



Washoe County Planning Commission

Development Code Amendment WDCA17-0002

Water Rights

October 3, 2017



Background

- **Article 422 established in 1984**
- **Goal: sustainably manage the region's water resources**
- **Current requirement: commercial, industrial, civic uses must dedicate water rights to Washoe County, then leased back at no cost**



Background

- **Times have changed**

- Managing water resources can now be achieved by means other than dedication & lease-back
- Real-time water rights data available online
- State Engineer processes have evolved
- Community's knowledge of water rights – and their costs and significance – has evolved



Summary of Proposed Changes

- **County Commission has requested this change**
- **Proposal:**
 - Eliminate absolute mandate for dedication and lease-back for commercial, industrial and civic uses
 - Demonstrate availability of water rights
 - Dedication may still be required in some cases



Impacts

- **Appropriate water rights still need to be obtained**
- **Instead of dedication & lease-back, this shifts County role to reviewing for conformance with State/County standards**



Specific Language Changes

- **See Attachment A to staff report**
- **Adds definition for GID**
- **Introduces ability to demonstrate proof of ownership in lieu of dedication**
- **IDs process for re-conveying water rights to those who previously went through dedication & lease-backs**
- **Refines and clarifies intent of text throughout**



Workshop & Public Notice

- **Open House: Aug. 23, 2017**
 - All CAB members and public invited
 - Two attendees
 - No comment from public
- **Notice in RG-J for this hearing**



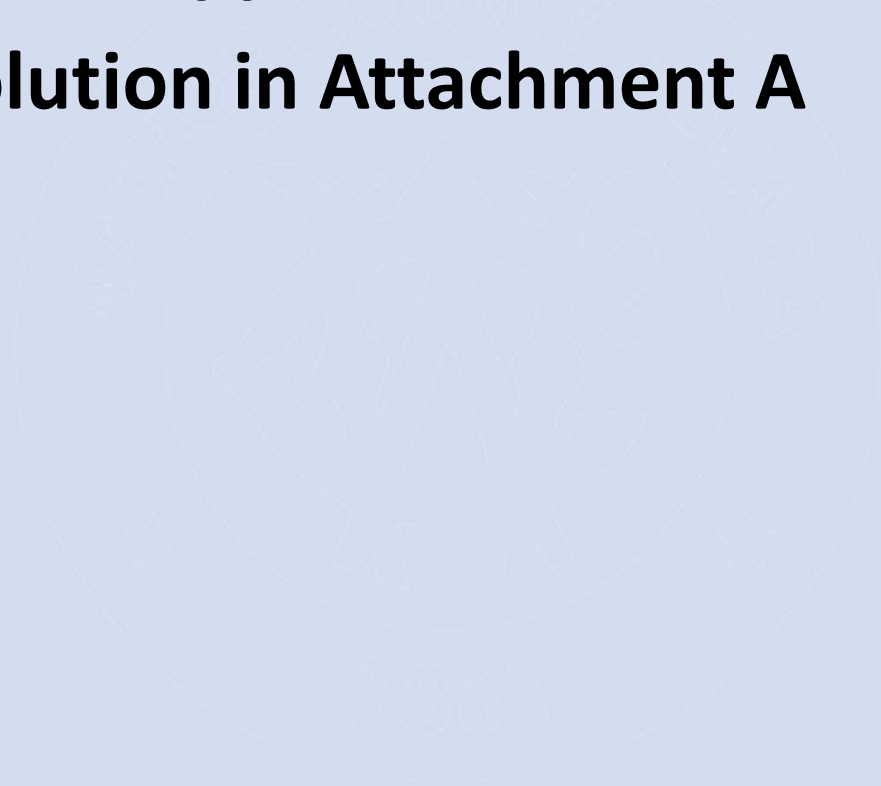
Code Amendment Findings

- 1. Consistency with Master Plan**
- 2. Promotes Purpose of Development Code**
- 3. Response to Changed Conditions**
- 4. No Adverse Effects**



Recommendation

- **Recommend approval of amendment**
- **Sign resolution in Attachment A**





Suggested Motion

I move that, after giving reasoned consideration to the information contained in the staff report and received during the public hearing, the Planning Commission recommend approval of WDCA17-0002, to amend Washoe County Code Chapter 110 within Article 422, *Water and Sewer Resource Requirements* as described in Attachment A. I further move to authorize the Chair to sign the resolution contained in Attachment A on behalf of the Planning Commission and to direct staff to present a report of this Commission's recommendation to the Washoe County Commission 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).



QUESTIONS?