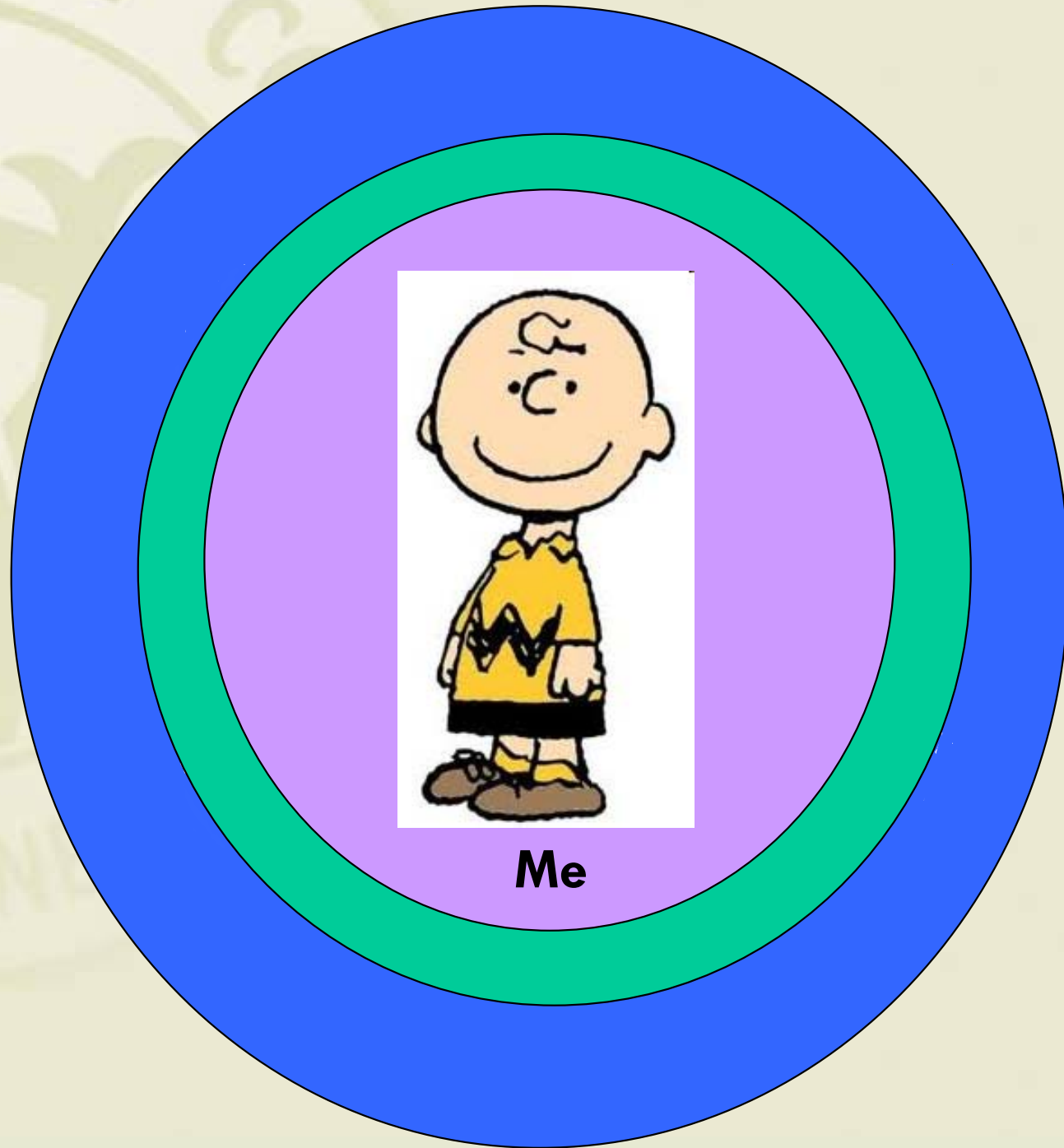




Washoe County
Public Workshop



Introduction to Washoe County Planning



Me

What is planning?

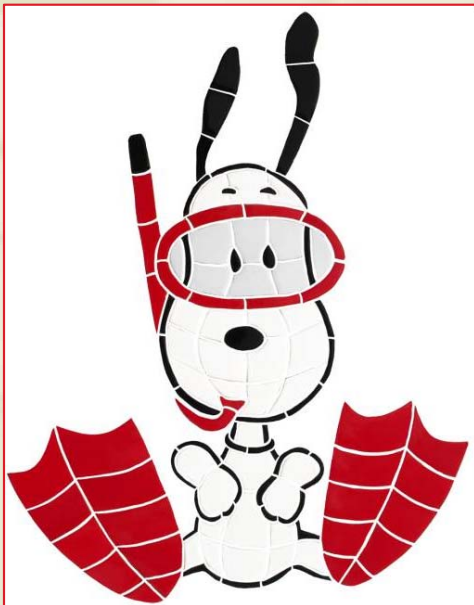
Planning enables civic leaders, businesses, and citizens to play a meaningful role in creating communities that enrich people's lives.

