



Planning Commission Staff Report

Meeting Date: September 6, 2016

Subject: Development Code Amendment Case Number DCA16-006

Applicant: Planning and Development Division

Agenda Item Number: 8E

Summary: To amend Washoe County Code, Chapter 110, Articles 306 and 902 to establish definitions of and limited regulations for agricultural hoop houses and high tunnels.

Recommendation: Recommend approval and authorize the Chair to sign the attached resolution

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Washoe County
Commission District: All Commission Districts

Description

Development Code Amendment Case Number DCA16-006 – Hearing, discussion, and possible action to amend Washoe County Chapter 110 (Development Code) within Article 306, *Accessory Uses and Structures*, at Section 110.306.10, *Detached Accessory Structures* to add regulations governing the establishment of agricultural hoop houses and high tunnels, including requiring them to meet detached accessory structure placement standards and height limitations for the applicable regulatory zone, but exempting them from general lot coverage limitations; within Article 902, *Definitions*, at Section 110.902.15, *General Definitions* to add a definition for “Hoop House/High Tunnel”; and other matters necessarily connected therewith and pertaining thereto.

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Development Code Amendments

The Washoe County Development Code is Chapter 110 of the Washoe County Code (WCC). The Development Code broadly regulates allowable and permitted land uses, subdivision of land, planning permit requirements and procedures, signage, infrastructure availability, land use development standards, and other related matters. Because the Development Code covers so many varying aspects of land use and development standards, it is expected that from time to time it may be necessary to change or amend one or more portions of the Development Code to keep it up to date with the most current and desirable trends in planning and development.

The Development Code amendment process provides a method of review and analysis for such proposed changes. Development Code amendments may be initiated by the Washoe County Commission, the Washoe County Planning Commission, or an owner of real property. Development Code amendments are generally initiated by resolution of the Washoe County Commission or the Planning Commission. Real property owners may submit an application to initiate a Development Code amendment.

After initiation, the Planning Commission considers the proposed amendment in a public hearing. The Planning Commission may recommend approval, approval with modifications or denial of the proposed amendment. The Planning Commission records its recommendation by resolution.

The Washoe County Commission hears all amendments recommended for approval, and amendments recommended for denial upon appeal. The County Commission will hold a first reading and introduction of the ordinance (proposed amendment), followed by a second reading and possible ordinance adoption in a public hearing at a second meeting at least two weeks after the first reading. Unless otherwise specified, ordinances are effective 10 days after adoption.

Background

Agricultural hoop houses and high tunnels are used to protect crops from the elements and extend the growing season in our region. Per a request from the Board of County Commissioners (Board) in 2015, hoop houses are exempted from requiring a building permit. However, they are still required to meet minimum life safety requirements for wind, snow and seismic loading.

On March 8, 2016, the Board discussed agricultural hoop houses and gave policy direction to staff regarding amending the Washoe County Building Code and Development Code to address such enclosures. This discussion focused on providing a definition for agricultural hoop houses and potentially exempting them from requiring a building permit or needing to meet structural requirements of the Building Code.

On April 26, 2016, the Board initiated amendments to the Development Code and Building Code to define and create exceptions to the requirements for permitting agricultural hoop houses, and directed staff to incorporate policy direction provided by the Board at their March 8, 2016 meeting. These amendments were initiated pursuant to WCC Section 2.030.

The proposed Development Code amendments are identified below and also attached as Exhibit A-1 to the resolution (Exhibit A).

Proposed Amendments

The proposed amendments modify Development Code regulations within Article 902, *Definitions* and Article 306, *Accessory Uses and Structures* and include the changes identified below.

Article 902, Definitions – Section 110.902.15, General Definitions

This amendment adds a definition for “hoop house/high tunnel” that was created with feedback from local experts in the use of hoop houses and high tunnels:

Hoop House/High Tunnel. “Hoop House” or “High Tunnel” means an enclosure that is used to cover and protect crops from sun, wind, excessive rainfall, or cold, to extend the growing season in an environmentally safe manner and having a life span of approximately 5 years. The coverings for these enclosures utilize flexible, not rigid materials.

