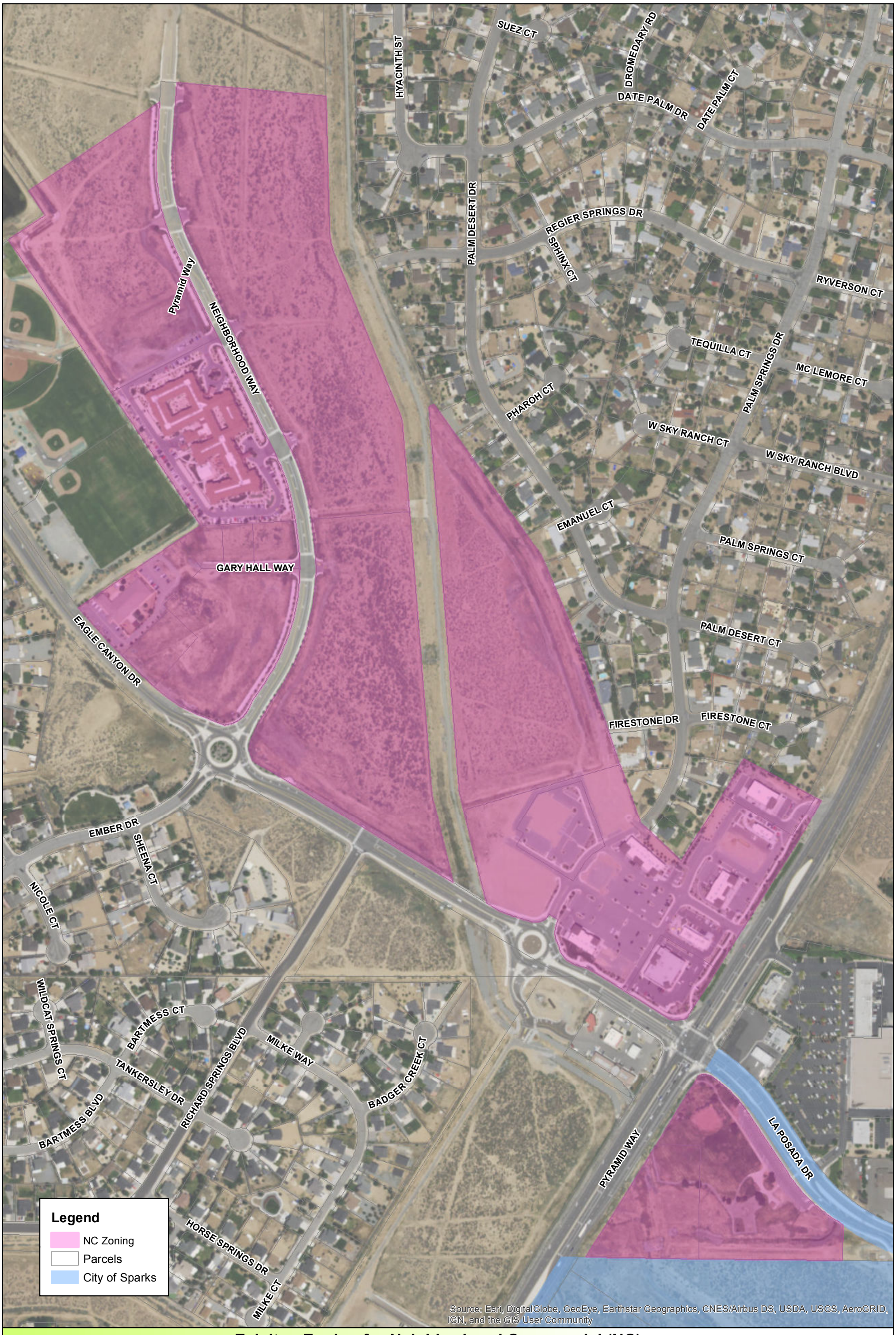
WMPA17-0001 - EXHIBIT B

Name	Phone #	Address	Email
JOE RUDDY	724-984 6981	165 HORIZON RIDGE RD SPARKS 89441	TENNNV @ RUDDYNET.COM
DAVE JONES	384-3086	1160 HORIZON RIDGE RD, SPARKS, 89441	DHJ198@GMAIL.COM
TERRI SAILS	775-453-9501	260 SHADY VALLEY RD - SPARKS 89441	SQUINTANA80@yahoo.com
Stephen Emlet	209-481 7582	11845 Paradise Hills Ct, Sparks, NV 89441	emletsd@gmail.com
Barry Little	775-409-4480	145 Horizon Ridge Rd Sparks NV 89441	SF01BDL@gmail.com
DAN Herman	—	11275 Campo Rico LN Sparks 89441	—
Shannon Kast	775-391-7843	10425 Palm Desert Dr Sparks NV 89441	monkast25@gmail.com

WMPA17-0001 - EXHIBIT B

Name	Phone #	Address	Email
Jon + Michelle Stieber		11765 Paradise View Dr. Sparks 89441	

WMPA17-0001 - EXHIBIT B



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Feet

Exisitng Zoning for Neighborhood Commercial (NC)

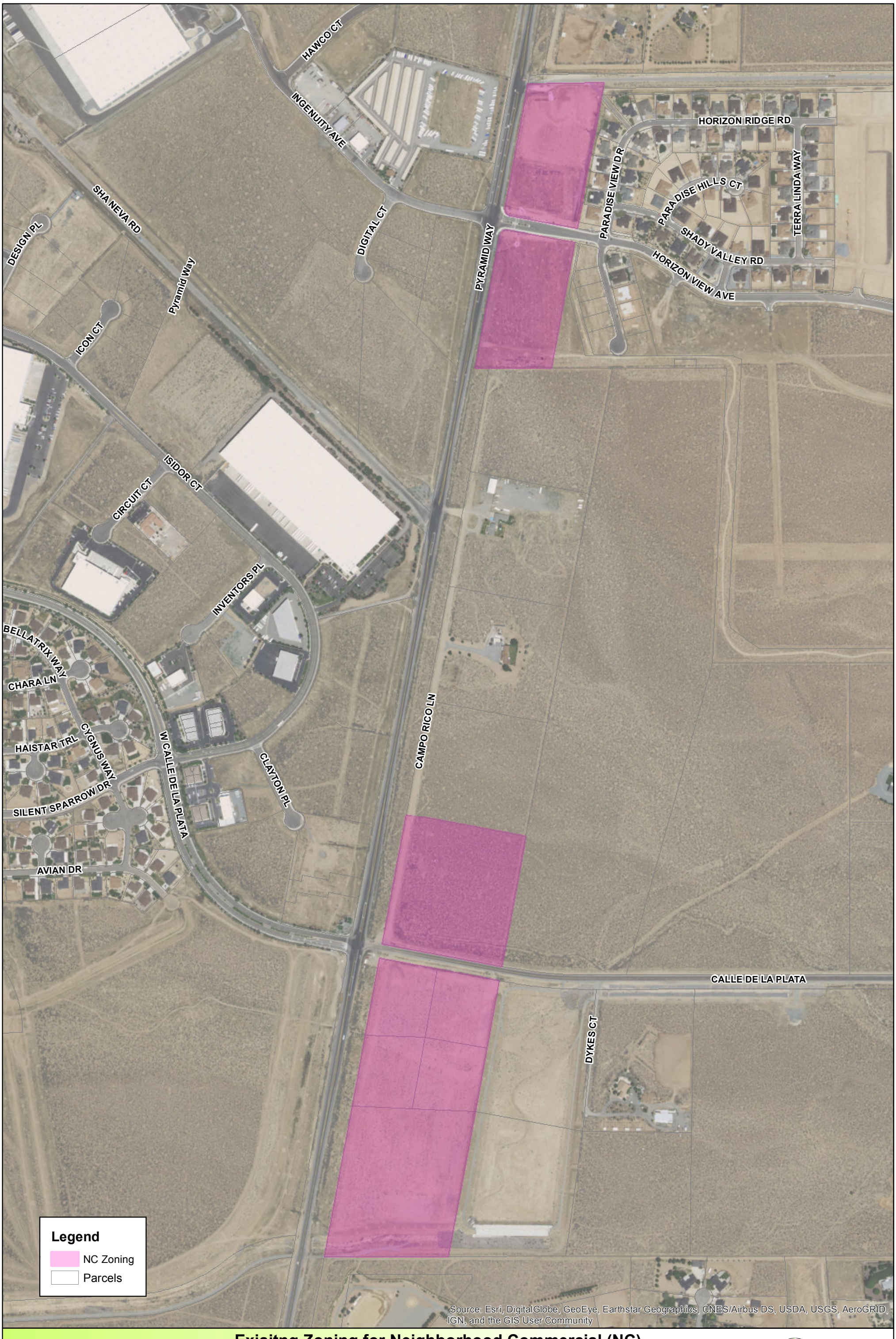
South Properties: Spanish Springs Area Plan Text Amendment

Washoe County, NV

February, 2017

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
1361 Corporate Boulevard
Reno, NV 89502
Tel: 775.823.4068
Fax: 775.823.4066

WMPA17-0001 - EXHIBIT B



Exisitng Zoning for Neighborhood Commercial (NC)

North Properties: Spanish Springs Area Plan Text Amendment

Washoe County, NV

February, 2017

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
1361 Corporate Boulevard
Reno, NV 89502
Tel: 775.823.4068
Fax: 775.823.4066

WMPA17-0001 - EXHIBIT B

Proposed 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	--	--	--	S_2	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 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); S_1 = Planning Commission Special Use Permit; S_2 = Board of Adjustment Special Use Permit.