Another way to think of this is. . .



What can I do on my property?

- Add a swimming pool?
- Build a **BIG** doghouse?



What is a Discretionary Permit?

Uses requiring a discretionary permit have been identified as having potential significant impacts on the surrounding neighborhood.

I'm filling out
a Variance
application.



What are some discretionary permits?

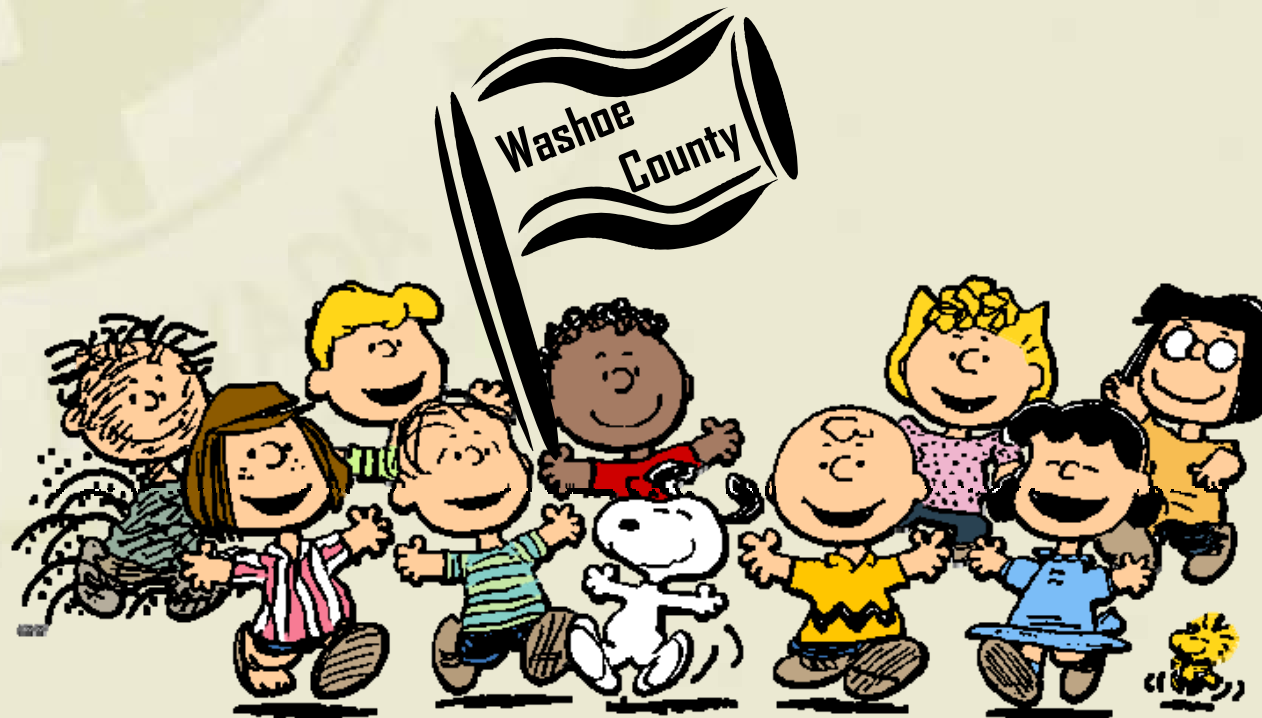
Some examples:

- Variances
- Special Use Permits
- Parcel Maps



Who approves discretionary permits?

Discretionary permits require approval by either the Planning Commission or the Board of Adjustment.



What is the Planning Commission?

NRS 278.030 of the Nevada Revised Statutes (NRS) grants authority to the Planning Commission.

Seven community members are appointed by the Board of County Commissioners.

- One member from each of the 5 Commission Districts.
- One member from north of the Truckee River.
- One member from south of the Truckee River.

