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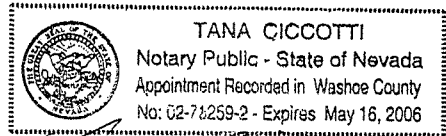
STATE OF NEVADA
COUNTY OF WASHOE

ss: Julia Ketcham

Being first duly sworn, deposes and says: That as the legal clerk of the Reno Gazette-Journal, a daily newspaper published in Reno, Washoe County, State of Nevada, that the notice referenced below has published in each regular and entire issue of said newspaper between the dates: **05/30/03 - 06/06/03**, for exact publication dates please see last line of Proof of Publication below.

Subscribed and sworn to before me

Signed: *Julia Ketcham*



Tana Cicotti

JUN 6 2003

Proof of Publication

NOTICE OF ADOPTION WASHOE COUNTY ORDINANCES NOTICE IS HEREBY GIVEN that the following Ordinances, listed below by title and containing the vote of the Commission members, were adopted by the Washoe County Board of Commissioners on May 27, 2003. These Ordinances shall be in full force and effect from and after June 6, 2003. BILL NO. 1375, ORDINANCE NO. 1198 An Ordinance amending the Washoe County Code, Chapter 20, to reflect passage by the voters in Washoe County in the November 5, 2002 general election of WC-2, the transportation advisory question, to obtain necessary additional funding for transportation projects, and as authorized by passage of S.B.237, to impose an additional .125 (1/8 cent) sales and use tax for a public transit system, construction, maintenance and repair of public roads, for the improvement of air quality or for any combination of those purposes; to amend Chapter 20 to change the name of the Public Transportation Tax Ordinance to the Public Transit and Road Tax Ordinance and amend such Ordinance to conform to changes in State law; to amend Chapter 20 to add provisions allowing the additional .125 (1/8 cent) to be expended for the construction, maintenance and repair of public roads and for the improvement of air quality, in addition to expenditure for a public transit system, or any combination of those purposes as authorized by NRS 377A.020; to provide for amendment of the contract between the County and

the State Department of Taxation to implement the additional .125 (1/8 cent) sales and use tax, if amendment is necessary; to provide an effective date of the additional .125 (1/8 cent) sales and use tax; and providing other matters properly relating thereto. AYES: Humke, Galloway, Sferrazza, Shaw and Weber BILL NO. 1376, ORDINANCE NO. 1199 An Ordinance amending the Washoe County Code, Chapter 20, to reflect passage by the voters in Washoe County in the November 5, 2002 general election of WC-2, the transportation advisory question, to obtain necessary additional funding for transportation projects, and as authorized by passage of S.B. 237, by imposing new County motor vehicle fuel taxes; to index the new County motor vehicle fuel taxes to the rate of inflation; to amend the County motor vehicle fuel tax to conform to changes in State law; to provide for amendment of the contract between the County and the State Department of Motor Vehicles to implement the new County motor vehicle fuel taxes, if amendment is necessary; providing for an effective date of such taxes; and providing other matters properly relating thereto. AYES: Humke, Galloway, Shaw and Weber ABSENT: Sferrazza BILL NO. 1382, ORDINANCE NO. 1200 An Ordinance amending provisions relating to Washoe County Code Chapter 110, Article 400, Development Standards: title and contents, by amending the title of Article 434 to "Regional Development Standards within cooperative planning areas and all of Washoe County"; to amend Washoe County Code, Chapter 110, Development Code, Article 800, Procedures: title and contents, by adding the title of Article 822 "Provisions for Amendments to Local Master Plans and Zone Changes in Areas Subject to Cooperative Planning Under the Regional Plan Settlement Agreement"; to amend Washoe County Code, Chapter 110, Development Code, Article 912, Establishment of Commissions, Boards and Hearing Examiners, by amending the representation of the Planning Commission and Board of Adjustment to reflect all County Commission districts, and other matters properly relating thereto. AYES: Humke, Galloway, Shaw and Weber ABSENT: Sferrazza BILL NO. 1383, ORDINANCE NO. 1201 An Ordinance amending provisions relating to Washoe County Code Chapter 110, Article 706, Impact Fees, by amending the date of adoption of the amended Regional Road Impact Fee Administrative Manual, by amending the date of adoption of the amended Regional Road Impact Fee Capital Improvement Program, by incorporating the Administrative Manual and Capital Improvements Program by reference, and other matters relating thereto. AYES: Humke, Galloway, Shaw and Weber ABSENT: Sferrazza BILL NO. 1384, ORDINANCE NO. 1202 An Ordinance amending the Washoe County Code by repealing provisions relating to buildings and construction and adding uniform codes with certain changes, additions and deletions, relating to buildings and construction. AYES: Humke, Sferrazza, Shaw and Weber ABSENT: Galloway BILL NO. 1385, ORDINANCE NO. 1203 An Ordinance amending the Washoe County Code by changing the name of the Washoe County Parks and Recreation Commission to the Washoe County Open Space and Regional Park Commission. AYES: Humke, Sferrazza, Shaw and Weber ABSENT: Galloway