Table C-4: Allowed Uses (Industrial Use Types)

Industrial Use Types (Section 110.304.15)	Residential			Non-Residential			
	MDS	LDS	LDR	NC	I	PSP	OS
Custom Manufacturing	--	--	--	--	A	--	--
Energy Production	--	--	--	--	--	--	--
General Industrial							
Heavy	--	--	--	--	--	--	--
Intermediate	--	--	--	--	A	--	--
Limited	--	--	--	--	A	--	--
High Technology Industry	--	--	--	--	A	--	--
Inoperable Vehicle Storage	--	--	--	--	--	--	--
Laundry Services	--	--	--	A	A	--	--
Marine Operations	--	--	--	--	--	--	--
Petroleum Gas Extraction	--	--	--	--	--	--	--
Salvage Yards	--	--	--	--	--	--	--
Wholesaling, Storage and Distribution							
Heavy	--	--	--	--	P	--	--
Light	--	--	--	--	A	--	--

Key: -- = Not allowed; A = Allowed; P = Administrative Permit; PR = Park Commission Approval pursuant to 110.104.40(c); S_1 = Planning Commission Special Use Permit; S_2 = Board of Adjustment Special Use Permit.

c. Numbers, either hand painted, decal or stick-on lettering to be applied above or to the right of the appropriate entrance.

d. Non-illuminated.

Sign Type "8" Temporary Construction/Leasing Sign

a. Subject to the provisions of the Washoe County Development Code.

Sign Type "9" Vehicular Direction Sign

a. Sign face colors, materials and typefaces shall compliment building architecture and existing signs.

b. The use of rustic metal accents is encouraged.

Sign Type "10" Drive-Thru Order/Menu Signs

a. Sign Type "10" is limited to one sign per drive-thru business.

b. Maximum sign face height is four feet. Maximum overall sign height is six feet.

c. Maximum sign length is eight feet.

Personal Storage Guidelines

Personal storage facilities are an allowed use on those properties designated Neighborhood Commercial/Office (NC/O). The characteristics of this type of development are such that a unique set of guidelines is appropriate. Photographs illustrating desirable design characteristics for this type of development are shown in Photo A-3.

General Requirements

1. Building Height

   a. Storage structures and RV awnings are limited to one story and an 18-foot maximum building height.

   b. Other buildings (e.g. sales offices, caretaker's apartment, etc.) must not exceed 35 feet in height.

2. Parking Requirements

   a. Parking shall be provided in accordance with Article 410, Parking and Loading, of the Washoe County Development Code.

   b. Two additional customer parking spaces may be provided outside the screen wall at the primary entrance to the development. These spaces must be located behind the front yard setback.

Setbacks

1. Personal storage facilities with frontage on Eagle Canyon Drive will observe the 25-foot buffer setback from the property line along this street frontage. This setback shall consist of a 10-foot meandering asphalt path and landscaping in accordance with the Landscape Design Guidelines section.

2. Facilities with frontage on other public streets will observe the 15-foot setback along the street frontage, pursuant to the provisions in the Landscape Design Guidelines section. In no case shall the landscaping within the setback along a public street be less than 10 feet.

3. For side and rear yards not adjacent to public streets and abutting non-residential property, the setback may be zero (0) or 15 feet. A zero setback requires that a solid screen wall be

placed on or immediately adjacent to the property line. A 15-foot setback requires landscaping in accordance with the Landscape Design Guidelines section.

Fencing and Walls

1. Personal storage facilities must be screened with an 8- to 10-foot tall solid and decorative wall.
   a. The wall shall be integrated into the architectural and site design.
   b. The wall color must be consistent with the colors established in the Architectural Guidelines chapter and shall be treated with an anti-graffiti coating.
   c. The screen wall shall be considered a structure and must observe the setbacks identified in the Setbacks section. Where the setback is zero (0), the wall may be placed on or immediately adjacent to the property line.
   d. The height of the screening wall may be staggered in order to properly screen storage buildings or awnings.
2. All points of ingress and egress may be gated to permit controlled access.
3. Other fencing shall be low and open split-rail style fencing that is consistent with the western theme.

Landscape Guidelines

1. It is anticipated that the majority of the developed site will be screened behind a solid wall; therefore, the use is not required to provide a minimum percentage of landscaping over the site.
2. Except for the driveway and where sidewalk is required, the front yard setback shall consist of landscaping and sidewalk in accordance with the Landscape Design Guidelines section.
3. Where landscaping is required within the side and rear yard setbacks (i.e. adjacent to streets or where the screen wall is set back 15 feet from the property line), trees shall be planted at a ratio of 1 tree per 15 linear feet of wall. Trees may be clustered for a more natural appearance (see Photo A-3). The tree mix within the setbacks shall consist of 60 percent evergreen and 40 percent deciduous trees. These trees may be selected from the approved list of plant materials in Table A-3.

Architectural Guidelines

1. Exterior colors for all structures shall be subdued in tone so that site buildings are compatible with the surrounding high desert environment. Primary colors are prohibited. Acceptable exterior colors include tones and hues of brown, tan, beige, gray and sage green (see Photo A-3).
2. Storage building roofs and awnings shall consist of standing seam metal. Corrugated metal is not permitted.
3. Colors and materials selected for the storage buildings must be reviewed and approved by staff.
4. Any storage facility structures (e.g. sales offices, caretaker's apartment, etc.) must be constructed pursuant to the standards listed in the Architectural Guidelines section if located outside of the exterior screen wall.

Lighting Guidelines

1. Parking areas, access drives and internal vehicular circulation areas shall have sufficient illumination for safety and security.
2. Pole lights and standards within the self-storage and RV storage areas are not permitted. Lighting in these areas is restricted to building mounted lights, which may be motion controlled or placed on a timer.
3. Lighting shall be contained within the development boundaries and enclosure walls. No light spillover is allowed.
4. Special lighting may be introduced to indicate entrances and identity.

Photo A-3: Desirable Design Characteristics for Personal Storage Facilities

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	--	--	--	S_2	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 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); S_1 = Planning Commission Special Use Permit; S_2 = Board of Adjustment Special Use Permit.

Table C-4: Allowed Uses (Industrial Use Types)

Industrial Use Types (Section 110.304.15)	Residential			Non-Residential			
	MDS	LDS	LDR	NC	I	PSP	OS
Custom Manufacturing	--	--	--	--	A	--	--
Energy Production	--	--	--	--	--	--	--
General Industrial							
Heavy	--	--	--	--	--	--	--
Intermediate	--	--	--	--	A	--	--
Limited	--	--	--	--	A	--	--
High Technology Industry	--	--	--	--	A	--	--
Inoperable Vehicle Storage	--	--	--	--	--	--	--
Laundry Services	--	--	--	A	A	--	--
Marine Operations	--	--	--	--	--	--	--
Petroleum Gas Extraction	--	--	--	--	--	--	--
Salvage Yards	--	--	--	--	--	--	--
Wholesaling, Storage and Distribution							
Heavy	--	--	--	--	P	--	--
Light	--	--	--	--	A	--	--

Key: -- = Not allowed; A = Allowed; P = Administrative Permit; PR = Park Commission Approval pursuant to 110.104.40(c); S_1 = Planning Commission Special Use Permit; S_2 = Board of Adjustment Special Use Permit.

WOOD RODGERS

January 26, 2017

Public Notice

Dear Property Owner:

