

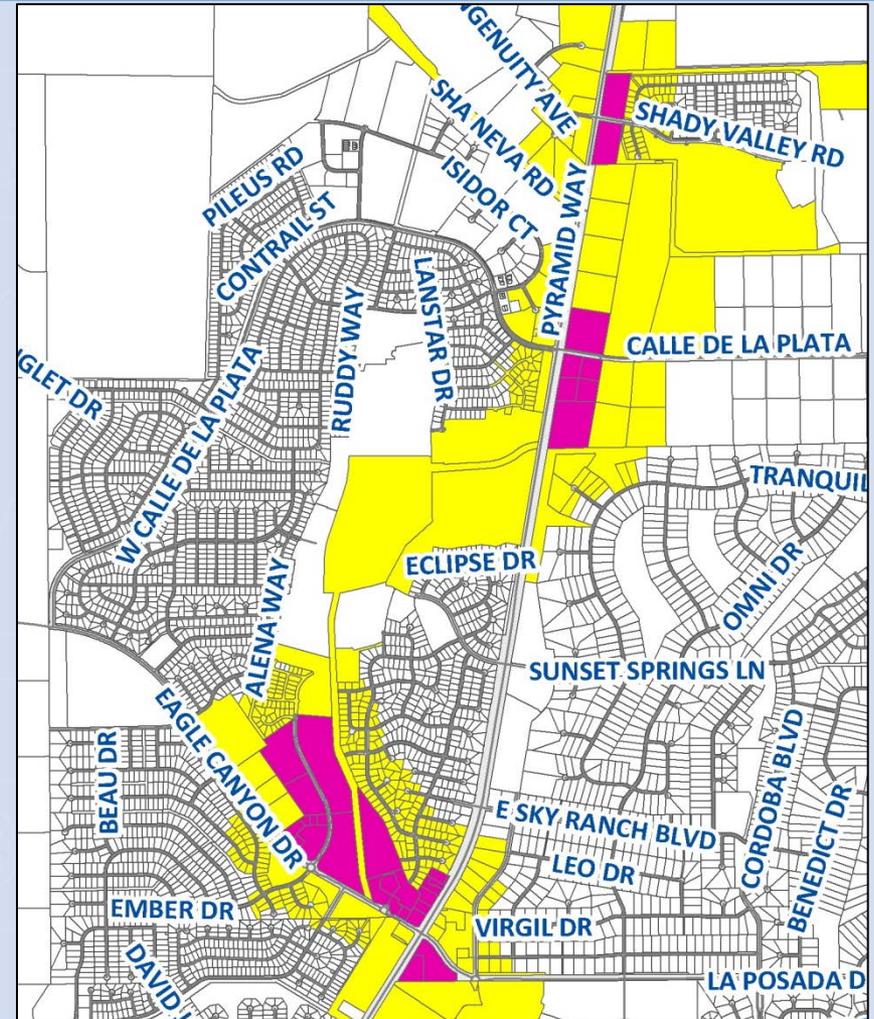


Planning Commission

Master Plan Amendment WMPA17-0001

SPANISH SPRINGS AREA PLAN TEXT AMENDMENT

July 5, 2017





Summary of Request

- Spanish Springs has its own table of uses
- Storage of operable vehicles not currently allowed in Neighborhood Commercial (NC)
- Applicant seeks to allow for this use in NC with Special Use Permit

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	--	--	--	--	S ₁	--	--
Commercial Kennels	--	--	--	--	--	--	--
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	--	--
Mairnas	--	--	--	--	--	--	--
Outdoor Entertainment	--	--	--	--	--	--	--
Outdoor Sports and Recreation	--	--	--	A	A	--	--
Outdoor Sports Club	--	--	--	--	--	--	--
Unlimited Gaming Facilities	--	--	--	--	--	--	--
Construction Sales and Services	--	--	--	--	A	--	--
Convention and Meeting Facilities	--	--	--	--	A	--	--
Eating and Drinking Establishments	--	--	--	--	--	--	--
Convenience	--	--	--	A	A	--	--
Full Service	--	--	--	A	A	--	--
Financial Services	--	--	--	A	A	--	--
Funeral and Intermment Services	--	--	--	--	--	--	--
Cemeteries	--	--	--	--	--	--	--
Undertaking	--	--	--	A	A	--	--
Gasoline Sales and Service Stations	--	--	--	A	A	--	--
Airport/Helicopter Service	--	--	--	--	--	--	--