Typewritten copies of the Ordinances are available for inspection by all interested persons at the office of the Washoe County Clerk, 75 Court Street, Reno, Nevada. AMY HARVEY, Washoe County Clerk and Clerk of the Board of County Commissioners No.747102 May 30; June 6, 2003

SUMMARY: Amends Washoe County Code by revising and inserting correct references to Development Code **1200** amendments addressing cooperative planning, by providing for the appointment of Planning Commissioners and Board of Adjustment members from each County Commission District, and other matters properly relating thereto.

BILL NO. 1382

ORDINANCE NO. 1200

AN ORDINANCE AMENDING PROVISIONS RELATING TO WASHOE COUNTY CODE CHAPTER 110, ARTICLE 400, DEVELOPMENT STANDARDS: TITLE AND CONTENTS, BY AMENDING THE TITLE OF ARTICLE 434 TO "REGIONAL DEVELOPMENT STANDARDS WITHIN COOPERATIVE PLANNING AREAS AND ALL OF WASHOE COUNTY"; TO AMEND WASHOE COUNTY CODE, CHAPTER 110, DEVELOPMENT CODE, ARTICLE 800, PROCEDURES: TITLE AND CONTENTS, BY ADDING THE TITLE OF ARTICLE 822 "PROVISIONS FOR AMENDMENTS TO LOCAL MASTER PLANS AND ZONE CHANGES IN AREAS SUBJECT TO COOPERATIVE PLANNING UNDER THE REGIONAL PLAN SETTLEMENT AGREEMENT"; TO AMEND WASHOE COUNTY CODE, CHAPTER 110, DEVELOPMENT CODE, ARTICLE 912, ESTABLISHMENT OF COMMISSIONS, BOARDS AND HEARING EXAMINERS, BY AMENDING THE REPRESENTATION OF THE PLANNING COMMISSION AND BOARD OF ADJUSTMENT TO REFLECT ALL COUNTY COMMISSION DISTRICTS, AND OTHER MATTERS PROPERLY RELATING THERETO.

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

SECTION 1.

Article 400, "Development Standards: Title and Contents" of Chapter 110 of the Washoe County Code is hereby amended as set forth in Exhibit A which is attached and incorporated by reference.

SECTION 2.

Article 800, "Procedures: Title and Contents" of Chapter 110 of the Washoe County Code is hereby amended as set in Exhibit B which is attached and incorporated by reference.

SECTION 3.

Article 912, "Establishment of Commissions, Boards and Hearing Examiners" of Chapter 110 of the Washoe County Code is hereby amended as set forth in Exhibit C which is attached and incorporated by reference.

Proposed on the 13th day of MAY, 2003.

Proposed by Commissioner SFERRAZZA.