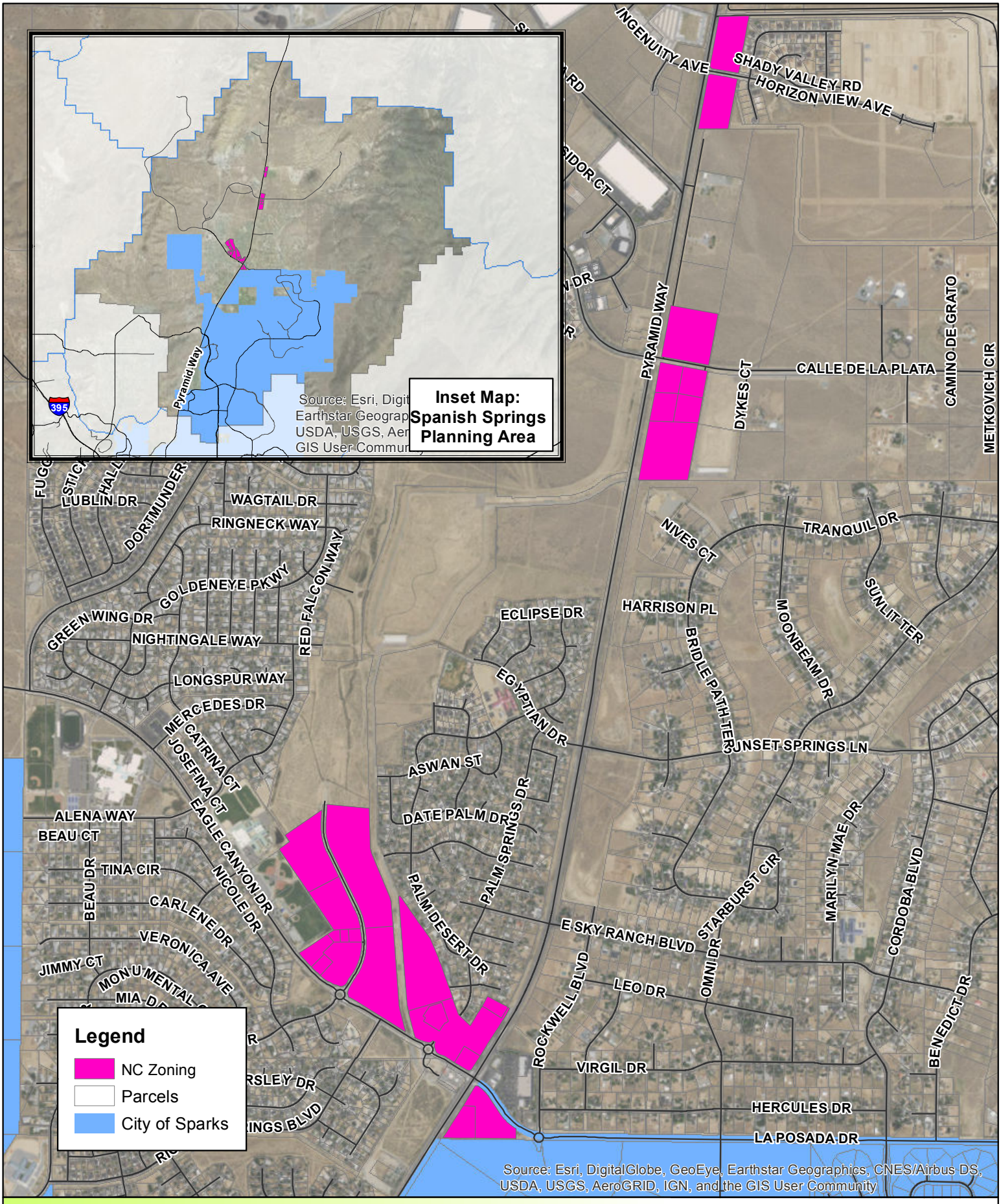
A request has been made for a text amendment to the Spanish Springs Area Plan Table C-3: Allowed Uses (Commercial Use Types) for the Neighborhood Commercial (NC) zoning district to allow Storage of Operable Vehicles, or RV Storage, with a special use permit. The amendment is proposed to affect all property zoned NC within the Spanish Springs Area Plan, which are identified in the attached map. Personal Storage facilities are an allowed use within the Spanish Springs Area Plan NC zoning district. Generally, in northern Nevada Personal Storage facilities also typically include RV Storage. The proposed text amendment would allow Storage of Operable Vehicles, or RV Storage, in the NC zoning district with a special use permit.

If you are interested in learning more about the proposed text amendment, please join us for a neighborhood meeting on February 8, 2017. The meeting will take place from 5:30 p.m. to 6:30 p.m. in an open house format at the Spanish Springs Library, 7100-A Pyramid Highway, Sparks, NV 89436.

You will receive an official notification from Washoe County when the request is set for a public hearing. For more information, please contact: Derek Kirkland, Wood Rodgers, Inc. (775) 828-7742 or dkirkland@woodrodgers.com or Joe Prutch, Washoe County, (775) 328-3627 JPrutch@washoecounty.us

Sincerely,
Wood Rodgers, Inc.

Derek Kirkland
Senior Planner



Neighborhood Commercial (NC) Zoning within the Spanish Springs Area Plan

Spanish Springs Area Plan Text Amendment #WMPA17-0001

January, 2017

0 0.125 0.25 Miles

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
1361 Corporate Boulevard
Reno, NV 89502
Tel: 775.823.4068
Fax: 775.823.4066

WMPA17-0001 - EXHIBIT B

EXHIBIT C

From: Bennett, Steve
To: Prutch, Joe
Subject: rv storage
Date: Wednesday, February 08, 2017 10:27:03 AM

I am writing this in response to a public notice I received regarding a text amendment to the Spanish Springs Area Plan Table C-3. I would like to register my opposition to the change. While this might seem to be a matter of little consequence, it is just one more change among many that is slowly diminishing the quality of life for those who have lived in the area for many years.

The growth that has occurred over the past 15 years with the added traffic has taken the entire area from a wonderful, quiet, peaceful place to live and turned it into a noisy, chaotic, traffic laden mess. Our "way of life" has been impacted significantly in a negative manner.

If we allow RV storage on a commercial lot, how long will it be before somebody wants to eliminate the RV storage we can now do on our own property. "*certainly, since there is an RV storage area in the area, eliminating residential storage would not cause any undue burden on the homeowner*" is a likely refrain that could be employed to eliminate our ability to store our RV on our lots.

Please stop trying to turn this area into a city with all the attendant problems cities have. I moved out here 24 years ago to get away from all that. Continue to allow storage of personal property including RVs on residential lots. That reflects the intended "feel" of the neighborhood. This does not.

Thank you

Steve Bennett

245 Nicole Dr.

From:	Karen campbell
To:	Mullin, Kelly
Cc:	Prutch, Joe
Subject:	Re: Text Amendment to the Spanish Springs Area Plan Table C-3 Storage for Operable Vehicles, or RV Storage with a Special Use Permit
Date:	Monday, February 13, 2017 2:31:39 PM

Dear Ms. Mullin & Mr. Prutch,

My husband and I attended the meeting on February 8, 2017, and we are deeply troubled and saddened that the entrance to our beautiful homes may have a storage building for RVs, boats etc.. on each side of our entrance. We bought this home for our retirement and the reasons were numerous:
1) The aesthetics in our area are beautiful. It is so calming and peaceful to drive down Pyramid Way and see beautiful hills, mountains, ranches with livestock.
2) We bought our home because out of every window we see beauty.
3) If this storage building (35ft high) goes in, there goes our view, our resale value will plummet, because who wants to buy a home with RV/Boat Storage at the entrance? Frankly, we were told no one would build behind our homes.
4) Crime will increase.
5) Hazardous waste will become an issue.
6) Security issues will evolve
7) Traffic will increase
8) There will be lights on 24/7, our neighborhood is quiet and reserved Suddenly, our neighborhood will be like living in a stadium.

There is a sign right across the street that advertises Storage, so why put another storage building in? Frankly, our lots are large and our neighbors store their boats and RVs either in backyard or in their garages.

I understand that the owners of this commercial property owns a lot of land along Pyramid. Why not put it in the vacant ballpark field? It's a better area, and good advertising because of 4 way traffic.

Please do not give anyone permission to build a storage building in our neighborhood.

Sincerely,
Karen and Douglas Campbell
760-889-7615
karencampbellapril@yahoo.com

From: Andi Cook
To: Prutch, Joe; Mullin, Kelly
Subject: Spanish Springs Area Plan Table C-3
Date: Thursday, February 16, 2017 9:44:05 AM

We are writing to express our concern of the possible storage facility placement in front of the subdivision of Shadow Ridge at Pyramid Highway and Horizon View Dr. Currently there is an RV & storage facility across the street which is not at capacity. Placing a competing facility across the street not only diminishes the property values of the homes in Shadow Ridge, but the need is not warranted. The area on the western side of Pyramid Highway is already zoned commercial which is more appropriate placement for any additional RV storage.

There is only one access to the community and additional traffic at this intersection would make it near impossible to exit and enter the development, especially if there are RVs trying to turn into a storage facility. With the addition of the Lennar homes, as well as several other proposed developments at Calle de la Plata and just past Horizon View, traffic will be increased significantly. The speed limit along this stretch of Pyramid Highway is 65 mph which will increase accidents as these RVs will not be moving at the speed limit, especially if slowing to make a turn just before or at Horizon View. There has been discussion at the county for the placement of a light at Calle de la Plata for many years due to the frequency of accidents already recorded. Ryder Homes is approximately halfway through development of Shadow Ridge so the potential increase in traffic from a storage facility will truly bottleneck a one lane highway that already handles a high volume of trucks coming and going to the quarries, traveling north, plus the industrial park traffic.

There is also a potential for increased crime since this would draw attention to the homes behind the proposed facility.

Please do not approve the text amendment for a storage facility to be placed in front of the Shadow Ridge community. Congestion, accidents, crime and property values are all at stake and revenue from property taxes will diminish for the county as the homeowners would be sure to argue for a reduction.

Thank you in advance for your consideration and denial of this amendment.

Sincerely,

David & Andrea Cook
Shadow Ridge/Horizon Ridge Rd

From:	Lance Iversen
To:	Prutch, Joe
Cc:	Mullin, Kelly
Subject:	Spanish Springs Area plan table C-3
Date:	Thursday, February 09, 2017 11:05:35 AM

In Regards to the proposed storage facility in front of Shadow Ridge neighborhood on Pyramid Highway, I'm strongly apposed for a number of reasons.

1: increased traffic next to a busy highway,

2: Noise and lights.

3: Besides being an eye sore next to home valued at or more than $500.000, this neighborhood has never had a home burglary. The proposed facility will attract crime to the area.