Areas of Neighborhood Commercial

- ±148 acres NC in Spanish Springs
- All located next to or near Pyramid Hwy

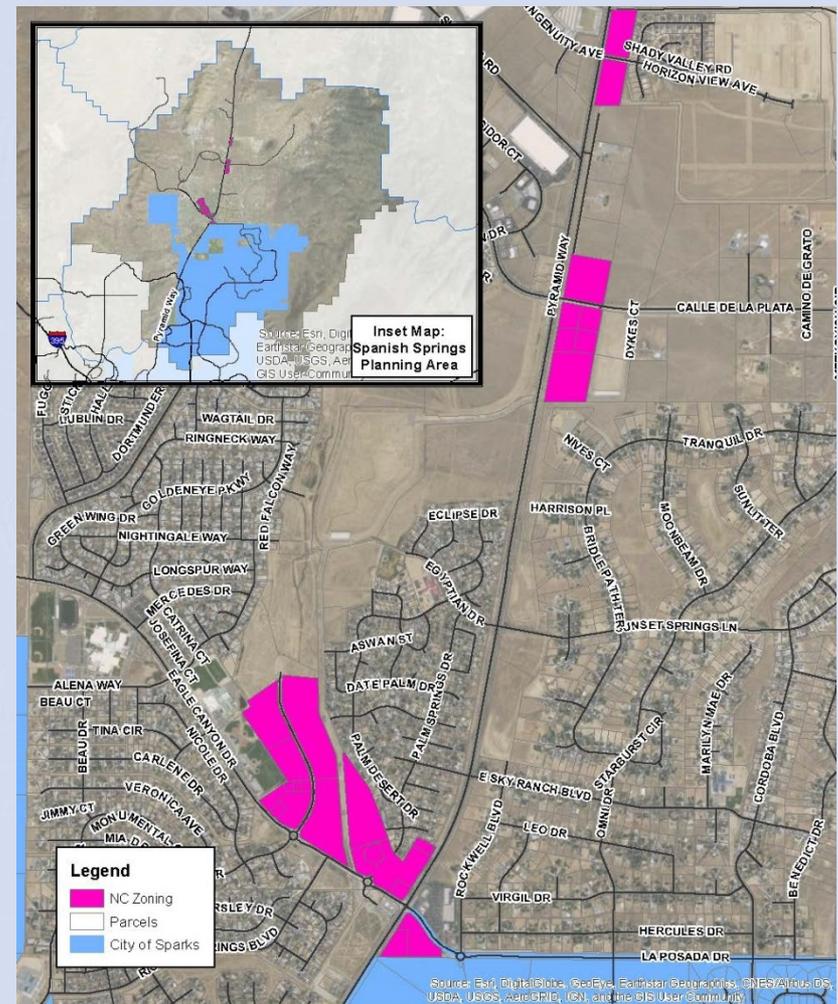
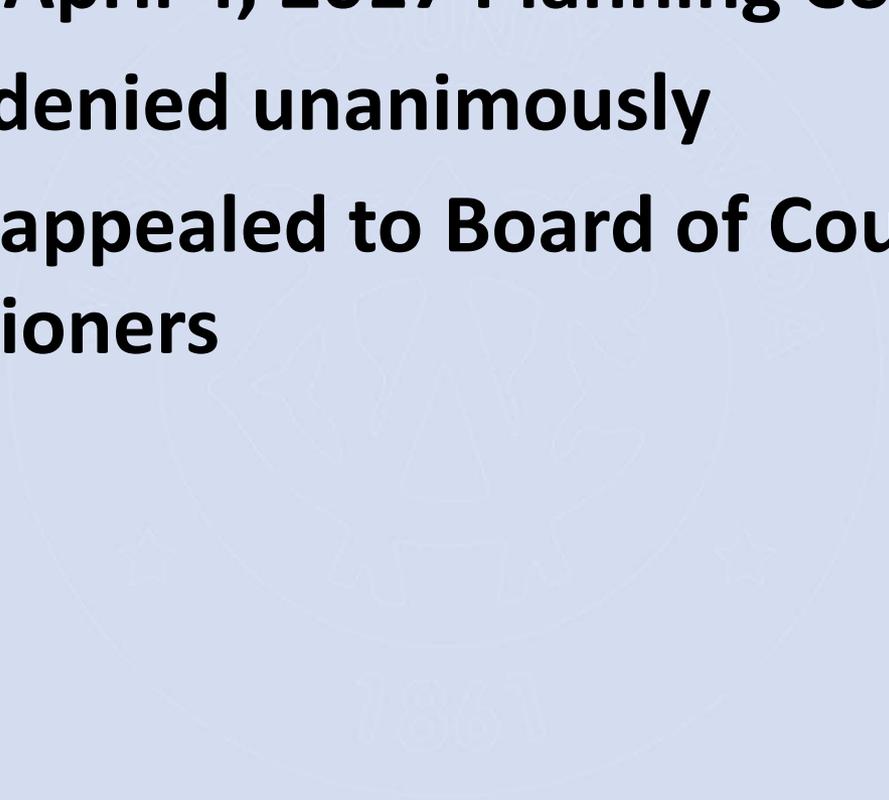


Image: Courtesy of Wood Rodgers



Planning Commission Prior Action

- **Heard at April 4, 2017 Planning Commission**
- **Request denied unanimously**
- **Decision appealed to Board of County Commissioners**





Board of County Commissioners Action

- **Appeal heard by BCC May 23, 2017**
- **Board reversed Planning Commission's denial**
- **Remanded case back to the Planning Commission for report**
- **Code requires this report prior to BCC considering adoption of amendment**



Board Discussion

- **Stressed importance of Special Use Permit process for evaluating impacts**
- **Voiced desire to keep up with changing nature of community**
- **Stated that several allowed uses in NC are potentially more intense than proposed use**
- **Believed findings could be made for approval**



Recommendation

- **Report back to the Board by collectively or individually commenting on the Board's action**





Questions?