Article 306, Accessory Uses and Structures – Section 110.306.10, Detached Accessory Structures

This amendment creates a new sub-section for hoop houses and high tunnels clarifying that such enclosures are subject to the same placement requirements as other detached accessory structures, are limited in height by the applicable regulatory zone, and are exempt from lot coverage limitations:

- (j) **Hoop Houses and High Tunnels. Hoop houses and high tunnels, as defined in Section 110.902.15, General Definitions, may be established subject to the following regulations:**
- (1) Must meet all Washoe County placement standards for a detached accessory structure;**
 - (2) Are exempt from the lot coverage limitations established in Section 110.306.10(a); and**
 - (3) The height of a hoop house or high tunnel at its tallest point shall not exceed the allowable height for the regulatory zone within which it is located.**

Related Updates to Washoe County Building Code

Related updates for hoop houses and high tunnels have also been initiated for Washoe County's Building Code (Chapter 100). These include removing the requirement for hoop houses as defined in the Development Code (Chapter 110) to be built in accordance with the adopted Building Code and not requiring a building permit. Amendments to the Development Code and the Building Code will be heard concurrently by the Washoe County Board of Commissioners.

Public Workshop and Notice of Hearing

Staff arranged for a public workshop and open house to discuss the proposed amendments and to receive public comment. The workshop was held on August 3, 2016 from 4:30 p.m. to 6 p.m. All active Citizen Advisory Board members and citizens signed up for the County's District email notification list were invited to the workshop and open house via email on July 27, 2016. The list below summarizes comments received at the workshop and through other methods:

- Comments were made at the workshop and in writing for eliminating any regulations for non-permanent structures or structures defined as personal property by the Washoe County Assessor.
- One comment was made that hoop houses may exceed the height of a single-story home. *[Note: The original draft language limited hoop house height to the height of the main structure on the property. The language was changed in response to this workshop comment.]*
- One written comment was received stating that the property owner is responsible for construction of the hoop house and any damage it may cause to neighboring properties.
- A request was made at the workshop for the Board of County Commissioners' public hearing time to be later in the day.

Two written comment sheets were provided by workshop attendees, and are attached to this staff report as Exhibit C.

Pursuant to Washoe County Code Section 110.818.20, notice of this public hearing was published in the newspaper at least 10 days prior to this meeting, and the Chair and membership of all Citizen Advisory Boards were likewise notified of the public hearing. Such notification was accomplished and staff can provide proof of notification if requested.

Findings

Washoe County Code Section 110.818.15(e) requires the Planning Commission to make at least one of the following findings of fact. Staff provides the following evaluation for each of the findings of fact and recommends that the Planning Commission make all four findings in support of the proposed Development Code amendment.

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.

Staff comment: The Master Plan establishes policies governing uses on properties in Washoe County, which are then regulated through the Development Code. These specific amendments are in alignment with appropriate Master Plan policies and will allow for agricultural hoop houses and high tunnels to be established in the County.

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.

Staff comment: Allowing for agricultural hoop houses in Washoe County will not adversely affect the public health, safety or welfare. Requiring such enclosures to meet setback and height requirements helps ensure that the purpose of the Development Code is maintained as enumerated in Section 110.918.10, especially in terms of subsection (c), which calls for the provision of light and air for all buildings.

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 allows for a more desirable utilization of land within the regulatory zones.

Staff comment: There is an increasing need for methods to extend the growing season in our region. In recognition of this need, the Board of County Commissioners provided policy direction to staff to specifically define and allow for agricultural hoop houses in Washoe County.

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.

Staff comment: These amendments define and allow for the establishment of agricultural hoop houses and high tunnels and do not adversely affect the policies and action programs of the Conservation or Population Elements of the Washoe County Master Plan. The Conservation Element encourages farm uses for the benefits they can provide to a community. Hoop houses help to extend the growing season for crops and can contribute to such community benefits. The benefits provided by a single hoop house may be limited; however, on an aggregate scale, they have the potential to be significant.

Recommendation

It is recommended that the Washoe County Planning Commission recommend approval of DCA16-006, to amend Washoe County Chapter 110 (Development Code) within Articles 306 and 902. The following motion is provided for your consideration:

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 recommend approval of DCA16-006, to amend Washoe County Chapter 110 (Development Code) within Articles 306 and 902 as identified 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 Commissioners within 60 days of today's date. This recommendation for approval is based on all of the following 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 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.