4: Property values will go down.

5: Pollution from toxic oils and fuel stored at the facility.

Sincerely,

Lance Iversen

345 Horizon Ridge Rd

Spanish Springs NV 89441

From: Kenji Iwanaga
To: Mullin, Kelly
Subject: Spanish Springs Community Meeting
Date: Friday, February 10, 2017 3:13:58 PM

Dear Ms Mullin
It was nice to meet you at the Spanish Springs Library regarding a proposed special use permit for RV storage on Pyramid Hwy. These two NC parcels are at the entrance to our residential neighborhood. The surrounding Pyramid Hwy frontage parcels are all rural zoning. I was surprised that a commercial zone was allowed at an entrance to a subdivision. We moved here a few months ago to this specific area for the country esthetics.
Ryder Homes indicated to us the two front parcels, if developed in the future, would compliment our surrounding neighborhood. After reading the hand-out for the Allowed Uses in a NC zone, I have some concerns.
Also, I was not notified by the County via mail of this last neighborhood meeting. Derek mentioned that 300 mailings were sent out. This Ryder Shadow Ridge neighborhood has about 115 homes. Only a few homeowners adjacent to the NC parcels were notified by mail. What happened to the rest of the mailings? Transparency is critical to ensure the trust between the County and its residents.
I would like to be included in future meeting notifications. Please add me to your email list and/or mailing list. Also, is there a specific Internet link I can access to keep apprised of future happenings?

Thank you for your time

Mary Iwanaga
505 Horizon Ridge are
Sparks NV 89441

Truehearts02@gmail.com
Sent from my iPad

Prutch, Joe

From: Willhouse, Emilie <Emilie_Willhouse@intuit.com>
Sent: Wednesday, February 08, 2017 10:02 AM
To: dkirkland@woodrodgers.com; Prutch, Joe
Cc: 'Ed Zdeb (ed.zdeb@live.com)'
Subject: Spanish Springs Neighborhood Zoning - Storage Units

Good morning Derek and Joe,

We had a letter left at our door last night from Wood Rodgers that we have some questions regarding.

We live at 11840 Terra Linda Way, in the new Ryder homes just off Pyramid Highway north of the turn to SSHS.

- Are they proposing building storage units at the entrance to our neighborhood?
- Is this a private commercial property or can folks living in our neighborhood access it with a paid permit?
- Our unique neighborhood has no true HOA and we can park our RV at our house. Does this change any of those regulations? Would a permit be required?

Any other context you can provide would be awesome as we are at a loss trying to understand what is really going on.

We saw there is a meeting tonight at the library but are not able to attend due to the short notice. If you can notify us any earlier next time, it would have been really to have more than 24 hours' notice for the meeting.

Thank you and have a nice Wednesday!

Ed & Emilie Zdeb

Prutch, Joe

From: Derek Kirkland <dkirkland@WoodRodgers.com>
Sent: Wednesday, February 08, 2017 12:22 PM
To: Willhouse, Emilie; Prutch, Joe
Cc: 'Ed Zdeb (ed.zdeb@live.com)'
Subject: RE: Spanish Springs Neighborhood Zoning - Storage Units
Attachments: REV_Com_Allowed_Use_table_ss_area_plan.pdf

Hi Ed and Emilie-

Thanks for the email and questions. Sorry for the confusion. What is proposed is a text amendment to the Spanish Springs Area Plan in order to allow RV storage in the NC zones. The map that was sent out shows all NC zoned property within the Spanish Springs Area Plan, and not a project location. A project is not being proposed at this time.

As it stands today, Personal Storage is an allowed use in the NC zones, among a lot of other commercial uses. Washoe County defines RV Storage in the definition for Storage of Operable Vehicles, which is not an allowed use in the NC zones per the commercial use Table C-3 in the appendix of the Spanish Springs Area Plan. Traditionally Personal Storage and RV Storage go hand in hand. The design guidelines for Personal Storage Facilities in the Spanish Springs Area Plan NC zones also identifies standards for RV Parking as if it were intended to be an allowed use. So really this is a cleanup effort so the Use Table C-3 and the design guidelines match, and RV Storage could be included within a personal storage facility. In order to ensure RV Parking meets the design guidelines of a personal storage facility, the proposed text amendment would allow Storage of Operable Vehicles only with a special use permit. A special use permit goes through a public process, and at the time a project is proposed the RV Storage would go before the Board of Adjustments and open for public comment. As mentioned before this is a text amendment for the Spanish Springs Are Plan, and a specific project is not being proposed at this time.

Feel free to give me a call if you would like to further discuss, or feel free to stop by tonight. I have attached the proposed amendment to the use table. The Spanish Springs Area Plan can also be found here: https://washoecounty.us/csd/planning_and_development/master-plan-zoning/files/planning-maps/_ss_area_plan.pdf

Thanks!

Derek Kirkland
Transportation/Land Use Planner
Wood Rodgers, Inc.
775.828.7742 Direct
775.771.0066 Mobile

From: Willhouse, Emilie [mailto:Emilie_Willhouse@intuit.com]
Sent: Wednesday, February 08, 2017 10:02 AM
To: Derek Kirkland <dkirkland@WoodRodgers.com>; jprutch@washoecounty.us
Cc: 'Ed Zdeb (ed.zdeb@live.com)' <ed.zdeb@live.com>
Subject: Spanish Springs Neighborhood Zoning - Storage Units

Good morning Derek and Joe,

We had a letter left at our door last night from Wood Rodgers that we have some questions regarding.

We live at 11840 Terra Linda Way, in the new Ryder homes just off Pyramid Highway north of the turn to SSHS.

Additional Comments or Questions:

Absolutely NOT. This is Very Poor Planning.

Name/Phone # or E-mail: David Jones dhj198e.gmail.com

Comment Card

WOOD RODGERS

Additional Comments or Questions:

1. citizens should be making/Driving changes to the Allowed use Table not the developers! Leave the Allowed use table as it is. No changes!
2. concerned with the northern parcels. I live in the center of these 5 parcels.
3. There is "currently" a storage/RV facility on the west side of Pyramid Highway. We do not need another RV storage lot.
4. concerned about Traffic, noise, security and lighting.
5. There is plenty of commercial property available in Spanish Springs. NO!

Name/Phone # or E-mail: DAN Herman Karma777@sbcglobal.net

Comment Card

WOOD RODGERS

Additional Comments or Questions:

- AREA ON EAGLE CYN. IS A FLOOD PLANE, WILL THAT MATTER?
- SINCE MOST LOTS IN S.S. AREA ARE LARGE, RESIDENTS PARK BOATS & RV'S ON THEIR PROPERTY, WHY BUILD STORAGE? NO APPARTMENTS OR BUS LINE? THAT PROPERTY OWNERS DON'T WANT, AS WELL AS RENTAL STORAGE!
- COULD [redacted] MATERIAL BE STORED IN A RESIDENTIAL NEIGHBORHOOD?
  - DANGEROUS
- * MORE INFO NEEDED!

Name/Phone # or E-mail: WARREN BURNS 775-424-4091

Comment Card

WOOD RODGERS

WMPA17-0001 - EXHIBIT C

EXHIBIT D

MEMORANDUM

DEPARTMENT OF REGIONAL PARKS AND OPEN SPACE

PLANNING DIVISION

TO: **Joe Prutch**

FROM: **Dennis Troy, Park Planner**

DATE: **February 9, 2017**

SUBJECT: **Spanish Springs Area Plan Text Amendment (Case number WMPA17-0001)**

The Washoe County Parks Division has reviewed and prepared the following condition related to the proposed text amendment to the Spanish Spring Area Plan to allow for the Storage of Operable Vehicles or RV Storage with a Special Use Permit in the Neighborhood Commercial (NC) zoning district.

Conditions:

1. Any approved Special Use Permits for the "Storage of Operable Vehicles or RV Storage" in the NC zoning district that is directly adjacent to or abutting any Washoe County Park property/facility shall be required to adhere to the same Personal Storage Guidelines as outlined in Appendix A of the Spanish Springs Area Plan.

1001 E. 9th Street Reno, NV 89512 775.328.2059 dtroy@washoecounty.us

WASHOE COUNTY
HEALTH DISTRICT
ENHANCING QUALITY OF LIFE

February 13, 2017

Joe Prutch, Planner
Washoe County Community Services
Planning and Development Division
PO Box 11130
Reno, NV 89520-0027

RE: Spanish Springs Area Plan; Spanish Springs Master Plan Amendment; WMPA17-0001

Dear Mr. Prutch:

The Washoe County Health District, Environmental Health Services Division (WCHD) has reviewed the above referenced project. Approval by the WCHD is subject to the following conditions:

1. The WCHD has reviewed the proposed Master Plan Amendment and has no objections to the approval of the plan as proposed.

If you have any questions or would like clarification regarding the foregoing, please contact Wes Rubio, Senior Environmental Health Specialist at wrubio@washoecounty.us regarding all Health District comments.