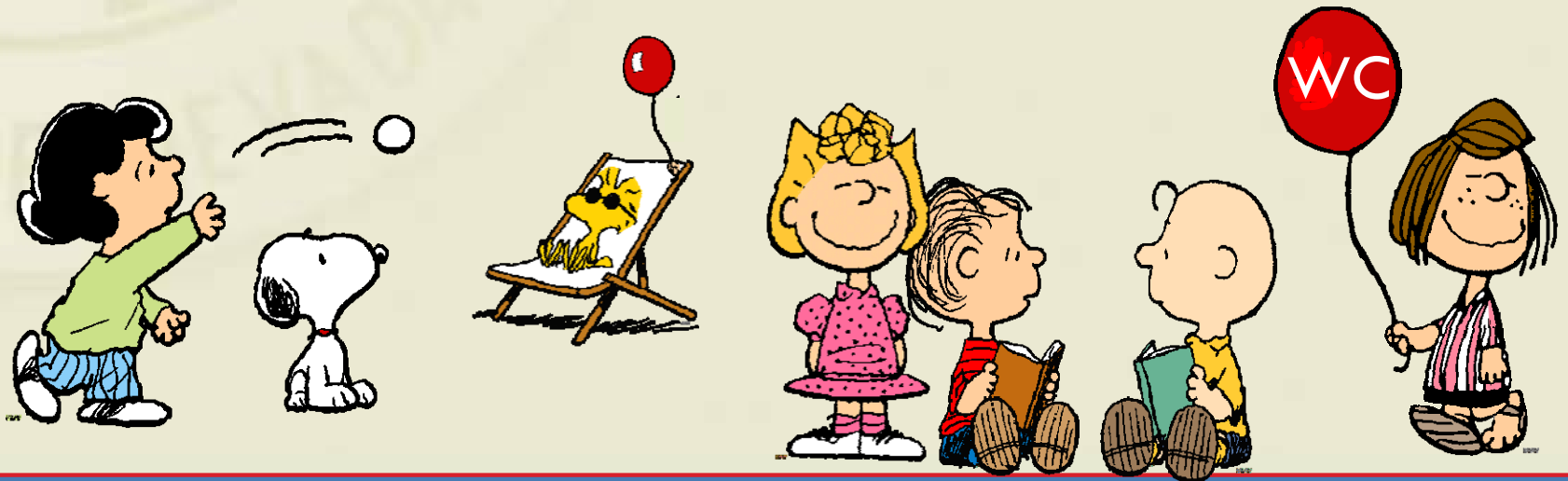


What is the Board of Adjustment?

NRS 278.270 of the Nevada Revised Statutes (NRS) grants authority to the Board of Adjustment.

Five community members are appointed by the Board of County Commissioners.

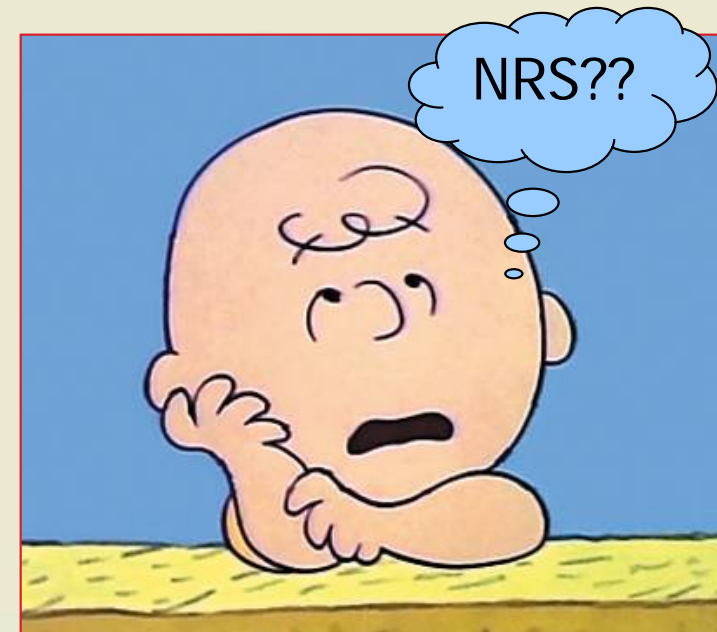
- One member from each of the 5 Commission Districts.
- Each member serves a 4 year term.



What are Nevada Revised Statutes?

The Nevada Revised Statutes, also known as NRS, are the current codified laws of the State of Nevada.

www.leg.state.nv.us/nrs



What is the Development Code?

The Washoe County Development Code can be accessed under Community Development on the Washoe County website at www.washoecounty.us



How do the boards make a decision?

- Staff report - Provide an analysis and recommendation.
- Public testimony - Written or in person at the public hearing.
- Site visit - A board member may choose to visit the project site.
- Findings - The information must be able to support the required findings found in the Washoe County Development Code.



What are findings?

- Designed to protect the public's health, safety and welfare.
- Specific to the type of discretionary permit.

An example of a finding:

Site Suitability: The site is physically suitable for the type of development and for the intensity of the development.

I feel safe.



What is an appeal?

- An appeal is a formal request as to the correctness of a ruling by a presiding body.
- The Planning Commission and the Board of Adjustment's decisions may both be appealed to the Board of County Commissioners.

Good Grief!
I didn't expect
that!



So...What does it all mean?

- Create and maintain neighborhood character.
- Create and preserve parks and open space, and walking/bicycle paths.
- Help determine location of businesses, houses and roads.
- Reduce negative impacts.
- Reduce environmental impacts.



It's All About All Of Us

Making Washoe County
a better place to live!



When is the next workshop?

- Next workshop: Spring 2011
- Workshops will be held quarterly throughout the year.
- Check for dates at www.washoecounty.us
- We hope that you will join us!



Questions?

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