



WASHOE COUNTY

Integrity Communication Service

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STAFF REPORT

BOARD MEETING DATE: August 28, 2018

DATE: July 27, 2018

TO: Board of County Commissioners

FROM: Julee Olander, Planner, Community Services Department
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THROUGH: Mojra Hauenstein, Arch., Planner, Division Director, Planning &
Building Community Services Dept., 328-3619,
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SUBJECT: Introduce and conduct a first reading of an ordinance amending Washoe County Code Chapter 110 (Development Code) within Article 302, *Allowed Uses*, Table 110.302.05.2, Table of Uses (Civic Use Types), specifying that Private School Facilities will be allowed with a board of adjustment special use permit in all regulatory zones except industrial and open space and that Public School Facilities will be allowed in all regulatory zones except industrial and open space with no special use permit required; within Article 304, *Use Classification System*, Section 110.304.20, Civic Use Types, to add to the definition of Education the sub-definitions of Private School Facilities and Public School Facilities. If supported, set the public hearing for second reading and possible adoption of the Ordinance for September 11, 2018. (All Commission Districts.)

SUMMARY

Introduction and first reading of an ordinance amendment to Washoe County Code Chapter 110 to:

1. Amend Table 110.302.05.2, Table of Uses (Civic Use Types) adding Private School Facilities and Public School Facilities; and,
2. Adding to Section 110.304.20, Civic Use Types definitions for Private School Facilities and Public School Facilities.

Washoe County Strategic Objective supported by this item: Stewardship of our community.

PREVIOUS ACTION

On July 3, 2018 the Washoe County Planning Commission voted unanimously recommending approval of proposed development code amendment WDCA18-0002.

AGENDA ITEM # _____

On April 3, 2018, the Washoe County Planning Commission had heard this item and recommended initiation and approval. However, the definition of Education, Section 110.304.20, to be amended with the following wording, “This use type does not refer to home schooling of children who live on-site” was not included in the noticing. Legal counsel recommended that the amendment be re-heard by the Planning Commission. The item was re-noticed, another public workshop was held and then heard by the Planning Commission for review again.

BACKGROUND

In 2013 the Washoe County Board of Commissioners approved an update to the Development Code 110 to implement AB87, which created common standards for development of public schools. Article 440, Public School Facilities Design Standards, was created to govern the development of public school buildings, additions or alterations. Article 440 eliminated the need for a special use permit for public school facilities. However, Table of Uses 110.302.05.2, which regulates regulatory zones, was not updated and the Table of Uses currently requires a Special Use Permit for Education.

To fully implement AB87, staff is requesting to amend Table 110.302.05.2 and update Section 110.304.20. Under Education use type, Private and Public School Facilities is proposed to be added to Table 110.302.05.2. A Special Use permit will be required for Private School Facilities and not for Public School Facilities. Section 110.304.20 will be updated to clarify that Education is not “referring to home schooling of children who live on-site” and with separate definitions for Private and Public School Facilities, to clarify the difference between the two school facilities types.

FISCAL IMPACT

No fiscal impact.

RECOMMENDATION

It is recommended the Board of County Commissioners amend Washoe County Code Chapter 110 (Development Code) within Article 302, Allowed Uses, Table 110.302.05.2, Table of Uses (Civic Use Types), specifying that Private School Facilities will be allowed with a board of adjustment special use permit in all regulatory zones except industrial and open space and that Public School Facilities will be allowed in all regulatory zones except industrial and open space with no special use permit required; within Article 304, Use Classification System, Section 110.304.20, Civic Use Types, to add to the definition of Education the sub-definitions of Private School Facilities and Public School Facilities. If supported, set the public hearing for second reading and possible adoption of the Ordinance for September 11, 2018.

POSSIBLE MOTION

Should the Board agree with staff’s recommendation, a possible motion would be:

“Move to introduce Bill Number (insert bill number as provided by the County Clerk) and set the public hearing for a second reading and possible adoption of the ordinance for September 11, 2018.”

Attachments: A - Proposed Draft Ordinance

- B - Planning Commission Signed Resolution 18-18
- C - Planning Commission Staff Report for WDCA18-0002
- D - Planning Commission Draft Minutes for July 3, 2018 Meeting