



# WASHOE COUNTY

Integrity Communication Service

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## STAFF REPORT

BOARD MEETING DATE: October 13, 2020

**DATE:** August 21, 2020

**TO:** Board of County Commissioners

**FROM:** Julee Olander, Planner, Community Services Department  
775-328-3627, [jolander@washoecounty.us](mailto:jolander@washoecounty.us)

**THROUGH:** Mojra Hauenstein, Arch., Planner, Division Director, Planning & Building Community Services Dept., 328-3619, [mhauenstein@washoecounty.us](mailto:mhauenstein@washoecounty.us)

**SUBJECT:** Public Hearing: Second reading and adoption of an ordinance amending the Washoe County Code at Chapter 110 (Development Code), Article 406, Building Placement Standards, to add a new section addressing industrial zoned properties adjacent to residentially zoned property. New standards shall pertain to any uses within an industrial regulatory zone that are adjacent to residential regulatory zone parcels with specific requirements concerning setbacks, screening elements, lighting and loading and service areas. Proposed changes include but are not limited to an additional 50 foot setback required for any industrial use that is adjacent to residentially zoned property, 8 foot high screening element required along the property lines that are adjacent to residentially zoned property, limits of 25 feet on the height of lighting standards that are more than 100 feet from the shared property line of any residentially zoned property, and setback requirements for loading and service areas for parcels of one acre or more when adjacent to residentially zoned properties; and other matters necessarily connected therewith and pertaining thereto. (All Commission Districts.)

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### **SUMMARY**

To conduct a second reading of, and possibly adopt, an ordinance amending Washoe County Code Chapter 110.406 to add a new section to building placement standards regarding industrial parcels adjacent to residential parcels.

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

### **PREVIOUS ACTION**

On September 22, 2020, the Washoe County Board of Commissioners (Board) introduced and conducted a first reading of an ordinance amending Washoe County Code

**AGENDA ITEM # \_\_\_\_\_**

Chapter 110 Section 406, Building Placement Standards, to add a new section to building placement standards regarding industrial parcels adjacent to residential parcels.

On August 4, 2020, the Washoe County Planning Commission heard this item, initiated the code amendment, and voted unanimously to recommend approval of proposed development code amendment WDCA20-0001 to the Board of County Commissioners.

On July 9, 2020, a public workshop was held through Zoom and there were four attendees. The discussion included the height of the walls, the types of wall materials and the allowed height of lighting structures.

### **BACKGROUND**

The code amendment will add requirements for industrial parcels that are adjacent to residential parcels. Requirements will be added for setbacks, screening elements, lighting and loading and service areas. As more residential and industrial uses are being developed in Washoe County adjacency standards are needed to address issues between the differing uses and mitigate impacts. The draft ordinance is included as Attachment A to this staff report and the proposed changes are included within the ordinance.

### **FISCAL IMPACT**

No fiscal impact.

### **RECOMMENDATION**

It is recommended the Board of County Commissioners conduct a second reading and adopt an ordinance amending Washoe County Code Chapter 110 (Development Code) within 406, *Building Placement Standard*; 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 August 4, 2020, as recorded within Resolution Number 20-17 (Attachment B).

If adopted, the Ordinance will be effective on October 23, 2020.

### **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), Article 406, Building Placement Standards, to add a new section, Section 110.406.12 Industrial Standards for Residential Adjacency, which will require specific requirements concerning setbacks, screening elements, lighting and loading and service areas for industrial regulatory zone parcels that are adjacent to residential regulatory zone parcels; and other matters necessarily connected therewith and pertaining thereto; and to affirm the four findings of fact that the Washoe County Planning Commission made on August 4, 2020, as recorded with Resolution Number 20-17 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

DRAFT: August 21, 2020

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REGULAR TEXT: NO CHANGE IN LANGUAGE

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**BOLD TEXT: NEW LANGUAGE**

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

***Summary: Amends the Washoe County Code at Chapter 110 (Development Code) by adding standards in Article 406, Building Placement Standards, for industrial parcels adjacent to residential parcels.***

BILL NO. \_\_\_\_\_

ORDINANCE NO. \_\_\_\_\_

Title:

An ordinance amending the Washoe County Code at Chapter 110 (Development Code), Article 406, Building Placement Standards, to add a new section addressing industrial zoned properties adjacent to residentially zoned property. New standards shall pertain to any uses within an industrial regulatory zone that are adjacent to residential regulatory zone parcels with specific requirements concerning setbacks, screening elements, lighting and loading and service areas. Proposed changes include but are not limited to an additional 50 foot setback required for any industrial use that is adjacent to residentially zoned property, 8 foot high screening element required along the property lines that are adjacent to residentially zoned property, limits of 25 feet on the height of lighting standards that are more than 100 feet from the shared property line of any residentially zoned property, and setback requirements for loading and service areas for parcels of one acre or more when adjacent to residentially zoned properties; and other matters necessarily connected therewith and pertaining thereto.