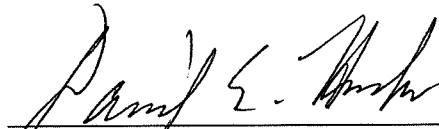
Passed on the 27th day of MAY, 2003.

Vote:

Ayes: HUMKE, SHAW, GALLOWAY & WEBER

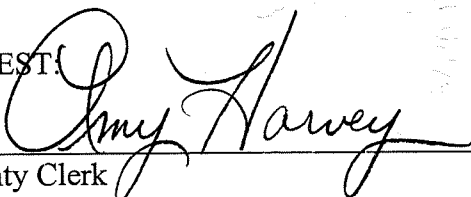
Nays: NONE

Absent: SFERRAZZA



David E. Humke, Chairman
Washoe County Commission

ATTEST:



County Clerk

1200

This ordinance shall be in force and effect from and after the 6th day of JUNE, 2003

Article 400

DEVELOPMENT STANDARDS: TITLE AND CONTENTS

[This Article amended in its entirety by Ord. 919, provisions eff. 2/1/95; Ord. 939, provisions eff. 11/1/95; Ord 949, provisions eff. 5/1/96; Ord. 1112, provisions eff. 2/15/01.]

Sections:

110.400.00	Title
110.400.05	Contents

Section 110.400.00 Title. Division Four of Chapter 110, Development Code, is entitled Development Standards.

Section 110.400.05 Contents. Division Four consists of the following articles:

- (a) ARTICLE 400 DEVELOPMENT STANDARDS: TITLE AND CONTENTS
- (b) ARTICLE 402 DENSITY/INTENSITY STANDARDS
- (c) ARTICLE 404 LOT STANDARDS
- (d) ARTICLE 406 BUILDING PLACEMENT STANDARDS
- (e) ARTICLE 408 COMMON OPEN SPACE DEVELOPMENT
- (f) ARTICLE 410 PARKING AND LOADING
- (g) ARTICLE 412 LANDSCAPING
- (h) ARTICLE 414 NOISE AND LIGHTING STANDARDS
- (i) ARTICLE 416 FLOOD HAZARDS
- (j) ARTICLE 418 SIGNIFICANT HYDROLOGIC RESOURCES
- (k) ARTICLE 420 STORM DRAINAGE STANDARDS
- (l) ARTICLE 422 WATER AND SEWER RESOURCE REQUIREMENTS
- (m) ARTICLE 424 HILLSIDE DEVELOPMENT
- (n) ARTICLE 426 SCENIC AREAS (Reserved for Future ordinance)
- (o) ARTICLE 428 ALTERNATIVE ENERGY DEVELOPMENT INCENTIVES (Reserved for Future Ordinance)

- (p) ARTICLE 430 RIVER CORRIDOR DEVELOPMENT (Reserved for Future Ordinance)
- (q) ARTICLE 432 OPEN SPACE STANDARDS
- (r) ARTICLE 434 REGIONAL DEVELOPMENT STANDARDS WITHIN COOPERATIVE PLANNING AREAS AND ALL OF WASHOE COUNTY
- (s) ARTICLE 436 STREET DESIGN STANDARDS

Article 800 PROCEDURES: TITLE AND CONTENTS

[This Article amended in its entirety by Ord. 959, provisions eff. 7/26/96.]

Sections:

110.800.00	Title
110.800.05	Contents

Section 110.800.00 Title. Division Eight of Chapter 110, Development Code, is entitled Procedures.

Section 110.800.05 Contents. Division Eight consists of the following articles:

- (a) ARTICLE 800 PROCEDURES: TITLE AND CONTENTS

[Article 802 entitled "Administrative Waivers" repealed by Ord. 959, provisions eff. 7/26/96.]

