

**COMMUNITY FORUM  
TO DISCUSS UPDATE OF THE  
WARM SPRINGS AREA PLAN WATER BUDGET  
AND CITIZEN REQUESTS TO CHANGE  
THE GRR LAND USE TO GRA  
IN THE WARM SPRINGS AREA PLAN**

**NOTICE OF POSSIBLE QUORUM OF THE  
WARM SPRINGS CITIZEN ADVISORY BOARD**

**Monday, February 7, 2011  
6:30 p.m.**

Home of Jeanne Herman  
5795 Grey Van Road, Reno, NV 89510

A Community Forum will be held to provide an opportunity for the community to discuss issues related to the Warm Springs area. All interested residents, property owners, citizens and members of the Warm Springs CAB are invited to attend. Topics may include, but are not limited to:

- Discussion on update of the Warm Springs Area Plan Water Budget.
- Discussion regarding community input on resident requests to change the General Rural Residential (GRR) land use classification in the Warm Springs Area Plan to General Rural Agricultural (GRA), including discussion of possible allowed, permitted and not allowed uses within the proposed GRA land use classification.

**PUBLIC COMMENT:** Any time limits for public comment will be set at the beginning of the forum.

**This Public Notice is being posted in the event there is a quorum of Warm Springs CAB members present. No action will be taken by the CAB on any matter during this Community Forum.**

PURSUANT TO NRS 241.020, THIS NOTICE HAS BEEN POSTED AT THE FOLLOWING LOCATIONS: TRUCKEE MEADOWS FIRE STATION #29, 6015 Ironwood Road; HOME OF JEANNE HERMAN, 5795 Grey Van Road; IRONWOOD ROAD ENTRANCE TO PALOMINO VALLEY, 15780 Pyramid Way; WHISKEY SPRINGS ROAD ENTRANCE TO PALOMINO VALLEY; COMMUNITY BOARD LOCATED AT RANGELAND ROAD/PYRAMID WAY INTERSECTION, Reno, Nevada and WASHOE COUNTY ADMINISTRATION COMPLEX, 1001 E. Ninth Street, Reno, Nevada.

CAB Agendas and Notices of Possible Quorum can be accessed at [www.washoecounty.us/cab](http://www.washoecounty.us/cab), then choosing **CAB Agendas, Minutes, Applications, Maps and Rosters**.

## Comparison Chart of Current GRR and Old A1/A7 Zoning Citizen initiative to restore A1/A7 Zoning/Use Types (January 2011)

The table below compares Use Types for GRR zoning in the existing Development Code with Use Types for A1/A7 zoning in the 1993 Development Code. When the column on the far right is colored in, this means the Use Types for GRR & A1/A7 clearly match. Staff attempted to match the Use Types up as best as possible, as some of the Use Types in the 1993 Development Code are different than the existing Use Types.

Colored text has been used to help clarify what is allowed, not allowed or allowed with an approved Special Use Permit.

Green = Allowed; Blue = Approved Special Use Permit Required; Red = Not Allowed, ! = This symbol denotes a significant change in staff's opinion

Use Type In the Current Development Code		Current Zoning (GRR) General Rural Residential	Previous A1/A7 Zoning Taken from the old Development Code (1993)	Compatibility
<b>Residential Use Types</b>	<i>Single Family, Detached</i>	Allowed - A garage is required	Allowed - A garage is not required	
	<i>Accessory Dwelling, Detached</i>	Allowed	Allowed	
	<i>Accessory Dwelling, Attached</i>	Allowed	Allowed	
	<i>Accessory Structure, Detached</i>	Allowed	Allowed	
<b>Civic Use Types</b>	<i>Family Daycare</i> (The care of 6 or fewer full time children under 7 yrs old...)	Allowed Subject to Social Services	Old Code 110.100 # 9. Child care facilities for 6 or fewer full time children, including those of the child care facility licenses who are under the age of 7 years, except that care may also be provided for up to 3 additional part-time children for 3 hours before and 3 hours after school, but only during periods when schools are in session, subject to Social Services approval. Allowed	