WHEREAS:

**DRAFT: August 21, 2020**

- A. This Commission desires to amend Article 406 of the Washoe County Development Code (Chapter 110) in order to add language to Section 110.406 for adding industrial parcels adjacent to residential parcels standards and,
- B. The Washoe County Planning Commission initiated the proposed amendments to Washoe County Code Chapter 110, Development Code, by Resolution Number 20-17 on August 4, 2020; and,
- C. The amendments and this ordinance were drafted in concert with the District Attorney, and the Planning Commission held a duly noticed public hearing for WDCA20-0001 on August 4, 2020, and adopted Resolution Number 20-17 recommending adoption of this ordinance; and,
- D. Following a first reading and publication as required by NRS 244.100 (1), and after 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. Article 406 of the Development Code, Chapter 110 of the Washoe County Code, is hereby amended by adding the following section there:

**Section 110.406.12 Industrial Standards for Residential Adjacency. The following standards shall pertain to any uses within an industrial regulatory zone that is adjacent to residential regulatory zone parcels. These standards may be varied upon the approval of a director's modification of standards by the Director of Planning and Building.**

- (a) **Setbacks. A minimum fifty (50) foot buffer shall be maintained from the residential regulatory zone shared property lines to any structure, roadway, parking or other development on industrial regulatory zone**

DRAFT: August 21, 2020

- parcels. The buffer area shall be maintained and meet Article 412, Landscaping requirements.
- (b) Screening. An eight (8) foot screening element shall be constructed in the setback area adjacent to any residential regulatory zone parcels. This screening element may consist of any of the following:
- 1) solid decorative wall
  - 2) berm
  - 3) solid decorative fencing constructed of durable materials, such as stone, concrete, metal, synthetic or vinyl.
  - 4) combination of any of the following as long as the total height from top of wall/fence/berm to bottom of wall/fence/berm is at least eight (8) feet in height.
- (c) Lighting. Light standards that are within 100 feet from a residential zone parcel shall comply with Article 414. Lighting structures that are more than one hundred (100) feet from a residential regulatory zone parcel shall not exceed twenty-five (25) feet in height.
- (d) Loading and service areas. Loading docks and trash areas on parcels that are one (1) acre or more shall be located a minimum of 100 feet from the shared property line of residential zoned parcels.

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 Chairman 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

**DRAFT: August 21, 2020**

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 \_\_\_\_\_ (month) \_\_\_\_\_ (day), 2020.

Proposed by Commissioner \_\_\_\_\_.

Passed on \_\_\_\_\_ (month) \_\_\_\_\_ (day), 2020.

Vote:

Ayes:

Nays:

Absent:

\_\_\_\_\_  
Bob Lucey, Chair  
Washoe County Commission

ATTEST:

\_\_\_\_\_  
Nancy Parent, County Clerk

This ordinance shall be in force and effect from and after the 23rd day of the month of October of the year 2020.



## RESOLUTION OF THE WASHOE COUNTY PLANNING COMMISSION

INITIATING AND RECOMMENDING APPROVAL OF AN AMENDMENT TO WASHOE COUNTY CODE AT CHAPTER 110 (DEVELOPMENT CODE), WITHIN ARTICLE 406, BUILDING PLACEMENT STANDARDS 110.406.12, GENERAL, TO ADD A NEW SECTION ADDRESSING INDUSTRIAL USES ON PROPERTIES ADJACENT TO RESIDENTIALLY ZONED PROPERTY. NEW STANDARDS SHALL PERTAIN TO ANY USES WITHIN AN INDUSTRIAL REGULATORY ZONE THAT IS ADJACENT TO RESIDENTIAL REGULATORY ZONE PARCELS WITH SPECIFIC REQUIREMENTS CONCERNING SETBACK, WALLS, LIGHTING AND LOADING AND SERVICE AREAS; AND OTHER MATTERS NECESSARILY CONNECTED THEREWITH AND PERTAINING THERETO. PROPOSED CHANGES INCLUDE BUT ARE NOT LIMITED TO AN ADDITIONAL 50 FOOT SETBACK REQUIRED FOR ANY INDUSTRIAL USE THAT IS ADJACENT TO RESIDENTIALLY ZONED PROPERTY, 8 FOOT SOLID WALLS REQUIRED ALONG THE PROPERTY LINES THAT ARE ADJACENT TO RESIDENTIALLY ZONED PROPERTY, LIMITS OF 25 FEET ON THE HEIGHT OF LIGHTING STANDARDS THAT ARE MORE THAN 100 FEET FROM THE SHARED PROPERTY LINE OF ANY RESIDENTIALLY ZONED PROPERTY, AND SETBACK REQUIREMENTS FOR LOADING AND SERVICE AREAS FOR PARCELS OF ONE ACRE OR MORE WHEN ADJACENT TO RESIDENTIALLY ZONED PROPERTIES; AND OTHER MATTERS NECESSARILY CONNECTED THEREWITH AND PERTAINING THERETO..

