



WASHOE COUNTY

Integrity Communication Service

www.washoecounty.us

STAFF REPORT

BOARD MEETING DATE: February 26, 2019

DATE: February 13, 2019

TO: Board of County Commissioners

FROM: Julee Olander, Planner, Community Services Department
775-328-3627, jolander@washoecounty.us

THROUGH: Mojra Hauenstein, Arch., Planner, Division Director, Planning &
Building Community Services Dept., 328-3619,
mhauenstein@washoecounty.us

SUBJECT: Public Hearing: Second reading and adoption of an ordinance amending the Washoe County Code at Chapter 110 (Development Code) within Article 810, Special Use Permits, Section 110.810.60(a)(3)&(4) Modifications of a Special Use Permit, to update the reference to the department name in that section to Planning and Building Division; and to change two of the requirements for the director to approve modifications of approved special use permits that involve “more” than a 10% increase in the floor area covered by existing structures associated with the use, and “more” than a 10% increase in site area covered by the use, by replacing the word “more” with the word “less”; and for other matters necessarily connected therewith and pertaining thereto.
(All Commission Districts.)

SUMMARY

To conduct a second reading of, and possibly adopt, an ordinance amending Washoe County Code Chapter 110 Section 810.60, *Modifications of a Special Use Permit*, to update the Department’s name to the Planning and Building Division; to allow the Director to alter for floor area when the area is less than ten percent; and to allow the Director to alter the overall site area covered by an existing use when the use is less than ten percent.

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

PREVIOUS ACTION

On February 12, 2019, the Washoe County Board of Commissioners (Board) introduced and conducted a first reading of an ordinance amending Washoe County Code Chapter 110 Section 810.60, *Modifications of a Special Use Permit*, to update the Department’s name to the Planning and Building Division; to allow the Director to alter for floor area

AGENDA ITEM # _____

when the area is less than ten percent; and to allow the Director to alter the overall site area covered by an existing use when the use is less than ten percent.

On January 2, 2019, the Washoe County Planning Commission heard this item, initiated the code amendment and voted unanimously to recommend approval of proposed development code amendment Case No. WDCA18-0006.

BACKGROUND

Washoe County Code (WCC) Article 810, Section 110.810.60(a) was last updated in 2015. The department name has changed to the Planning and Building Division of the Community Services Department in 2017. The wording in subsections 3 & 4 needs updating and clarification to reflect when the Director of the Planning and Building Division can approve modifications to an approved special use permit.

FISCAL IMPACT

No fiscal impact.

RECOMMENDATION

It is recommended the Board of County Commissioners conduct a second reading and adopt an ordinance amending the Washoe County Code at Chapter 110 (Development Code) within Article 810, Special Use Permits, Section 110.810.60(a)(3)&(4) Modifications of a Special Use Permit, to update the reference to the department name in that section to Planning and Building Division; and to change two of the requirements for the director to approve modifications of approved special use permits that involve “more” than a 10% increase in the floor area covered by existing structures associated with the use, and “more” than a 10% increase in site area covered by the use, by replacing the word “more” with the word “less”; and for other matters necessarily connected therewith and pertaining thereto.

It is further recommended that the Board affirm the four findings of fact that the Washoe County Planning Commission made on January 2, 2019, as recorded within Resolution Number 19-02 (Attachment B).

If adopted, the Ordinance will be effective on March 8, 2019.

POSSIBLE MOTION

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

“Move to adopt Ordinance Number (insert ordinance number as provided by the County Clerk) amending the Washoe County Code at Chapter 110 (Development Code) within Article 810, Special Use Permits, Section 110.810.60(a)(3)&(4) Modifications of a Special Use Permit, to update the reference to the department name in that section to Planning and Building Division; and to change two of the requirements for the director to approve modifications of approved special use permits that involve “more” than a 10% increase in the floor area covered by existing structures associated with the use, and “more” than a 10% increase in site area covered by the use, by replacing the word “more” with the word “less”; and for other matters necessarily connected therewith and pertaining thereto; and to affirm the four findings of fact that the Washoe County Planning Commission made on January 2,

2019, as recorded with Resolution Number 19-02 and attached to the staff report for this item.”

Attachments: A – Proposed Ordinance
B – Planning Commission Signed Resolution
C – Planning Commission Staff Report
D – Planning Commission Minutes