



# Community Development

*"Dedicated to Excellence in Public Service"*

Adrian P. Freund, AICP, Community Development Director  
Blaine Cartledge, Legal Counsel



## Washoe County Planning Commission

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**AGENDA  
SPECIAL JOINT MEETING OF  
WASHOE COUNTY PLANNING COMMISSION  
AND WARM SPRINGS CITIZEN ADVISORY BOARD  
Yvonne Shaw Middle School  
600 Eagle Canyon Drive  
Sparks, NV 89441**

**Saturday, September 9, 2006**

**\*\* NO DECISION WILL BE MADE AT THIS MEETING. \*\***

9:00 a.m. **PLEDGE OF ALLEGIANCE**

9:00 a.m. 1. **REVIEW OF COMPREHENSIVE PLAN AMENDMENT CASE NO. CP06-008 (WARM SPRINGS AREA PLAN UPDATE)** – The Warm Springs Area Plan and Warm Springs Specific Plan (WSSP) are being updated and combined into one concise document. The new plan will feature the Warm Springs Rural Character Management Area along with the Warm Springs Suburban Character Management Area (WSSP). The area plan update process was started in June, 2005 and has now drawn close to completion. The purpose of the joint Planning Commission/Citizen Advisory Board meeting will be to solicit ideas, concerns, and desires for the updated plan and provide feedback to the Staff Representative. Staff Representative: Don Morehouse, Planner, 775.328.3632

**PUBLIC COMMENT**

**ADJOURNMENT**

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Agendas and staff reports are posted to the Washoe County website at [www.washoecounty.us/comdev/](http://www.washoecounty.us/comdev/), on Friday, four days prior to the meeting. To access the agenda and staff reports, choose **Boards and Commissions**, click on the **Planning Commission**, then **Agendas, Staff Reports, Minutes and Roster**.

Notes: Items on the agenda without a time designation may not necessarily be considered in the order in which they appear. The Commission may take action on any of the items listed.

Facilities in which this meeting is being held are accessible to the disabled. Persons with disabilities who require special accommodations or assistance (e.g. sign language interpreters or assisted listening devices) at the meeting should notify the Washoe County Department of Community Development, at 328-3600, 24 hours prior to the meeting.

In accordance with NRS 241.020, this agenda closes three (3) days prior to the meeting date. Only items of interest and not requiring Commission action may be added to the agenda within the three-day period. This agenda has been posted at the following locations: Washoe County Administration Building (1001 E. 9th Street), Washoe County Clerk's Office-Courthouse (Court and Virginia Streets), Washoe County Library (301 South Center Street), and Sparks Justice Court (630 Greenbrae Drive).

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***"Your Community Development Department"***



# Community Development

*"Dedicated to Excellence in Public Service"*  
Adrian P. Freund, AICP, Community Development Director



**AGENDA ITEM: 1**

**RECOMMENDATION: Approve**

## WASHOE COUNTY PLANNING COMMISSION STAFF REPORT

**TO:** Washoe County Planning Commission

**SUBJECT:** Comprehensive Plan Amendment CP06-011,  
Draft Goals and Policies, Warm Springs Area Plan Update

**DATE:** September 1, 2006      **PREPARED BY:** Donald J. Morehouse,  
Planner

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### WARM SPRINGS AREA PLAN UPDATE VISION/CHARACTER STATEMENT

#### Introduction

The Warm Springs Area Plan responds to a citizen-based desire to identify, implement, and preserve the community character that has evolved throughout the Warm Springs area over time.

Upon direction from the Washoe County Planning Commission, the Department of Community Development sponsored a series of public workshops to identify the distinguishing characteristics of the Warm Springs area.

The result of this effort is the development of a comprehensive vision for the Warm Springs planning area that also identifies a separate community character area called the Warm Springs Suburban Character Management Area (SCMA, formerly known as the Warm Springs Specific Plan Area, or SPA) and establishes the existing and desired future character for this area as well.

The Warm Springs Area Plan implements and preserves this community vision and character.