Resolution Number 20-17

### 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 Commissioners or the Washoe County Planning Commission; and
- B. The Washoe County Planning Commission initiated amendments to the Washoe County Code Chapter 110 (Development Code) within Article 406, Building Placement Standards, on August 4, 2020 as fully described in Exhibit A-1 to this resolution; and
- C. Development Code Amendment Case Number WDCA20-0001, came before the Washoe County Planning Commission for a duly noticed public hearing on August 4, 2020; 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 the following findings necessary to support its recommendation for adoption of the proposed Development Code Amendment Case Number WDCA20-0001:
  1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Washoe County Master Plan;

Planning Commission Resolution 20-17  
Meeting Date: August 4, 2020  
Page 2

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.

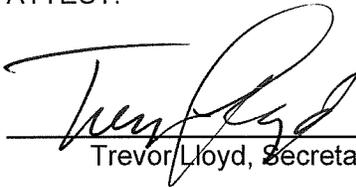
**NOW, THEREFORE, BE IT RESOLVED** that the Washoe County Planning Commission recommends approval of the ordinance attached hereto as Exhibit A-1.

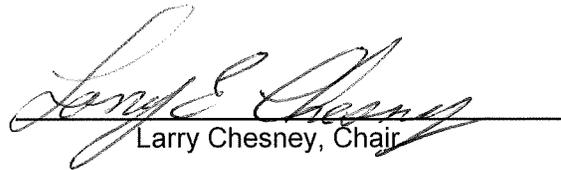
A report describing this amendment, discussion at this public hearing, this recommendation, and the vote on the recommendation will be forwarded to the Washoe County Board of County Commissioners within 60 days of this resolution's adoption date.

ADOPTED on August 4, 2020.

WASHOE COUNTY PLANNING COMMISSION

ATTEST:

  
\_\_\_\_\_  
Trevor Lloyd, Secretary

  
\_\_\_\_\_  
Larry Chesney, Chair

DRAFT: July 9, 2020

EXHIBIT A-1

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

*Summary: Amends the Washoe County Code, Chapter 110 (Development Code) adding to Section 110.406, regarding industrial parcels adjacent to residential parcels.*

BILL NO. \_\_\_\_\_

ORDINANCE NO. \_\_\_\_\_

Title:

An ordinance amending the Washoe County Code, Chapter 110 (Development Code), Article 406, to add a new section addressing industrial uses on properties adjacent to residentially zoned property. New standards shall pertain to any uses within an industrial regulatory zone that is adjacent to residential regulatory zone parcels with specific requirements concerning setback, walls, lighting and loading and service areas; and other matters necessarily connected therewith and pertaining thereto. Proposed changes include but are not limited to an additional 50 foot setback required for any industrial use that is adjacent to residentially zoned property, 8 foot solid walls required along the property lines that are adjacent to residentially zoned property, limits of 25 feet on the height of lighting standards that are more than 100 feet from the shared property line of any residentially zoned property, and setback requirements for loading and service areas for parcels of one acre or more when adjacent to residentially zoned properties; and other matters necessarily connected therewith and pertaining thereto.

DRAFT: July 9, 2020

EXHIBIT A-1

WHEREAS:

- A. This Commission desires to amend Article 406 of the Washoe County Development Code (Chapter 110) in order to add language to Section 110.406 for adding standards for industrial parcels adjacent to residential regulatory zone parcels and,
- B. The Washoe County Planning Commission initiated the proposed amendments to Washoe County Code Chapter 110, Development Code, by Resolution Number 20-17 on August 4, 2020; and,
- C. The amendments and this ordinance were drafted in concert with the District Attorney, and the Planning Commission held a duly noticed public hearing for WDCA20-0001 on August 4, 2020, and adopted Resolution Number 20-17 recommending adoption of this ordinance; and,
- D. Following a first reading and publication as required by NRS 244.100 (1), and after 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. Article 406 of the Development Code, Chapter 110 of the Washoe County Code, is hereby amended by adding the following section there:

**Section 110.406.12 Industrial Standards for Residential Adjacency.** The following standards shall pertain to any uses within an industrial regulatory zone that is adjacent to residential regulatory zone parcels. These standards may be varied upon the approval of a director's modification of standards by the Director of Planning and Building.

- (a) Setbacks. A minimum fifty (50) foot buffer shall be maintained from the residential regulatory zone shared property lines to any structure, roadway, parking or other development on industrial regulatory zone parcels. The buffer area shall be maintained and meet Article 412, Landscaping requirements.

DRAFT: July 9, 2020

EXHIBIT A-1

- (b) Screening. An eight (8) foot screening element shall be constructed in the setback area adjacent to any residential regulatory zone parcels. This screening element may consist of any of the following:
  - 1) solid decorative wall;
  - 2) berm;
  - 3) solid decorative fencing constructed of durable materials, such as stone, concrete, metal, synthetic or vinyl; or
  - 4) combination of any of the following as long as the total height from top of wall/fence/berm to bottom of wall/fence/berm is at least eight (8) feet in height.
- (c) Lighting. Light standards that are within 100 feet from a residential zone parcel shall comply with Article 414. Lighting structures that are more than one hundred (100) feet from a residential regulatory zone parcel shall not exceed twenty-five (25) feet in height.
- (d) Loading and service areas. Loading docks and trash areas on parcels that are one (1) acre or more shall be located a minimum of 100 feet from the shared property line of residential zoned parcels.

