

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

Summary: AMENDS WASHOE COUNTY CODE CHAPTER 110 (DEVELOPMENT CODE), ARTICLE 220 (Tahoe Area), Section 110.220.175 (Wood Creek Regulatory Zone) referring to land use.

BILL NO. 1901

ORDINANCE NO. 1711

Title:

An ordinance amending Washoe County Code Chapter 110 (Development Code), Article 220 (Tahoe Area), Section 110.220.275 (Wood Creek Regulatory Zone) to add "Schools - Kindergarten through Secondary" use type as a permitted use, subject to a special use permit, on those parcels in size equal to, or greater than, three-acres within the Tahoe - Wood Creek Regulatory Zone; and all matters necessarily connected therewith and pertaining thereto.

WHEREAS:

- A. This Commission desires to amend Washoe County Code Chapter 110 (Development Code), Article 220 (Tahoe Area), Section 110.220.275 (Wood Creek Regulatory Zone) in order to add "Schools - Kindergarten through Secondary" use type as a permitted use, subject to a special use permit, on those parcels in size equal to, or greater than, three-acres within the Tahoe - Wood Creek Regulatory Zone; and
- B. The Washoe County Planning Commission held a duly noticed public hearing on November 7, 2023, at which the Planning Commission initiated and recommended adoption of the proposed amendments to Washoe County Code Chapter 110, by Resolution Number 23-16 (WDCA23-0001); and
- C. The amendments and this ordinance were drafted in concert with the District Attorney, and

- D. Following a first reading and publication as required by NRS 244.100(1), and after a second reading at a duly noticed public hearing, this Commission desires to adopt this Ordinance; and
- E. This Commission has determined that this ordinance is being adopted pursuant to requirements set forth in Chapter 278 of NRS, therefore it is 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. Washoe County Code Chapter 110 (Development Code), Article 220 (Tahoe Area), Section 110.220.275 (Wood Creek Regulatory Zone) is hereby amended as follows:

Section 110.220.275 Wood Creek Regulatory Zone.

WOOD CREEK REGULATORY ZONE		
Allowable Land Uses by Land Use Classification	Land Use Permit	Density
Residential		
Single Family Dwelling	A	1 unit per parcel + 1 accessory dwelling where allowed by Section 110.220.85
Tourist Accommodation		
Bed and Breakfast Facilities	S	5 units per parcel
Public Service		
Schools – Kindergarten through Secondary*	S	
Local Public Health and Safety Facilities	S	
Transit Stations and Terminals	S	
Pipelines and Power Transmission	S	
Transmission and Receiving Facilities	S	
Transportation Routes	S	
Public Utility Centers	S	
Churches	S	
Day Care Centers/Pre-Schools	S	
Recreation		
Participant Sports Facilities	S	
Day Use Areas	A	
Riding and Hiking Trails	A	
Resource Management		
Reforestation	A	
Sanitation Salvage Cut	A	
Special Cut	A	

Thinning	A	
Early Successional Stage Vegetation Management	A	
Structural and Nonstructural Fish/Wildlife Habitat Management	A	
Fire Detection and Suppression	A	
Fuels Treatment/Management	A	
Insect and Disease Suppression	A	
Sensitive and Uncommon Plant Management	A	
Erosion Control	A	
SEZ Restoration	A	
Runoff Control	A	
WOOD CREEK REGULATORY ZONE SPECIAL AREA		
Allowable Land Uses by Land Use Classification	Land Use Permit	Density
Commercial		
Privately Owned Assembly and Entertainment	S	
Public Service		
Same as General List, Plus:		
Regional Public Health and Safety Facilities	S	
Cultural Facilities	S	
Government Offices	S	
Local Assembly and Entertainment	S	
Recreation		
Same as General List, Plus:		
Sport Assembly	S	
Outdoor Recreation Concessions	A	
Rural Sports	S	
Visitor Information Center	S	
Resource Management		
Same as General List		

***On those parcels in size equal to, or greater than, three-acres.**

SECTION 2. 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 Chair of the Board and 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 the offending provision or term 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

Proposed on January (month) 23rd (day), 2024.

Proposed by ~~Commissioner~~ Vice Chair Herman.

Passed on February (month) 20th (day), 2024.