Sincerely,

Bob Sack, Division Director
Environmental Health Services Division
Washoe County Health District

BS:wr

Cc: File - Washoe County Health District

WMPA17-0001
EXHIBIT D

REGIONAL TRANSPORTATION COMMISSION
Metropolitan Planning • Public Transportation & Operations • Engineering & Construction
Metropolitan Planning Organization of Washoe County, Nevada

January 30, 2017 FR: Chrono/PL 183-17

Mr. Trevor Lloyd, Senior Planner
Community Services Department
Washoe County
P.O. Box 11130
Reno, NV 89520

RE: WTM16-002 (Golden Mesa North)
WSUP16-0002 (Golden Mesa South Sewer Lift Station)
WMPA17-0001 (Spanish Springs Area Plan Text)

Dear Mr. Lloyd,

We have reviewed the above applications and have no comments at this time.

Thank you for the opportunity to comment on these applications. Please feel free to contact me at 775-332-0174 or email me at rkapuler@rtcwashoe.com if you have any questions or comments.

Sincerely,

Rebecca Kapuler
Planner

RK/jm

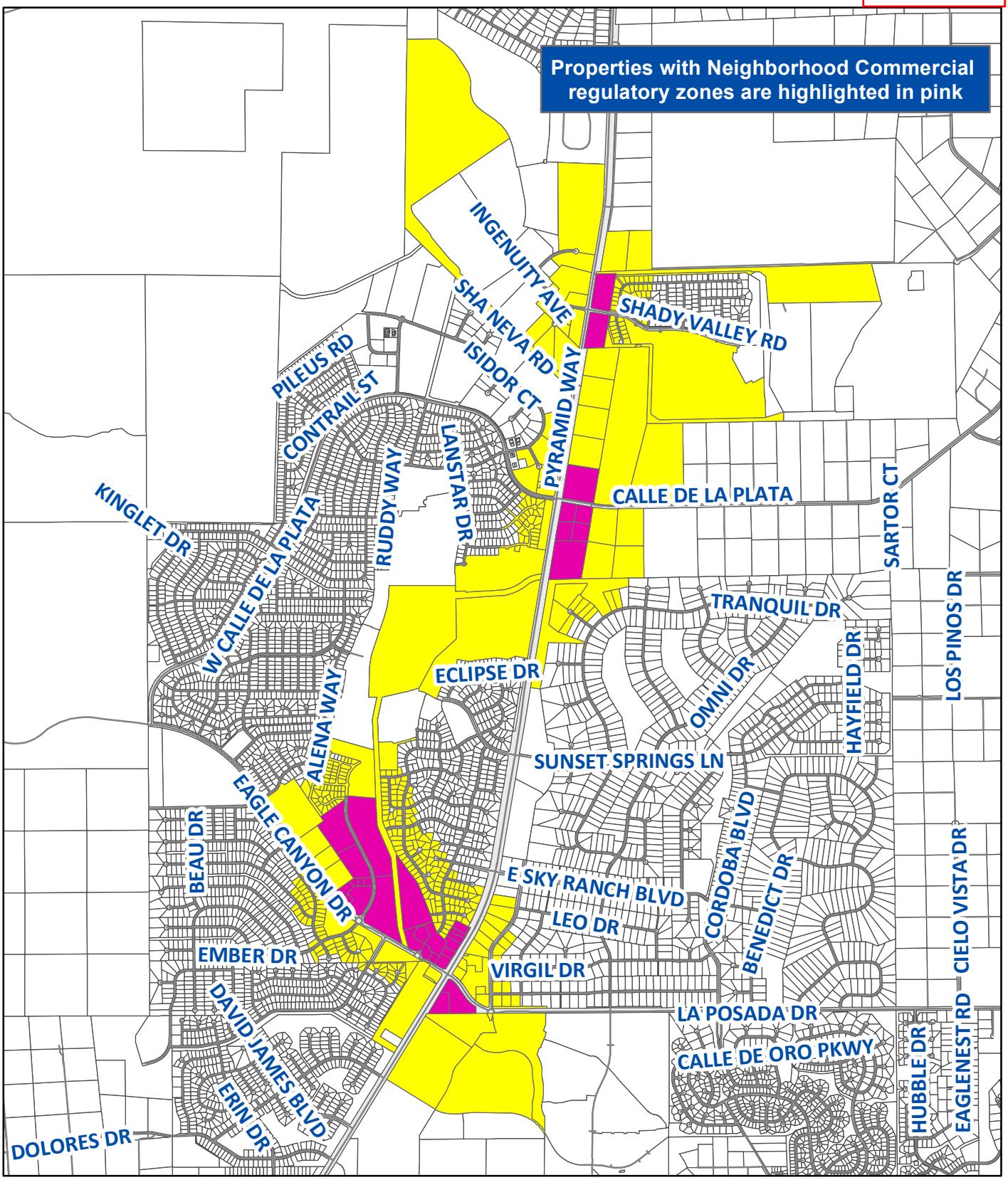
Copies: Bill Whitney, Washoe County Community Services
Joe Prutch, Washoe County Community Services
Jae Pullen, Nevada Department of Transportation, District II
Daniel Doenges, Regional Transportation Commission
Tina Wu, Regional Transportation Commission
Julie Masterpool, Regional Transportation Commission
David Jickling, Regional Transportation Commission

/Washoe County no comment 02022017

RTC Board: Ron Smith (Chair) · Bob Lucey (Vice Chair) · Paul McKenzie · Marsha Berkbigler · Neoma Jardon
PO Box 30002, Reno, NV 89520 · 1105 Terminal Way, Reno, NV 89502 · 775-348-0400 · rtcwashoe.com

WMPA17-0001
EXHIBIT D

EXHIBIT E



Public Notice Map

Master Plan Amendment Case No. WMPA17-0001 (Spanish Springs Area Plan Text Amendment)

493 parcels selected within a distance of 750 feet of all properties with a Neighborhood Commercial regulatory zone.

0 0.125 0.25 0.5
Miles

Source: Planning and Development Division

Date: January 24, 2017

Community Services Department

WASHOE COUNTY
NEVADA

Post Office Box 11130
Reno, Nevada 89520 (775) 328-3600

EXHIBIT F

Master Plan Amendment Application
Spanish Springs Area Plan Text Amendment

Submitted to Washoe County

January 17, 2017

Prepared for

Manke Family Trust

2500 Longley Ln

Reno, NV 89502

Prepared by

WOOD RODGERS

DEVELOPING INNOVATIVE DESIGN SOLUTIONS

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  - Master Plan Amendment Findings
  - Existing Table C-3
  - Proposed Table C-3
- Spanish Springs Area Plan Personal Storage Guidelines for NC zones

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Development staff at 775.328.3600.

Project Information	**Staff Assigned Case No.:**
Project Name: Spanish Springs Area Plan Text Amendment	
Project Description: Amend Table C-3: Allowed Uses (Commercial Use Types) in the Spanish Springs Area Plan to allow RV storage "Storage of Operable Vehicles" in the NC zoning districts with a Special Use Permit (S2). This would allow for RV storage within Personal Storage, which is allowed in NC.	
Project Address: N/A - text amendment	
Project Area (acres or square feet): N/A - text amendment	
Project Location (with point of reference to major cross streets **AND** area locator): N/A - text amendment	

Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
N/A - text amendment			

Section(s)/Township/Range: N/A - text amendment

Indicate any previous Washoe County approvals associated with this application:
Case No.(s). N/A

Applicant Information (attach additional sheets if necessary)

Property Owner:		**Professional Consultant:**	
Name: N/A - text amendment		Name: Wood Rodgers, Inc.	
Address:		Address: 1361 Capital Blvd	
	Zip:		Zip:
Phone:	Fax:	Phone: 775-828-7742	Fax:
Email:		Email: dkirkland@woodrodgers.com	
Cell:	Other:	Cell: 775-771-0066	Other:
Contact Person:		Contact Person: Derek Kirkland	
Applicant/Developer:		**Other Persons to be Contacted:**	
Name: Manke Family Trust		Name: N/A	
Address: 2500 Longley Ln, Reno NV		Address:	
	Zip: 89502		Zip:
Phone: 775-857-2323	Fax: N/A	Phone:	Fax:
Email: N/A		Email:	
Cell: N/A	Other:	Cell:	Other:
Contact Person: William A Manke		Contact Person:	

For Office Use Only

Date Received:	Initial:	Planning Area:
County Commission District:		Master Plan Designation(s):
CAB(s):		Regulatory Zoning(s):

WMPA17-0001
EXHIBIT F

Property Owner Affidavit

Applicant Name: N/A - Text Amendmnet

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or t hat the application is deemed complete and will be processed.

STATE OF NEVADA)
)
COUNTY OF WASHOE)

I,_____,
(please print name)

being duly sworn, depose and say that I am the owner* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Development.

(A separate Affidavit must be provided by each property owner named in the title report.)

Assessor Parcel Number(s): N/A - Text Amendment

Printed Name_____

Signed_____

Address_____

_____

Subscribed and sworn to before me this _____ day of _____, _____.

(Notary Stamp)

_____
Notary Public in and for said county and state

My commission expires:_____

*Owner refers to the following: (Please mark appropriate box.)

- ❑ Owner
- ❑ Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
- ❑ Power of Attorney (Provide copy of Power of Attorney.)
- ❑ Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- ❑ Property Agent (Provide copy of record document indicating authority to sign.)
- ❑ Letter from Government Agency with Stewardship

WMPA17-0001
EXHIBIT F

Master Plan Amendment
Supplemental Information

(All required information may be separately attached)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to Master Plan amendments may be found in Article 820, Amendment of Master Plan.