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 Chairman 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

**DRAFT: July 9, 2020**

**EXHIBIT A-1**

Proposed on \_\_\_\_\_ (month) \_\_\_\_\_ (day), 2020.

Proposed by Commissioner \_\_\_\_\_.

Passed on \_\_\_\_\_ (month) \_\_\_\_\_ (day), 2020.

Vote:

Ayes:

Nays:

Absent:

\_\_\_\_\_  
Robert Lucey, Chair  
Washoe County Commission

ATTEST:

\_\_\_\_\_  
Nancy Parent, County Clerk

This ordinance shall be in force and effect from and after the \_\_\_\_\_ day of the month of \_\_\_\_\_ of the year \_\_\_\_\_.



# Planning Commission Staff Report

Meeting Date: August 4, 2020

Agenda item: 9B

DEVELOPMENT CODE AMENDMENT CASE NUMBER: WDCA20-0001 (110.406)

**BRIEF SUMMARY OF REQUEST:** Amending the Washoe Development Code to add a new section to the building placement standards regarding industrial parcels adjacent to residential parcels

**STAFF PLANNER:** Planner's Name: Julee Olander  
Phone Number: 775.328.3627  
E-mail: [jolander@washoecounty.us](mailto:jolander@washoecounty.us)

**APPLICANT:** Washoe County

### CASE DESCRIPTION

**Development Code Amendment Case Number WDCA20-0001 (110.406)** – For possible action, hearing and discussion to initiate an amendment to Washoe County Code at Chapter 110 (Development Code), within Article 406, Building Placement Standards, to add a new section addressing industrial uses on properties adjacent to residentially zoned property. New standards shall pertain to any uses within an industrial regulatory zone that is adjacent to residential regulatory zone parcels with specific requirements concerning setback, walls, lighting and loading and service areas; and other matters necessarily connected therewith and pertaining thereto. Proposed changes include but are not limited to an additional 50 foot setback required for any industrial use that is adjacent to residentially zoned property, 8 foot solid walls required along the property lines that are adjacent to residentially zoned property, limits of 25 feet on the height of lighting standards that are more than 100 feet from the shared property line of any residentially zoned property, and setback requirements for loading and service areas for parcels of one acre or more when adjacent to residentially zoned properties.

If the proposed amendment is initiated, public hearing and further possible action to deny or recommend approval of the proposed amendment will occur and, if approval is recommended, to authorize the Chair to sign a resolution to that effect.

- ◆ Location: County wide
- ◆ Dev Code: Authorized in Article 818
- ◆ Comm. District: All Commissioners

### STAFF RECOMMENDATION

INITIATE

**INITIATE AND RECOMMEND APPROVAL**

DO NOT  
INITIATE

### POSSIBLE 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 initiate Development Code Amendment WDCA20-0001, recommend approval, and authorize the Chair to sign the attached resolution.

*(Motions with Findings on Page 5)*

**Staff Report Contents**

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**Exhibit Contents**

Resolution ..... Exhibit A

Proposed Ordinance ..... Exhibit A-1

## **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 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**

Washoe County Development Code Article 406, *Building Placement Standards*, provides the standards and requirements for building placement on a lot, that are determined by the regulatory zone of a parcel. The purpose of this amendment is to add requirements for industrial parcels that are adjacent to residential parcels. With more residential and industrial uses being constructed in Washoe County adjacency standards are needed to address issues between the differing uses and mitigate impacts.

## **Amendment Evaluation**

The proposed code amendment will have following requirements to address the issues of industrial uses adjacent to residential uses:

1. Setbacks – an additional 50-foot setback will keep the uses separated beyond the regulatory zoning setbacks;
2. Screening – specific requirements to screen and assist in keeping the uses separated beyond the WCC 110.406.50 fence requirements ;
3. Lighting – specific requirements will address the height of lighting structures to assist in light spillover into residential areas; and
4. Load and service areas – specific setback requirements for one-acre parcels or more to minimize impacts on residential properties.

## **Proposed Amendment**

In order to mitigate the potential impacts of industrial uses adjacent to residential use types, Washoe County staff is asking the Planning Commission to initiate and subsequently recommend approval of a code amendment to read as follows:

**Section 110.406.12 Industrial Standards for Residential Adjacency.** The following standards shall pertain to any uses within an industrial regulatory zone that is adjacent to residential regulatory zone parcels. These standards may be varied upon the approval of a director's modification of standards by the Director of Planning and Building.

