



# Planning Commission Staff Report

Meeting Date: February 2, 2021

Agenda Item: 8A

SPECIAL USE PERMIT CASE NUMBER: WSUP20-0024 Broken Hills

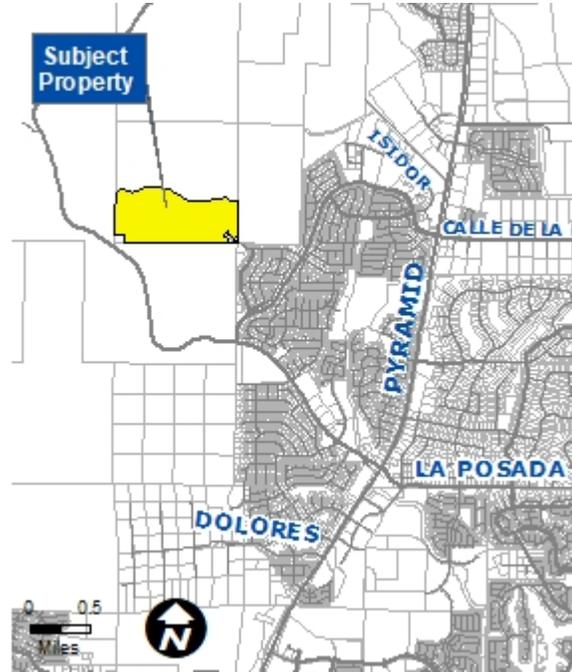
BRIEF SUMMARY OF REQUEST: To allow up to 79 detached accessory dwelling units within the Broken Hills development

STAFF PLANNER: Planner's Name: Julee Olander  
Phone Number: 775.328.3627  
E-mail: jolander@washoecounty.us

### CASE DESCRIPTION

For possible action, hearing, and discussion to approve a special use permit to allow up to 79 detached accessory dwelling units to be permitted by right within the approved Broken Hills development as permitted in the Spanish Springs Area Plan in Appendix C, Table C-1: Allowed Uses (Residential Use Types)

Applicant:	Toll Brothers
Property Owner:	Barker-Coleman Investments/Broken Hills Ltd.
Location:	at the terminus of Kinglet Drive
APN:	089-621-01
Parcel Size:	249.84 acres
Master Plan:	94% Suburban Residential (SR) & 6% Rural (R)
Regulatory Zone:	94% Low Density Suburban (LDS) & 6% General Rural (GR)
Area Plan:	Spanish Springs
Citizen Advisory Board:	Spanish Springs
Development Code:	Authorized in Article 810, Special Use Permits
Commission District:	4 – Commissioner Hartung



### STAFF RECOMMENDATION

APPROVE

**APPROVE WITH CONDITIONS**

DENY

### POSSIBLE 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 approve, with conditions, Special Use Permit Case Number WSUP20-0024 for Barker-Coleman Investments/Broken Hills Ltd., having made all five findings in accordance with Washoe County Code Section 110.810.30.

*(Motion with Findings on Pages 8 and 9)*

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### **Special Use Permit**

The purpose of a special use permit is to allow a method of review to identify any potential harmful impacts on adjacent properties or surrounding areas for uses that may be appropriate within a regulatory zone; and to provide for a procedure whereby such uses might be permitted by further restricting or conditioning them so as to mitigate or eliminate possible adverse impacts. If the Planning Commission grants an approval of a special use permit, that approval is subject to conditions of approval. Conditions of approval are requirements that need to be completed during different stages of the proposed project. Those stages are typically:

- Prior to permit issuance (i.e. a grading permit, a building permit, etc.)
- Prior to obtaining a final inspection and/or a certificate of occupancy on a structure
- Prior to the issuance of a business license or other permits/licenses
- Some conditions of approval are referred to as “operational conditions.” These conditions must be continually complied with for the life of the business or project.

The conditions of approval for Special Use Permit Case Number WSUP20-0024 are attached to this staff report and will be included with the action order.

The subject property is designated as 94% Low Density Suburban (LDS) and 6% General Rural (GR) and is located within the Spanish Springs Area Plan. The proposed use of Detached Accessory Dwelling (DAD) is allowed per Spanish Springs Area Plan in *Appendix C, Table C-1: Allowed Uses (Residential Use Types)* with a special use permit. The Broken Hills tentative subdivision map (TM05-12) was approved by the Planning Commission on September 5, 2005. Therefore, the applicant is seeking approval of this SUP from the Planning Commission, because TM05-12 was originally heard and approved by the Planning Commission.



**Project Evaluation**

The applicant is requesting approval of a special use permit to allow for up to 79 detached accessory dwelling units (DADs) by right with the issuance of a building permit for all residential lots within the Broken Hills development. The development is located within the Spanish Springs Area Plan, which requires a special use permit (SUP) for DADs per *Appendix C, Table C-1: Allowed Uses (Residential Use Types)*. This SUP is being presented to the Planning Commission because Table C-1 requires the Planning Commission to approve requests for DADs within the LDS regulatory zone in the Spanish Springs Area Plan. The approval of the SUP will allow the applicant to submit a building permit for the DADs and individual special use permits for each DAD would not be required.

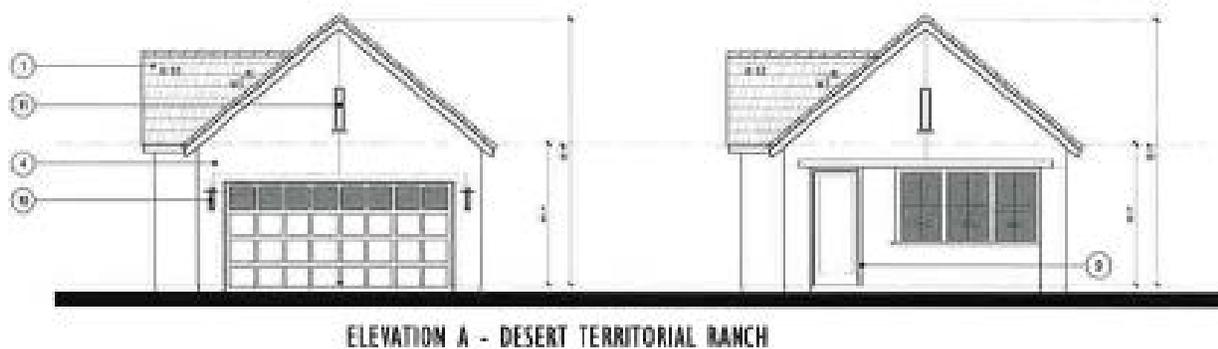
The approved Broken Hills development was for traditional single-family homes, however, over the years there has been an increased interest in offering homebuyers the additional option for detached accessory dwellings. The applicant is requesting 79 lots be developed with DADs within the approved 170 lot development. The applicant states that DADs will not impact the approved lot pattern since the units will be located on the rear portion of the lots, behind the primary residence.

The majority of the site has a regulatory zone of Low Density Suburban (LDS), on 94% of the parcels, and General Rural (GR) on the remaining 6% of the parcels. The original tentative subdivision map proposed a common open space development with a clustering of lots to reduce the amount of grading required and the applicant requested to utilize certain standards applicable to the Medium Density Suburban (MDS) regulatory zone on all lots. The lots with DADs will meet MDS requirements for lot size, width and setbacks. Staff is recommending that the Planning Commission include a condition that the DADs comply with all Washoe County code requirements pertaining to DADs, including the size of the units. All required utilities and services approved for the Broken Hills development will adequately handle the proposed DADs. The Washoe County Engineering and Capital Projects Division reviewed the application and had no comments or conditions for the applicant.

The application indicates that the DADs will be approximately 530 sq. ft. and include a kitchenette and bathroom; however, this special use permit will not restrict the size of these units beyond those restrictions established in code. The DADs will match architecturally with the main residence, with the same colors and materials. The floor plan and one of the three elevations are shown below.



**Floor Plan**



### Elevations

#### **Spanish Springs Citizen Advisory Board (SS CAB)**

The proposed project was presented by the applicant at the regularly scheduled Spanish Springs CAB meeting on January 6, 2021, which was conducted virtually, through Zoom. The CAB voted unanimously in favor of the permit. The CAB minutes were not available at the time this staff report was prepared. The discussion on the item including the following topics:

- Size of the units
- Who will live in the units

#### **Reviewing Agencies**

The following agencies received a copy of the project application for review and evaluation.

- Washoe County Community Services Department
  - Planning and Building Division
  - Engineering and Capital Projects Division
  - Water Management
- Washoe County Health District
  - Emergency Medical Services
- Truckee Meadows Fire Protection District
- Regional Transportation Commission
- Washoe-Storey Conservation District

All seven of the above listed agencies/departments provided comments and/or recommended conditions of approval in response to their evaluation of the project application. A **summary** of each agency's comments and/or recommended conditions of approval and their contact information is provided. The Conditions of Approval document is attached to this staff report and will be included with the Action Order. Contacts for Agencies that provided comments:

- Washoe County Planning and Building Division addressed the construction plans and building placement standard requirements.  
**Contact: Julee Olander, 775.328.3627, [jolander@washoecounty.us](mailto:jolander@washoecounty.us)**
- Washoe County Engineering and Capital Projects Division had no conditions or comments.  
**Contact: Leo Vesely, 775.328.2313, [lvesely@washoecounty.us](mailto:lvesely@washoecounty.us)**
- Washoe County District Health had no conditions or comments.  
**Contact: Vicky Olson EMS Coordinator, 775.326.6043, [volson@washoecounty.us](mailto:volson@washoecounty.us)**

- Washoe County Water Resource Management had no conditions but had comments on the water service being provided by Truckee Meadows Water Authority (TMWA) for the main dwellings and the addition of DADs would not require additional conditions.  
**Contact: Vahid Behmaram, 775.328.3600, [vbehmaram@washoecounty.us](mailto:vbehmaram@washoecounty.us)**
- Truckee Meadows Fire District had comments on fire meeting fire code.  
**Contact: Dale Way/Brittany Lemon, 775.326.6000, [dway@tmfpd.us](mailto:dway@tmfpd.us) / [blemon@tmfpd.us](mailto:blemon@tmfpd.us)**
- Regional Transportation Commission had no conditions but had comments concerning information on the level of service and other policy information.  
**Contact: Rebecca Kapuler, 775.332.0174, [rkapuler@rtcwashoe.com](mailto:rkapuler@rtcwashoe.com)**
- Washoe-Storey Conservation District had comments on the house color and landscaping.  
**Contact: Bret Tyler & Jim Schaffer, 775.857.8500 (x131)**

**Spanish Spring Area Plan**

**Appendix C – Allowable Land Uses in the Spanish Springs Area Plan**

**Table C-1: Allowed Uses (Residential Use Types)**

Residential Use Types (Section 110.304.15)	Residential			Non-Residential			
	MDS	LDS	LDR	NC	I	PSP	OS
Residential							
Single Family, Detached	A	A	A	--	--	--	--
Single Family, Attached	A	A	--	--	--	--	--
Duplex	--	--	--	--	--	--	--
Multi-Family	--	--	--	--	--	--	--
Attached Accessory Dwelling	A	A	A	--	--	--	--
<b>Detached Accessory Dwelling</b>	<b>S<sub>1</sub></b>	<b>S<sub>1</sub></b>	<b>S<sub>1</sub></b>	--	--	--	--
Detached Accessory Structure	A	A	A	--	--	--	--
Residential Group Home	A	A	A	--	--	--	--
Manufactured Home Parks	--	--	--	--	--	--	--

Key: -- = Not allowed; A = Allowed; P = Administrative Permit; PR = Park Commission Approval pursuant to 110.104.40(c); S<sub>1</sub> = Planning Commission Special Use Permit; S<sub>2</sub> = Board of Adjustment Special Use Permit.