#### Vision

Through cooperation with the Washoe County Board of County Commissioners and the Washoe County Planning Commission, the Warm Springs community will maintain and apply objective standards and criteria that serve to manage growth and development in Warm Springs in a manner that:

- Maintains a balanced community that provides a range of lifestyles and economic opportunities;
- The provision of open spaces within the SCMA to foster retention of natural vegetation and to provide corridors for wildlife to traverse the area;
- The restriction of development on individual lots within the SCMA through building envelope designations to limit disturbance of existing native vegetation, and provide effective open space areas on all individual lots;
- The ability to conduct agricultural related activities within the area, and the ability to keep and raise animals within designated areas;
- Development of equestrian facilities and trails to establish a rural atmosphere within the SCMA;
- Development of design guidelines for the SCMA that require variations in building envelopes that link individual lot open spaces and create open space corridors;
- Respects the scenic, and rural heritage of the area by encouraging architectural and site design standards that are responsive to this heritage;
- Respects private property rights;
- Home businesses would be permitted based on compliance with County regulations;
- Respects the unique character of the area; and,
- Addresses the conservation of natural, scenic, and cultural resources.

### **Character Statement**

The Warm Springs planning area encompasses the scenic Palomino Valley along with Winnemucca Valley and Hungry Valley to the west. The planning area is located north of Sparks and is bounded by the Pyramid Lake Native American Reservation to the east and the Warm Springs Hydrographic Basin boundary on all other sides. This area is home to a great variety of natural, scenic, cultural, and economic resources. The recreational and lifestyle opportunities afforded by these resources make a significant contribution to the area's character and quality of life. This character is currently supported by land uses that are distributed between the Warm Springs SCMA (formerly known as the SPA with parcels as small as 1 acre) and remaining Warm Springs Rural Character Management Area (RCMA, with parcels 40 acres and greater). Currently, the main concern expressed by landowners within these areas is the preservation of the rural style of life. Future growth in these areas will be managed to minimize negative impacts, particularly those impacts related to the generation of light, air, and water pollution, traffic congestion, open space, wildlife and wildlife habitat, and the blending of new development with any existing development. The current lack of these particular

negative impacts are commonly cited as key components of the desirable, rural nature of the Warm Springs area. The SCMA vision includes the establishment of a mix of land uses including agricultural, residential, parks and recreation, public facilities, low density office commercial, and small-scale general commercial. The SCMA will serve as both the center of residential development as well as the community service center for the entire Warm Springs area. Development within the SCMA should maintain and enhance the rural character of the Warm Springs area. Over the next 20 years, an ongoing effort will be required to effectively manage these areas in order to provide a mixed range of residential opportunities including possible resort destinations. Over this period, the distribution of land uses and the provision of public facilities and infrastructure will preserve and facilitate a community character with both residential and commercial opportunities.

## **Vision and Character Management**

### **Land Use**

**Goal One: The Pattern of land use designations in the Warm Springs Area Plan will implement and preserve the community character described in the Character Statement.**

### **Policies**

- WS.1.2 Ensure that new development designs, building materials, colors, finishes and total site development blend with the surrounding rural character of the Warm Springs planning area.
- WS.1.3 The Washoe County Department of Community Development shall encourage future development within both the SCMA and RCMA to maintain and enhance the rural lifestyle of the planning area. Measures to enhance the rural lifestyle include muted, earth-tone coloration of buildings and structures, use of vegetative screening, low-impact on premise signs, reduction of glare from outside lighting, and design of roadways to permit pedestrian/equestrian traffic.
- WS.1.4 The Washoe County Department of Community Development shall discourage any off-premise signs in the Warm Springs SCMA, as this will negatively impact the rural atmosphere of the area.
- WS.1.5 Staff will review any proposed Comprehensive Plan Amendment against the findings identified in the Plan Maintenance section of this plan and make a recommendation to the Planning Commission. At a minimum, the Planning Commission must make each of these findings in order to recommend approval of the amendment to the Board of County Commissioners.
- WS.1.6 The Washoe County Planning Commission will review any application to expand the SCMA into the RCMA against the findings in the Plan Maintenance section of this plan. At a minimum, the Planning

Commission must make each of the applicable findings in order to recommend approval of the amendment to the Board of County Commissioners.