- (a) **Setbacks.** A minimum fifty (50) foot buffer shall be maintained from the residential regulatory zone shared property lines to any structure, roadway, parking or other development on industrial regulatory zone parcels. The buffer area shall be maintained and meet Article 412, Landscaping requirements.
- (b) **Screening.** An eight (8) foot screening element shall be constructed in the setback area adjacent to any residential regulatory zone parcels. This screening element may consist of any of the following:
  - 1) solid decorative wall
  - 2) berm
  - 3) solid decorative fencing constructed of durable materials, such as stone, concrete, metal, synthetic or vinyl.
  - 4) combination of any of the following as long as the total height from top of wall/fence/berm to bottom of wall/fence/berm is at least eight (8) feet in height.
- (c) **Lighting.** Light standards that are within 100 feet from a residential zone parcel shall comply with Article 414. Lighting structures that are more than one hundred (100) feet from a residential regulatory zone parcel shall not exceed twenty-five (25) feet in height.
- (d) **Loading and service areas.** Loading docks and trash areas on parcels that are one (1) acre or more shall be located a minimum of 100 feet from the shared property line of residential zoned parcels.

### **Findings**

WCC Section 110.818.15(e) requires that the Planning Commission make at least one of the following findings of fact for approval of the amendment. Staff provides the following evaluation for each of the findings and recommends that the Planning Commission make all four findings in support of the proposed 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 properties in Washoe County, which are then regulated through the development code. This amendment will provide to additional the standards for industrial regulatory zone parcels that are adjacent to residential uses. This update does not conflict with any of the policies or action programs of the 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.

**Staff comment:** The proposed development code amendment will add requirements for industrial parcel adjacent to residential parcels and this change will not adversely impact public health, safety or welfare.

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.

Staff comment: The proposed amendment will provide requirements for industrial parcels adjacent to residential parcels, which is need with more industrial uses being constructed that are adjacent to residential uses.

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.

Staff comment: The Conservation Element and the Population Element are not impacted by this proposed amendment.

### **Public Notice**

Pursuant to WCC Section 110.818.20, notice of this public hearing was published in the newspaper at least 10 days prior to this meeting, and the Chairs and membership of all Citizen Advisory Boards were likewise notified of the public hearing. A public workshop was held through Zoom on July 9, 2020 for this application and there were four attendees. The discussion included the following topics:

- The height of the walls and the types of materials
- The allowed height of lighting structures

### **Recommendation**

It is recommended that the Planning Commission initiate and subsequently recommend approval of WDCA20-0001, to amend the development code within 406, *Building Placement Standards*, as described in this staff report. The following motions are provided for the Planning Commission's consideration:

### **Motions**

#### ***Initiation***

I move that, after giving reasoned consideration to the information contained in the staff report and received during the public hearing, the Washoe County Planning Commission initiate the amendment to Washoe County Code Chapter 110 within Article 406, *Building Placement Standards*, as described in the staff report for WDCA20-0001.

#### ***Amendment***

I move that, after giving reasoned consideration to the information contained in the staff report and received during the public hearing, the Washoe County Planning Commission recommend approval of WDCA20-0001, to amend Washoe County Code Chapter 110 within Article 406, *Building Placement Standards*, as described in the staff report for this matter. I further move to authorize the Chair to sign the resolution contained in Exhibit A on behalf of the Planning Commission and to direct staff to present a report of this Commission's recommendation to the Washoe County Board of County 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 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.

### **Appeal Process**

An appeal of the Planning Commission's denial of a development code amendment may be made to the Washoe County Board of County 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 WCC Sections 110.818.25 and 110.912.20.

xc:           Dave Solaro, Assistant County Manager  
              Nate Edwards, Deputy District Attorney  
              Mojra Hauenstein, Planning and Building Director



## RESOLUTION OF THE WASHOE COUNTY PLANNING COMMISSION

INITIATING AND RECOMMENDING APPROVAL OF AN AMENDMENT TO WASHOE COUNTY CODE AT CHAPTER 110 (DEVELOPMENT CODE), WITHIN ARTICLE 406, BUILDING PLACEMENT STANDARDS 110.406.12, GENERAL, TO ADD A NEW SECTION ADDRESSING INDUSTRIAL USES ON PROPERTIES ADJACENT TO RESIDENTIALLY ZONED PROPERTY. NEW STANDARDS SHALL PERTAIN TO ANY USES WITHIN AN INDUSTRIAL REGULATORY ZONE THAT IS ADJACENT TO RESIDENTIAL REGULATORY ZONE PARCELS WITH SPECIFIC REQUIREMENTS CONCERNING SETBACK, WALLS, LIGHTING AND LOADING AND SERVICE AREAS; AND OTHER MATTERS NECESSARILY CONNECTED THEREWITH AND PERTAINING THERETO. PROPOSED CHANGES INCLUDE BUT ARE NOT LIMITED TO AN ADDITIONAL 50 FOOT SETBACK REQUIRED FOR ANY INDUSTRIAL USE THAT IS ADJACENT TO RESIDENTIALLY ZONED PROPERTY, 8 FOOT SOLID WALLS REQUIRED ALONG THE PROPERTY LINES THAT ARE ADJACENT TO RESIDENTIALLY ZONED PROPERTY, LIMITS OF 25 FEET ON THE HEIGHT OF LIGHTING STANDARDS THAT ARE MORE THAN 100 FEET FROM THE SHARED PROPERTY LINE OF ANY RESIDENTIALLY ZONED PROPERTY, AND SETBACK REQUIREMENTS FOR LOADING AND SERVICE AREAS FOR PARCELS OF ONE ACRE OR MORE WHEN ADJACENT TO RESIDENTIALLY ZONED PROPERTIES; AND OTHER MATTERS NECESSARILY CONNECTED THEREWITH AND PERTAINING THERETO..