*Staff Comment: The Spanish Springs Area Plan requires a special use permit to allow detached accessory dwellings in LDS zones, and the applicant is applying for special use permit.*

**Housing Element**

**Appendix D – Regional Strategy for Housing Affordability- Truckee Meadows Regional Strategy for Housing Affordability**

Appendix D of the Housing Element refers to the Truckee Meadows Regional Strategy for Housing Affordability, which identifies the Key Regional Housing Issues. One of the issues is Limited Types of Housing in the Region, which states: “The region’s population is changing, and housing options have not kept up. The lack of diverse housing options at different price points is a barrier to the region’s future growth and prosperity.”

*Staff Comment: The Truckee Meadows Regional Strategy for Housing Affordability speaks of housing options and the applicant is requesting to add detached accessory dwelling units to the development which is responding to a changing market and will provide more housing options.*

**Staff Comment on Required Findings**

WCC Section 110.810.30, Article 810, *Special Use Permits*, requires that all of the following findings be made to the satisfaction of the Washoe County Planning Commission before granting approval of the request. Staff has completed an analysis of the special use permit application and has determined that the proposal is in compliance with the required findings as follows.

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Spanish Springs Area Plan.  
*Staff Comment: The request for detached accessory dwellings (DAD) is consistent with and does not conflict with the policies, action programs, standards, and maps of the Master Plan. The Spanish Springs Area Plan allows DADs with the approval of a special use permit (SUP).*
2. Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven.  
*Staff Comment: DADs should not create a significantly increased demand on existing utilities, roadway improvements, sanitation, or water supply. Improvements were reviewed and addressed during the approval of the Broken Hills subdivision and the addition of 79 DADs is not significant enough to change the original required improvements for the Broken Hills subdivision.*
3. Site Suitability. That the site is physically suitable for a continuum of DADs and for the intensity of such a development.  
*Staff Comment: The site is being developed for single-family residences and the addition of 79 DADs will have little impact to the site and the surrounding areas.*
4. Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area.  
*Staff Comment: The development will provide more housing options. DADs will provide an option for property owners to have additional housing with minimal impact to the surrounding area and will not be detrimental to the public health, safety or welfare.*
5. Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.  
*Staff Comment: There is no military installation within the area of required notice for this special use permit; therefore, the project will have no effect on a military installation.*

### **Recommendation**

After a thorough analysis and review, Special Use Permit Case Number WSUP20-0024 is being recommended for approval with conditions. Staff offers the following motion for the Commission's 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 approve with conditions Special Use Permit Case Number WSUP20-0024 for Barker-Coleman Investments/Broken Hills Ltd., having made all five findings in accordance with Washoe County Code Section 110.810.30:

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Spanish Springs Area Plan;
2. Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;
3. Site Suitability. That the site is physically suitable for detached accessory dwelling units, and for the intensity of such a development;

- 4. Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area;
- 5. Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

**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 applicant, unless the action is appealed to the Washoe County Board of County Commissioners, in which case the outcome of the appeal shall be determined by the Washoe County Board of County Commissioners. Any appeal must be filed in writing with the Planning and Building Division within 10 calendar days from the date the written decision is filed with the Secretary to the Planning Commission and mailed to the applicant.

Applicant: Toll Brothers, 9433 Double Diamond Parkway, Reno, NV, 89521,  
Email: llord@tollbrothers.com

Owner: Barker-Coleman Investments/Broken Hills Ltd., 4785 Caughlin Parkway,  
Reno, NV, 89519

Representatives: Wood Rodgers, 1361 Corporate Blvd., Reno, NV, 89502,  
Email: shuggins@woodrodgers.com



# Conditions of Approval

Special Use Permit Case Number WSUP20-0024

The project approved under Special Use Permit Case Number WSUP20-0024 shall be carried out in accordance with the conditions of approval granted by the Washoe County Planning Commission on February 2, 2021. Conditions of approval are requirements placed on a permit or development by each reviewing agency. These conditions of approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act.

**Unless otherwise specified**, all conditions related to the approval of this special use permit shall be met or financial assurance must be provided to satisfy the conditions of approval prior to issuance of a grading or building permit. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Planning and Building Division.

Compliance with the conditions of approval related to this special use permit is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. Failure to comply with any of the conditions imposed in the approval of the special use permit may result in the institution of revocation procedures.

Washoe County reserves the right to review and revise the conditions of approval related to this Special Use Permit should it be determined that a subsequent license or permit issued by Washoe County violates the intent of this approval.

For the purpose of conditions imposed by Washoe County, “may” is permissive and “shall” or “must” is mandatory.

Conditions of approval are usually complied with at different stages of the proposed project. Those stages are typically:

- Prior to permit issuance (i.e., grading permits, building permits, etc.).
- Prior to obtaining a final inspection and/or a certificate of occupancy.
- Prior to the issuance of a business license or other permits/licenses.
- Some “conditions of approval” are referred to as “operational conditions.” These conditions must be continually complied with for the life of the project or business.

FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

## **Washoe County Planning and Building Division**

1. The following conditions are requirements of Planning and Building, which shall be responsible for determining compliance with these conditions.

**Contact Name – Julee Olander, 775.328.3627, [jolander@washoecounty.us](mailto:jolander@washoecounty.us)**

- a. The applicant shall attach a copy of the action order approving this project to all permits and applications (including building permits) applied for as part of this special use permit.
- b. The applicant shall demonstrate substantial conformance to the plans approved as part of this special use permit. The Planning and Building Division shall determine compliance with this condition.
- c. The Detached Accessory Dwelling (DAD) Units will meet all building placement standard requirements of Medium Density Suburban (MDS) regulatory zoning.
- d. The Detached Accessory Dwelling (DAD) Units shall not exceed eight hundred (800) square feet or fifty (50) percent of the total square footage of the main dwelling unit, whichever is smaller.
- e. No more than 79 Detached Accessory Dwelling (DAD) Units will be constructed within the development.
- f. Construction work hours will be limited to 7am to 7pm Monday to Saturday.
- g. The following **Operational Conditions** shall be required for the life of the business:
  - i. This special use permit shall remain in effect until all final maps are recorded for Broken Hills subdivision.
  - ii. Failure to comply with any of the conditions of approval shall render this approval out of conformance and subject to revocation.
  - iii. The applicant and any successors shall direct any potential purchaser/operator of the site and/or the administrative permit to meet with Planning and Building to review conditions of approval prior to the final sale of the site and/or the administrative permit. Any subsequent purchaser/operator of the site and/or the administrative permit shall notify Planning and Building of the name, address, telephone number, and contact person of the new purchaser/operator within 30 days of the final sale.

**Truckee Meadows Fire Protection District (TMFPD)**

2. The following conditions are requirements of the Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with these conditions. Unless otherwise stated, these conditions shall be met prior to the issuance of any building or grading permit or on an ongoing basis (phased development) as determined by TMFPD.

Any future development of a single, multiple, or all parcels will be subject to currently adopted Fire and Wildland-Urban Interface Codes at the time of development on the specific parcel.

**Contact Name – Dale Way / Brittany Lemon, 775.326.6000, [dway@tmfpd.us](mailto:dway@tmfpd.us) / [blemon@tmfpd.us](mailto:blemon@tmfpd.us)**

- a. The Truckee Meadows Fire Protection District (TMFPD) will require that this project meet the requirements of Washoe County Code 60 to include infrastructure, access, and water for fire suppression.

\*\*\* End of Conditions \*\*\*

**From:** [Program, EMS](#)  
**To:** [Olander, Julee](#)  
**Subject:** December Agency Review Memo  
**Date:** Thursday, December 24, 2020 9:21:22 AM

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Good morning Julee,

The EMS Oversight Program has reviewed Special Use Permit Case #WSUP20-0024 (Broken Hills). As this is just an amendment or addition to a previously approved housing project, we do not have any questions, comments, or concerns regarding this permit.

Please let me know if you have any questions.

*Vicky*

**Vicky Olson, MPS, RN**

**EMS Coordinator | Epidemiology and Public Health Preparedness | Washoe County Health District**

**[volson@washoecounty.us](mailto:volson@washoecounty.us) | O: (775) 326 6043 | 1001 E. Ninth St., Bldg. B, Reno, NV 89512**





# WASHOE COUNTY

## COMMUNITY SERVICES DEPARTMENT

### Engineering and Capital Projects

1001 EAST 9<sup>TH</sup> STREET  
RENO, NEVADA 89512  
PHONE (775) 328-3600  
FAX (775) 328.3699

Date: December 23, 2019

To: Julee Olander, Planner

From: Leo Vesely, P.E., Licensed Engineer

Re: Special Use Permit Case **WSUP20-0024 – Broken Hills Accessory Dwellings**  
APN 089-621-01

#### GENERAL PROJECT DISCUSSION

Washoe County Engineering staff has reviewed the above referenced application. The Special Use Permit is to allow detached accessory dwelling units within the Broken Hills development within Spanish Springs. The Engineering Division recommends approval with the following comments and conditions of approval which supplement applicable County Code and are based upon our review of the site and the application prepared by Wood Rodgers. The County Engineer shall determine compliance with the following conditions of approval.

For questions related to sections below, please see the contact name provided.

#### GENERAL CONDITIONS

Contact Information: Leo Vesely, P.E. (775) 328-2041

1. No comments.

#### DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)

Contact Information: Walt West, P.E. (775) 328-2310

1. No comments.

#### TRAFFIC AND ROADWAY (COUNTY CODE 110.436)

Contact Information: Mitch Fink, P.E. (775) 328-2050

1. No comments.

#### UTILITIES (County Code 422 & Sewer Ordinance)

Contact Information: Tim Simpson, P.E. (775) 954-4648

1. No comments.



INTEGRITY



EFFECTIVE  
COMMUNICATION



QUALITY  
PUBLIC SERVICE



Julee Olander, Planner  
Washoe County – Community Services Department  
1001 E. Ninth St  
Reno, NV 89512  
775.328.3627

December 21, 2020

Re: WSUP20-0024 (Broken Hills) – Conditions of Approval

### **Truckee Meadows Fire Protection District (TMFPD)**

The following conditions are requirements of the Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with these conditions. Unless otherwise stated, these conditions shall be met prior to the issuance of any building or grading permit or on an ongoing basis (phased development) as determined by TMFPD.

Any future development of a single, multiple, or all parcels will be subject to currently adopted Fire and Wildland-Urban Interface Codes at the time of development on the specific parcel.