WS.1.7 The general rural residential classification, as shown on the Land Use Plan map, refines the general rural classification.

WS.1.9 Develop the Warm Springs SCMA with no more than 1,571 residential units on individual domestic wells. This level of residential development will protect the groundwater available for existing and future residential development outside the Specific Plan area.

**Goal Two: Limit any future industrial uses to light manufacturing and end past assembly operations and only in areas currently under business park land use as specified in the Warm Springs SCMA Land Use Plan Map.**

**Policies**

WS.2.1 Office commercial land uses are incompatible with the rural-residential character of the management area. Future industrial land uses, if any, will be kept inside of structures as much as possible. All industrial land uses are to be screened and buffered.

**Goal Three: Within the Warm Springs SCMA, Encourage a mix of land uses and densities to promote a balanced community with residential and commercial compatibility through architectural guidelines, signage and development standards, and business and recreational areas guidelines.**

**Policies**

WS.3.1 Prohibit heavy industrial uses in the SCMA.

WS.3.2 Prohibit strip commercial development. Support nodes of commercial development in the SCMA.

WS.3.3 If the business park or commercial land use designations are converted to residential uses, the conversion shall be to a residential planned community designation.

**Goal Four: Maintain an overall maximum gross density of 0.44 units per acre in the WSSCMA based on the adopted Warm Springs water budget.**

**Policies**

W.S.4.1 Require feathering of densities and/or a buffer at the northerly and westerly boundaries of the WSSCMA to transition the community into existing development in the WSSCMA.

WS.4.2 Insure that all newly created lots that are not on community water and sewer systems are larger than one acre.

WS.4.3 Support the concept of clustering throughout the WSSCMA, provided the minimum lot size is greater than one acre.

WS.4.4 Require buffer areas between residential and nonresidential uses

**Goal Five: Within the SCMA, require walls or fences backing streets to offset with landscaping and/or meandering pathways to provide visual relief.**

**Goal Six: Within the SCMA, encourage variations in building setback lines to promote visual relief.**

**Goal Seven: Within the SCMA, require land use transition with the surrounding rural residential land use along the SCMA boundary, through the development review process of specific projects.**

#### **Policies**

WS.7.1 Areas designated as Low Density Suburban on the SCMA Land Use Map (Plate 1) shall provide transition through clustering, and by placing lots no smaller than 2.5 acres adjacent to designated rural residential land uses.

#### *Transportation*

**Goal Eight: The regional and local transportation system in the Warm Springs planning area will be a safe, efficient system providing significant connections to the greater region, and access to commercial services, public lands, employment opportunities, and recreational opportunities in the community. The system will contribute to the preservation and implementation of the community character as described in the Warm Springs Vision and Character Statement.**

#### **Policies**

WS.8.1 Washoe County's policy level of service (LOS) for local transportation facilities in the Warm Springs planning area is LOS C.

WS.8.2 Options will be explored for improving access by the Washoe County Road Division and the Palomino Valley General Improvement District.

WS.8.3 The Washoe County Regional Transportation Commission (RTC) sets levels of service on regional roads. Washoe County will advocate for the

RTC to establish policy levels of service C for all regional roads in the Warm Springs planning area.

WS.8.4 Washoe County will strongly advocate the prioritization of improvements to Pyramid Highway and qualified regional roads and arterials within the boundaries of this area plan in the Regional Transportation Improvement Program in order to achieve and maintain established levels of service.

WS.8.5 Washoe County will ensure that the details of all new road construction that implement the adopted Regional Transportation Plan will be subject to a comprehensive public review and comment process.

WS.8.6 Encourage the widening of Pyramid Highway.