- (c) ARTICLE 804 VARIANCES
- (d) ARTICLE 806 VACATIONS AND ABANDONMENTS OF EASEMENTS OR STREETS
- (e) ARTICLE 808 ADMINISTRATIVE PERMITS
- (f) ARTICLE 810 SPECIAL USE PERMITS
- (g) ARTICLE 812 PROJECTS OF REGIONAL SIGNIFICANCE
- (h) ARTICLE 814 DEVELOPMENT AGREEMENTS
- (i) ARTICLE 816 SPECIFIC PLANS
- (j) ARTICLE 818 AMENDMENT OF DEVELOPMENT CODE
- (k) ARTICLE 820 AMENDMENT OF COMPREHENSIVE PLAN
- (l) ARTICLE 822 PROVISIONS FOR AMENDMENTS TO LOCAL MASTER PLANS AND ZONE CHANGES IN AREAS SUBJECT TO COOPERATIVE PLANNING UNDER THE REGIONAL PLAN SETTLEMENT AGREEMENT

Article 912

ESTABLISHMENT OF COMMISSIONS, BOARDS AND HEARING EXAMINERS

Sections:

110.912.00	Purpose
110.912.05	Washoe County Planning Commission
110.912.10	Washoe County Board of Adjustment
110.912.15	Hearing Examiner

Section 110.912.00 Purpose. The purpose of this article, Article 912, Establishment of Commissions, Boards and Hearing Examiners, is to specify the establishment and authority of the Washoe County Planning Commission, Board of Adjustment and any hearing examiner employed by Washoe County.

[Amended by Ord. 959, provisions eff. 7/26/96.]

Section 110.912.05 Washoe County Planning Commission.

- (a) **Creation.** The Washoe County Planning Commission is hereby created, pursuant to NRS 278.030, to perform all the duties and functions delegated to a County Planning Commission by the terms of NRS 278.010 to 278.630, inclusive.
- (b) **Membership and Terms of Office.**
- (1) The Washoe County Planning Commission shall consist of seven (7) members.
 - (2) The term of office of each member shall be four (4) years, or until his or her successor takes office, except that the terms of two (2) of the members first appointed shall be three (3) years, the terms of two (2) of the members first appointed shall be two (2) years and the term of one (1) of the members first appointed shall be one (1) year.
- (c) **Appointment and Qualifications.**
- (1) The Chairman of the Board of County Commissioners shall appoint, subject to the approval of the Board, the members of the Washoe County Planning Commission.
 - (2) The members shall hold no other public office, with the exception that one (1) member may also be a member of the Board of Adjustment.
 - (3) The members shall be residents of the unincorporated area of Washoe County and registered voters therein at the time of their appointment and continuously throughout their term of office.

- (4) Members of the Planning Commission shall be appointed based on representation as described below. If qualified applicants are not available from a County Commission District at the time that a vacancy occurs in that district, appointments can be made on an At-Large basis.
- (i) One (1) member from County Commission District One.
 - (ii) One (1) member from County Commission District Two.
 - (iii) One (1) member from County Commission District Three.
 - (iv) One (1) member from County Commission District Four
 - (v) One (1) member from County Commission District Five.
 - (v) Two (2) members appointed At-Large without respect to which County Commission District the member shall reside in, except that one (1) member shall reside north of the Truckee River and one (1) member shall reside south of the Truckee River.
- (5) In order to effectuate the representation of Planning Commission members as described in subsection (4), the following schedule shall be followed until each County Commission District has one (1) Planning Commission member appointed from each district and two (2) Planning Commissioners have been appointed on an At-Large basis.
- (i) One (1) member from County Commission District Two in 2003.
 - (ii) One (1) member from County Commission District Five in 2003.
 - (iii) One (1) member from County Commission District Three in 2004.
 - (iv) One (1) member appointed on an At-Large basis who resides south of the Truckee River in 2004.
 - (v) One (1) member from County Commission District Four in 2005.
 - (vi) One (1) member from County Commission District One in 2006.
 - (vii) One (1) member appointed on an At-Large basis who resides north of the Truckee River in 2006.
- (d) Vacancies. Vacancies occurring other than through the expiration of a member's term shall be filled for the unexpired term.
- (e) Compensation. All members of the Washoe County Planning Commission shall be compensated at a rate of \$80.00 per meeting (up to \$400.00 per month), and shall receive compensation for reasonable travel expenses and subsistence allowances made necessary in the fulfillment of their official duties.
- (f) Removal from Office. Any member of the Washoe County Planning Commission may be removed from office, following a public hearing, by a majority vote of the