Appeal Process

An appeal of the Planning Commission's denial of a Development Code amendment may be made to the Washoe County Board of Commissioners within 10 calendar days from the date that the Planning Commission's decision is filed with the Secretary to the Planning Commission, pursuant to Washoe County Code Section 110.818.25 and Washoe County Code Section 110.912.20.

Staff Report and Action Order xc: Dave Solaro, Director, CSD
 Nate Edwards, Deputy District Attorney



RESOLUTION OF THE WASHOE COUNTY PLANNING COMMISSION

RECOMMENDING APPROVAL OF AMENDMENTS (DCA16-006) TO THE WASHOE COUNTY CODE AT CHAPTER 110 (DEVELOPMENT CODE) WITHIN ARTICLE 306, ACCESSORY USES AND STRUCTURES, AT SECTION 110.306.10, DETACHED ACCESSORY STRUCTURES, TO ADD REGULATIONS GOVERNING THE ESTABLISHMENT OF AGRICULTURAL HOOP HOUSES AND HIGH TUNNELS, INCLUDING REQUIRING THEM TO MEET DETACHED ACCESSORY STRUCTURE PLACEMENT STANDARDS AND HEIGHT LIMITATIONS FOR THE APPLICABLE REGULATORY ZONE, BUT EXEMPTING THEM FROM GENERAL LOT COVERAGE LIMITATIONS; WITHIN ARTICLE 902, DEFINITIONS, AT SECTION 110.902.15, GENERAL DEFINITIONS TO ADD A DEFINITION FOR “HOOP HOUSE/HIGH TUNNEL”; AND OTHER MATTERS NECESSARILY CONNECTED THEREWITH AND PERTAINING THERETO.

Resolution Number 16-15

WHEREAS

- A. Development Code Amendment Case Number DCA16-006 was initiated by the Washoe County Board of Commissioners on April 26, 2016 pursuant to WCC Section 2.030; and
- B. The proposed Development Code amendment came before the Washoe County Planning Commission for a duly noticed public hearing on September 6, 2016; and
- C. The Washoe County Planning Commission heard public comment and input from staff and the public regarding the proposed Development Code amendment; and
- D. A public workshop was held August 3, 2016 in order to seek feedback from the public regarding the proposed Development Code amendment; and
- E. The Washoe County Planning Commission gave reasoned consideration to the information it received regarding the proposed Development Code amendment; and
- F. 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 DCA16-006:
 - 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 pursuant to Washoe County Code Section 110.818.15(d) and (g):

1. The Washoe County Planning Commission does hereby recommend APPROVAL of DCA16-006, an amendment to the Washoe County Code at Chapter 110 (Development Code) within Article 306, *Accessory Uses and Structures*, at Section 110.306.10, *Detached Accessory Structures* to add regulations governing the establishment of agricultural hoop houses and high tunnels, including requiring them to meet detached accessory structure placement standards and height limitations for the applicable regulatory zone, but exempting them from general lot coverage limitations; within Article 902, *Definitions* at Section 110.902.15, *General Definitions* to add a definition for "Hoop House/High Tunnel"; and other matters necessarily connected therewith and pertaining thereto, as set forth in Exhibit A-1; and,
2. 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 September 6, 2016.

WASHOE COUNTY PLANNING COMMISSION

ATTEST:

Carl R. Webb, Jr., AICP, Secretary

James Barnes, Chair

WORKING COPY
INFORMATION ONLY

REGULAR TEXT: NO CHANGE IN LANGUAGE

~~STRIKEOUT TEXT: DELETED LANGUAGE~~

BOLD TEXT: NEW LANGUAGE

Notice: Per NRS 239B.030, this document does not contain personal information as defined in NRS 603A.040

Summary: Establishes a definition of and limited regulations for agricultural hoop houses and high tunnels.

BILL NO. _____
ORDINANCE NO. _____

TITLE:

An ordinance amending the Washoe County Code at Chapter 110 (Development Code) within Article 306, *Accessory Uses and Structures*, at Section 110.306.10, *Detached Accessory Structures* to add regulations governing the establishment of agricultural hoop houses and high tunnels, including requiring them to meet detached accessory structure placement standards and height limitations for the applicable regulatory zone, but exempting them from general lot coverage limitations; within Article 902, *Definitions*, at Section 110.902.15, *General Definitions* to add a definition for "Hoop House/High Tunnel"; and other matters necessarily connected therewith and pertaining thereto.

