



## RESOLUTION OF THE WASHOE COUNTY PLANNING COMMISSION

INITIATING AND RECOMMENDING APPROVAL TO THE BOARD OF COUNTY COMMISSIONERS OF AN ORDINANCE AMENDING WASHOE COUNTY CODE CHAPTER 110 (DEVELOPMENT CODE) IN ARTICLE 319 (SHORT TERM RENTALS (STRs)) BY MODIFYING VARIOUS SECTIONS IN ORDER TO: CLARIFY MAXIMUM OCCUPANCY LIMITATIONS ASSOCIATED WITH AN STR PERMIT; LIMIT STRS TO ONE PER PARCEL IN THE TAHOE PLANNING AREA; PROHIBIT NEW STRS IN ACCESSORY DWELLINGS IN THE TAHOE PLANNING AREA; CLARIFY WHEN AN STR PERMIT MUST BE RELINQUISHED; REMOVE REQUIREMENT FOR AN OUTDOOR FIREPLACE PERMIT FROM THE TRUCKEE MEADOWS FIRE PROTECTION DISTRICT; ALLOW FOR AN UPDATED STR PERMIT RENEWAL DATE VIA PAYMENT OF A PRO-RATED RENEWAL FEE; REMOVE THE REQUIREMENT FOR A SIGNED NOTARY FOR STR RENEWAL APPLICATIONS; CLARIFY THAT A NEW STR PERMIT IS REQUIRED WITH EACH CHANGE OF PARCEL OWNERSHIP; GRANT A 30 DAY AUTOMATIC GRACE PERIOD FOR RENEWALS WITH A POSSIBLE ADDITIONAL 30 DAY DISCRETIONARY GRACE PERIOD THAT MAY BE GRANTED BY THE DIRECTOR OF PLANNING AND BUILDING; AND CLARIFY VIOLATION AND REVOCATION REGULATIONS; AND BY AMENDING WASHOE COUNTY CODE CHAPTER 125 (ADMINISTRATIVE ENFORCEMENT CODE) TO REDUCE THE APPEAL PERIOD FOR STR STOP ACTIVITY ORDERS FROM 30 DAYS TO 14 DAYS; AND ALL MATTERS NECESSARILY CONNECTED THEREWITH AND PERTAINING THERETO.

Resolution Number 24-11

### WHEREAS

- A. Development Code Amendment Case Number WDCA24-0003, came before the Washoe County Planning Commission for a duly noticed public hearing on May 7, 2024; and
- B. The Washoe County Planning Commission gave reasoned consideration to the information it received regarding the proposed development code amendment; and
- C. Whereas, pursuant to Washoe County Code Section 110.818.15(e), the Washoe County Planning Commission made the following findings necessary to support its recommendation for adoption of the proposed Development Code Amendment Case Number WDCA24-0003:
  1. Consistency with Master Plan. The proposed 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 Effects. 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.

**NOW, THEREFORE, BE IT RESOLVED** that the Washoe County Planning Commission recommends approval of the ordinance attached hereto as Exhibit A-1.

A report describing this amendment, discussion at this public hearing, this recommendation, and the vote on the recommendation will be forwarded to the Washoe County Board of Commissioners within 60 days of this resolution's adoption date.

ADOPTED on May 7, 2024.

ATTEST:

WASHOE COUNTY PLANNING COMMISSION



---

Trevor Lloyd, Secretary



---

Rob Pierce, Chair