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:

☐	A request to change a master plan designation(s) from the adopted master plan and/or area plan maps
☐	A request to add, amend, modify or delete any of the adopted policies found in the elements of the Master Plan
☐	A request to add, amend, modify or delete any of the adopted policies in the area plans
☐	A request to add, amend, modify or delete specific language found in the area plans
☑	Other (please identify): Amend Table C-3: Allowed Uses (Commercial Use Types) in the Spanish Springs Area Plan to allow RV Storage "Storage of Operable Vehicles" in the NC zoning districts with a Special Use Permit (S2). This would allow for RV parking within Personal Storage, which is allowed in NC.

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 a brief explanation to all questions.

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

The applicant is proposing to amend Table C-3: Allowed Uses (Commercial Use Types) in the Spanish Springs Area Plan to allow RV parking "Storage of Operable Vehicles" in the NC zoning districts with a Board of Adjustment Special Use Permit (S2). This would allow for RV Storage within a "Personal Storage" facility, which is allowed in NC by right. This would also bring Table C-3 into conformance with the SSAP NC zone Personal Storage Guidelines, which provide requirements for RV Storage, indicating RV Storage as an allowed use.

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?

RV parking is in higher demand as the region builds higher density housing to meet the new growth trends. RV storage is included in almost every Personal Storage facility around the region, especially the newer facilities built over the past several years. The Spanish Springs Area Plan (SSAP), starting on Page A-20, provides Personal Storage Guidelines for the Neighborhood Commercial/Office (NC/O) designated properties. These Guidelines refer to "RV Storage" throughout the section as if it were always anticipated for RV parking to be included with Personal Storage facilities consistent with industry standards. Washoe County defines RV Parking within the definition for "Storage of Operable Vehicles", which under Table C-3: Allowed Uses (Commercial Type Uses) of the SSAP is not an allowed use. This is inconsistent with the intent of the SSAP to include "RV Storage" within the NC/O designations, and therefore is triggering the need to amend the SSAP Table C-3: Allowed Uses. "Personal Storage" is an allowed use in the SSAP NC zones.

3. Please provide the following specific information.
   a. What is the location (address or distance and direction from nearest intersection)? Please attach a legal description.

N/A - text amendment only

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

APN of Parcel	Master Plan Designation	Existing Acres	Proposed Master Plan Designation	Proposed Acres
N/A				

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

North	N/A
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 - text amendment only

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 - text amendment only

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

   a. Is property located in the 100-year floodplain? (If yes, please 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.)

❑ Yes	❑ No

   Explanation:

N/A - text amendment only

   b. Does property contain wetlands? (If yes, please 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.)

❑ Yes	❑ No

   Explanation:

N/A - text amendment only

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

❑ Yes	❑ No

   Explanation:

N/A - text amendment only

d. Does property contain geologic hazards such as active faults; hillside or mountainous areas; is subject to avalanches, landslides, or flash floods; is near a stream or riparian area such as the Truckee River, and/or an area of groundwater recharge?

❑ Yes	❑ No

Explanation:

N/A - text amendment only

e. Does property contain prime farmland; is within a wildfire hazard area, geothermal or mining area, and/or wildlife mitigation route?

❑ Yes	❑ No

Explanation:

N/A - text amendment only

7. Please describe whether any archaeological, historic, cultural, or scenic resources are in the vicinity or associated with the proposed amendment:

❑ Yes	❑ No

Explanation:

N/A - text amendment only

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. Please provide copies of all water rights documents, including chain of title to the original water right holder.)

❑ Yes	❑ No

If yes, please identify the following quantities and documentation numbers relative to the water rights:

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

e. 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):

N/A - text amendment only

f. 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 - text amendment only

9. Please describe the source and timing of the water facilities necessary to serve the amendment:

   a. System Type:

❑ Individual wells N/A		
❑ Private water	Provider:	
❑ Public water	Provider:	

   b. Available:

❑ Now	❑ 1-3 years	❑ 3-5 years	❑ 5+ years

   c. Washoe County Capital Improvements Program project?

❑ Yes	❑ No

   d. If a public facility is proposed and is currently not listed in the Washoe County Capital Improvements Program and not available, please describe the funding mechanism for ensuring availability of water service:

N/A - text amendment only

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

   a. System Type:

❑ Individual septic N/A		
❑ Public system	Provider:	

   b. Available:

❑ Now	❑ 1-3 years	❑ 3-5 years	❑ 5+ years

   c. Washoe County Capital Improvements Program project?

❑ Yes	❑ No

d. If a public facility is proposed and is currently not listed in the Washoe County Capital Improvements Program and 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.

N/A - text amendment only

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

N/A - text amendment only

12. Will the proposed amendment impact existing or planned transportation systems? (If yes, a traffic report will be required. See attached Traffic Impact Report Guidelines.)

❑ Yes	❑ No

13. Community Services (provided and nearest facility):

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:

As population increases, and lot sizes continue to become more dense, the need for off-site RV Storage will continue to increase. RV Storage in Personal Storage facilities is a common practice around the region. The Spanish Springs Area Plan already has guidelines for Personal Storage facilities in the NC zoning, which also includes RV Storage. The proposed text amendment, would only change table C3, to allow "Storage of Operable Vehicles", RV Storage, with a special use permit in the NC zoning. This change will bring table C3 into conformance with the Personal Storage guidelines already established.

b. Conservation Element:

RV Storage within Personal Storage facilities is an ideal location for proper screening.

c. Housing Element:

As population increases, and higher density housing is added, the need for off-site RV Storage will continue to increase. RV Storage in Personal Storage facilities is a common practice around the region. The Spanish Springs Area Plan already has guidelines for Personal Storage facilities in the NC zoning, which also includes RV Storage. The proposed text amendment, would only change table C3, to allow "Storage of Operable Vehicles", RV Storage, with a special use permit in the NC zoning. This change will bring table C3 into conformance with the Personal Storage guidelines already established.

d. Land Use and Transportation Element:

Allowing RV Storage within a Personal Storage facility, which is already an allowed use in the NC zoning, would not impact existing land use patterns. The Spanish Springs Area Plan already has guidelines for Personal Storage facilities in the NC zoning, which also includes RV Storage. The proposed text amendment, would only change table C3, to allow "Storage of Operable Vehicles", RV Storage with a special use permit in the NC zoning. This change will bring table C3 into conformance with the Personal Storage guidelines already established.

e. Public Services and Facilities Element:

Allowing RV Storage within a Personal Storage facility, which is already an allowed use in the NC zoning, would not have an impact on public services and facilities. The Spanish Springs Area Plan already has guidelines for Personal Storage facilities in the NC zoning, which also includes RV Storage. The proposed text amendment, would only change table C3, to allow "Storage of Operable Vehicles", RV Storage, with a special use permit in the NC zoning. This change will bring table C3 into conformance with the Personal Storage guidelines already established.

f. Adopted area plan(s):

The Spanish Springs Area Plan (SSAP) already identifies Guidelines for Personal Storage facilities in the NC/O zones, which includes criteria for RV Storage. The proposed amendment to allow "Storage of Operable Vehicles", or RV storage, with a Special Use Permit (S2) in the NC zones is consistent with the existing Guidelines of the SSAP.

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.

N/A - text amendment only

Applicant Comments

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

See included Project Description.

Project Description

Request

The proposed request is to amend Table C-3: Allowed Uses (Commercial Use Types) in the Spanish Springs Area Plan to allow RV storage "Storage of Operable Vehicles" in the NC zoning districts with a Special Use Permit through the Board of Adjustment (S2). The requested amendment would allow "RV Storage" to be part of "Personal Storage" facilities, which is an allowed use in the NC zoning designation. *Please reference the attached existing and proposed Table C-3 from the Spanish Springs Area Plan.*

Background

The Applicant owns Property within the Spanish Springs Area Plan (SSAP) zoned NC, and would like to develop the property with a "Personal Storage" facility, including RV storage. "Personal Storage" is an allowed use within the SSAP NC zone. Washoe County includes RV storage in the definition for "Storage of Operable Vehicles", which is not an allowed use in the SSAP NC zone.

Justification for Proposed Amendment

It is common practice for Personal Storage facilities to include RV Storage, as is evident in the SSAP Personal Storage Guidelines for NC zoning. The SSAP Personal Storage Guidelines, page A-20 to A-22 (*Attached*), specifically include guidelines for design criteria for RV Storage. These guidelines are inconsistent with Table C-3: Allowed Uses (Commercial Use Types) for the NC zoning designation, which does not allow, "Storage of Operable Vehicles".

The Proposed Amendment to Table C-3 would allow "Storage of Operable Vehicles" with a Special Use Permit, which would be consistent with the SSAP Personal Storage Guidelines for NC zoning. As Personal Storage facilities are allowed in the NC zone, allowing RV Storage ("Storage of Operable Vehicles") would not be a substantial change to the SSAP. Furthermore, by adding the "Allowed with a Board of Adjustments Special Use Permit" requirement, Washoe County would have the opportunity to ensure proper screening of the RV Storage is provided, and the Personal Storage Guidelines are being met.