**Contact Name** – Dale Way / Brittany Lemon, 775.326.6000, [dway@tmfpd.us](mailto:dway@tmfpd.us) / [blemon@tmfpd.us](mailto:blemon@tmfpd.us)

### **Fire Apparatus Access Roads**

1. Fire apparatus access roads shall be in accordance with *International Fire Code* Appendix D and all other applicable requirements of the IFC. (IFC 503.1 / D101.1)
2. Approved fire apparatus access roads shall be required for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access roads shall comply with the requirements of IFC Section 503 and Appendix D and shall extend to within 150 feet of all portions of the facility and all portions of the *exterior walls* of the first story of the building as measured by an *approved* route (as the hose lays around obstructions) around the exterior of the building or facility. (IFC 503.1.1)
3. Fire apparatus access roads shall have an all-weather surface and be capable of supporting the weight of Fire District apparatus (80,000 pounds). (IFC 503.2.3 / D102.1)
4. Fire apparatus access roads shall have a minimum width of 20 feet (with no parking), 26 feet (one side parking), and 32 feet (parking on both sides), exclusive of shoulders, and an unobstructed vertical clearance of not less than 13 feet 6 inches. (IFC 503.2.1 / D103.6.1 / D103.6.2)



5. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders (see Figure D103.1). (IFC D103.1)
6. Fire apparatus access roads less than the width required for parking on both sides shall be marked and/or signed in accordance with Section 503.3 and Appendix D103.6 to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility. (IFC 503.3 / D103.6)
7. Fire apparatus access roads shall not exceed 10 percent in grade. Angles of approach and angles of departure must not exceed 6 percent for 25 feet before or after the grade change. (IFC D103.2 / 503.2.8)
8. Fire apparatus access roads shall have a minimum inside turning radius of 28 feet, and a minimum outside turning radius of 52 feet. (IFC D103.3)
9. Dead-end fire apparatus access roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table D103.4. (IFC D103.4)
10. Gates across fire apparatus access roads shall comply with Appendix D103.5 and Sections 503.4 and 503.5.
11. Buildings four or more stories or 30 feet in height shall have at least two (2) means of fire apparatus access for each structure. (IFC D104.1)
12. Buildings exceeding 62,000 square feet in area shall have at least two (2) means of fire apparatus access for each structure. (IFC D104.2)
13. Where two (2) fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses. (IFC D104.3)
14. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet *approved aerial* fire apparatus access roads shall be provided. (IFC D105.1)
15. When aerial fire apparatus access roads are required, aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders, in the immediate vicinity of the building or portion thereof. (IFC D105.2)
16. When aerial fire apparatus access roads are required, one or more of the required access routes meeting this condition shall be located not less than 15 feet and not greater than 30 feet from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the *fire code official*. (IFC D105.3)
17. When aerial fire apparatus access roads are required, overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the *fire code official*. (IFC D105.4)



## Fire Protection Water Supplies

1. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises on which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction. (IFC 507.1)
2. The number of fire hydrants available to a building shall be not less than the minimum specified in Table C102.1. (IFC C102.1)
3. Fire hydrant systems shall comply with Washoe County Standard Detail W-23 and IFC Sections 507.5.1 through 507.5.6. (IFC 507.5 / Washoe County Code)
4. Fire hydrants must be spaced at a maximum separation of 500 feet along the required apparatus access lane in residential areas and 1,000 feet where not required for structures to provide for transportation hazards. Hydrant spacing may be increased by 125 feet if all structures within the development are provided with fire sprinkler protection. There is no allowable increase for hydrants installed for transportation hazards. (IFC Table C102.1)
5. In developments with R-3 occupancies, where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 600 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official. (IFC 507.5.1)
6. Unobstructed access to fire hydrants shall be maintained at all times. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants. (IFC 507.5.4)
7. A 3-foot minimum clear space shall be maintained around the circumference of fire hydrants, as measured from the furthest edge of a fire hydrant in any direction. (IFC 507.5.5)
8. Fire hydrants shall not be located within six feet of a driveway, power pole, or light standard. (IFC 507.5.6)
9. Fire hydrants shall be located adjacent to apparatus access lanes and a minimum of four feet and a maximum of seven feet from back of curb. Provide a detail on the plans. (IFC 507.5.6)
10. Fire hydrants shall have a concrete pad around the base in accordance with Washoe County Standard Detail W-23.





## International Wildland-Urban Interface Code

1. All parcels located in other than a Low Hazard WUI Rating shall comply with all provisions of the IWUI as adopted and amended by TMFPD and Washoe County Building.
2. The IWUI Fire Hazard designation for your project is available on the provided Washoe Regional Mapping System link. (<https://gis.washoecounty.us/wrms/firehazard>). After you have found your property using the address search feature, the color of the background area will indicate your wildland fire risk.
3. When you have determined your Fire Risk Rating use the link provided, to determine the *IWUIC* construction and defensible space requirements. ([https://www.washoecounty.us/building/Files/Files/2012%20WUI%20CODE%20GUIDE\\_rev%2011-25-13.pdf](https://www.washoecounty.us/building/Files/Files/2012%20WUI%20CODE%20GUIDE_rev%2011-25-13.pdf)).





**REGIONAL TRANSPORTATION COMMISSION**

*Metropolitan Planning • Public Transportation & Operations • Engineering & Construction*

Metropolitan Planning Organization of Washoe County, Nevada

December 18, 2020

FR: Chrono/PL 181-20

Ms. Julee Olander, Planner  
Community Services Department  
Washoe County  
PO Box 11130  
Reno, NV 89520

**RE: WSUP20-0024 (Broken Hills)**

Dear Ms. Olander,

The Regional Transportation Commission (RTC) has reviewed this request to allow detached accessory dwelling units within the Broken Hills development per Spanish Springs land uses in Appendix C, Table C-1: Allowed Uses (Residential Use Types).

There is no traffic impact study attached with this application. It is advised that a traffic study be included as a condition for final approval of this development. Although the development is not adjacent to a regional road, but surrounding regional road will be affected.

The policy Level of Service (LOS) standard for Calle De La Plata & Eagle Canyon Dr. is LOS D. Policy LOS for intersections shall be designed to provide a level of service consistent with maintaining the policy level of service of the intersecting corridor. This project should be required to meet all the conditions necessary to complete the road improvements to maintain policy LOS standards.

The 2040 RTP identifies Eagle Canyon Dr. from Pyramid Hwy to Lemmon Dr. as a new 4 lane road by 2027-2040 time frame. This project should be required to meet all the conditions necessary to complete road improvements to maintain policy LOS standards. Dedication of right of way or setbacks adequate to complete RTP improvements should be required as a condition of approval. See the attached typical 98' right of way section for a 4-lane facility.

The RTP, the RTC Bicycle/Pedestrian Master Plan and the Nevada Department of Transportation Pedestrian Safety Action Plan, all indicate that new development and re-development will be encouraged to construct pedestrian and bicycle facilities, internal and/or adjacent to the development, within the regional road system. In addition, these

plans recommend that the applicant be required to design and construct any sidewalks along the frontage of the property in conformance with the stated ADA specifications.

Thank you for the opportunity to comment on this application. 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,

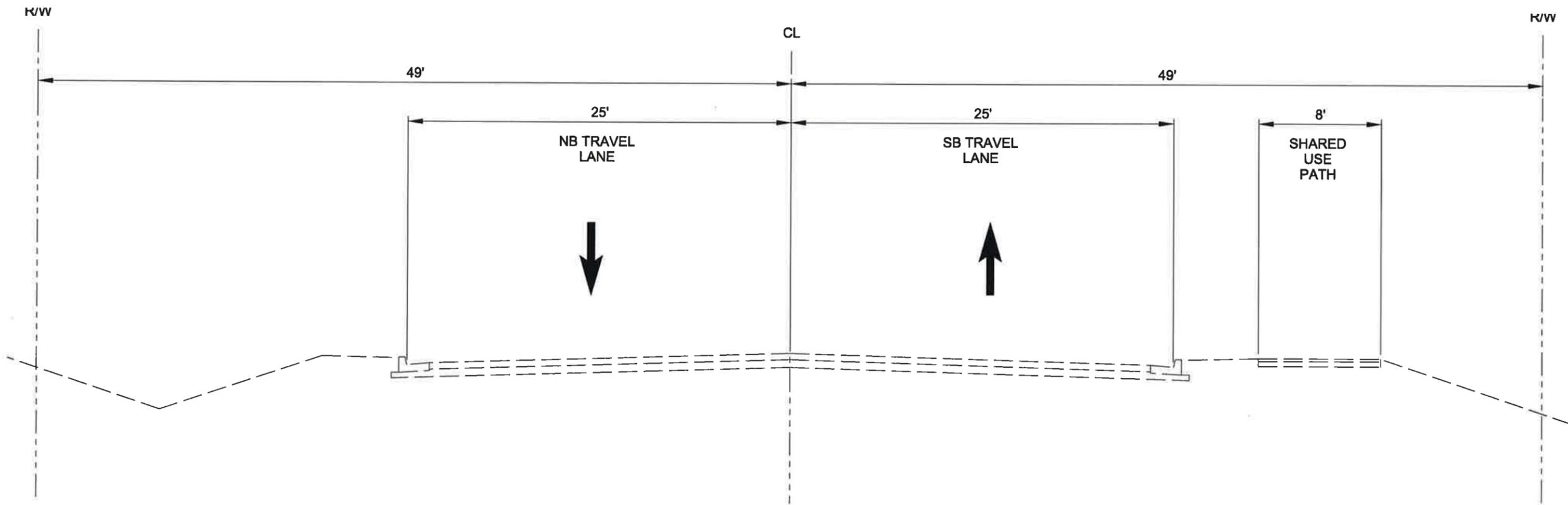
A handwritten signature in cursive script that reads "Rebecca Kapuler".

Rebecca Kapuler  
Senior Planner

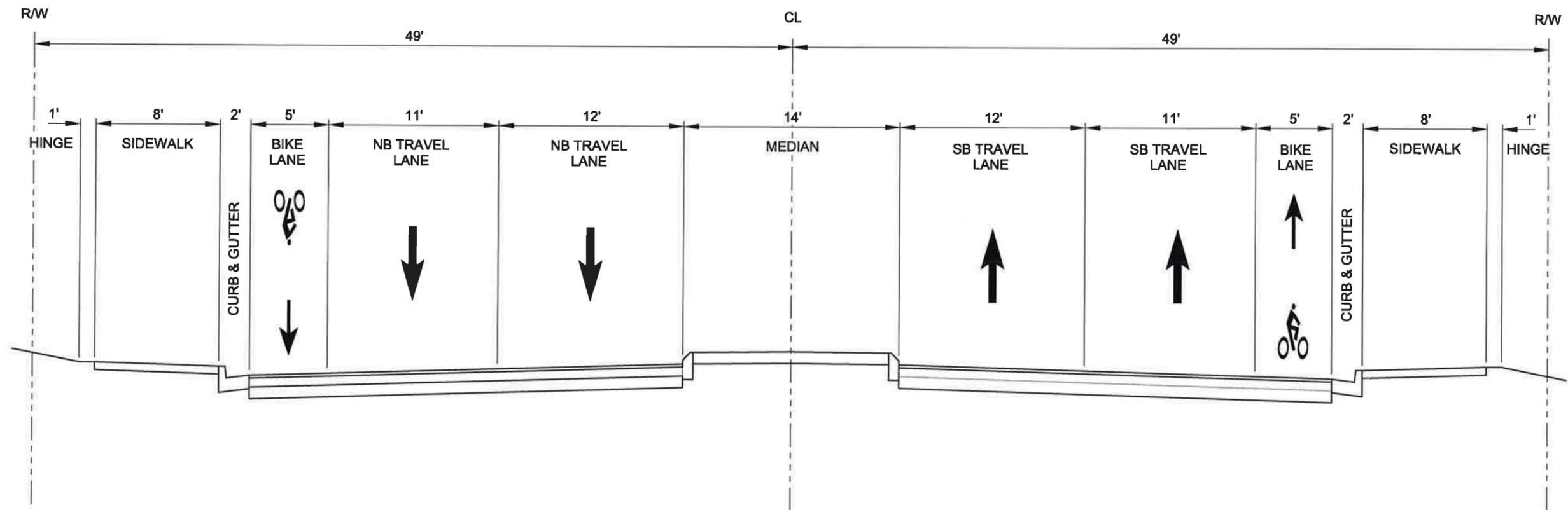
Attachment

Brian Stewart, Regional Transportation Commission  
Dale Keller, Regional Transportation Commission  
Tina Wu, Regional Transportation Commission  
Andrew Jankayura, Regional Transportation Commission  
Scott Miklos, Regional Transportation Commission

/Broken Hills



EXISTING TYPICAL SECTION



PROPOSED TYPICAL SECTION



Washoe-Storey Conservation District

Bret Tyler Chairmen  
Jim Shaffer Treasurer  
Cathy Canfield Storey app  
Jean Herman Washoe app

1365 Corporate Blvd.  
Reno NV 89502  
775 857-8500 ext. 131  
nevadaconservation.com

December 18, 2020

Washoe County Community Services Department

C/O Julee Olander, Planner

1001 E Ninth Street, Bldg. A

Reno, NV 89512

R: WSUP20-0024 Broken Hills

Dear Julee,

In reviewing the special use permit for Broken Hills, the Conservation District has the following comments.