Resolution Number 20-17

### 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 Commissioners or the Washoe County Planning Commission; and
- B. The Washoe County Planning Commission initiated amendments to the Washoe County Code Chapter 110 (Development Code) within Article 406, Building Placement Standards, on August 4, 2020 as fully described in Exhibit A-1 to this resolution; and
- C. Development Code Amendment Case Number WDCA20-0001, came before the Washoe County Planning Commission for a duly noticed public hearing on August 4, 2020; 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 the following findings necessary to support its recommendation for adoption of the proposed Development Code Amendment Case Number WDCA20-0001:
  - 1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Washoe County Master Plan;

Planning Commission Resolution 20-17  
Meeting Date: August 4, 2020  
Page 2

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 August 4, 2020.

WASHOE COUNTY PLANNING COMMISSION

ATTEST:

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Trevor Lloyd, Secretary

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Larry Chesney, Chair

DRAFT: July 9, 2020

EXHIBIT A-1

WORKING COPY  
INFORMATION ONLY

REGULAR TEXT: NO CHANGE IN LANGUAGE

~~STRIKEOUT TEXT: DELETE LANGUAGE~~

**BOLD TEXT: NEW LANGUAGE**

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

**Summary: Amends the Washoe County Code, Chapter 110 (Development Code) adding to Section 110.406, regarding industrial parcels adjacent to residential parcels.**

BILL NO. \_\_\_\_\_

ORDINANCE NO. \_\_\_\_\_

Title:

An ordinance amending the Washoe County Code, Chapter 110 (Development Code), Article 406, to add a new section addressing industrial uses on properties adjacent to residentially zoned property. New standards shall pertain to any uses within an industrial regulatory zone that is adjacent to residential regulatory zone parcels with specific requirements concerning setback, walls, lighting and loading and service areas; and other matters necessarily connected therewith and pertaining thereto. Proposed changes include but are not limited to an additional 50 foot setback required for any industrial use that is adjacent to residentially zoned property, 8 foot solid walls required along the property lines that are adjacent to residentially zoned property, limits of 25 feet on the height of lighting standards that are more than 100 feet from the shared property line of any residentially zoned property, and setback requirements for loading and service areas for parcels of one acre or more when adjacent to residentially zoned properties; and other matters necessarily connected therewith and pertaining thereto.

DRAFT: July 9, 2020

EXHIBIT A-1

WHEREAS:

- A. This Commission desires to amend Article 406 of the Washoe County Development Code (Chapter 110) in order to add language to Section 110.406 for adding standards for industrial parcels adjacent to residential regulatory zone parcels and,
- B. The Washoe County Planning Commission initiated the proposed amendments to Washoe County Code Chapter 110, Development Code, by Resolution Number 20-17 on August 4, 2020; and,
- C. The amendments and this ordinance were drafted in concert with the District Attorney, and the Planning Commission held a duly noticed public hearing for WDCA20-0001 on August 4, 2020, and adopted Resolution Number 20-17 recommending adoption of this ordinance; and,
- D. Following a first reading and publication as required by NRS 244.100 (1), and after 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. Article 406 of the Development Code, Chapter 110 of the Washoe County Code, is hereby amended by adding the following section there:

**Section 110.406.12 Industrial Standards for Residential Adjacency.** The following standards shall pertain to any uses within an industrial regulatory zone that is adjacent to residential regulatory zone parcels. These standards may be varied upon the approval of a director's modification of standards by the Director of Planning and Building.

- (a) Setbacks. A minimum fifty (50) foot buffer shall be maintained from the residential regulatory zone shared property lines to any structure, roadway, parking or other development on industrial regulatory zone parcels. The buffer area shall be maintained and meet Article 412, Landscaping requirements.

DRAFT: July 9, 2020

EXHIBIT A-1

- (b) Screening. An eight (8) foot screening element shall be constructed in the setback area adjacent to any residential regulatory zone parcels. This screening element may consist of any of the following:
  - 1) solid decorative wall
  - 2) berm
  - 3) solid decorative fencing constructed of durable materials, such as stone, concrete, metal, synthetic or vinyl.
  - 4) combination of any of the following as long as the total height from top of wall/fence/berm to bottom of wall/fence/berm is at least eight (8) feet in height.
- (c) Lighting. Light standards that are within 100 feet from a residential zone parcel shall comply with Article 414. Lighting structures that are more than one hundred (100) feet from a residential regulatory zone parcel shall not exceed twenty-five (25) feet in height.
- (d) Loading and service areas. Loading docks and trash areas on parcels that are one (1) acre or more shall be located a minimum of 100 feet from the shared property line of residential zoned parcels.

