

R19-080



WASHOE COUNTY COMMISSION

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

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

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

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

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.
2. Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.
3. Response to Change Conditions. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.
4. Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed Master Plan designation.
5. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.
6. SS.17.1 (a) The amendment will further implement and preserve the Vision and Character Statement.
7. SS.17.1 (b) The amendment conforms to all applicable policies of the Spanish Springs Area Plan and the Washoe County Master Plan.
8. SS.17.1 (c) The amendment will not conflict with the public's health, safety or welfare.
And;

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

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

NOW THEREFORE BE IT RESOLVED,

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

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

WASHOE COUNTY COMMISSION

Chair

ATTEST:

Nancy Parent, County Clerk

Exhibit A-1

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

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

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

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

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