Board of County Commissioners for inefficiency, neglect of duty, or malfeasance of office.

(g) Meetings and Records.

- (1) The Washoe County Planning Commission shall hold at least one (1) regular meeting in each month.
- (2) The Washoe County Planning Commission shall adopt rules for the transaction of business and shall keep a record of its resolutions, transactions, findings and determinations. This record shall be a public record.
- (3) Complete records of official actions of the Washoe County Planning Commission shall be kept on file in the office of the Department of Community Development.

(h) Chairman and Other Officers.

- (1) The Washoe County Planning Commission shall elect its Chairman from among the appointed members.
- (2) In addition to electing its Chairman, the Washoe County Planning Commission shall create and fill such other of its offices as it may determine.

(i) Employees.

- (1) The Washoe County Planning Commission may appoint such employees as it may deem necessary for its work, whose appointment, promotion, demotion and removal shall be subject to the same provisions of law as govern other corresponding civil employees of the County.
- (2) The Washoe County Planning Commission may contract with County planners, engineers, architects and other consultants for such services as it may require.

- (j) Funding. The expenditures of the Washoe County Planning Commission, exclusive of gifts, shall be within the amounts appropriated for the purpose by the Board of County Commissioners, which shall provide the funds, equipment and accommodations necessary for the Commission's work.

[Amended by Ord. 906, provisions eff. 7/27/94; Ord. 1156, provisions eff. 3/22/02.]

Section 110.912.10 Washoe County Board of Adjustment.

- (a) Creation. The Washoe County Board of Adjustment is hereby created, pursuant to NRS 278.270, to perform all the duties and functions delegated to a County Board of Adjustment by the terms of NRS 278.010 to 278.630, inclusive.
- (b) Membership and Terms of Office.
 - (1) The Washoe County Board of Adjustment shall consist of five (5) members.

- (2) The term of office of each member shall be four (4) years, or until his or her successor takes office, except that the terms of two (2) of the members first appointed shall be three (3) years and the term of one (1) of the members first appointed shall be two (2) years.
- (3) The term of office enumerated in this section shall commence for all appointments taking effect on or after June 30, 1996.

(c) Appointment and Qualifications.

- (1) The Chairman of the Board of County Commissioners shall appoint, subject to the approval of the Board, the members of the Washoe County Board of Adjustment.
- (2) The members shall hold no other public office, with the exception that one (1) member may also be a member of the Planning Commission.
- (3) The members shall be residents of the unincorporated area of Washoe County and registered voters therein at the time of their appointment and continuously throughout their term of office.
- (4) Members of the Board of Adjustment shall be appointed based on representation of the County Commission Districts as described below. If qualified applicants are not available from the following County Commission Districts, appointments can be made from the County Commission District which would experience the next vacancy.
 - (i) One (1) member from County Commission District One.
 - (ii) One (1) member from County Commission District Two.
 - (iii) One (1) member from County Commission District Three.
 - (iv) One (1) member from County Commission District Four.
 - (v) One (1) member from County Commission District Five.
- (5) In order to effectuate the representation of Board of Adjustment members as described in subsection (4), the following schedule shall be followed until each County Commission District has one Board of Adjustment member appointed from each district.
 - (i) One (1) member from County Commission District Two in 2003.
 - (ii) One (1) member from County Commission District Five in 2004.
 - (iii) One (1) member from County Commission District Three in 2005.
 - (iv) One (1) member from County Commission District Four in 2005.
- (v) One (1) member from County Commission District One in 2006.(d)
Vacancies. Vacancies occurring other than through the expiration of a member's term shall be filled for the unexpired term.