**Goal Nine: Construct a road to serve as a collector to connect Amy Road to Pyramid Lake Highway through Curnow Canyon and along Curnow Canyon Road to Axe Handle Road.**

**Goal Ten: Establish a collector spine road within the Warm Springs SCMA.**

**Goal**

**Eleven: Upgrade Wilcox Ranch Road, Whiskey Springs Road, Ironwood and Amy Road to collectors.**

**Goal**

**Twelve: Investigate the necessity and feasibility of routes to connect the southeast portion of Warm Springs Valley through the Pah Rah Range to the Tracy Interchange on Interstate 80.**

**Goal Thirteen: Investigate the necessity and feasibility of routes to connect Pyramid Lake Highway with the northern portion of U.S. Highway 395.**

**Goal Fourteen: Require property owners/developers to dedicate right-of-way for the ultimate widths of streets within the SCMA, at proposed area plan build out, a required in the SCMA.**

WS.14.1 Support the use of alternative street sections with medians, bike lanes, and pathways as outlined in the Warm Springs Area Plan.

**Goal Fifteen: Within the SCMA, prohibit direct access onto major arterials, limit turning movements through the use of raised medians, acceleration and deceleration lanes, signals, etc. Prohibit curb parking on arterials and collectors.**

WS.15.1 Require the use of joint driveways for commercial and other non-residential developments where feasible. Maintain adequate driveway separation spacing from other driveways and intersections.

WS.15.2 Limit the number of signals allowed on arterial streets and encourage intersection spacing to be ¼ mile or greater as illustrated in the SCMA.

**Goal Sixteen: Encourage curvilinear street designs to fit with topographic constraints.**

**Goal Seventeen: Within the SCMA, establish a frontage road with a 250-foot setback along Pyramid Lake Highway. No rear yards will be allowed along the frontage road.**

#### **Scenic, Cultural, and Recreational Resources**

**Goal Eighteen: Maintain open vistas of the surrounding ridges and more distant mountain ranges, and minimize the visual impact of hillside development.**

#### **Policies**

WS.18.1 The Washoe County Departments of Community Development and Public Works will establish and oversee compliance with design standards for grading that minimize the visual impact of all residential and non-residential hillside development.

**Goal Nineteen: Public and private development will respect the value of cultural and historic resources in the community.**

#### **Policies**

WS.19.1 Washoe County will cooperate and participate with state and federal agencies in the planning and conservation activities of those agencies related to cultural and historic resources.

WS.19.2 Educational and interpretive displays will be provided at all parks and trailheads to provide the public with pertinent information regarding cultural and historic resources located in or near those facilities.

**Goal Twenty: The Warm Springs planning area will contain a trail system that provides the community and the region with a broad range of recreational opportunities and contributes to the preservation and implementation of the community character.**

#### **Policies**

WS.20.1 New trails will be designed to accommodate equestrian, pedestrian, and off-road bicycle traffic, unless technical or severe economic hardships warrant consideration of a more limited use.

WS.20.2 Access to existing trails will be protected and improved whenever possible.

**Goal Twenty-one: The Warm Springs RCMA will contain a semi-public glider port.**

**Policies**

- WS.21.1 To maintain the viability and safety of the glider port operations, any application to amend the Warm Springs Area Plan or divide property less than 40 acres west of Pyramid Highway (within a 3-mile buffer zone) shall require evaluation of the impact that the proposed amendment or land division would have on continued glider port operations,
- WS.21.2 The location of the glider port will be disclosed to prospective purchasers of property within this 3-mile buffer zone east of the glider port facility as well as the potential impact of any noise associated with normal glider port operations.

**Goal Twenty-two: Maintain the rural character of the Warm Springs RCMA and SCMA and protect natural habitats and preserves.**

**Policies**

- WS.22.1 Washoe County should work closely with agencies seeking to preserve and protect both the rural atmosphere and natural surroundings of the area.

**Goal Twenty-three: Preserve the scenic resources and views of the Warm Springs SCMA and RCMA as seen from the Pyramid Lake Highway. Future development should be set back a minimum 50 feet from the Pyramid Lake Highway to ensure that the scenic views of the wide valley floor and surrounding ridges and mountains are not degraded. Future development adjacent to Pyramid Highway should complement and enhance the rural character of the area.**

**Policies**

- WS.23.1 Require the underground placement of secondary and service lines and other utilities for any new development at suburban densities within the SCMA.
- WS.23.2 Development design should be encouraged to provide open space linkages to establish a trail network system throughout the SCMA.