We request that the detached accessory unit have the same color as the primary residence.

In addition to the existing landscape the District requires planting two trees for visual screening of the detached dwelling.

Thank you for providing us the opportunity to review the project that may have impacts on our natural resources.

Sincerely,

Tyler-Shaffer



**WASHOE COUNTY**  
**COMMUNITY SERVICES**  
**INTEGRITY COMMUNICATION SERVICE**

P.O. Box 11130  
Reno, Nevada 89520-0027  
Phone: (775) 328-3600  
Fax: (775) 328-3699

December 18, 2020

TO: Julee Olander, Planner, CSD, Planning & Development Division  
FROM: Vahid Behmaram, Water Rights & Water Resources Consultant, CSD  
SUBJECT: Special Use Permit Case Number WSUP20-0024 (Broken Hills)

**Project description:**

The applicant is proposing to allow detached accessory dwelling units within the Broken Hills development per Spanish Springs allow land uses in Appendix C, Table C-1: Allowed Uses (Residential Use Types)

Project is located at the terminus of Kinglet Drive, Assessor's Parcel Number: 089-621-01.

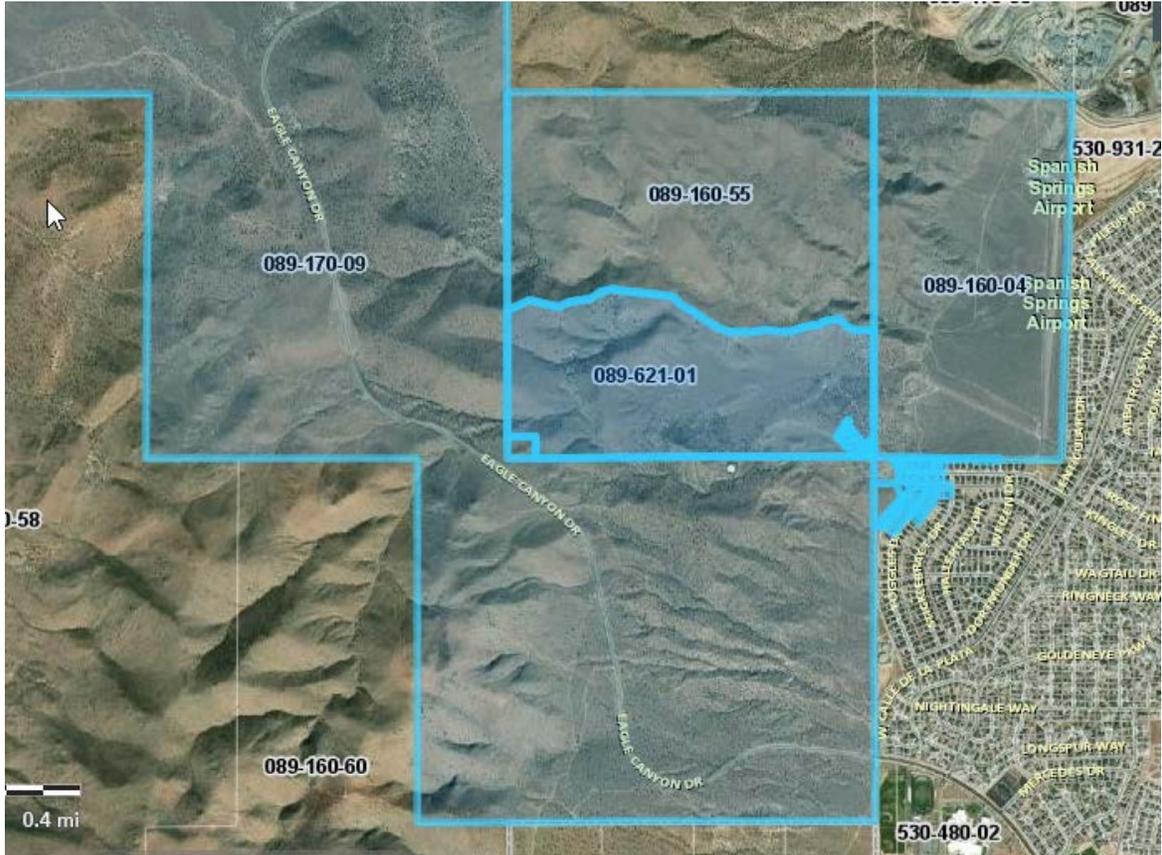
*The Community Services Department (CSD) recommends approval of this project with the following Water Rights comments & conditions:*

The application indicates water service by TMWA and states that the necessary water rights will be dedicated to TMWA in satisfaction of TMWA rules and regulations.

Personal communication with John Zimmerman at TMWA on December 17, 2020 indicated that the addition of the Detached Accessory Dwellings to some of the primary homes in this subdivision has no effect on the TMWA Rule 7 calculation and therefore, does not require any additional conditions of approval for the SUP.

## Public Notice

Washoe County Code requires that public notification of a Special Use Permit be mailed to a minimum of 30 separate property owners within a minimum 500 foot radius of the subject property a minimum of 10 days prior to the public hearing date. This proposal was noticed within a 1,000-foot radius of the subject property, noticing 33 separate property owners a minimum of 10 days prior to the public hearing date.



## Public Notice Map

Special Use Permit Case Number WSUP20-0024



# WOOD RODGERS

December 14, 2020

Trevor Lloyd; Planning Manager  
Planning and Building Division  
Washoe County Community Services Department  
1001 East Ninth Street  
Reno, NV 89512

**RE: Broken Hills  
Condition Amendment**

Trevor,

Please be advised that we, as representatives of Toll Brothers, do hereby wish to withdraw our request for Condition Amendment associated with the Broken Hills project (TM05-012). As a result, the application submitted on December 8, 2020 should be considered amended to only include a Special Use Permit for Detached Accessory Dwelling Units (DADU) within the approved subdivision.

Thank you and please do not hesitate to contact me if you have any questions.

Sincerely,  
**Wood Rodgers, Inc.**

Stacie Huggins  
Associate

## Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name: <b>Broken Hills Subdivision</b>			
Project Description: Request for a condition amendment to allow a density limit of 1 du/ac in accordance with the underlying Low Density Suburban (LDS) zoning district which requires a change to the Broken Hills development Conditions of Approval. This request also includes a Special Use Permit request to allow Detached Accessory Dwelling Units (DADUs) on up to 79 lots.			
Project Address: 0 Kinglet Drive, Washoe County, NV 89441			
Project Area (acres or square feet): 249.84 acres			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): West of Kinglet Drive and W Calle De La Plata (directly west of Spanish Springs Airport property)			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
089-621-01	249.84		
<b>Indicate any previous Washoe County approvals associated with this application:</b> Case No.(s). TM05-012 (Broken Hill Subdivision)			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: Barker-Coleman Investments/Broken Hill Ltd.		Name: Wood Rodgers, Inc.	
Address: 4785 Caughlin Parkway		Address: 1361 Corporate Blvd.	
Reno, NV	Zip: 89519	Reno, NV	Zip: 89502
Phone:	Fax:	Phone: 775-823-5258	Fax:
Email:		Email: shuggins@woodrodgers.com	
Cell:	Other:	Cell:	Other:
Contact Person: Rob Winkel		Contact Person: Stacie Huggins	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: Toll Brothers		Name:	
Address: 9433 Double Diamond Parkway		Address:	
Reno, NV	Zip: 89521		Zip:
Phone: 775-997-3055	Fax:	Phone:	Fax:
Email: llord@tollbrothers.com		Email:	
Cell:	Other:	Cell:	Other:
Contact Person: Laura Shedd		Contact Person:	
<b>For Office Use Only</b>			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

# Amendment of Conditions Application Supplemental Information

(All required Information may be separately attached)

## Required Information

1. The following information is required for an Amendment of Conditions:
  - a. Provide a written explanation of the proposed amendment, why you are asking for the amendment, and how the amendment will modify the approval.
  - b. Identify the specific Condition or Conditions that you are requesting to amend.
  - c. Provide the requested amendment language to each Condition or Conditions, and provide both the **existing** and **proposed condition(s)**.

a. This request proposes to allow a density limit of 1 du/ac in accordance with the underlying Low Density Suburban (LDS) zoning district which requires a change to the Broken Hills development Conditions of Approval. Based on project acreage and proposed lot count, the original Tentative Map was approved with a density of 0.67 du/ac. Granting this request will not change the total number of lots but rather modify the density limit to 1 du/ac.

b. The Staff Report and/or Conditions of Approval do not specifically address the project density; therefore, no specific condition is requested to be amended. It should be noted that in accordance with the current LDS zoning, the maximum allowable density for this site is 1 dwelling unit per acre.

c. There is no specific amendment language to be modified as noted above.

2. Describe any potential impacts to public health, safety, or welfare that could result from granting the amendment. Describe how the amendment affects the required findings as approved.

The proposed Condition Amendment to modify the maximum allowed density within the Broken Hills development. In an effort to provide additional housing options to homebuyers and also maximize the density of the site, the developer is seeking to modify the original approval to increase the density up to 1 dwelling unit per acre (1du/ac) in accordance with the LDS zoning in place.

The request to increase the allowable density will not result in additional single family lots, but rather will allow, in conjunction with a special use permit, detached accessory dwelling units (DADUs) to be constructed on previously approved lots. The applicant understands that even with the additional DADU's, the maximum density cannot exceed 1 dwelling unit per acre.

Approval of this request will not affect the required findings as approved, as the project will remain consistent with the Washoe County Comprehensive Plan, Spanish Springs Area Plan and the Washoe County Development Code (refer to Section 2/Condition Amendment Findings in the Project Description of this application for a specific address to each finding), as well as meeting all conditions noted in the Final Action Order dated September 9, 2005.

# Special Use Permit Application Supplemental Information

(All required information may be separately attached)

1. What is the project being requested?

A request to allow for Detached Accessory Dwelling Units (DADUs) on up to 79 lots within the approved Broken Hills development, per Allowable Land Use Requirements of the Spanish Springs Area Plan (SSAP).

