

RENO GAZETTE-JOURNAL

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PROOF OF PUBLICATION

STATE OF NEVADA
COUNTY OF WASHOE

ss. Tana Ciccotti

being duly sworn, deposes and says:
That as legal clerk of the RENO GAZETTE-
JOURNAL, a daily newspaper published in Reno,
Washoe County, State of Nevada, that the notice:
Ordinance No 1005

NOTICE OF ADOPTION
WASHOE COUNTY
ORDINANCE NO. 1005
NOTICE IS HEREBY GIVEN THAT: Bill
No. 1181, Ordinance No. 1005
entitled
AN ORDINANCE AMENDING
CHAPTER 110 OF THE WASHOE
COUNTY CODE (DEVELOPMENT
CODE) BY AMENDING ARTICLE 222,
TRUCKEE CANYON AREA, THEREOF
was adopted on January 13, 1998, by
Commissioners Joanne Bond, Sue
Camp, Jim Galloway, Mike Moullet,
and Jim Shaw, and will become
effective on January 28, 1998.
Typewritten copies of the ordinance
are available for inspection by all
interested persons at the office of the
County Clerk, 75 Court Street, Reno,
Nevada.
JUDI BAILEY,
Washoe County Clerk
No. 208 Jan.20,27,1998

of which a copy is hereto attached, has been
published in each regular and entire issue of
said newspaper on the following dates to wit:

Jan. 20, 27 1998

Signed

T. Ciccotti

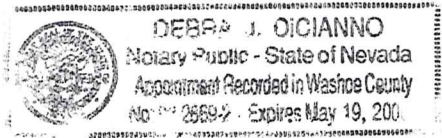
Subscribed and sworn to before me on 01/27/98

Notary Public

Debra J. O'Cianno

1/30/98

PLEASE STAMP & SIGN FOR PAYMENT



P.O. BOX 22000, RENO, NEVADA 89520
(702) 788-6200



1005 ✓

SUMMARY: Amends Chapter 110 of the Washoe County Code (Development Code) by amending Article 222 "Truckee Canyon Area" thereof.

BILL NO. 1181

ORDINANCE NO. 1005

AN ORDINANCE AMENDING CHAPTER 110 OF THE WASHOE COUNTY CODE (DEVELOPMENT CODE) BY AMENDING ARTICLE 222, TRUCKEE CANYON AREA, THEREOF.

THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF WASHOE DO ORDAIN:

SECTION 1. Article 222, "Truckee Canyon Area" of the Washoe County Code is hereby amended as set forth in Exhibit "A" which is attached hereto and made a part hereof.

SECTION 2. The provisions of this ordinance shall be in force and effect from and after the 1st day of February, 1998.

Proposed on the 23RD day of DECEMBER, 1997.

Proposed by Commissioner SUE CAMP.

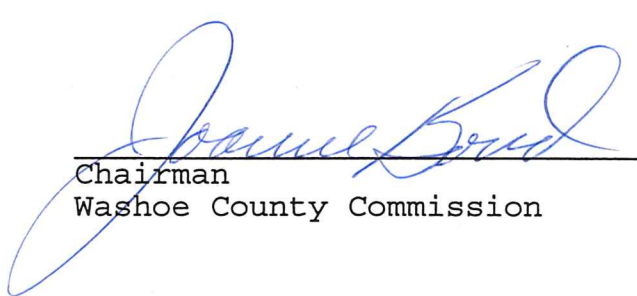
Passed on the 13TH day of JANUARY, 1998.

Vote:

Ayes: JOANNE BOND, SUE CAMP, JIM GALLOWAY
MIKE MOULIOT, & JIM SHAW

Nays:

Absent:


Chairman
Washoe County Commission

ATTEST:


County Clerk

This ordinance shall be in force and effect from and after the 28TH day of JANUARY, 1998.

Article 222

TRUCKEE CANYON AREA

[This Article amended in its entirety by Ord. 875, provisions eff. 8/3/93. Section 110.222.10 entitled "Interstate 80 Corridor" repealed by Ord. 949, provisions eff. 5/1/96.]

Sections:

110.222.00	Purpose
110.222.05	Buffers
110.222.05	Truckee River Corridor Standards

Section 110.222.00 Purpose. The purpose of this article, Article 222, Truckee Canyon Area, is to set forth special regulations to supplement the general regulations set forth in Article 202, Area Plan General Regulations, and to implement the Truckee Canyon Area Plan contained in Volume Two of the Comprehensive Plan and the other applicable plan elements contained in Volume One of the Comprehensive Plan.

Section 110.222.05 Buffers. A minimum twenty-five (25) foot open space/scenic buffer shall be provided on parcels along all arterial rights-of-way, and the I-80 right-of-way, measured in from the street edge property line. No fences, walls or structures shall be permitted in the buffer areas. Such buffer areas shall be included in the calculation of allowable density.

Section 110.222.10 Truckee River Corridor Standards. The purpose of this section, Truckee River Corridor Standards, is to establish regulations to develop, preserve, protect and improve the inherent water quality of the River.

- (a) **Applicability.** The Truckee River corridor extends from the US Geological Survey - Vista gauge to the jurisdictional line of the Pyramid Lake Paiute Reservation.
 - (1) All new residential developments which result in over 80 peak hour trips on the local and regional streets and highways system, and new civic, commercial and industrial use types, and agricultural processing and commercial animal slaughtering uses established within one (1) mile of the center of Truckee River shall comply with this section. No variance to this boundary, pursuant to Article 804, Variances, shall be processed or approved.
 - (2) The following use types are exempt from the provisions of this section:
 - (i) All new residential developments which create less than 80 peak hour trips on the local and regional streets and highways system, and construction, enlargement and use of any single family, detached, residence, and all related accessory uses (e.g. garages, barns, corrals, storage sheds) on a parcel entitled to one dwelling unit created prior to January 1, 1998 are exempt from the provisions of this section.

- (ii) All projects with an approved special use permit, design standards handbook and/or development agreement, currently active (not expired) and having obtained approval prior to January 1, 1998 are exempt from the provisions of this section.
 - (iii) Agricultural Use types, excluding agricultural processing and commercial animal slaughtering uses are exempt from the provisions of this section.
 - (iv) Any expansion of an existing use or structure that will not increase the gross floor area of the building structure by twenty five (25) percent, or expand the use of the parcel by twenty five (25) percent.
- (b) Grading. A special use permit, as enumerated in Article 810, Special Use Permit, approved by the Washoe County Planning Commission, shall be required for all grading and earthmoving activities within the 100 year floodplain, or within 300 feet of the center of the Truckee River, which ever is greater.
 - (c) Structural Setback. No permanent building structures shall be erected within the 100 year floodplain, or within 300 feet of the center of the Truckee River, which ever is greater.
 - (d) Water Quality Report. All projects subject to the applicability of this section shall provide a water quality report describing the mitigation measures that will be constructed or provided to produce no measurable increase over the River's reach of regulated water quality parameters (Total Dissolved Solids, Nitrogen, Phosphorous, Ambient Temperature, etc.) as established by the Nevada Division of Environmental Protection. This report shall be submitted with any application for approval by the County, including new business license applications and new construction building permits.
 - (e) Development Agreement. A Development Agreement, as enumerated in Article 814, Development Agreements, shall be required for all of the following circumstances:
 - (1) Developments which are Projects of Regional Significance, as enumerated in Article 812, Projects of Regional Significance,.
 - (2) Developments which result in over 80 peak hour trips on the local and regional streets and highways system,.
 - (3) Developments which require connection to either a community water system, or a community wastewater treatment plant.