The population and housing demand in the Spanish Springs Area continues to increase. As the housing types continue to change to meet future housing demands, lot sizes are become smaller, and are not conducive for RV Storage. Personal Storage facilities are an ideal location for RV Storage as they are typically screened with solid walls, which also screen the RVs, opposed to encouraging people to park them on residential streets. Both the City of Reno and City of Sparks allow "RV Storage" as part of "Personal Storage" facilities, typically with a Special Use Permit. The requested amendment to the SSAP is consistent with NC zone uses, "Personal Storage" uses around the region, and is consistent with the SSAP Personal Storage Guidelines for NC zones.

Spanish Springs Area Plan Findings

SS.17.1

In order for the Washoe County Planning Commission to recommend the approval of ANY amendment to the Spanish Springs Area Plan, the following findings must be made:

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

Response: "Personal Storage" facilities are an allowed use within the NC zone. Amending the SSAP Table C-3 to allow "Storage of Operable Vehicles" (RV Storage) with a Special Use Permit in the NC zone is consistent with the intent of the SSAP Personal Storage Guidelines for NC on pages A-20 to A-22 that identify requirements for RV Storage. Therefore, the proposed amendment is consistent with the SSAP, and would not change or impact the Vision and Character Statement.

b. *The amendment conforms to all applicable policies of the Spanish Springs Area Plan and the Washoe County Master Plan.*

Response: Amending the SSAP Table C-3 to allow "Storage of Operable Vehicles" (RV Storage) with a Special Use Permit in the NC zone is consistent with the intent of the SSAP Personal Storage Guidelines for NC on pages A-20 to A-22 that identify requirements for RV Storage. Therefore, the proposed amendment conforms to all applicable policies.

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

Response: "Personal Storage" facilities are an allowed use within the NC zone. Amending the SSAP Table C-3 to allow "Storage of Operable Vehicles" (RV Storage) with a Special Use Permit in the NC zone is consistent with the intent of the SSAP Personal Storage Guidelines for NC on pages A-20 to A-22 that identify requirements for RV Storage. Furthermore, by adding the Board of Adjustments Special Use Permit requirement (S2) will allow the opportunity for Washoe County to review the proposed project prior to approving the permit. The proposed amendment will not conflict with the public's health, safety, or welfare.

Washoe County Master Plan Amendment Findings

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

Response: "Personal Storage" facilities are an allowed use within the SSAP NC zone. The SSAP also provides Personal Storage Guidelines for NC that includes requirements for RV Storage; however, Table C-3 does not allow "Storage of Operable Vehicles" (RV Storage) in NC. The proposed amendment to SSAP Table C-3 to allow RV Storage in the NC zone, as is already indicated in the SSAP Personal Storage Guidelines for NC, is in substantial compliance with the policies and actions programs of the Master Plan.

b. *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.*

Response: It is standard practice to include RV Storage within "Personal Storage" facilities, which are allowed in the SSAP NC zone. The SSAP also provides Personal Storage Guidelines for NC that includes requirements for RV Storage, implying that RV Storage was a planned use for the NC zone. The proposed amendment to allow "Storage of Operable Vehicles" (RV Storage) in the NC zone where "Personal Storage" is already allowed is compatible with uses allowed in the NC zone.

c. *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.*

Response: "Personal Storage" facilities are an allowed use within the SSAP NC zone. The SSAP also provides Personal Storage Guidelines for NC that includes requirements for RV Storage, implying that RV Storage was a planned use for the NC zone. However, Table C-3 does not allow "Storage of Operable Vehicles" (RV Storage), which is inconsistent with the intent of the Personal Storage Guidelines. The proposed amendment to SSAP Table C-3 to allow RV Storage in the NC zone is a minor amendment to correct Table C-3 to reflect the original intent of the Personal Storage Guidelines.

Existing Spanish Springs Area Plan Appendix C, 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	--	--
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); S_1 = Planning Commission Special Use Permit; S_2 = Board of Adjustment Special Use Permit.

Proposed Spanish Springs Area Plan Appendix C, 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	--	--	--	S_2	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 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); S_1 = Planning Commission Special Use Permit; S_2 = Board of Adjustment Special Use Permit.

c. Numbers, either hand painted, decal or stick-on lettering to be applied above or to the right of the appropriate entrance.

d. Non-illuminated.

Sign Type "8" Temporary Construction/Leasing Sign

a. Subject to the provisions of the Washoe County Development Code.

Sign Type "9" Vehicular Direction Sign

a. Sign face colors, materials and typefaces shall compliment building architecture and existing signs.

b. The use of rustic metal accents is encouraged.

Sign Type "10" Drive-Thru Order/Menu Signs

a. Sign Type "10" is limited to one sign per drive-thru business.

b. Maximum sign face height is four feet. Maximum overall sign height is six feet.

c. Maximum sign length is eight feet.

Personal Storage Guidelines

Personal storage facilities are an allowed use on those properties designated Neighborhood Commercial/Office (NC/O). The characteristics of this type of development are such that a unique set of guidelines is appropriate. Photographs illustrating desirable design characteristics for this type of development are shown in Photo A-3.

General Requirements

1. Building Height

   a. Storage structures and RV awnings are limited to one story and an 18-foot maximum building height.

   b. Other buildings (e.g. sales offices, caretaker's apartment, etc.) must not exceed 35 feet in height.

2. Parking Requirements

   a. Parking shall be provided in accordance with Article 410, Parking and Loading, of the Washoe County Development Code.

   b. Two additional customer parking spaces may be provided outside the screen wall at the primary entrance to the development. These spaces must be located behind the front yard setback.

Setbacks

1. Personal storage facilities with frontage on Eagle Canyon Drive will observe the 25-foot buffer setback from the property line along this street frontage. This setback shall consist of a 10-foot meandering asphalt path and landscaping in accordance with the Landscape Design Guidelines section.

2. Facilities with frontage on other public streets will observe the 15-foot setback along the street frontage, pursuant to the provisions in the Landscape Design Guidelines section. In no case shall the landscaping within the setback along a public street be less than 10 feet.

3. For side and rear yards not adjacent to public streets and abutting non-residential property, the setback may be zero (0) or 15 feet. A zero setback requires that a solid screen wall be

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placed on or immediately adjacent to the property line. A 15-foot setback requires landscaping in accordance with the Landscape Design Guidelines section.

Fencing and Walls

1. Personal storage facilities must be screened with an 8- to 10-foot tall solid and decorative wall.
   a. The wall shall be integrated into the architectural and site design.
   b. The wall color must be consistent with the colors established in the Architectural Guidelines chapter and shall be treated with an anti-graffiti coating.
   c. The screen wall shall be considered a structure and must observe the setbacks identified in the Setbacks section. Where the setback is zero (0), the wall may be placed on or immediately adjacent to the property line.
   d. The height of the screening wall may be staggered in order to properly screen storage buildings or awnings.
2. All points of ingress and egress may be gated to permit controlled access.
3. Other fencing shall be low and open split-rail style fencing that is consistent with the western theme.

Landscape Guidelines

1. It is anticipated that the majority of the developed site will be screened behind a solid wall; therefore, the use is not required to provide a minimum percentage of landscaping over the site.
2. Except for the driveway and where sidewalk is required, the front yard setback shall consist of landscaping and sidewalk in accordance with the Landscape Design Guidelines section.
3. Where landscaping is required within the side and rear yard setbacks (i.e. adjacent to streets or where the screen wall is set back 15 feet from the property line), trees shall be planted at a ratio of 1 tree per 15 linear feet of wall. Trees may be clustered for a more natural appearance (see Photo A-3). The tree mix within the setbacks shall consist of 60 percent evergreen and 40 percent deciduous trees. These trees may be selected from the approved list of plant materials in Table A-3.

Architectural Guidelines

1. Exterior colors for all structures shall be subdued in tone so that site buildings are compatible with the surrounding high desert environment. Primary colors are prohibited. Acceptable exterior colors include tones and hues of brown, tan, beige, gray and sage green (see Photo A-3).
2. Storage building roofs and awnings shall consist of standing seam metal. Corrugated metal is not permitted.
3. Colors and materials selected for the storage buildings must be reviewed and approved by staff.
4. Any storage facility structures (e.g. sales offices, caretaker's apartment, etc.) must be constructed pursuant to the standards listed in the Architectural Guidelines section if located outside of the exterior screen wall.

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Lighting Guidelines

1. Parking areas, access drives and internal vehicular circulation areas shall have sufficient illumination for safety and security.
2. Pole lights and standards within the self-storage and RV storage areas are not permitted. Lighting in these areas is restricted to building mounted lights, which may be motion controlled or placed on a timer.
3. Lighting shall be contained within the development boundaries and enclosure walls. No light spillover is allowed.
4. Special lighting may be introduced to indicate entrances and identity.