2. Provide a site plan with all existing and proposed structures (e.g. new structures, roadway improvements, utilities, sanitation, water supply, drainage, parking, signs, etc.)

Provided with application.

3. What is the intended phasing schedule for the construction and completion of the project?

Per the original Tentative Map approval, the Broken Hills subdivision is proposed to be developed in two phases.

4. What physical characteristics of your location and/or premises are especially suited to deal with the impacts and the intensity of your proposed use?

Development of the site was previously approved under TM05-012 which addressed all utilities, roadway improvements, sanitation, water supply, drainage and other necessary facilities of which will remain unchanged as a result of this SUP. While the additional DADU's will increase the gross density, they will not result in any additional lots and all setback and lot standards previously approved with TM05-012 will remain in place.

5. What are the anticipated beneficial aspects or affects your project will have on adjacent properties and the community?

The primary benefit associated with allowing detached accessory dwelling units within the Broken Hills development is an additional opportunity for residents to provide additional space for aging parents or adult family members that desire to live at home but want their own space. An additional benefit to the DADU is that it doesn't require additional lots to be mapped; the unit is constructed on previously approved lots and therefore does not require services above what was previously approved.

6. What are the anticipated negative impacts or affect your project will have on adjacent properties? How will you mitigate these impacts?

No negative impacts or affects on adjacent properties are anticipated with approval of this request, as it will not result in additional lots. No changes are planned to the overall development area and all setbacks and lot standards previously approved will be maintained in accordance with the Final Action Order dated September 9, 2005.

7. Provide specific information on landscaping, parking, type of signs and lighting, and all other code requirements pertinent to the type of use being purposed. Show and indicate these requirements on submitted drawings with the application.

Design and construction of DADUs within the Broken Hills Subdivision will comply with all development standards within the Washoe County Development Code and the Conditions of Approval for the original Tentative map, including density/intensity standards, lot standards, building placement standards, parking requirements, landscaping and all other standards applicable to DADU development. This compliance is further demonstrated in the site and elevation drawings submitted with this request

8. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that apply to the area subject to the special use permit request? (If so, please attach a copy.)

<input checked="" type="checkbox"/> Yes <i>Refer to Section 4 for Copy</i>	<input type="checkbox"/> No
--	-----------------------------

9. Utilities:

a. Sewer Service	Washoe County
b. Electrical Service	NV Energy
c. Telephone Service	AT&T or Charter Communications
d. LPG or Natural Gas Service	NV Energy
e. Solid Waste Disposal Service	Waste Management
f. Cable Television Service	Charter Communications
g. Water Service	Truckee Meadows Water Authority (TMWA)

For most uses, Washoe County Code, Chapter 110, Article 422, Water and Sewer Resource Requirements, requires the dedication of water rights to Washoe County. Please indicate the type and quantity of water rights you have available should dedication be required.

h. Permit #		acre-feet per year	
i. Certificate #		acre-feet per year	
j. Surface Claim #		acre-feet per year	
k. Other #		acre-feet per year	

Title of those rights (as filed with the State Engineer in the Division of Water Resources of the Department of Conservation and Natural Resources).

--

10. Community Services (provided and nearest facility):

a. Fire Station	Truckee Meadows Fire Station #46; 3 miles SE
b. Health Care Facility	Renown Medical Group - Los Altos Parkway; 5.5 miles south
c. Elementary School	Alyce Taylor Elementary School; 4 miles SE
d. Middle School	Yvonne Shaw Middle School; 2 miles SE
e. High School	Spanish Springs High School; 1.5 miles south
f. Parks	Eagle Canyon Park; 2 miles SE
g. Library	Spanish Springs Library; 5 miles south
h. Citifare Bus Stop	RTC Route 2; 7 miles south

## Project Description

### Background

The Broken Hills development (TM05-12) was originally approved by Washoe County in September 2005 as a 170-lot common open space, single-family residential subdivision on a 243-acre portion of a 640-acre parcel. The first (5-lot) final map was recorded in September 2007 (Doc. 3573072), and an Extension of Time was granted in May 2008. A Development Agreement was entered in September 2009 (Doc 3801547) and subsequently amended in August 2019 (Doc. 4390547). Subsequently, in April 2019 an extension to the Development Agreement to August 2021 was granted. This request associated with the Broken Hills development are in conformance and consistent with the above entitlements and approvals.

### Location

The project site is located within unincorporated Washoe County, in the Spanish Springs area. The 249.84±-acre site includes Washoe County Assessor Parcel Number (APN) 089-621-01. The site is located approximately 0.5 miles west of the intersection of W Calle De La Plata and Kinglet Drive, within the Spanish Springs Area Plan/Suburban Character Management Area.

The site is bounded by vacant land to the north, west and south. It is directly adjacent to Spanish Springs Airport property to the east, and existing residential development within the Eagle Canyon Subdivision to the southeast. (*refer to Vicinity Map, Assessor's Parcel Map and Site Aerial in Section 3 of this submittal packet*).

### Project Request

This request includes:

- **An Amendment of Conditions** to allow a density limit of 1 du/acre in accordance with the underlying Low Density Suburban (LDS) zoning district which requires a change to the Broken Hills development Conditions of Approval, and;
- **A Special Use Permit** to allow Detached Accessory Dwelling Units (DADUs) on up to 79 lots within the approved Broken Hills development, per the Allowable Land Use Requirements of the Spanish Springs Area Plan (SSAP).

These concurrent requests are being made to allow the developer to construct DADUs on up to 79 lots of the 170 lots previously approved within the subdivision. The original tentative map included a number of lots that are large enough to accommodate DADUs with minimal impacts on the overall area. Additionally, DADUs offer homebuyers another option for housing without increasing the overall development area.

### Washoe County Master Plan and Zoning

According to Washoe County mapping, the current master plan designation is Suburban Residential (SR) which conforms with the current zoning designation of Low Density Suburban (LDS) and General Rural (GR). The project site is bounded by vacant land to the north, west and south. It is directly adjacent to Spanish Springs Airport property to the east, and existing single family residential development within the Eagle Canyon Subdivision to the southeast (*refer to Section 3 of the submittal packet for Zoning and Master Plan Maps*). The site is within the Spanish Springs Planning Area/Suburban Character Management Area.

It should be noted that the Broken Hills development was approved as a common open space tentative map using setback standards that match those outlined for Medium Density Suburban (MDS) zoning districts. Any

new buildings associated with this request will meet the standards in accordance with the previously approved Tentative Map.

**Project Details**

As noted previously, the Broken Hills development was approved as a 170-lot common open space, single family residential development. The approved project included varying lot sizes ranging from 12,115 to 37,588 square feet, with an average lot size of 15,144 square feet. All of the lots within Broken Hills were designed and approved based on the MDS standards in terms of lot sizes and setbacks, which are consistent with nearby developments.

**Condition Amendment**

Although the Staff Report and/or Conditions of Approval do not specifically address the project density, as designed, the Tentative Map was approved with a density of 0.67 du/acre, which is below the maximum allowable density of 1 dwelling unit per acre in the LDS district.

In an effort to provide additional housing options to homebuyers and also maximize the density of the site, the developer is seeking to modify the original approval to increase the density up to 1 dwelling unit per acre (1du/ac) in accordance with the LDS zoning in place. The request to increase the allowable density will not result in additional single family lots, but rather will allow, in conjunction with a special use permit, up to 79 detached accessory dwelling units (DADUs). The additional DADUs will allow the site to be developed in accordance with the LDS standard of 1 du/acre, which is compatible with the surrounding area.

**Special Use Permit**

At the time of the original approval, the Broken Hills development was limited to traditional single family detached homes. In recent years, there has been an increased interest in detached accessory dwelling units (a.k.a. casitas) offering homebuyers additional options for family members living close together. To address this market trend, the developer is seeking approval to include DADUs on 79 of the 170 lots previously approved. By limiting the number of DADUs allowed, the subdivision will be in conformance with the density allowed per the underlying LDS zoning (1 du/ac). The proposed DADUs are permitted with approval of a SUP in the Spanish Springs Area Plan, and since this area has been planned (and approved) for residential uses for many years, necessary infrastructure was approved with the original Tentative Map.

As approved with the Broken Hills development (TM05-12), the lot pattern was prepared to be sensitive to project site slopes and respectful of the existing land use designations of the site. The addition of DADUs to the overall project will not have a detrimental impact on the approved lot pattern since the DADUs will be located behind or on the rear portion of the lot. The DADUs have been located behind the primary residence in an effort to minimize the visual appearance and make sure they blend with the overall environment.

In terms of setbacks, lot sizes and widths, as previously approved, the standards for lot size, lot width and setbacks were modified to meet the Medium Density Suburban (MDS) standards as allowed under the Common Open Space Development section of the Washoe County Code. With the exception of this request to increase the density and allow DADUs within the previously approved subdivision, the setbacks previously approved and noted in the Final Action Order dated September 9, 2005, will be applicable.

As indicated on the building elevations and floor plans included with this application, the DADU will be approximately 530 square feet in size and will include both a kitchenette and a bathroom. In terms of

architecture, the units will be designed using colors and materials that are consistent with the primary residence.

Note that these requests do not change the overall layout of the project, nor does it alter the site plan as approved. Granting these requests will not change the development intensity or magnitude of the approved project. If this request is granted, the project will be built as shown on the approved plans.

## **Findings**

### **Condition Amendment**

Granting this request will not impact the required findings as approved. Granting the amendment to allow the project to meet the underlying density as noted for LDS zoning will not result in additional single family houses or houses being built closer to other developments. The setback and lot standards previously approved with the project will remain in place as noted in the original conditions of approval.

Below is a summary of the required findings, as taken from the Action Order dated September 9, 2005 (*refer to Section 4*), with comments relevant to support the tentative map condition amendment.

#### Finding 1 Plan Consistency

**Response:** *This request to increase density in accordance with the underlying LDS zoning will have no impact on the County's Master Plan or the Spanish Springs Area Plan.*

#### Finding 2 Design or Improvements

**Response:** *This request to increase the density in accordance with the underlying LDS zoning will have no impact on the County's Master Plan or the Spanish Springs Area Plan.*

#### Finding 3 Type of Development

**Response:** *This request to increase the density in accordance with the underlying LDS Zoning will not change the use, type of housing, or the layout proposed for the site. The proposed increase to density will not result in additional lots and will only allow DADUs on 79 of the 170 approved lots. It should be noted that no changes are planned to the overall development area and all setbacks and lot standards previously approved will be maintained in accordance with the Final Action Order dated September 9, 2005.*

#### Finding 4 Availability of Services

**Response:** *Services were found to be available with the original Broken Hills development and this request to increase the density in accordance with the underlying LDS Zoning will have no impact on services for the area.*

#### Finding 5 Fish or Wildlife

**Response:** *This request to increase the density in accordance with the underlying LDS zoning will have no impact on wildlife or other environmental considerations.*

#### Finding 6 Public Health

**Response:** *This request to increase the density in accordance with the underlying LDS zoning will have no impact on public health. The proposed increase to density will not result in additional lots and will only allow DADUs on 79 of the 170 approved lots. It should be noted that no changes are planned to the overall*

*development area and all setbacks and lot standards previously approved will be maintained in accordance with the Final Action Order dated September 9, 2005.*

Finding 7 Easements

***Response: This request to increase the density in accordance with the underlying LDS zoning will have no impact on existing or planned easements.***

Finding 8 Access

***Response: This request to increase the density in accordance with the underlying LDS zoning will have no impact on site access or access to surrounding property, including public lands.***

Finding 9 Dedications

***Response: This request to increase the density in accordance with the underlying LDS zoning will have no impact on any dedications planned or previously approved.***

Finding 10 Energy

***Response: This request to increase the density in accordance with the underlying LDS zoning will have no impact on energy usage, including passive or natural heating or cooling opportunities in the subdivision.***

Special Use Permit

Granting this request to allow Detached Accessory Dwelling Units (DADUs) will not impact the previously approved Tentative Map or the surrounding area. Granting the special use permit to allow the developer to construct up to 79 DADUs as permitted in the Spanish Springs Area Plan will not result in additional lots. All setback and lot standards previously approved with the project will remain in place as noted in the original conditions of approval.