Use Type In the Current Development Code		Current Zoning (GRR) General Rural Residential	Previous A1/A7 Zoning Taken from the old Development Code (1993)	Compatibility
Civic Use Types	<i>Large Family Daycare</i> (The care of more than 6 children full time in a private home)	Not Allowed	Old Code 110.100 # 10. A child care facility for more than six full time children, including those of the child care facility licensee who are under the age of 7 yrs subject to Social Services and a Special Use Permit	
	<i>Hospital Services.</i> Medical, psychiatric or surgical services for sick or injured persons primarily on an in-patient basis, including ancillary facilities for out-patient and emergency medical services, diagnostic services, training, research, administration & services to patients, employees or visitors.	Not Allowed	Old Code 110.112 # 2. Sanitaria requires a Special Use Permit	
Civic Use Types	<i>Cultural &amp; Library Services</i> - Nonprofit museum type preservation & exhibition of objects of permanent interest in one or more of the arts & sciences, gallery exhibitions of works of art or library collection of books, manuscripts etc. for study & reading	Not Allowed	Old Code 110.100 #8. - Special Use Permit required for ..... civic, cultural, country club & other similar recreational uses.	
	<i>Education</i> - Public, private or parochial institutions, but excludes commercial education services. Curriculum must be approved by State Dept of Education.	Not Allowed	Old Code 110.100 #7. Allowed: Educational uses and buildings	

Use Type In the Current Development Code		Current Zoning (GRR) General Rural Residential	Previous A1/A7 Zoning Taken from the old Development Code (1993)	Compatibility
Civic Use Types	<i>Active Recreation</i> - Public Park Recreational Uses: Typical uses include <b>swimming, tennis</b> , group picnicking, softball diamonds, group campgrounds & community centers operated by a public entity.	Not Allowed	Old Code 110.100 # 8. Special Use Permit required for <b>tennis</b> , golf course, ski resort, <b>swimming</b> , civic, cultural, country club & other similar recreational uses.	
	<i>Passive Recreation</i> - <b>Public Park recreational uses that have minimal impact</b> , hiking, nature study, <b>wildlife refuge</b> , fishing & viewing. No active uses such as group picnicking, camping and sporting activities are included.	Not Allowed	Old Code 110.100 # 19. Public Parks & Recreational Areas. Allowed. Old Code 110.112 # 2. - Wildlife Refuge - Special Use Permit Required	
Civic Use Types	<i>Public Service Yard</i> - Use of a property operated by a governmental agency for storing equipment & material and includes ancillary office and meeting space for public service projects. It is limited to operations involving public road construction, road maintenance, snow removal and operations supporting public parks construction & maintenance.	Not Allowed	Old Code 110.112 # 3. Highway and public utility maintenance camps. Allowed.	
	<i>Religious Assembly</i> - Refers to religious services involving public assembly such as occurs in synagogues, temples & churches.	Not Allowed	Old Code 110.100 #7. Allowed: ....churches, temples or other structures used exclusively for religious worships.	

Use Type In the Current Development Code		Current Zoning (GRR) General Rural Residential	Previous A1/A7 Zoning Taken from the old Development Code (1993)	Compatibility
Commercial Use Types	<i>Commercial Kennels</i> - For dogs, cats & similar animals. Typical uses: animal breeding w/4 or more animals (dogs), boarding kennels, pet motels or dog training centers. Must have 2.5 acres.	* Special Use Permit	Old Code 110.100 #18 Requires a Special Use Permit Dog Kennels	
	<i>Commercial Stables</i> - Boarding or raising or 3 or more horses, but excludes horses used primarily for agricultural operations, which are classified under "Animal Production". Typical uses include commercial stables, riding clubs & riding instruction facilities.	* Special Use Permit	Old Code 110.100 # 2."Stables" Allowed	!
Commercial Use Types	<i>Veterinary Services, Agriculture</i> - Care & treatment of large animals. May include services for small animals including pet clinics, dog & cat hospitals. Typical service is veterinary offices for livestock.	* Special Use Permit	Old Code 110.100 #20. Animal Hospitals & Veterinary Offices fronting on collector, arterial or expressway thoroughfares are subject to a Special Use Permit	
	<i>Commercial Campground Facilities/RV Park</i> - Services & areas for 2 or more campsites, accommodating camp vehicles, tents which are used by the general public as temporary living quarter for recreational purposes. Typical uses: Recreational vehicle campgrounds.	*Not Allowed	Old Code 110.100 # 6. Over night trailer campground facilities, including accessory facilities, subject to a Special Use Permit. Old Code 110.112 #2 ...Public Campgrounds (but not including trailer parks).. Special Use Permit Required.	