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 Chairman 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

DRAFT: July 9, 2020

EXHIBIT A-1

Proposed on \_\_\_\_\_ (month) \_\_\_\_\_ (day), 2020.

Proposed by Commissioner \_\_\_\_\_.

Passed on \_\_\_\_\_ (month) \_\_\_\_\_ (day), 2020.

Vote:

Ayes:

Nays:

Absent:

\_\_\_\_\_  
Robert Lucey, Chair  
Washoe County Commission

ATTEST:

\_\_\_\_\_  
Nancy Parent, County Clerk

This ordinance shall be in force and effect from and after the  
\_\_\_\_\_ day of the month of \_\_\_\_\_ of the year \_\_\_\_\_.



# WASHOE COUNTY PLANNING COMMISSION Meeting Minutes

## Planning Commission Members

Larry Chesney, Chair  
Francine Donshick, Vice Chair  
Thomas B. Bruce  
Sarah Chvilicek  
Kate S. Nelson  
Larry Peyton  
Pat Phillips  
Trevor Lloyd, Secretary

Tuesday, August 4, 2020  
6:30 p.m.

Washoe County Commission Chambers  
1001 East Ninth Street  
Reno, NV

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The Washoe County Planning Commission met in a scheduled session on Tuesday, August 4, 2020, in the Washoe County Commission Chambers, 1001 East Ninth Street, Reno, Nevada.

No members of the public were allowed in the Commission Chambers due to concerns for public safety resulting from the COVID-19 emergency and pursuant to the Governor of Nevada's Declaration of Emergency Directive 006 Section 1 which suspends the requirement in NRS 241.023(1)(b) that there be a physical location designated for meetings of public bodies where members of the public are permitted to attend and participate. This meeting will be held by teleconference only.

The meeting was televised live and replayed on Washoe Channel at: <https://www.washoecounty.us/mgrsoff/Communications/wctv-live.php> also on YouTube at: <https://www.youtube.com/user/WashoeCountyTV>

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## 1. \*Determination of Quorum

Chair Chesney called the meeting to order at 6:30 p.m. The following Commissioners and staff were present:

Commissioners present: Larry Chesney, Chair  
Francine Donshick, Vice Chair  
Thomas B. Bruce  
Sarah Chvilicek  
Kate S. Nelson  
Larry Peyton  
Pat Phillips

Staff present: Trevor Lloyd, Secretary, Planning and Building  
Eric Young, Senior Planner, Planning and Building  
Roger Pelham, MPA, Senior Planner, Planning and Building  
Chris Bronczyk, Planner, Planning and Building  
Dan Cahalane, Planner, Planning and Building  
Julee Olander, Planner, Planning and Building  
Nathan Edwards, Deputy District Attorney, District Attorney's Office  
Katy Stark, Recording Secretary, Planning and Building  
Donna Fagan, Office Support Specialist, Planning and Building

## **2. \*Pledge of Allegiance**

Commissioner Bruce led the pledge to the flag.

## **3. \*Ethics Law Announcement**

Deputy District Attorney Edwards provided the ethics procedure for disclosures.

## **4. \*Appeal Procedure**

Secretary Lloyd recited the appeal procedure for items heard before the Planning Commission.

## **5. \*General Public Comment and Discussion Thereof**

Chair Chesney opened the Public Comment period.

Email from Jack Equine. He said he was unable to attend the zoom workshop on 7/22/2020; however, my family wishes to express our concerns regarding the proposed amendments. Your choices and approvals determine the future of our home and region. You're quite honestly caving in to big developer money and allowing open space to be gobbled up quite frankly, ruining our environment, vistas, and open spaces with over development, creating more pollution, more traffic and lack of water resources. South Reno - Curti, Veterans, Toll Road developments are hideous and forever gone. He said he is sorry there are no wildlife easements or crossings and barely open space. All these clustered homes are unsustainable and destroying the ecosystems. Think globally, but not locally. Build up, not out and create the green open space. Thanks for your time.

Email from Pam Roberts, resident of Warm Springs area of unincorporated Washoe County. She said I believe agenda items 9C, 9D, 9E and 9F cannot be heard or acted upon. The agenda for Planning Commission as an NRS 278.210 subsection two, provides that before a public hearing can be held pursuant to subsection one of NRS 278.210. The applicant in this instance, Washoe County, must hold a neighborhood meeting to provide an explanation of the proposed amendments. Furthermore, the notice must be sent by Mail at least 10 days before the neighborhood meeting and include the date, time, place and purpose of the neighborhood meeting. The statute does not create an exception that states that the applicant does not need to hold a neighborhood meeting if it involves all the neighborhoods. It is my understanding that there was a public workshop held on July 22<sup>nd</sup>; however, as a property owner located within the area to which the proposed amendments pertain, I received no notice regarding the public workshop held on June July 22<sup>nd</sup>. I did learn from our area CAB chairwoman that she received an email notice of the public workshop on July 21<sup>st</sup>. I raised my concerns about the lack of notice via email to Eric Brown our County Manager last week and he directed Trevor Lloyd to address my concerns. Mr. Lloyd has been responsive to my questions about the land use and transportation element. If I had been noticed about the public workshop, I would have had the opportunity to read through all the relevant documents and had a meaningful discussion on July 22<sup>nd</sup>; however, I was not properly noticed and did not have the benefit of the applicant, the County, explaining the proposed amendments. Mr. Lloyd pointed to Washoe County code 110.8.0.20 to justify the applicant, the County's, failure to properly notice the public workshop held on July 22<sup>nd</sup> which would have served as the neighborhood meeting required pursuant NRS 278.210 subsection two; however, Washoe County code cannot create an exemption to a State law. Since the County did not comply with the notice requirements of NRS 278.210 subsection 2, agenda items should not be action items.

