



Planning Commission Action Order

Development Code Amendment WDCA26-0003 (Equine Business Code Update)

Decision: **Signed Resolution**
Decision Date: July 7, 2026
Mailing/Filing Date: July 10, 2026
Property Owner: Washoe County
Staff Planner: Kat Oakley, Planning Manager
Washoe County Community Services
Planning and Building
775-328-3628
KOakley@washoecounty.gov

Development Code Amendment WDCA26-0003 (Equine Business Code Update) – For hearing, discussion and possible action to initiate an amendment and approve a resolution to amend Washoe County Code Chapter 110 (Development Code) within **Articles 300, 302, 304, 342, 400, 410, 412, and 809**. These updates include: adding sections to establish a purpose for Article 342 Agricultural Uses, establish applicability for the same, establish development requirements for equine facilities, and allow incorporation of a director's modification of standards request with an administrative review permit. These updates also include amending various sections to: add Article 342, Agricultural Uses to the Division Three table of contents; remove the commercial stables use type from Table 110.302.05.03; add small, medium, and large equine facility use types to Table 110.302.05.5; update the key to Table 110.302.05.5 to reference administrative review permits, to remove reference to Planning Commission special use permits, and to include a note; remove the commercial stables definition from Article 304, Use Classification System, modify certain definitions to clarify their applicability to equine uses, and add definitions for small, medium, and large equine facilities; update the list of tables in the Division Four table of contents; remove off-street parking requirements for commercial stables and add them for equine facilities; update language related to accessible parking spaces and related development requirements; allow unpaved all-weather surfaces for agricultural uses with 20 or less parking spaces; add reference to agricultural uses in Section 110.412.00 Purpose; exempt equine facilities from Article 412, Landscaping except for parking and loading areas; specify that parking area screening is only required adjacent to the parking or loading area; update time frames for the processing of an administrative review permit; and all matters necessarily connected therewith and pertaining thereto.

Subject: WDCA26-0003 (Equine Business Code Update)
Page: 2 of 3

The proposal is being reviewed under **Development Code Article 818, Amendment of Development Code** and is applicable to **All Districts**.

If the proposed amendments are initiated, the Planning Commission may recommend approval of the proposed ordinance as submitted, recommend approval with modifications based on input and discussion at the public hearing, or recommend denial. If approved is recommended, the Planning Commission is asked to authorize the Chair to sign a resolution to that effect.

Notice is hereby given that the Washoe County Planning Commission granted approval of the above referenced case number based on the findings in accordance with Washoe County Code Chapter 110 (Development Code) Article 818, *Amendment of Development Code*. If no appeals have been filed within 10 calendar days after the Mailing/Filing date shown on this Action Order, the approval by the Washoe County Planning Commission is final. If filed, an appeal stays any further action on the permit until final resolution of the appeal. An appeal shall be filed in accordance with the provisions found in Article 912, *Establishment of Commissions, Boards and Hearing Examiners*, of the Development Code. This decision is based on having made all four findings in accordance with Washoe County Code Section 110.818.15(e):

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.

Anyone wishing to appeal this decision to the Washoe County Board of County Commissioners may do so within 10 calendar days after the Mailing/Filing Date shown on this Action Order. To be informed of the appeal procedure, contact Planning staff at Planning@washoecounty.gov or by phone at 775-328-6100. Appeals must be filed in accordance with Section 110.912.20 of the Washoe County Development Code.

Subject: WDCA26-0003 (Equine Business Code Update)
Page: 3 of 3

This Action Order does not authorize any development, to include building construction and grading, without the required permits from the Washoe County Planning and Building Division, Building Program.

Washoe County Community Services Department
Planning and Building Division

Katherine Oakley

Kat Oakley
Secretary to the Planning Commission

KO/KO/BR

Enclosure: Signed Resolution



RESOLUTION OF THE WASHOE COUNTY PLANNING COMMISSION

Initiating and recommending approval of an ordinance amending Washoe County Code Chapter 110 (Development Code) within Articles 300, 302, 304, 342, 400, 410, 412, and 809. These updates include: adding sections to establish a purpose for Article 342 Agricultural Uses, establish applicability for the same, establish development requirements for equine facilities, and allow incorporation of a director's modification of standards request with an administrative review permit. These updates also include amending various sections to: add Article 342, Agricultural Uses to the Division Three table of contents; remove the commercial stables use type from Table 110.302.05.03; add small, medium, and large equine facility use types to Table 110.302.05.5; update the key to Table 110.302.05.5 to reference administrative review permits, to remove reference to Planning Commission special use permits, and to include a note; remove the commercial stables definition from Article 304, Use Classification System, modify certain definitions to clarify their applicability to equine uses, and add definitions for small, medium, and large equine facilities; update the list of tables in the Division Four table of contents; remove off-street parking requirements for commercial stables and add them for equine facilities; update language related to accessible parking spaces and related development requirements; allow unpaved all-weather surfaces for agricultural uses with 20 or less parking spaces; add reference to agricultural uses in Section 110.412.00 Purpose; exempt equine facilities from Article 412, Landscaping except for parking and loading areas; specify that parking area screening is only required adjacent to the parking or loading area; update time frames for the processing of an administrative review permit; and all matters necessarily connected therewith and pertaining thereto.

Resolution Number 26-10

WHEREAS;

- A. Washoe County Code Section 110.818.05 requires that amendments to Washoe County Code Chapter 110 (Development Code) be initiated by resolution of the Washoe County Board of County Commissioners or the Washoe County Planning Commission; and
- B. The Washoe County Planning Commission initiated amendments to the Washoe County Code at Chapter 110 (Development Code) within Articles 300, 302, 304, 342, 400, 410, 412, and 809, on July 7, 2026, as fully described in Exhibit A-1 to this resolution; and
- C. Development Code Amendment Case Number WDCA26-0003 came before the Washoe County Planning Commission for a duly noticed public hearing on July 7, 2026; and
- D. The Washoe County Planning Commission gave reasoned consideration to the information it received regarding the proposed Development Code Amendment; and
- E. Whereas, pursuant to Washoe County Code Section 110.818.15(e), the Washoe County Planning Commission made at least one of the following findings to support its

recommendation for adoption of the proposed Development Code Amendment Case Number WDCA26-0003:

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 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.

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 County Commissioners within 60 days of this resolution's adoption date.

ADOPTED on July 7, 2026.

WASHOE COUNTY PLANNING COMMISSION

ATTEST:



Kat Oakley, Secretary



Kate Nelson, Chair