

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

**Summary:** Amends the Development Code by updating Section 110.218.35(a) to remove "Neighborhood Commercial / Office" zoning from the areas in which mobile homes and manufactured homes are prohibited to be placed within the Sun Valley area.

BILL NO. 1810

ORDINANCE NO. 1625

Title:

An ordinance amending the Washoe County Code at Chapter 110 (Development Code), of the Washoe County Code within Article 218 (Sun Valley Area), Section 218.35(a) to remove "Neighborhood Commercial / Office" zoning from the areas in which mobile homes and manufactured homes are prohibited to be placed within the Sun Valley area.

WHEREAS:

- A. This Commission desires to amend Article Section 218.35(a) to remove "Neighborhood Commercial / Office" zoning from the areas in which mobile homes and manufactured homes are prohibited to be placed within the Sun Valley area.,
- B. This Commission adopted Ordinance No. 1625 and,
- C. The Washoe County Planning Commission initiated the proposed amendments to Washoe County Code Chapter 110 (Development Code) on January 2, 2018; and,
- D. The amendments and this ordinance were drafted in concert with the District Attorney, and the Planning Commission held a duly noticed public hearing for WDCA18-0001 on April 1, 2018, and denied the amendment; and,
- E. The denial by the Planning Commission was appealed to the Board of County Commissioners and after a duly noticed public hearing, this Commission directed Staff to return to the Planning Commissioner for a report back to this commission; and,

- F. The Planning Commission, after a duly noticed public hearing, took action to acknowledge, without comment, the action of the Board of County Commissioners to approve Development Code Amendment Case Number WDCA18-0001, that will allow single-family residential uses (including mobile homes and manufactured homes) within the Sun Valley Downtown Character Management Area (DCMA), subject to approval of a Special Use Permit.
- G. 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,
- H. 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. Section 110.218.35(a) of the Washoe County Code is hereby amended to read as follows:

- (a) Placement Standards. Mobile homes and manufactured homes may be placed on any residential regulatory zone parcel in the Sun Valley planning area, including any Trailer (TR) Overlay zone in effect prior to May 26, 1993 with the exception of TR parcels that have the current regulatory zones of either General Commercial, Tourist Commercial, Industrial, Open Space, Parks and Recreation, or Public/Semi-Public Facility.

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

Proposed on OCTOBER (month) 9 (day), 2018.

Proposed by Commissioner HARTUNG.


Passed on OCTOBER (month) 23 (day), 2018.

Vote:

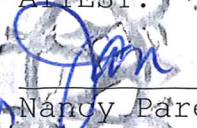
Ayes: KITTY JUNG, BOB LUCEY, VAUGHN HARTUNG, JEANNE HERMAN

Nays:

Absent: MARSHA BERKBIGLER

  
\_\_\_\_\_  
Marsha Berkbigler, Chair  
Washoe County Commission

ATTEST:

  
\_\_\_\_\_  
Nancy Parente, County Clerk

This ordinance shall be in force and effect from and after the 2<sup>nd</sup> day of the month of November of the year 2018.

**PROOF OF PUBLICATION**

**STATE OF WISCONSIN SS.  
COUNTY OF BROWN**

ACCOUNTS PAYABLE  
WASHOE CO  
1001 E 9TH ST


RENO NV 89512

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 referenced below has published in each regular and entire issue of said newspaper between the date: 10/26/2018 - 11/02/2018, for exact publication dates please see last line of Proof of Publication below.

10/26/18, 11/02/18

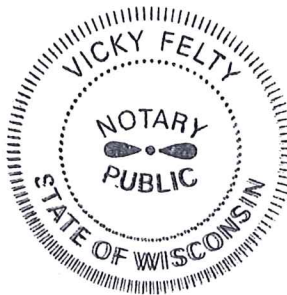
  
\_\_\_\_\_  
Legal Clerk

Subscribed and sworn before me this  
2nd of November 2018.