Below is a summary of the required findings for a special use permit, the Planning Commission, Board of Adjustment or a hearing examiner shall find that all of the following are true:

Finding (a) Consistency. The proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the applicable area plan;

***Response: The request to allow DADUs is consistent with the current Master Plan designation of Suburban Residential and meets all applicable goals and policies of the Washoe County Master Plan and the Spanish Springs Area Plan.***

Finding (b) Improvements. Adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;

***Response: The original Broken Hills development addressed all utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities of which will remain unchanged from the original approval. Surrounding infrastructure and public facilities are already adequately sized to handle the proposed density change as the request will not result in additional lots. The proposed addition of 79 DADUs will conform to the allowable density standards for Low Density Suburban land use (1 du/acre), and will not affect any of the abovementioned project attributes.***

Finding (c) Site Suitability. The site is physically suitable for the type of development and for the intensity of development;

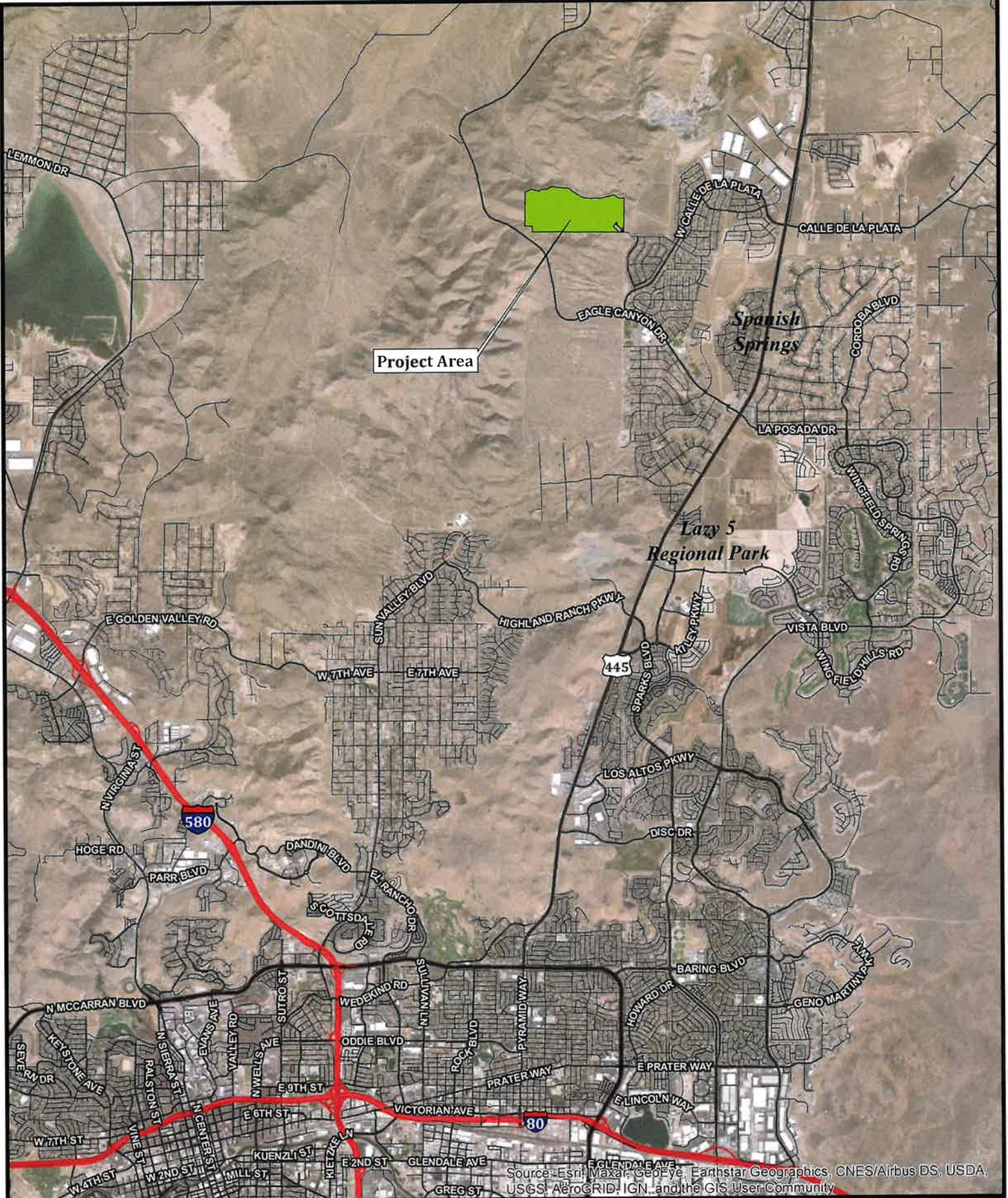
***Response: The addition of DADUs to the project will be based on conformance with setback and lot standards that determine when and where DADUs will be located. Therefore, only sites with suitable conforming layout conditions will be utilized for the proposed changes.***

Finding (d) Issuance Not Detrimental. Issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area; and

***Response: The proposed DADUs will not be detrimental to public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area. As approved, the addition of DADUs in the Broken Hills development will provide additional housing options in an area that has been planned for residential development for many years. The site is characteristically suited for such development; as extensive residential development is already established in the area. The addition of allowances for up to 79 DADUs will not have a significant impact on the original planned outcome for the project.***