Vote:

Ayes: Alexis Hill, Michael Clark, Manluz Garcia, Clara Andriola

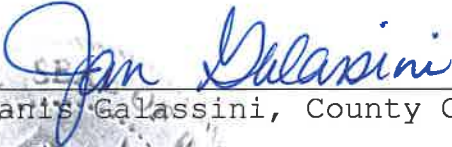
Nays: None

Absent: Jeanne Herman

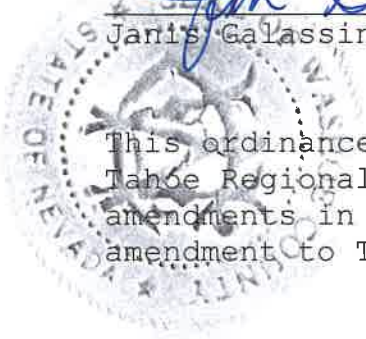


Alexis Hill, Chair
Washoe County Commission

ATTEST:



Janis Galassini, County Clerk



This ordinance shall be in force and effect if and when the Tahoe Regional Planning Agency ("TRPA") adopts the specific amendments in this ordinance through its adoption of an amendment to TRPA's Tahoe Area Plan.



Nevada/Utah
GANNETT

P.O. Box 677345, Dallas, TX 75267-7345

PROOF OF PUBLICATION

Washoe County Clerk's Office
1001 E 9Th ST # A
Reno NV 89512-2845

STATE OF WISCONSIN, COUNTY OF BROWN

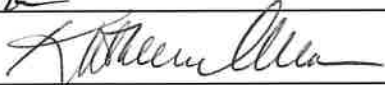
Being first duly sworn, deposes and says: That as the legal clerk of the Reno Gazette-Journal, a daily newspaper of general circulation published in Reno, Washoe County, State of Nevada that the notice hereto annexed was Published in said newspapers in the issue:

01/26/2024

and that the fees charged are legal.
Sworn to and subscribed before on 01/26/2024



Legal Clerk



Notary, State of WI, County of Brown

My commission expires
Publication Cost: \$144.96
Order No: 9776804 # of Copies:
Customer No: 1063742 0
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KATHLEEN ALLEN
Notary Public
State of Wisconsin

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Board of County Commissioners of Washoe County, Nevada, will hold a public hearing at the County Commission Chambers, Washoe County Administration Complex, 1001 East Ninth Street, Building A, in Reno, Washoe County, Nevada on February 20, 2024, for the purpose of hearing the adoption of a proposed ordinance. Anyone wishing to protest or affirm may do so by appearing at the above-named time and place. Please submit any written comments by 4:00 p.m. the day prior to the public hearing. Reasonable efforts will be made to include all written comments received by mail or email in the record. The ordinance is entitled: AN ORDINANCE AMENDING WASHOE COUNTY CODE CHAPTER 110 (DEVELOPMENT CODE), ARTICLE 220 (TAHOE AREA), SECTION 110.220.275 (WOOD CREEK REGULATORY ZONE) TO ADD "SCHOOLS - KINDERGARTEN THROUGH SECONDARY" USE TYPE AS A PERMITTED USE, SUBJECT TO A SPECIAL USE PERMIT, ON THOSE PARCELS IN SIZE EQUAL TO, OR GREATER THAN, THREE-ACRES WITHIN THE TAHOE - WOOD CREEK REGULATORY ZONE; AND ALL MATTERS NECESSARILY CONNECTED THEREWITH AND PERTAINING THERETO.
DATED: January 23, 2024
JANIS GALASSINI, Washoe County Clerk and Clerk of the Board of County Commissioners
No. 9776804 Jan. 26, 2024

1711



Nevada/Utah

P.O. Box 677345, Dallas, TX 75267-7345

GANNETT

PROOF OF PUBLICATION

Catherine Smith
Washoe County Clerk's Office
1001 E 9Th ST # A
Reno NV 89512-2845

STATE OF WISCONSIN, COUNTY OF BROWN

Being first duly sworn, deposes and says: That as the legal clerk of the Reno Gazette-Journal, a daily newspaper of general circulation published in Reno, Washoe County, State of Nevada that the notice hereto annexed was Published in said newspapers in the issue:

02/23/2024

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Sworn to and subscribed before on 02/23/2024

Legal Clerk

Notary, State of WI, County of Brown

8-6-27

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DENISE ROBERTS
Notary Public
State of Wisconsin

NOTICE OF ADOPTION
BILL NO. 1901
ORDINANCE NO. 1711
(of Washoe County,
Nevada)

AN ORDINANCE AMENDING WASHOE COUNTY CODE CHAPTER 110 (DEVELOPMENT CODE), ARTICLE 220 (TAHOE AREA), SECTION 110.220.275 (WOOD CREEK REGULATORY ZONE) TO ADD "SCHOOLS - KINDERGARTEN THROUGH SECONDARY" USE TYPE AS A PERMITTED USE, SUBJECT TO A SPECIAL USE PERMIT, ON THOSE PARCELS IN SIZE EQUAL TO, OR GREATER THAN, THREE-ACRES WITHIN THE TAHOE - WOOD CREEK REGULATORY ZONE; AND ALL MATTERS NECESSARILY