WHEREAS:

- A. Pursuant to Washoe County Code (WCC) 2.030, the Washoe County Commission initiated the proposed amendments to WCC Chapter 110, Development Code, on April 26, 2016; the amendments and this ordinance were drafted in conjunction with the District Attorney; the Planning Commission held a duly noticed public hearing for DCA16-006 on September 6, 2016, and adopted Resolution Number 16-15 recommending adoption of this ordinance; and,
- B. Following a first reading and publication as required by NRS 244.100 (1), and after a duly noticed public hearing,

this Board of County Commissioners desires to adopt this Ordinance; and

- C. This Board of County Commissioners has determined that this ordinance is being adopted pursuant to requirements set forth in Chapter 278 of NRS, and is therefore not a "rule" as defined in NRS 237.060 requiring a business impact statement.

THE BOARD OF COUNTY COMMISSIONERS OF WASHOE COUNTY DOES HEREBY ORDAIN:

SECTION 1. Section 110.306.10 is hereby amended to add subsection (j):

- (j) **Hoop Houses and High Tunnels.** Hoop houses and high tunnels, as defined in Section 110.902.15, General Definitions, may be established subject to the following regulations:
- (1) **Must meet all Washoe County placement standards for a detached accessory structure;**
 - (2) **Are exempt from the lot coverage limitations established in Section 110.306.10(a); and**
 - (3) **The height of a hoop house or high tunnel at its tallest point shall not exceed the allowable height for the regulatory zone within which it is located.**

SECTION 2. Section 110.902.15 is hereby amended to add a definition for "Hoop House/High Tunnel" as follows:

Hoop House/High Tunnel. "Hoop House" or "High Tunnel" means an enclosure that is used to cover and protect crops from sun, wind, excessive rainfall, or cold, to extend the growing season in an environmentally safe manner and having a life span of approximately 5 years. The coverings for these enclosures utilize flexible, not rigid materials.

SECTION 3. General Terms.

1. All actions, proceedings, matters and things heretofore taken, had and done by the County and its officers not inconsistent with the provisions of this Ordinance are ratified and approved.
2. The Chairman of the Board and the officers of the County are authorized and directed to take all action necessary or appropriate to effectuate the provisions of this ordinance. The District Attorney is authorized to make non-substantive edits and corrections to this Ordinance.
3. All ordinances, resolutions, bylaws and orders, or parts thereof, in conflict with the provisions of this ordinance are hereby repealed to the extent only of such inconsistency. This repealer shall not be construed to

revive any ordinance, resolution, bylaw or order, or part thereof, heretofore repealed.

4. Each term and provision of this ordinance shall be valid and shall be enforced to the extent permitted by law. If any term or provision of this ordinance or the application thereof shall be deemed by a court of competent jurisdiction to be in violation of law or public policy, then it shall be deemed modified, ipso facto, to bring it within the limits of validity or enforceability, but if it cannot be so modified, then it shall be excised from this ordinance. In any event, the remainder of this ordinance, or the application of such term or provision to circumstances other than those to which it is invalid or unenforceable, shall not be affected.

Passage and Effective Date

This ordinance was proposed on _____ by Commissioner _____.

This ordinance was passed on _____.

Those voting "aye" were _____.

Those voting "nay" were _____.

Those absent were _____.

Those abstaining were _____.

This ordinance shall be published and shall be in force and effect from and after the _____ day of the month of _____ of the year _____ as set forth in NRS 244.100.

Kitty K. Jung, Chair
Washoe County Commission

ATTEST:

Nancy Parent, County Clerk



WASHOE COUNTY

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EXHIBIT B

CM/ACM KS
Finance DW
DA ✓
Risk Mgt. N/A
Comptroller CH
Clerk CS

STAFF REPORT BOARD MEETING DATE: April 26, 2016

DATE: March 30, 2016
TO: Board of County Commissioners
FROM: Dave Solaro, Arch., P.E., Director
Community Services Department, 328-3600, dsolaro@washoecounty.us
THROUGH: Nancy Parent, Washoe County Clerk on behalf of the Community Services Department
SUBJECT: Discussion and possible action to do the following: (1) initiate amendments to Washoe County Code Chapter 100 (Washoe County Building Code), cargo containers and agricultural hoop houses, by adding new definitions and by specifying that the Building Code does not apply to certain cargo containers used for storage on residential properties and agricultural hoop houses, as well as any other amendments necessarily connected therewith and pertaining thereto; (2) initiate amendments to Washoe County Code Chapter 110 (Washoe County Development Code), cargo containers and agricultural hoop houses, by adding new definitions and by specifying where certain cargo containers used for storage on residential properties and agricultural hoop houses are allowed without permits, as well as any other amendments necessarily connected therewith and pertaining thereto; (3) incorporate policy direction related to these amendments that was provided by the Washoe County Board of Commissioners on March 8, 2016; and (4) direct the County Clerk to submit the request to appropriate county personnel and the District Attorney for preparation of a proposed ordinance, pursuant to Washoe County Code Section 2.030 and 2.040. (All Commission Districts.)

SUMMARY

The Community Services Department, through the County Clerk, requests (pursuant to Washoe County Code 2.030) to initiate proceedings to amend Washoe County Code Chapter 100 (Washoe County Building Code) and Chapter 110 (Washoe County Development Code) by creating definitions and exceptions to the requirements for permitting cargo containers used for storage on residential properties and agricultural hoop houses.

Washoe County Strategic Objective supported by this item: Safe, secure and healthy communities.

AGENDA ITEM # 13

DCA16-006
EXHIBIT B

PREVIOUS ACTION

On March 8, 2016, the Board of County Commissioners (Board) held discussion and gave policy direction to staff as to whether Washoe County Code Chapter 100 (Washoe County Building Code) and Washoe County Code Chapter 110 (Washoe County Development Code) should be amended to waive or remove existing requirements specific to cargo containers used for storage on residential properties and agricultural hoop houses, including the following: clarifying the definition of a cargo container, adding a specific definition of an agricultural hoop house structure, possibly allowing cargo containers without a permit for installation or use, and possibly exempting agricultural hoop house structures from the requirements of the building code.

On October 27, 2015, the Board amended Washoe County Code (WCC) Chapter 110 for certain provisions related to Cargo Containers and gave direction to review WCC for Cargo Containers and permitting.

On February 10, 2015, the Board approved more than two hours of staff time to initiate a review of Chapter 110 related to cargo containers and temporary uses.

BACKGROUND

Pursuant to Washoe County Code (WCC) section 2.030, amendments to the Washoe County Code must be initiated by a request from the head of a department of the County to the County Clerk. Upon receiving the request, the County Clerk, under WCC 2.040, places the request on an agenda for consideration by the Board who would consider the request (and may hear testimony from the proposer or any other person regarding the proposed changes), and by a majority vote of the members present at the meeting, may approve the request with any changes the Board desires. If approved, the Board would then direct the County Clerk to submit the request to the District Attorney for preparation of a proposed ordinance, and, under WCC 2.050, when the District Attorney has completed the proposed ordinance the County Clerk would put the proposed ordinance on the agenda for the next regularly scheduled meeting of the Board in accordance with the adoption procedures set out in NRS 244.100.

As indicated in the attached letter, the Community Services Department has requested an amendment to the Washoe County Code Chapter 100 (Washoe County Building Code) and Chapter 110 (Washoe County Development Code) by creating definitions and exceptions to the requirements of the code for permitting cargo containers used for storage on residential properties and agricultural hoop houses.

FISCAL IMPACT

The proposed code changes are not expected to increase costs. This ordinance is exempt from the Business Impact Statement pursuant to NRS 237.060 (2)(c).

RECOMMENDATION

It is recommended that the Board of County Commissioners approve a request to initiate proceedings to amend Washoe County Code Chapter 100 (Washoe County Building Code), by creating definitions and exceptions to the requirements in the building code for

permitting cargo containers used for storage on residential properties and agricultural hoop houses; to amend Washoe County Code Chapter 110 (Washoe County Development Code) to create definitions and exceptions to the requirements for permitting cargo containers used for storage on residential properties and agricultural hoop houses; to incorporate policy direction provided by the Washoe County Board of Commissioners on March 8, 2016; and direct the County Clerk to submit the request to the District Attorney for preparation of a proposed ordinance, pursuant to Washoe County Code Section 2.030 and 2.040

POSSIBLE MOTION

Should the Board agree with staff's recommendation, a possible motion would be: "Move to approve a request to initiate proceedings to amend Washoe County Code Chapter 100 (Washoe County Building Code), by creating definitions and exceptions to the requirements in the building code for permitting cargo containers used for storage on residential properties and agricultural hoop houses; to amend Washoe County Code Chapter 110 (Washoe County Development Code) to create definitions and exceptions to the requirements for permitting cargo containers used for storage on residential properties and agricultural hoop houses; to incorporate policy direction provided by the Washoe County Board of Commissioners on March 8, 2016; and direct the County Clerk to submit the request to the District Attorney for preparation of a proposed ordinance, pursuant to Washoe County Code Section 2.030 and 2.040."