**Natural Resources**

**Air Resources**

**Goal Twenty-four: Maintain or exceed Federal, State, and Local carbon monoxide ambient particulates (PM10) and ozone air quality standards.**

### **Policies**

- WS.24.1 Prohibit commercial uses which are large generators of air pollutants (i.e. greater than 10 tons of air pollutant/year)
- WS.24.2 Approve only the installation of wood-burning devices that meet or exceed applicable EPA standards.
- WS.24.3 TO minimize traffic impacts on air quality, a minimum level of service C shall be maintained on roadways in the SCMA and RCMA.

### **Land Resources**

**Goal Twenty-five: The built environment will minimize the destructive potential of any identified geological hazard.**

### **Policies**

- WS.25.1 Maintain the existing and future viability of aggregate mining operations in the Warm Springs planning area.
- WS.25.2 During development review of proposed resource utilization projects, access, surrounding land use, visual aspects, and site rehabilitation shall be considered.
- WS.25.3 The use of vegetation native and/or adapted to the area should be encouraged.
- WS.25.4 Vegetation that requires minimum water applications should be encouraged.

**Goal Twenty-six: Within the SCMA, ensure that landscaping and revegetation are an integral part of each project design and conforms to the water budget. Landscaping shall provide erosion control, enhance structures, and reduce wildfire hazards.**

### **Policies**

- WS.26.1 The use of vegetation native and/or adapted to the area should be encouraged.
- WS.26.2 Vegetation that requires minimum water applications should be encouraged.
- WS.26.3 Disturbed areas should be revegetated or mechanically stabilized and fill slopes should not exceed a 3:1 slope.

**Goal Twenty-seven: Require the retention of existing native vegetation enhanced with other plant material in the open space areas throughout the SCMA.**

**Policies**

WS.27.1 Development designs shall be encouraged to maintain a compatible landscaping theme for buffer areas throughout the SCMA.

**Goal Twenty-eight: Consider interim and long-term agriculture uses within the SCMA and establish zoning/land use districts to permit and protect them.**

**Water Resources**

**Goal twenty-nine: Water resources will be supplied to land uses in the Warm Springs planning area according to the best principles/practices of sustainable resource development.**

**Policies**

WS.29.1 Existing certificated and permitted agricultural and stockwater groundwater rights, issued as of July 31, 1990, are utilized in a proportional amount to serve proposed residential development. In order to balance the existing, issued groundwater rights with the planning perennial yield of the basin, 2.5 acre feet of groundwater rights per dwelling unit will be dedicated to Washoe County. A maximum of 3,097 residential dwelling units on individual wells may be developed in the Warm Springs Valley Hydrographic Basin (includes both RCMA and SCMA) based on the planning perennial yield of groundwater. Additional water rights will be dedicated to Washoe County for common landscaped areas, community swimming pools, pastures, etc. within residential developments.

WS.29.2 Water rights for all development in the Warm Springs planning area will be dedicated to Washoe County at the time of parcel map filing or project recordation. These water rights will be irrevocably tied to the Warm Springs Hydrographic Basin.

WS.29.3 Restrict the creation of surface water features using groundwater.

**Goal Thirty: The perennial yield of the Warm Springs Valley hydrographic basin has determined to be 3000 acre-feet. As detailed in the currently adopted Warm Springs Area Plan Water Budget, which is included here by reference, the hydrographic basin is over-allocated, which in turn restricts the development potential of the parcels within the SCMA. The over-allocation is addressed by the water budget in the following ways:**

## **Policies**

- WS.30.1 2.5 acre-feet of groundwater rights per new residential lot will be dedicated to Washoe County. Additional water rights will be dedicated to Washoe County for common landscaped areas, community swimming pools, pastures, etc., within residential developments.
- WS.30.2 Commercial uses, including public facilities, golf courses, etc., will be required to document project water demand and supply sufficient groundwater rights for the project. If existing certificated and/or permitted irrigation or stock watering groundwater rights, issued as of July 31, 1990, are used to serve the proposed project, then water rights will be dedicated to Washoe County at a ratio of 43 percent of existing groundwater rights to one acre-foot of demand based on the water budget for the Warm Springs SCMA. This ratio is necessary to balance the existing, issued groundwater rights with the planning perennial yield of the basin.
- WS.30.3 The allowable density in the following SCMA zones has been adjusted to reflect the adopted Warm Springs Area Water Budget:

Land Use Designation /Maximum Density

*Low Density Suburban/Warm Springs (LDS/WS) 1dwelling unit per 1.25 acres*  
*High Density Rural/Warm Springs (HDR/WS) 1dwelling unit per 3.125 acres*

*Medium Density Rural/Warm Springs (MDS/WS) 1dwelling unit per 6.25 acres*  
*Low Density Rural/Warm Springs (LDR/WS) 1dwelling unit per 12.50 acres*

**Goal Thirty-one: Encourage the use of “naturalistic” stabilized, non-geometric channels to reduce velocities, encourage on-line detention, provide for groundwater recharge where feasible. Encourage provision of open space and creation of additional wetlands. Utilize the design guidelines established in the SCMA.**

**Goal Thirty-two: Encourage the use of detention in open space and recreation areas and in areas where soil conditions would provide for groundwater recharge.**

## **Policies**

- WS.32.1 Provide treatment measures for storm water runoff to prevent degradation of groundwater quality.

**Goal Thirty-three: Require the multiple use of floodplains necessary to convey the 100-year storm.**

## **Policies**

- WS.33.1        Require the use of floodplain areas for open space, trails, bikeways, recreation areas, wetlands retention, and enhancement, utilizing the design guidelines to review all projects.

**Goal Thirty-four:     Within the SCMA, ensure that applications for amendments of the comprehensive plan, projects of regional significance, tentative subdivision maps, parcel maps, special use permits, and division of land maps show that the following water resource criteria are met:**

- A. Existing certificated and permitted agricultural and stock water groundwater rights, issued as of July 31, 1990, are utilized in a proportional amount to serve proposed residential development. In order to balance the existing, issued groundwater rights with the planning perennial yield of the basin, 2.5 acre-feet of groundwater rights per lot will be dedicated to Washoe County. Additional water rights will be dedicated to Washoe County for common landscaped areas, community swimming pools, pastures, etc., within residential developments.
- B. When existing parcels are subdivided, new parcels will require the dedication of water rights; however, one parcel will be designated as existing and will not have to dedicate water rights.
- C. Commercial uses, including public facilities, golf courses, etc., will be required to document project water demand and supply sufficient groundwater rights for the project.
- D. Water rights for all development in the Warm Springs SCMA will be dedicated to Washoe County at the time of parcel map filing or project recordation. These water rights will be irrevocably tied to the Warm Springs SCMA.

## **Public Services and Facilities**

**Goal Thirty-five:     Ensure coordination with and between Police, Fire, Parks, Public Works/Road Department, Library, Schools, and utility providers to ensure that facilities can be phased in, as needed, and that economies of joint/multiple use are realized, whenever possible**

**Goal Thirty-six:     Provide linked open space corridors throughout the SCMA to accommodate pedestrian, equestrian, and bicycle movement between residential and major recreational nodes.**

## **Policies**

- WS.36.1        Support the use of natural drainage ways as open space corridors.

**Goal Thirty-seven: Encourage water conservation within new development through design guidelines, which mandate water conservative landscape practices and water saving plumbing fixtures.**

**Policies**

WS.37.1 New development in the character management area will use water conserving landscape principles.

**Goal Thirty-eight: Designate future park sites in the SCMA**

**Policies**

WS.38.1 The Washoe County Department of Regional Parks and Open Space together with the Washoe County Department of Community Development shall work with residents of the suburban character management area to designate potential park sites.

**Plan Maintenance**

**Goal Thirty-nine: Amendments to the Warm 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 Warm 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.**

**Policies**

WS.39.1 In order for the Washoe County Planning Commission to recommend the approval of ANY amendment to the Warm Springs Area Plan, the following findings must be made:

- a. The amendment will further implement and preserve the Vision and Character Statement
- b. The amendment conforms to all applicable policies of the Warm Springs Area Plan and the Washoe County Comprehensive Plan.
- c. The amendment will not conflict with the public's health, safety or welfare.