Finding (e) Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

***Response: Not applicable to the project.***



Project Area

Spanish Springs

Lazy 5 Regional Park

580

445

80

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

# Vicinity Map

Broken Hills Amendment of Conditions & SUP

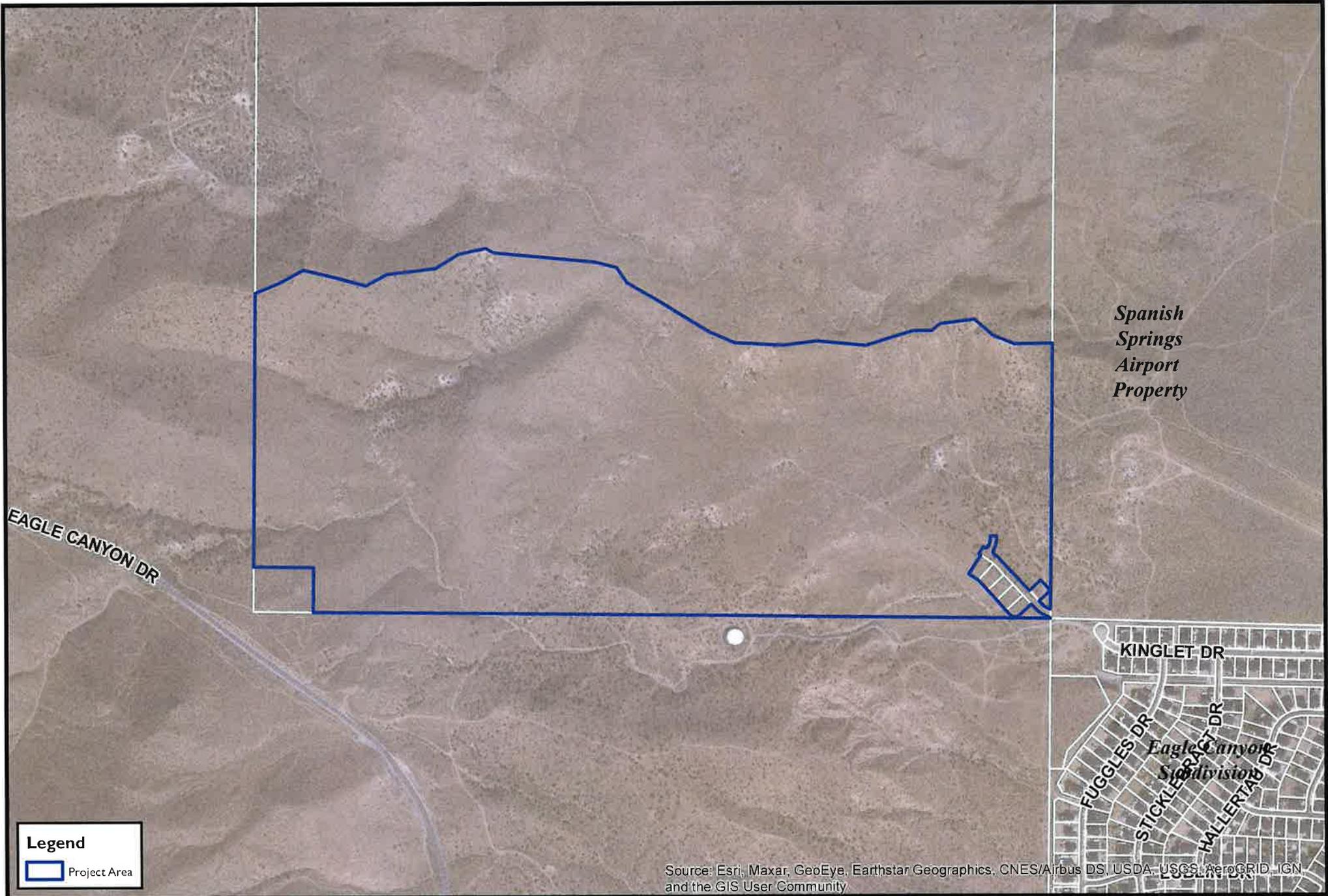
December 2020



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



EXHIBIT D



*Spanish  
Springs  
Airport  
Property*

EAGLE CANYON DR

KINGLET DR

Eagle Canyon  
Subdivision

FUGGLES DR

STICKLER CANYON DR

HALLERTAS DR

LUDLON DR

**Legend**

 Project Area

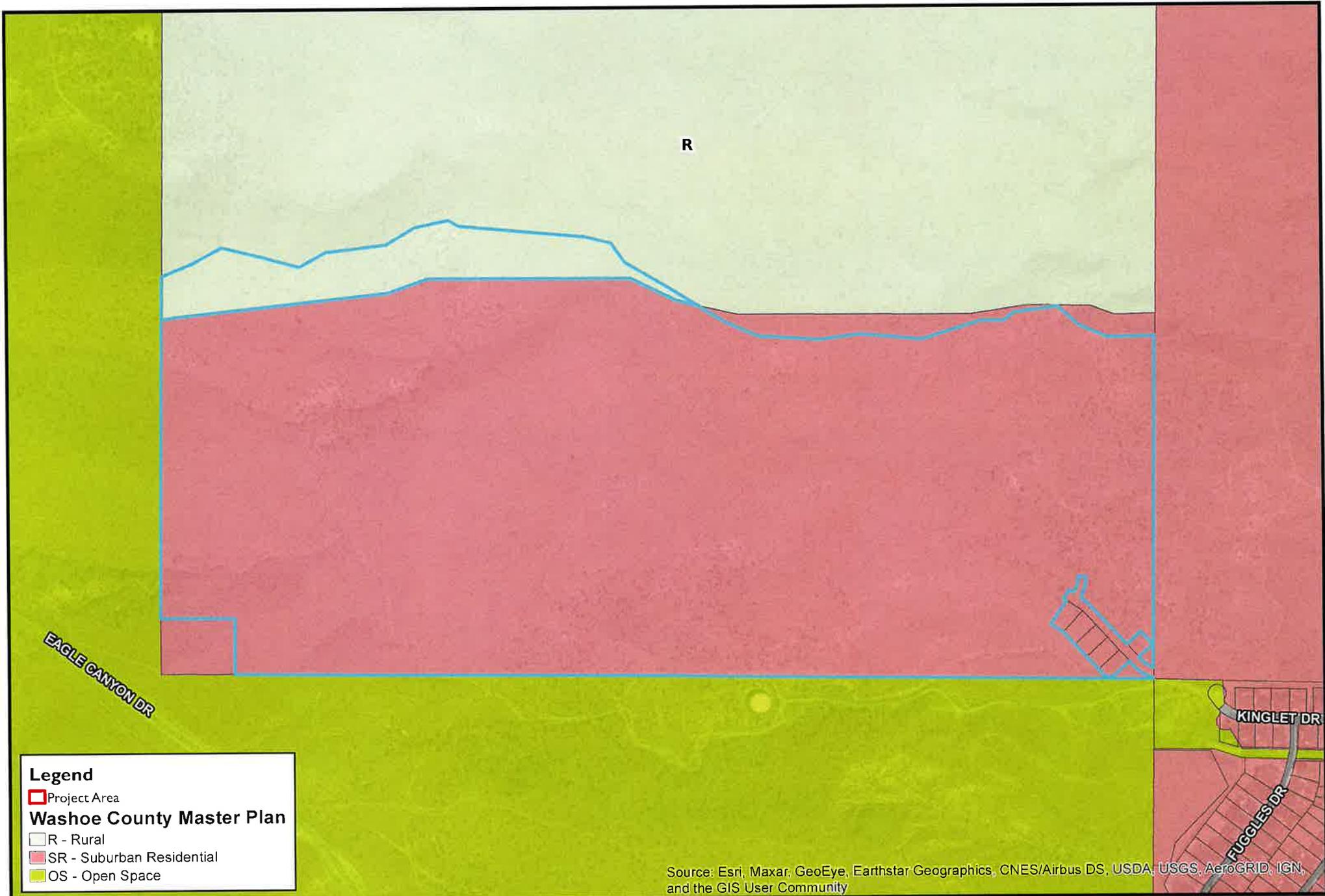
Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



**Aerial Map**  
**Broken Hills Amendment of Conditions & SUP**  
 December 2020



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



**Legend**

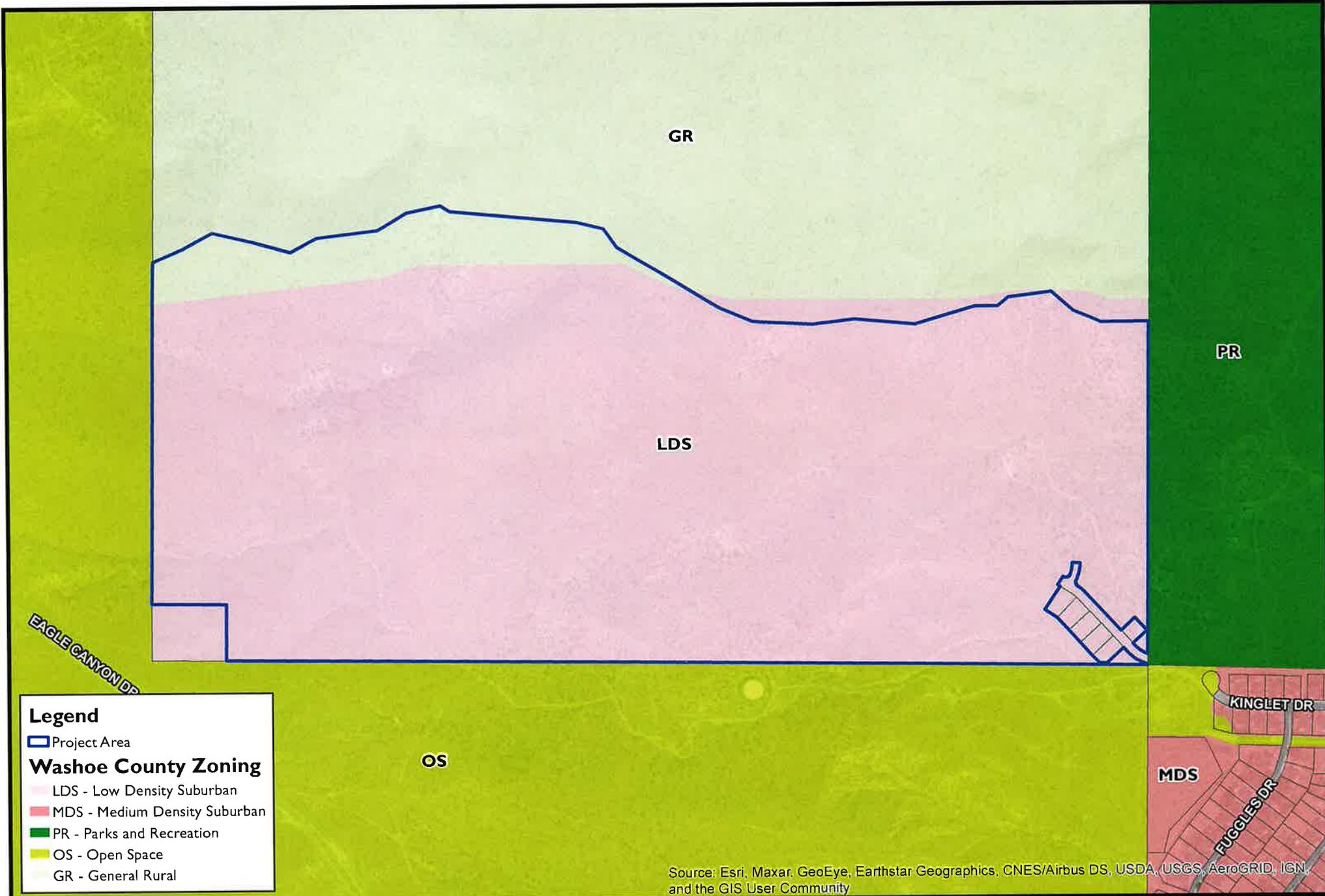
- Project Area
- Washoe County Master Plan**
- R - Rural
- SR - Suburban Residential
- OS - Open Space

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



**Master Plan/Land Use**  
**Broken Hills Amendment of Conditions & SUP**  
 December 2020

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



# Zoning

## Broken Hills Amendment of Conditions & SUP

December 2020



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

Assessor's Map Number  
**089-62**

STATE OF NEVADA  
**WASHOE COUNTY**  
ASSESSOR'S OFFICE  
Joshua G. Wilson, Assessor  
1001 East Ninth Street  
Building D  
Reno, Nevada 89512  
(775) 328-2231



Feet  
0 100 200 300 400

1 inch = 400 feet

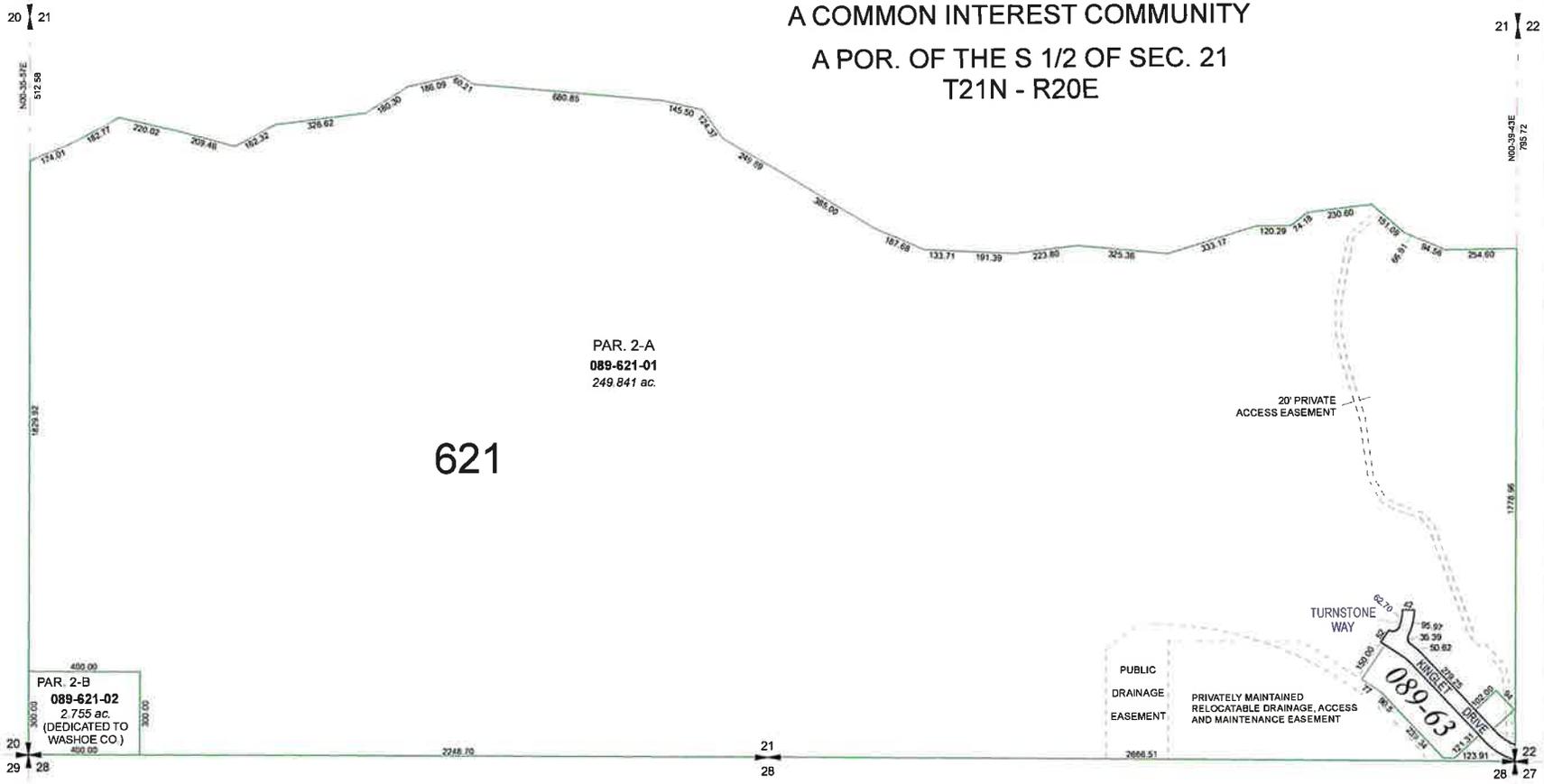


created by: TWT 11/30/2011  
last updated:  
area previously shown on map(s)  
089-16

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent a survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data delineated hereon.