Washoe County COMMUNITY SERVICES DEPARTMENT

April 26, 2016

Nancy Parent
Washoe County Clerk
P.O. Box 11130
Reno, NV 89520

RE: Request to initiate proceedings to amend the Washoe County Code (Chapter 100- Washoe County Building Code, and Chapter 110 – Washoe County Development Code)

Dear Ms. Parent,

In accordance with WCC 2.030, I request that you initiate proceedings to amend Washoe County Code Chapter 100 (Washoe County Building Code) and Chapter 110 (Washoe County Development Code) by creating definitions and exceptions to the requirements of the code for permitting cargo containers used for storage on residential properties and agricultural hoop houses.

Included is a proposed staff report requesting that the Board of County Commissioners approve the request and instruct you to direct the District Attorney to prepare a code amendment.

Respectfully,

A handwritten signature in black ink, appearing to read "David M. Solaro".

David M. Solaro
Director

PUBLIC WORKSHOP

Development Code Amendment Case No. DCA16-005 (Cargo Containers) and
Case No. DCA16-006 (Hoop Houses/High Tunnels)

COMMENT SHEET

Please provide below ANY comments you may have. Your comments are a valuable source of information and are greatly appreciated. If necessary, feel free to take comment sheets home with you. Should a comment occur to you later, simply mail or email the sheet using the information provided below.

Topic: Cargo Containers Hoop Houses/High Tunnels

Comments: I am completely opposed to the existing and the proposed amendments to any form of regulations on the use of Cargo Containers & hoop houses. Both of these buildings are Personal Property and should not be regulated.

I am completely in favor of the Board of Commissioners having a "Policy Discussion" "to Regulate in any way" Cargo Containers within Washoe County therein repealing any existing or any future regulations on Cargo Containers & hoop houses.

Contact Information (optional):

Name and Address: Nanette Eaton
4790 Caughlin Pkwy #716 Reno NV 89519
Phone: 7752196632
Email: NVRealEstate1@msn.com

Deliver in Person:

Washoe County Planning and Development
1001 E. Ninth Street, Reno
Bldg. A, Second Floor, far end of hall
Attn: Kelly Mullin

Deliver by Mail:

Washoe County Planning and Development
Attn: Kelly Mullin
Post Office Box 11130
Reno, NV 89520-0027

Deliver by eMail: kmullin@washoecounty.us

PUBLIC WORKSHOP

Development Code Amendment Case No. DCA16-005 (Cargo Containers) and
Case No. DCA16-006 (Hoop Houses/High Tunnels)

COMMENT SHEET

Please provide below ANY comments you may have. Your comments are a valuable source of information and are greatly appreciated. If necessary, feel free to take comment sheets home with you. Should a comment occur to you later, simply mail or email the sheet using the information provided below.

Topic: Cargo Containers

Hoop Houses/High Tunnels

Comments: _____

*Hoop Houses - owner is responsible for their
Hoop House Construction and any damage
it causes to neighbors.*

*Cargo Containers - Personal Property For Storage,
Set back from Property lines for Safety
and reasonable distance from Bldgs for
Fire Safety.
Apply Regs. from this date Forward.
Grandfather in existing placements.*

Contact Information (optional):

Name and Address: _____

J.C. BRADBERRY

Phone: _____

775-720-8906.

Email: _____

Jim BobCATWORK@9-mail.com.

Deliver in Person:

Washoe County Planning and Development
1001 E. Ninth Street, Reno
Bldg. A, Second Floor, far end of hall
Attn: Kelly Mullin

Deliver by Mail:

Washoe County Planning and Development
Attn: Kelly Mullin
Post Office Box 11130
Reno, NV 89520-0027

Deliver by eMail: kmullin@washoecounty.us