CONNECTED THERewith AND PERTAINING THERETO. (BILL NO. 1901) PUBLIC NOTICE IS HEREBY GIVEN that type-written copies of the above-numbered and entitled Ordinance are available for public inspection and distribution at the office of the County Clerk of Washoe County, at her office in the County Administrative Complex in Reno, Nevada, and that such Ordinance was proposed by Vice Chair Herman on January 23, 2024, and was passed and adopted at a regular meeting of the Board of County Commissioners of Washoe County at a regular meeting held on February 20, 2024, by the following vote of the Board of County Commissioners:

Those Voting Aye: Alexis Hill, Michael Clark, Mariluz Garcia, Clara Andriola
Those Voting Nay: None
Those Absent: Jeanne Herman

This Ordinance shall be in full force and effect from and after the 1st day of the month of March 2024.

IN WITNESS WHEREOF, the Board of County Commissioners of Washoe County, Nevada has caused this Ordinance to be published by title only.

DATED this February 21, 2024

JANIS GALASSINI, Washoe County Clerk and Clerk of the Board of County Commissioners
Feb. 23, March 1, 2024



Nevada/Utah

P.O. Box 677345, Dallas, TX 75267-7345

GANNETT

PROOF OF PUBLICATION

Catherine Smith
Washoe County Clerk's Office
1001 E 9Th ST # A
Reno NV 89512-2845

STATE OF WISCONSIN, COUNTY OF BROWN

Being first duly sworn, deposes and says: That as the legal clerk of the Reno Gazette-Journal, a daily newspaper of general circulation published in Reno, Washoe County, State of Nevada that the notice hereto annexed was Published in said newspapers in the issue:

02/26/2024

and that the fees charged are legal.
Sworn to and subscribed before on 02/26/2024

Alegan / Legans

Legal Clerk

Amy Kokott

Notary, State of WI, County of Brown

10/30/2025

My commission expires

Publication Cost: \$197.40
Order No: 9886423 # of Copies: 1
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CORRECTED
NOTICE OF ADOPTION
BILL NO. 1901
ORDINANCE NO. 1711
(of Washoe County,
Nevada)
AN ORDINANCE AMEND-
ING WASHOE COUNTY
CODE CHAPTER 110
(DEVELOPMENT CODE)
ARTICLE 220 (TAHOE
AREA), SECTION
110.220.275 (WOOD CREEK
REGULATORY ZONE) TO
ADD "SCHOOLS - KINDER-
GARTEN THROUGH
SECONDARY" USE TYPE
AS A PERMITTED USE,
SUBJECT TO A SPECIAL
USE PERMIT, ON THOSE
PARCELS IN SIZE EQUAL
TO, OR GREATER THAN,
THREE-ACRES WITHIN
THE TAHOE WOOD
CREEK REGULATORY
ZONE; AND ALL MATTERS
NECESSARILY
CONNECTED THEREWITH
AND PERTAINING
THERE TO. (BILL NO. 1901)
PUBLIC NOTICE IS
HEREBY GIVEN that type-
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Those Voting Aye: Alexis Hill, Michael Clark, Mariluz Garcia, Clara Andriola
Those Voting Nay: None
Those Absent: Jeanne Herman
This Ordinance shall be in full force and effect if and when the Tahoe Regional Planning Agency ("TRPA") adopts the specific amendments in this ordinance through its adoption of an amendment to TRPA's Tahoe Area Plan.
IN WITNESS WHEREOF, the Board of County Commissioners of Washoe County, Nevada has caused this Ordinance to be published by title only.
DATED this February 23, 2024
JANIS GALASSINI, Washoe County Clerk and Clerk of the Board of County Commissioners
2/26/24 9886423

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AMY KOKOTT
Notary Public
State of Wisconsin

1711

PROOF OF PUBLICATION

Catherine Smith
Washoe County Clerk's Office
1001 E 9Th ST # A
Reno NV 89512-2845

STATE OF WISCONSIN, COUNTY OF BROWN


Being first duly sworn, deposes and says: That as the legal clerk of the Reno Gazette-Journal, a daily newspaper of general circulation published in Reno, Washoe County, State of Nevada that the notice hereto annexed was Published in said newspapers in the issue:

03/04/2024

and that the fees charged are legal.
Sworn to and subscribed before on 03/04/2024



Legal Clerk



Notary, State of WI, County of Brown

1-735

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KATHLEEN ALLEN
Notary Public
State of Wisconsin

NOTICE OF ADOPTION
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ORDINANCE NO. 1711
(of Washoe County,
Nevada)
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DATED this February 23, 2024
JANIS GALASSINI, Washoe County Clerk and Clerk of the Board of County Commissioners
3/4/24 9886456