**(#4821)**  
**BROKEN HILLS VILLAGE 1A**

A COMMON INTEREST COMMUNITY  
A POR. OF THE S 1/2 OF SEC. 21  
T21N - R20E



PAR. 2-A  
089-621-01  
249.841 ac.

621

PAR. 2-B  
089-621-02  
2.755 ac.  
(DEDICATED TO  
WASHOE CO.)

PUBLIC  
DRAINAGE  
EASEMENT

PRIVATELY MAINTAINED  
RELOCATABLE DRAINAGE, ACCESS  
AND MAINTENANCE EASEMENT

TURNSTONE  
WAY

089-03

21  
28

21  
22

20  
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29

28  
27

IND. 35-51E  
512.98

IND. 35-42E  
783.72

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EXHIBIT FOR SPECIAL USE PERMIT FOR ACCESSORY STRUCTURES

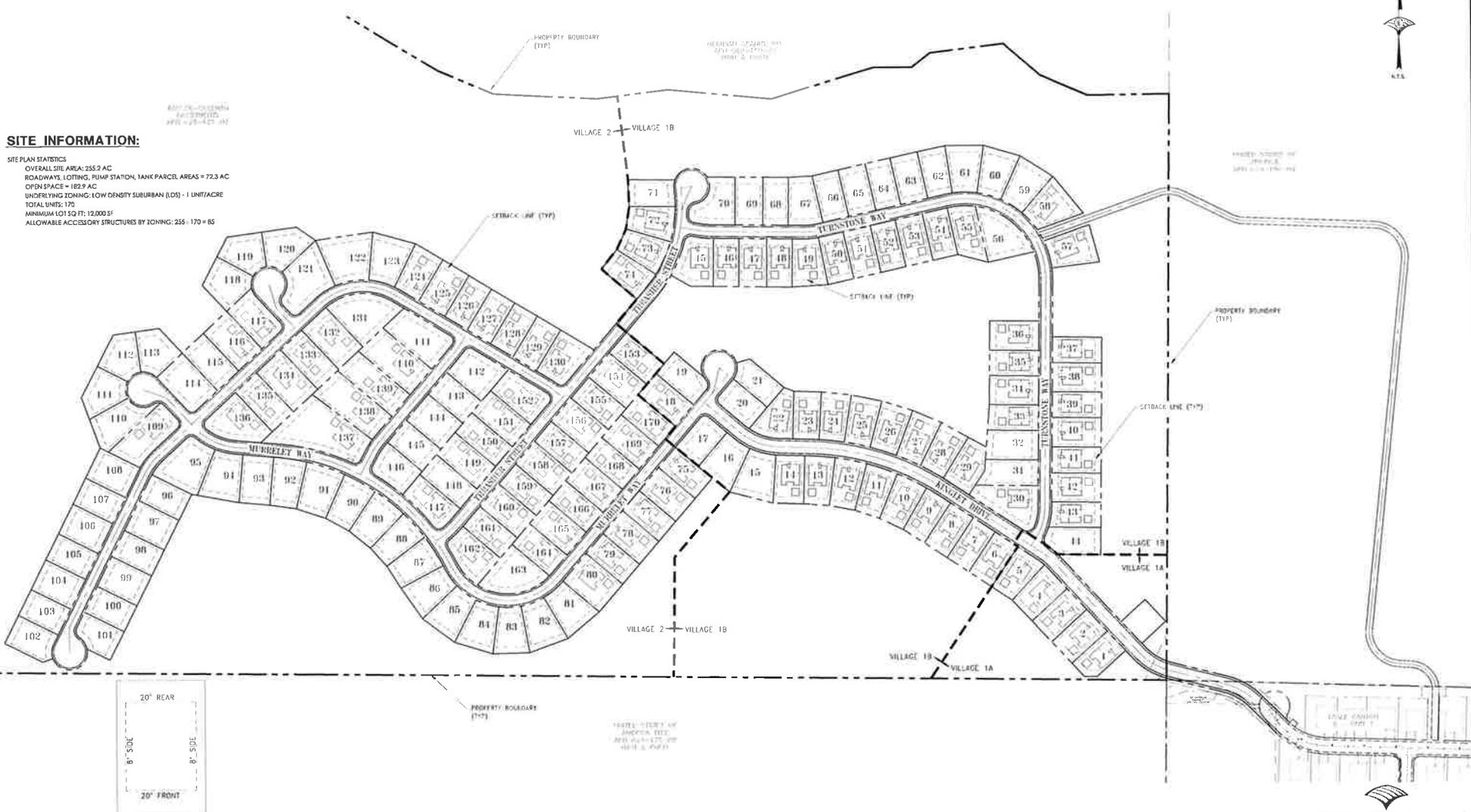
# BROKEN HILLS

WASHOE COUNTY NEVADA

DECEMBER, 2020

**SITE INFORMATION:**

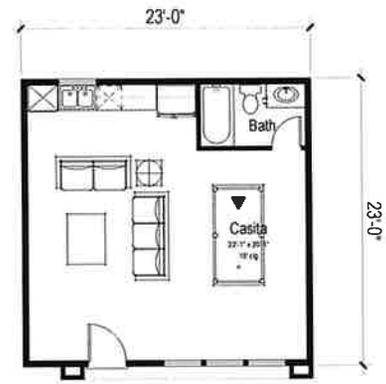
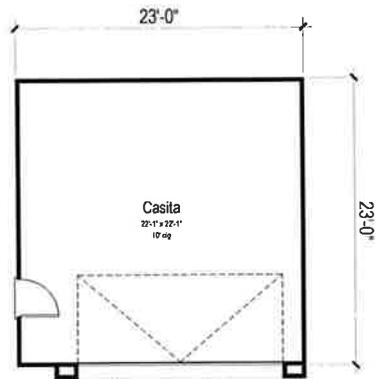
**SITE PLAN STATISTICS**  
 OVERALL SITE AREA: 355.2 AC  
 ROADWAYS, LOTTING, PUMP STATION, TANK PARCEL AREAS = 72.3 AC  
 OPEN SPACE = 182.9 AC  
 UNDERLYING ZONING: LOW DENSITY SUBURBAN (LDS) - 1 UNIT/ACRE  
 TOTAL UNITS: 170  
 MINIMUM LOT SQ. FT.: 12,000 SF  
 ALLOWABLE ACCESSORY STRUCTURES BY ZONING: 356 - 170 = 85



NOTE: WHERE FOOTPRINTS SHOWN, ACCESSORY STRUCTURE FITS WITHIN REQUIRED SETBACKS.

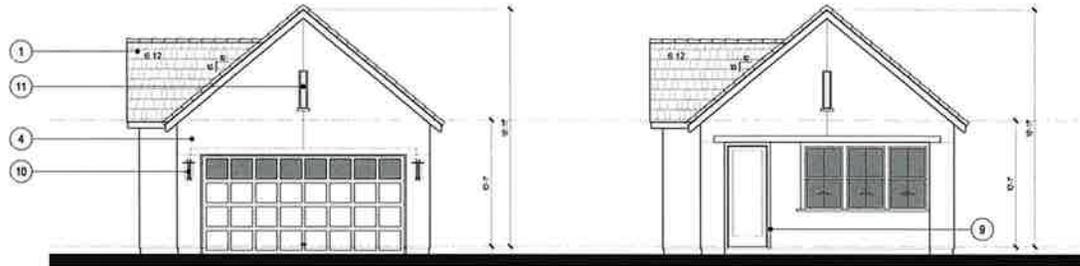
**WOOD ROGERS**  
 BUILDING RELATIONSHIP ONE PROJECT AT A TIME  
 1361 Corporate Boulevard Reno, NV 89502 Tel: 775.823.4088 Fax: 775.823.4088

BROKEN HILLS - ACCESSORY STRUCTURE SUB

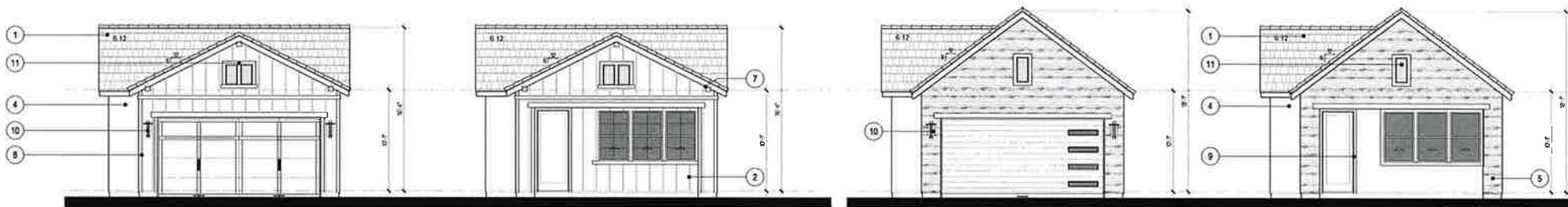


**Building Materials List**

- 1 Asphalt Roof Shingles With Stucco Fascia
- 2 Fiber Cement Board and Batten Siding
- 3 Fiber Cement Vertical Siding
- 4 Stucco
- 5 Wood Look Porcelain Tile
- 6 Shutters
- 7 Corbel
- 8 Fiber Cement Trim
- 9 Foam Trim
- 10 Exterior Lighting
- 11 Faux Gable End Vent



**ELEVATION A - DESERT TERRITORIAL RANCH**



**ELEVATION B - TAHOE RANCH**

**ELEVATION C - DESERT CONTEMPORARY**

EXHIBIT FOR SPECIAL USE PERMIT FOR ACCESSORY STRUCTURES

# BROKEN HILLS

WASHOE COUNTY NEVADA

DECEMBER, 2020



BARKER-COLEMAN INVESTMENTS  
APN 089-621-01

MERIDIAN GRANITE CO.  
APN 089-180-55  
(NOT A PART)

UNITED STATES OF AMERICA  
APN 089-160-04

PROPERTY BOUNDARY (TYP)

PROPERTY BOUNDARY (TYP)

SETBACK LINE (TYP)

SETBACK LINE (TYP)

SETBACK LINE (TYP)

VILLAGE 2 VILLAGE 1B

VILLAGE 1B

VILLAGE 1A

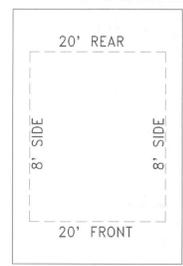
VILLAGE 1B VILLAGE 1A

PROPERTY BOUNDARY (TYP)

UNITED STATES OF AMERICA TTEE  
APN 089-170-09  
(NOT A PART)

**SITE INFORMATION:**

**SITE PLAN STATISTICS**  
 OVERALL SITE AREA: 255.2 AC  
 ROADWAYS, LOTTING, PUMP STATION, TANK PARCEL AREAS = 72.3 AC  
 OPEN SPACE = 182.9 AC  
 UNDERLYING ZONING: LOW DENSITY SUBURBAN (LDS) - 1 UNIT/ACRE  
 TOTAL UNITS: 170  
 MINIMUM LOT SQ FT: 12,000 SF  
 ALLOWABLE ACCESSORY STRUCTURES BY ZONING: 255 - 170 = 85



TYPICAL LOT SETBACKS

NOTE: WHERE FOOTPRINT SHOWN, ACCESSORY STRUCTURE FITS WITHIN REQUIRED SETBACKS.



EAGLE CANYON II - UNIT 7

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

BROKEN HILLS - ACCESSORY STRUCTURE SUP