  
\_\_\_\_\_  
NOTARY PUBLIC RESIDING  
AT STATE OF WISCONSIN  
COUNTY OF BROWN

Notary Expires:

9-19-21



**NOTICE OF ADOPTION  
WASHOE COUNTY ORDINANCE NO. 1625  
BILL NO. 1810**

NOTICE IS HEREBY GIVEN that typewritten copies of the above-numbered and entitled ordinance are available for inspection by the interested parties at the office of the County Clerk of Washoe County, Nevada, at her office in the Washoe County Complex, 1001 E. Ninth Street, Building A, Reno, Washoe County, Nevada; and that the ordinance was proposed on October 9, 28, 2018 by Commissioner Hartung and was passed and adopted without amendment at a regular meeting held on October 23, 2018 by the following vote of the Board of County Commissioners:

**AN ORDINANCE AMENDING THE WASHOE COUNTY CODE AT CHAPTER 110 (DEVELOPMENT CODE), OF THE WASHOE COUNTY CODE WITHIN ARTICLE 218 (SUN VALLEY AREA), SECTION 218.35(a) TO REMOVE "NEIGHBORHOOD COMMERCIAL / OFFICE" ZONING FROM THE AREAS IN WHICH MOBILE HOMES AND MANUFACTURED HOMES ARE PROHIBITED TO BE PLACED WITHIN THE SUN VALLEY AREA. (BILL NO 1810)**

Those Voting Aye: Kitty Jung, Bob Lucey, Vaughn Hartung, and Jeanne Herman.

Those Voting No: None.

Those Absent: Marsha Berkbigler

This Ordinance shall be in full force and effect from and after November 2, 2018.

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

DATED: October 23, 2018.

Nancy Parent, Washoe County Clerk and  
Clerk of the Board of County Commissioners

No 3221865

Oct. 26; Nov. 2, 2018

WCCOMP NOV 6'18 9:33

Ad#:0003221865

P O :

# of Affidavits 0 00

1625



PART OF THE USA TODAY NETWORK

# The Mason Valley News

"The Only Newspaper in the World that Gives a Damn About Yerington"

Order Confirmation for Ad #: 0003221865

**Customer:** WASHOE CO  
**Address:** 1001 E 9TH ST  
 RENO NV 89512 USA  
**Acct. #:** REN-349008  
**Phone:** 7753282569  
  
 WASHOE CO  
**Ordered By:** Derek Sonderfan

OrderStart Date: 10/26/2018

Order End Date: 11/02/2018

|                    |                   |                  |                   |                  |                        |             |
|--------------------|-------------------|------------------|-------------------|------------------|------------------------|-------------|
| <u>Tear Sheets</u> | <u>Affidavits</u> | <u>Blind Box</u> | <u>Promo Type</u> | <u>Materials</u> | <u>Special Pricing</u> | <u>Size</u> |
| 0                  | 1                 |                  |                   |                  |                        | 2 X 29.00   |

|                   |                   |                     |                       |                       |                   |
|-------------------|-------------------|---------------------|-----------------------|-----------------------|-------------------|
| <u>Net Amount</u> | <u>Tax Amount</u> | <u>Total Amount</u> | <u>Payment Method</u> | <u>Payment Amount</u> | <u>Amount Due</u> |
| \$411.00          | \$0.00            | \$411.00            | Invoice               | \$0.00                | \$411.00          |

Ad Order Notes:

Sales Rep: kthor

Order Taker: kthor

Order Created 10/24/2018

| Product                            | # Ins | Start Date | End Date   |
|------------------------------------|-------|------------|------------|
| REN-Gazette Journal                | 2     | 10/26/2018 | 11/02/2018 |
| 10-26-18, 11-02-18,<br>REN-rgj.com | 2     | 10/26/2018 | 11/02/2018 |
| 10-26-18, 11-02-18,                |       |            |            |

\* ALL TRANSACTIONS CONSIDERED PAID IN FULL UPON CLEARANCE OF FINANCIAL INSTITUTION

**Text of Ad:** 10/24/2018

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No 3221865 Oct. 26; Nov. 2, 2018

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