- (e) Removal from Office. Any member of the Washoe County Board of Adjustment may be removed from office, following a public hearing, by a majority vote of the Board of County Commissioners for inefficiency, neglect of duty, or malfeasance of office.
- (f) Powers of Board.
- (1) The Washoe County Board of Adjustment shall hear and decide appeals from regulations and requirements of the Development Code and shall sit and decide upon all matters referred to it or properly of concern in the administration of the Development Code.
 - (2) The Washoe County Board of Adjustment shall also have all the powers pursuant to NRS 278.290 to 278.310, inclusive.
- (g) Meetings and Records.
- (1) The Washoe County Board of Adjustment shall hold at least one (1) regular meeting in each month.
 - (2) The Washoe County Board of Adjustment shall adopt rules for the transaction of business and shall keep a record of its resolutions, transactions, findings and determinations. This record shall be a public record.
 - (3) Complete records of official actions of the Washoe County Board of Adjustment shall be kept on file in the office of the Department of Community Development.
- (h) Chairman and Other Officers.
- (1) The Washoe County Board of Adjustment shall elect its Chairman from among the appointed members.
 - (2) In addition to electing its Chairman, the Washoe County Board of Adjustment shall create and fill such other of its offices as it may determine.
- (i) Compensation. All members of the Washoe County Board of Adjustment shall be compensated at a rate of \$80.00 per meeting (up to \$200.00 per month), and shall receive compensation for reasonable travel expenses and subsistence allowances made necessary in the fulfillment of their official duties.

[Amended by Ord. 906, provisions eff. 7/27/94; Ord. 959, provisions eff. 7/26/96; Ord. 1156, provisions eff. 3/22/02.]

Section 110.912.15 Hearing Examiner.

- (a) Creation. The position of hearing examiner is hereby created, pursuant to NRS 278.262, to perform all the duties and functions delegated to a hearing examiner by the Board of County Commissioners pursuant to NRS 278.010 to 278.630, inclusive.
- (b) Number of Hearing Examiners and Term of Appointment.
- (1) The Chairman of the Board of County Commissioners may appoint as many hearing examiners as deemed necessary to fulfill the responsibilities of that position as enumerated in this section.
 - (2) The term of a hearing examiner shall be four (4) years.
- (c) Appointment and Qualifications.
- (1) The Chairman of the Board of County Commissioners shall appoint, subject to the approval of the Board, hearing examiners.
 - (2) A hearing examiner shall hold no other public office.
 - (3) A hearing examiner shall be one of the following:
 - (i) Licensed architect.
 - (ii) Licensed attorney.
 - (iii) Registered engineer.
 - (iv) Member of the American Institute of Certified Planners.
- (d) Removal. A hearing examiner may be removed, following a public hearing, by a majority vote of the Board of County Commissioners for inefficiency, neglect of duty, or malfeasance.
- (e) Powers of Hearing Examiner. A hearing examiner is empowered to conduct a public hearing and make a decision on a variance application submitted in accordance with the provisions of Article 804, Variances.
- (f) Compensation. A hearing examiner shall be compensated at a rate of \$100.00 per meeting and shall receive compensation for reasonable travel expenses and subsistence allowances made necessary in the fulfillment of his or her official duties.
- (g) Meetings and Records.
- (1) At least one (1) regular meeting in each month shall be held by a hearing examiner to review and act upon variance applications submitted in accordance with Article 804, Variances.
 - (2) Rules for the transaction of business by a hearing examiner shall be adopted by the Board of County Commissioners.

- (3) Complete records of official actions by a hearing examiner shall be kept on file in the office of the Department of Community Development, such records to be a public record.

[Added by Ord. 959, provisions eff. 7/26/96.]