Susan Ambrose spoke about upcoming master plan amendments that are being heard tonight. She said when we question planning staff after the workshop about the short notice received that this meeting was not an all CAB meeting and the amendments were not site specific to anyone location. Additionally, staff said the notice of the workshop was a courtesy to all of the CAB chairs

and was sent out three days prior to the meeting. Myself and other chairs received an email from the CAB secretary at 3:42 PM on July 21st which was 24 hours before the meeting and not enough time to really prepare ahead of time for the workshop or adjust our schedules. Thank you

## 6. Approval of Agenda

In accordance with the Open Meeting Law, Commissioner Donshick moved to approve the agenda for the August 4, 2020 meeting as written. Commissioner Bruce seconded the motion, which passed unanimously with a vote of seven for, none against.

## 7. Approval of June 2, 2020 Draft Minutes

Commissioner Chvilick moved to approve the minutes for the June 2, 2020 Draft Minutes, 2020, Planning Commission meeting as written. Commissioner Donshick seconded the motion, which passed unanimously with a vote of seven for, none against.

## 9. Public Hearings

**B. Development Code Amendment Case Number WDCA20-0001 (110.406)** – For possible action, hearing and discussion to initiate an amendment to Washoe County Code at Chapter 110 (Development Code), within Article 406, Building Placement Standards, to add a new section addressing industrial uses on properties adjacent to residentially zoned property. New standards shall pertain to any uses within an industrial regulatory zone that is adjacent to residential regulatory zone parcels with specific requirements concerning setback, walls, lighting and loading and service areas; and other matters necessarily connected therewith and pertaining thereto. Proposed changes include but are not limited to an additional 50 foot setback required for any industrial use that is adjacent to residentially zoned property, 8 foot solid walls required along the property lines that are adjacent to residentially zoned property, limits of 25 feet on the height of lighting standards that are more than 100 feet from the shared property line of any residentially zoned property, and setback requirements for loading and service areas for parcels of one acre or more when adjacent to residentially zoned properties.

If the proposed amendment is initiated, public hearing and further possible action to deny or recommend approval of the proposed amendment will occur and, if approval is recommended, to authorize the Chair to sign a resolution to that effect.

- Location: County wide
- Development Code: Authorized in Article 818
- Commission District: All Commissioners
- Prepared by: Julee Olander, Planner  
Washoe County Community Services Department  
Planning and Building Division
- Phone: 775.328. 3627
- E-Mail: [jolander@washoecounty.us](mailto:jolander@washoecounty.us)

Chair Chesney opened the public hearing.

Julee Olander, Washoe County Planner, provided a staff presentation.

Commissioner Bruce asked about 8-foot screening element and if there is there a maximum. Mr. Lloyd said a wall or fence maximum is 8 feet.

Chair Chesney opened the public comment period.

Tray Abney said we support this item and effort. He thanked staff. He said they worked with the staff on draft language. He thanked staff for their willingness to work with us.

Hearing no further request for public comment, Chair Chesney closed the public comment period.

**MOTION:** Development Code Amendment Case Number WDCA20-0001 (110.406)

***Initiation***

Commissioner Donshick moved that, after giving reasoned consideration to the information contained in the staff report and received during the public hearing, the Washoe County Planning Commission initiate the amendment to Washoe County Code Chapter 110 within Article 406, *Building Placement Standards*, as described in the staff report for WDCA20-0001.

***Amendment***

Commissioner Donshick moved that, after giving reasoned consideration to the information contained in the staff report and received during the public hearing, the Washoe County Planning Commission recommend approval of WDCA20-0001, to amend Washoe County Code Chapter 110 within Article 406, *Building Placement Standards*, as described in the staff report for this matter. I further move to authorize the Chair to sign the resolution contained in Exhibit A on behalf of the Planning Commission and to direct staff to present a report of this Commission's recommendation to the Washoe County Board of County 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 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.

Commissioner Bruce seconded the motion which passed unanimously with a vote of seven for, none against.

**14. Adjournment**

With no further business scheduled before the Planning Commission, the meeting adjourned at 9:26 p.m.

Respectfully submitted by Misty Moga, Independent Contractor.

Approved by Commission in session on September 1, 2020

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Trevor Lloyd  
Secretary to the Planning Commission