Use Type In the Current Development Code		Current Zoning (GRR) General Rural Residential	Previous A1/A7 Zoning Taken from the old Development Code (1993)	Compatibility
Commercial Use Types	<p><i>Commercial Recreation: Destination Resorts</i> - Commercial enterprises for recreation that can include lodging. Typical uses include <b>ski resorts, dude ranches, hunting &amp; fishing lodges.</b></p>	Not Allowed	<p><u>Old Code 110.100 # 12.</u> Dude or Guest Ranches situated on a parcel of land having an area of 5 or more acres, provided that guest rooms or guest cottages do not have kitchen facilities. Allowed.</p> <p><u>Code 110.100 # 8.</u> Ski resort - Special Use Permit <u>Old Code 110.112 # 2.</u> - Special Use Permit Required ....Hunting, fishing &amp; skiing lodges....</p>	Truckee Meadows Regional Plan (TMRP). Policy 1.1.5 - Does not allow for new Destination Resorts in this area.
	<p><i>Marinas</i> - Docking, storage, rental &amp; minor repair of recreational &amp; fishing boats. Typical uses are recreational boat marinas &amp; boat rental establishments.</p>	Not Allowed	<p>Old Code 110.100 # 16. Marinas require a Special Use Permit</p>	Makes no sense to include this use in the Warm Springs Area Plan
Commercial Use Types	<p><i>Outdoor Sports &amp; Recreation</i> - Participant sports in open or partially enclosed/screened facilities. Typical uses: Driving ranges, miniature golf, <b>regular golf courses, swimming pools &amp; tennis courts.</b></p>	Not Allowed	<p>Old Code 110.100 # 8. - Special Use Permit required for <b>tennis, golf course, swimming,</b>.....other similar recreational uses.</p>	
	<p><i>Funeral &amp; Internment Services</i> - The care, preparation or disposition of human dead. <i>Cemeteries.</i> Refers to undertaking services &amp; services involving the keeping of bodies provided on cemetery grounds. Typical uses include crematoriums, mausoleums &amp; columbarium's.</p>	Not Allowed	<p>Old Code 110.100 # 15. Cemeteries, memorial parks &amp; mausoleums &amp; crematoriums Require Special Use Permit</p>	