Photo A-3: Desirable Design Characteristics for Personal Storage Facilities

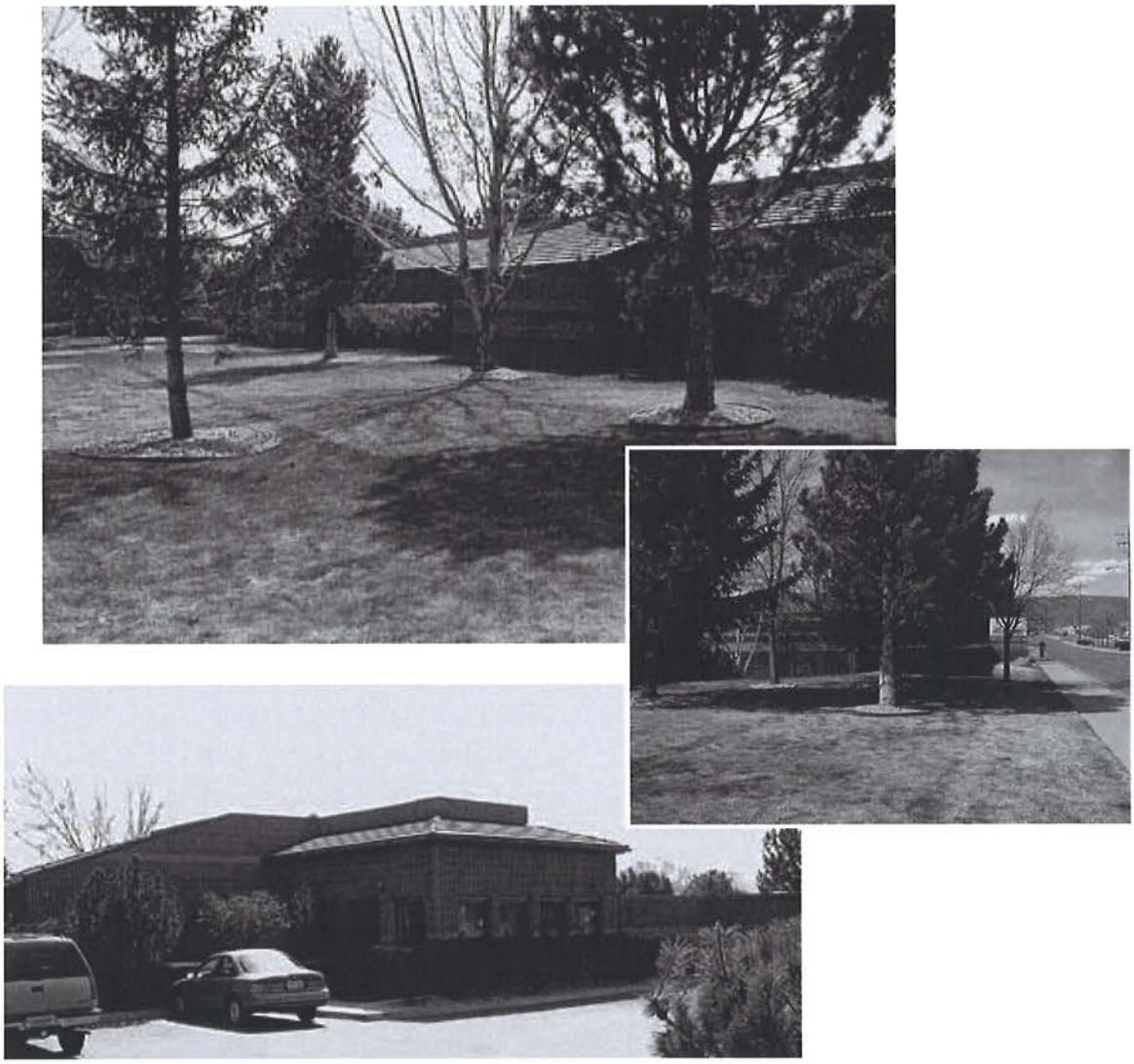

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Table C-3: Allowed Uses (Commercial Use Types)

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 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 --	--	--	--	--	--	--	--

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Table C-4: Allowed Uses (Industrial Use Types)

Industrial Use Types (Section 110.304.15)	Residential			Non-Residential			
	MDS	LDS	LDR	NC	I	PSP	OS
Custom Manufacturing	--	--	--	--	A	--	--
Energy Production	--	--	--	--	--	--	--
General Industrial							
Heavy	--	--	--	--	--	--	--
Intermediate	--	--	--	--	A	--	--
Limited	--	--	--	--	A	--	--
High Technology Industry	--	--	--	--	A	--	--
Inoperable Vehicle Storage	--	--	--	--	--	--	--
Laundry Services	--	--	--	A	A	--	--
Marine Operations	--	--	--	--	--	--	--
Petroleum Gas Extraction	--	--	--	--	--	--	--
Salvage Yards	--	--	--	--	--	--	--
Wholesaling, Storage and Distribution							
Heavy	--	--	--	--	P	--	--
Light	--	--	--	--	A	--	--

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c. Numbers, either hand painted, decal or stick-on lettering to be applied above or to the right of the appropriate entrance.

d. Non-illuminated.

Sign Type "8" Temporary Construction/Leasing Sign

a. Subject to the provisions of the Washoe County Development Code.

Sign Type "9" Vehicular Direction Sign

a. Sign face colors, materials and typefaces shall compliment building architecture and existing signs.

b. The use of rustic metal accents is encouraged.

Sign Type "10" Drive-Thru Order/Menu Signs

a. Sign Type "10" is limited to one sign per drive-thru business.

b. Maximum sign face height is four feet. Maximum overall sign height is six feet.

c. Maximum sign length is eight feet.

Personal Storage Guidelines

Personal storage facilities are an allowed use on those properties designated Neighborhood Commercial/Office (NC/O). The characteristics of this type of development are such that a unique set of guidelines is appropriate. Photographs illustrating desirable design characteristics for this type of development are shown in Photo A-3.

General Requirements

1. Building Height

   a. Storage structures and RV awnings are limited to one story and an 18-foot maximum building height.

   b. Other buildings (e.g. sales offices, caretaker's apartment, etc.) must not exceed 35 feet in height.

2. Parking Requirements

   a. Parking shall be provided in accordance with Article 410, Parking and Loading, of the Washoe County Development Code.

   b. Two additional customer parking spaces may be provided outside the screen wall at the primary entrance to the development. These spaces must be located behind the front yard setback.

Setbacks

1. Personal storage facilities with frontage on Eagle Canyon Drive will observe the 25-foot buffer setback from the property line along this street frontage. This setback shall consist of a 10-foot meandering asphalt path and landscaping in accordance with the Landscape Design Guidelines section.

2. Facilities with frontage on other public streets will observe the 15-foot setback along the street frontage, pursuant to the provisions in the Landscape Design Guidelines section. In no case shall the landscaping within the setback along a public street be less than 10 feet.

3. For side and rear yards not adjacent to public streets and abutting non-residential property, the setback may be zero (0) or 15 feet. A zero setback requires that a solid screen wall be

placed on or immediately adjacent to the property line. A 15-foot setback requires landscaping in accordance with the Landscape Design Guidelines section.

Fencing and Walls

1. Personal storage facilities must be screened with an 8- to 10-foot tall solid and decorative wall.
   a. The wall shall be integrated into the architectural and site design.
   b. The wall color must be consistent with the colors established in the Architectural Guidelines chapter and shall be treated with an anti-graffiti coating.
   c. The screen wall shall be considered a structure and must observe the setbacks identified in the Setbacks section. Where the setback is zero (0), the wall may be placed on or immediately adjacent to the property line.
   d. The height of the screening wall may be staggered in order to properly screen storage buildings or awnings.
2. All points of ingress and egress may be gated to permit controlled access.
3. Other fencing shall be low and open split-rail style fencing that is consistent with the western theme.

Landscape Guidelines

1. It is anticipated that the majority of the developed site will be screened behind a solid wall; therefore, the use is not required to provide a minimum percentage of landscaping over the site.
2. Except for the driveway and where sidewalk is required, the front yard setback shall consist of landscaping and sidewalk in accordance with the Landscape Design Guidelines section.
3. Where landscaping is required within the side and rear yard setbacks (i.e. adjacent to streets or where the screen wall is set back 15 feet from the property line), trees shall be planted at a ratio of 1 tree per 15 linear feet of wall. Trees may be clustered for a more natural appearance (see Photo A-3). The tree mix within the setbacks shall consist of 60 percent evergreen and 40 percent deciduous trees. These trees may be selected from the approved list of plant materials in Table A-3.

Architectural Guidelines

1. Exterior colors for all structures shall be subdued in tone so that site buildings are compatible with the surrounding high desert environment. Primary colors are prohibited. Acceptable exterior colors include tones and hues of brown, tan, beige, gray and sage green (see Photo A-3).
2. Storage building roofs and awnings shall consist of standing seam metal. Corrugated metal is not permitted.
3. Colors and materials selected for the storage buildings must be reviewed and approved by staff.
4. Any storage facility structures (e.g. sales offices, caretaker's apartment, etc.) must be constructed pursuant to the standards listed in the Architectural Guidelines section if located outside of the exterior screen wall.

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Lighting Guidelines

1. Parking areas, access drives and internal vehicular circulation areas shall have sufficient illumination for safety and security.
2. Pole lights and standards within the self-storage and RV storage areas are not permitted. Lighting in these areas is restricted to building mounted lights, which may be motion controlled or placed on a timer.
3. Lighting shall be contained within the development boundaries and enclosure walls. No light spillover is allowed.
4. Special lighting may be introduced to indicate entrances and identity.

Photo A-3: Desirable Design Characteristics for Personal Storage Facilities

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