

Washoe County Planning Commission



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**COMMUNITY  
SERVICES DEPARTMENT**

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# **WDCA24-0005 (Care of the Infirm)**

September 3, 2024

# Overview



Makes updates to **care of the infirm** application and permitting requirements to improve permitting process.

# Care of the Infirm Background



- Article 310 allows temporary use of a recreational vehicle as a permanent residence for either caretaker or infirmed resident in need of on-site care, with approved administrative permit.
- Code requires annual renewal but does not specify the requirements for that renewal.
- Increase in care of the infirm applications since 2022 has revealed possible improvements.

# Proposed Changes



- Allow licensed physicians, nurse practitioners, or physician's assistants to sign application affidavit attesting to need for on-site care.
- Specify that the requirement for annual renewal is a new affidavit attesting to the need for on-site care.

(g) Temporary Occupancy for the Care of the Infirm. One self-contained travel trailer or recreational vehicle may be temporarily occupied as a legal use when it is necessary for the care of an infirm resident on-site. This use is reserved for properties containing a permanent single-family dwelling occupied by either the infirm person or the person responsible for the care of the infirm person. The self-contained travel trailer or recreational vehicle may be occupied by either the infirm person or the person responsible for the care of the infirm person. Prior to the establishment of this use, the requirements of Article 808, Administrative Permits, must be satisfied. The administrative permit application shall include a signed affidavit from a Nevada licensed physician, **nurse practitioner, or physicians assistant** identifying the need for such on-premise care. ~~The administrative permit must be renewed~~ **Once permitted, the applicant must provide a signed affidavit from a Nevada licensed physician, nurse practitioner, or physicians assistant** on an annual basis to ensure that the need for such on-premise care still exists. The travel trailer or recreational vehicle shall be located on the parcel to provide as much screening as practical from being viewed from the street. No discharge of any litter, sewage, effluent or other matter shall occur except into sanitary facilities designed to dispose of the material. Any temporary utility connections shall be to the satisfaction of the Washoe County Health District and the Building Program of the Planning and Building Division.

# Community Meetings



- Meetings held on June 24, June 26, and July 1 from 5:00-6:30 pm
- Originally part of Housing Package 2.5, and meeting discussion generally focused on other parts of the amendments
- Staff clarified that temporary use for care of the infirm is currently allowed and that the focus of amendments is improving the permitting process

## Must make one of the following findings:

1. Consistency with Master Plan. The proposed Development Code amendment is in substantial compliance with the policies and action programs of the Washoe County Master Plan;
2. Promotes the Purpose of the Development Code. The proposed Development Code amendment will not adversely impact the public health, safety or welfare, and will promote the original purposes for the Development Code as expressed in Article 918, Adoption of Development Code;
3. Response to Changed Conditions. The proposed Development Code amendment responds to changed conditions or further studies that have occurred since the Development Code was adopted by the Board of County Commissioners, and the requested amendment allow for a more desirable utilization of land within the regulatory zones; and,
4. No Adverse Affects. The proposed Development Code amendment will not adversely affect the implementation of the policies and action programs of the Conservation Element or the Population Element of the Washoe County Master Plan.

# Recommended 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 initiate amendments to the Washoe County Development Code and recommend approval of WDCA24-0005, to amend Washoe County Code Chapter 110 (Development Code) within Articles 310 as reflected within the proposed ordinance contained in Exhibit A-1. I further move to authorize the Chair to sign the resolution contained in Exhibit A on behalf of the Washoe County Planning Commission and to direct staff to present a report of this Commission's recommendation to the Washoe County Board of County Commissioners within 60 days of today's date. This recommendation for approval is based on the ability to make all of the four findings set forth in Washoe County Code Section 110.818.15(e).



# Thank you

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