WS.39.2 For amendments that propose to revise either the Vision and Character Statement or Goal One and its associated policies, a series (e.g. at least three meetings) of community visioning workshops with the Warm Springs Citizen Advisory Board (CAB) must be conducted. The public input resulting from these workshops shall be included and discussed in the staff analysis of the proposed amendment.

WS.39.3 In order for the Washoe County Planning Commission to recommend approval of any amendment involving a change of land use, the following findings must be made:

- Sufficient infrastructure and resource capacity exists to accommodate the proposed change and all other planned and existing land use within the Warm Springs planning area, as determined by the Washoe County Department of Water Resources and Community Development staff.
- The proposed change has been evaluated by the Washoe County Department of Water Resources and found consistent with all existing (or concurrently updated) water and wastewater resources and facilities plan provisions. The Department of Water Resources may waive this finding for proposals that are determined to have minimal impacts.
- A traffic analysis has been conducted that clearly identifies the impact to the adopted level of service within the Warm Springs planning area and the improvements likely to be required to maintain/achieve the adopted level of service. This finding may be waived by the Department of Public Works for projects that are determined to have minimal impacts. The Department of Public Works may request any information it deems necessary to make this determination.
- If the proposed change will result in a drop below the established policy level of service (as established by the Regional Transportation Commission and Washoe County) for existing transportation facilities, the necessary improvements required to maintain the established level of service will be constructed concurrently with any project; OR, the necessary improvements are scheduled for construction in either the Washoe County Capital Improvements Program or the short range (i.e. 5-year) Regional Transportation Improvement Program (TIP).
- If roadways impacted by the proposed change are currently operating below adopted levels of service, the proposed change will not require infrastructure improvements beyond those already scheduled in either the Washoe County Capital Improvements Program or the short range (i.e. 5-year) Regional Transportation Improvement Program (TIP).
- For amendments that propose new or intensified commercial land use, the scale of the intended use has been shown to be community serving and local in nature.

WS.39.4 In order for the Washoe County Planning Commission to recommend approval of any amendment involving a change to a Character Management boundary, the following findings must be made:

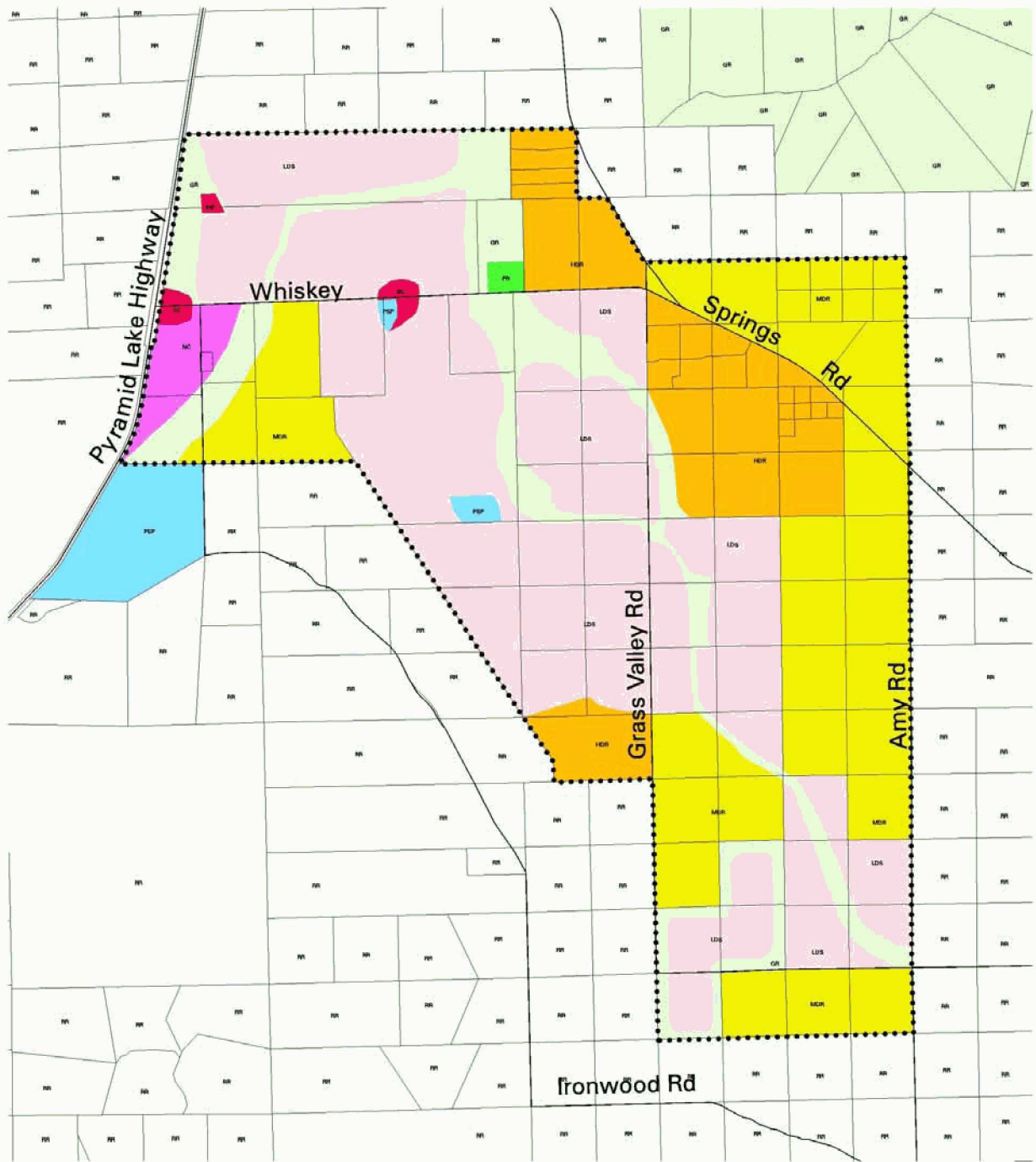
- A series (e.g. at least three meetings) of community visioning workshops with the Warm Springs Citizen Advisory Board (CAB) has been conducted and the public input resulting from these workshops has been included and discussed in the staff analysis of the proposed amendment; and,
- Proposed boundary changes must include a proposed land use change for the land to be included in the new boundary.
- If the proposed land use change has been determined to not be in compliance with existing resource and facility plans, then the applicable resource and facility plans have been updated, at the applicants expense, and the proposed change can be accommodated by the updated plans. Proposals that cannot be accommodated by updates to the resource and facility plans shall be denied.
- The Warm Springs Area Plan shall be updated every five (5) years from the date of adoption.

## **ATTACHMENTS**

1. Warm Springs Suburban Character Management Area Land Use Plan map

xc:

Blaine Cartlidge, Deputy District Attorney, Washoe County; Carolyn Poissant, Washoe County; Warm Springs Citizen Advisory Board

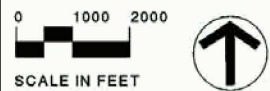


Warm Springs Suburban Character Management Area

**LAND USE PLAN**

- |                         |                                 |                                   |
|-------------------------|---------------------------------|-----------------------------------|
| LOW DENSITY RURAL       | LOW DENSITY URBAN               | INDUSTRIAL                        |
| MEDIUM DENSITY RURAL    | MEDIUM DENSITY URBAN            | PUBLIC AND SEMI-PUBLIC FACILITIES |
| HIGH DENSITY RURAL      | HIGH DENSITY URBAN              | PARKS AND RECREATION              |
| LOW DENSITY SUBURBAN    | GENERAL COMMERCIAL              | OPEN SPACE                        |
| MEDIUM DENSITY SUBURBAN | NEIGHBORHOOD COMMERCIAL/ OFFICE | RURAL RESIDENTIAL / GENERAL RURAL |
| HIGH DENSITY SUBURBAN   | TOURIST COMMERCIAL              | SPECIFIC PLAN                     |

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**Department of  
Community  
Development**

**WASHOE COUNTY  
NEVADA**

POST OFFICE BOX 11130  
RENO, NEVADA 89520  
(775) 328-3600



**DRAFT - September 2006**

DATE: JULY 1995

SOURCE: DEPARTMENT OF COMMUNITY DEVELOPMENT  
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