Use Type In the Current Development Code		Current Zoning (GRR) General Rural Residential	Previous A1/A7 Zoning Taken from the old Development Code (1993)	Compatibility
<b>Commercial Use Types</b>	<i>Lodging Services - Bed &amp; Breakfast Inns.</i> A single family dwelling with guest rooms where meals & lodging are provided. No cooking facilities in guest rooms.	Special Use Permit	Old Code 110.0991 Bed & Breakfast Establishments - Require Special Use Permit	
	<i>Nursery Sales Wholesale - Sales of plants, flowers &amp; related nursery items.</i> Typical uses include wholesale nurseries	Special Use Permit	Old Code 110.100 # 3. Farms for growing and marketing on a commercial scale of... nursery stock. Allowed	
<b>Industrial Use Types</b>	<i>Aggregate Facility - The extraction &amp; processing of sand, gravel &amp; rock from the ground. Typical uses: Sand &amp; gravel pit and ancillary uses such as concrete &amp; asphalt batch plants.</i>	Not Allowed	Old Code 110.100 # 13. Extraction of sand, gravel, topsoil and like earth products & operation of a rock crusher when in conjunction with an extraction activity, subject to a Special Use Permit	!
	<i>Mining Operations</i> refers to the extraction & processing of rocks & minerals from the ground, but excludes uses classified under petroleum gas extraction use type. Typical uses: Mining of precious metals and industrial minerals.	Not Allowed	Old Code 110.100 # 14. Mining, including ore-processing operations, subject to the issuance of a Special Use Permit.	!
<b>Agricultural Use Types</b>	<i>Agricultural Processing - Processing of foods/beverages from agricultural commodities, but excludes slaughtering.</i> Typical uses: Canning of fruits/vegetables, processing of dairy products, production of prepared meats from purchased carcasses.	Allowed	Allowed	
	<i>Agricultural Sales - Sale of Ag supplies i.e., feed, grain &amp; fertilizers</i>	Allowed	Old Code 110.100 # 4. Bldgs for the sale & display of products grown and raised on the premises." Allowed	

Use Type In the Current Development Code		Current Zoning (GRR) General Rural Residential	Previous A1/A7 Zoning Taken from the old Development Code (1993)	Compatibility
Agricultural Use Types	<i>Animal Production</i> - Raising of animals or production of animal products, such as eggs or dairy products on an agricultural or commercial basis, but excluding commercial slaughtering. Typical uses: grazing, ranching, dairy farming, poultry farming and aquaculture.	Allowed	Old Code 110.100. # 3. Farms for the raising or growing & marketing on a commercial scale of poultry, rabbits, livestock, tree & bush crops, nursery stock, field crops, but no commercial slaughtering. Allowed.	
	<i>Animal Slaughtering, Agricultural</i> - The slaughtering of animals to be used in making meat products on the same premises.	Allowed	Old Code 110.100. # 3. Farms for the raising or growing & marketing on a commercial scale of poultry, rabbits, livestock, tree & bush crops, nursery stock, field crops, but no commercial slaughtering. Allowed.	
Agricultural Use Types	<i>Animal Slaughtering, Mobile</i> - The slaughtering of animals to be sold to others or to be used in making meat products within a fully enclosed mobile facility approved by the USFDA for a duration of not more than 14 days off-site on any one parcel within a calendar year. Typical Use includes a mobile commercial slaughtering unit.	Special Use Permit	Not Allowed (this use did not exist at the time A-1/A-7 was in effect. The use fits with other agricultural uses and seems appropriate to include.)	
	<i>Crop Production</i> - Raising and harvesting of tree crops, row crops or field crops on an agricultural or commercial basis including packing & processing.	Allowed	Old Code 110.100 # 3. Farms for the raising or growing & marketing on a commercial scale of poultry, rabbits, livestock, tree and bush crops, nursery stock, field crops, but not including commercial slaughtering. Allowed	
	<i>Game Farms</i> - Boarding or breeding of exotic animals generally considered as wild or not normally domesticated.	* Special Use Permit	Old Code 110.112 # 2.-Game Farms....Require a Special Use Permit	



Use Type In the Current Development Code	Current Zoning (GRR) General Rural Residential	Previous A1/A7 Zoning Taken from the old Development Code (1993)	Compatibility
<b>Agricultural Use Types</b>	<p><i>Produce Sales</i> - On-site sale of farm produce and/or sell eggs from property owned, rented or leased by the farmers who grow or produce all or part of the farm produce or shell eggs offered for sale. Only products grown or produced on site may be sold. Temporary sales for a maximum duration of 30 days in any one calendar year are allowed in all regulatory zones. Typical uses: Produce stands, fruit and vegetable stands.</p>	<p>Old Code 110.100 #4. Buildings for the sale and display of products grown and raised on the premises....Allowed</p>	

\* As identified in Table 3 of Warm Springs General Rural Residential Development Standards. Page 20.