



# WASHOE COUNTY

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## STAFF REPORT

BOARD MEETING DATE: April 26, 2016

**DATE:** March 30, 2016

**TO:** Board of County Commissioners

**FROM:** Dave Solaro, Arch., P.E., Director  
Community Services Department, 328-3600, [dsolaro@washoecounty.us](mailto:dsolaro@washoecounty.us)

**THROUGH:** Nancy Parent, Washoe County Clerk on behalf of the Community Services Department

**SUBJECT:** Discussion and possible action to do the following: (1) initiate amendments to Washoe County Code Chapter 100 (Washoe County Building Code), cargo containers and agricultural hoop houses, by adding new definitions and by specifying that the Building Code does not apply to certain cargo containers used for storage on residential properties and agricultural hoop houses, as well as any other amendments necessarily connected therewith and pertaining thereto; (2) initiate amendments to Washoe County Code Chapter 110 (Washoe County Development Code), cargo containers and agricultural hoop houses, by adding new definitions and by specifying where certain cargo containers used for storage on residential properties and agricultural hoop houses are allowed without permits, as well as any other amendments necessarily connected therewith and pertaining thereto; (3) incorporate policy direction related to these amendments that was provided by the Washoe County Board of Commissioners on March 8, 2016; and (4) direct the County Clerk to submit the request to appropriate county personnel and the District Attorney for preparation of a proposed ordinance, pursuant to Washoe County Code Section 2.030 and 2.040. (All Commission Districts.)

### SUMMARY

The Community Services Department, through the County Clerk, requests (pursuant to Washoe County Code 2.030) to initiate proceedings to amend Washoe County Code Chapter 100 (Washoe County Building Code) and Chapter 110 (Washoe County Development Code) by creating definitions and exceptions to the requirements for permitting cargo containers used for storage on residential properties and agricultural hoop houses.

Washoe County Strategic Objective supported by this item: Safe, secure and healthy communities.

AGENDA ITEM # 13

### **PREVIOUS ACTION**

On March 8, 2016, the Board of County Commissioners (Board) held discussion and gave policy direction to staff as to whether Washoe County Code Chapter 100 (Washoe County Building Code) and Washoe County Code Chapter 110 (Washoe County Development Code) should be amended to waive or remove existing requirements specific to cargo containers used for storage on residential properties and agricultural hoop houses, including the following: clarifying the definition of a cargo container, adding a specific definition of an agricultural hoop house structure, possibly allowing cargo containers without a permit for installation or use, and possibly exempting agricultural hoop house structures from the requirements of the building code.

On October 27, 2015, the Board amended Washoe County Code (WCC) Chapter 110 for certain provisions related to Cargo Containers and gave direction to review WCC for Cargo Containers and permitting.

On February 10, 2015, the Board approved more than two hours of staff time to initiate a review of Chapter 110 related to cargo containers and temporary uses.

### **BACKGROUND**

Pursuant to Washoe County Code (WCC) section 2.030, amendments to the Washoe County Code must be initiated by a request from the head of a department of the County to the County Clerk. Upon receiving the request, the County Clerk, under WCC 2.040, places the request on an agenda for consideration by the Board who would consider the request (and may hear testimony from the proposer or any other person regarding the proposed changes), and by a majority vote of the members present at the meeting, may approve the request with any changes the Board desires. If approved, the Board would then direct the County Clerk to submit the request to the District Attorney for preparation of a proposed ordinance, and, under WCC 2.050, when the District Attorney has completed the proposed ordinance the County Clerk would put the proposed ordinance on the agenda for the next regularly scheduled meeting of the Board in accordance with the adoption procedures set out in NRS 244.100.

As indicated in the attached letter, the Community Services Department has requested an amendment to the Washoe County Code Chapter 100 (Washoe County Building Code) and Chapter 110 (Washoe County Development Code) by creating definitions and exceptions to the requirements of the code for permitting cargo containers used for storage on residential properties and agricultural hoop houses.

### **FISCAL IMPACT**

The proposed code changes are not expected to increase costs. This ordinance is exempt from the Business Impact Statement pursuant to NRS 237.060 (2)(c).

### **RECOMMENDATION**

It is recommended that the Board of County Commissioners approve a request to initiate proceedings to amend Washoe County Code Chapter 100 (Washoe County Building Code), by creating definitions and exceptions to the requirements in the building code for

permitting cargo containers used for storage on residential properties and agricultural hoop houses; to amend Washoe County Code Chapter 110 (Washoe County Development Code) to create definitions and exceptions to the requirements for permitting cargo containers used for storage on residential properties and agricultural hoop houses; to incorporate policy direction provided by the Washoe County Board of Commissioners on March 8, 2016; and direct the County Clerk to submit the request to the District Attorney for preparation of a proposed ordinance, pursuant to Washoe County Code Section 2.030 and 2.040

**POSSIBLE MOTION**

Should the Board agree with staff's recommendation, a possible motion would be: "Move to approve a request to initiate proceedings to amend Washoe County Code Chapter 100 (Washoe County Building Code), by creating definitions and exceptions to the requirements in the building code for permitting cargo containers used for storage on residential properties and agricultural hoop houses; to amend Washoe County Code Chapter 110 (Washoe County Development Code) to create definitions and exceptions to the requirements for permitting cargo containers used for storage on residential properties and agricultural hoop houses; to incorporate policy direction provided by the Washoe County Board of Commissioners on March 8, 2016; and direct the County Clerk to submit the request to the District Attorney for preparation of a proposed ordinance, pursuant to Washoe County Code Section 2.030 and 2.040."



# Washoe County COMMUNITY SERVICES DEPARTMENT

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April 26, 2016

Nancy Parent  
Washoe County Clerk  
P.O. Box 11130  
Reno, NV 89520

RE: Request to initiate proceedings to amend the Washoe County Code (Chapter 100- Washoe County Building Code, and Chapter 110 – Washoe County Development Code)

Dear Ms. Parent,

In accordance with WCC 2.030, I request that you initiate proceedings to amend Washoe County Code Chapter 100 (Washoe County Building Code) and Chapter 110 (Washoe County Development Code) by creating definitions and exceptions to the requirements of the code for permitting cargo containers used for storage on residential properties and agricultural hoop houses.

Included is a proposed staff report requesting that the Board of County Commissioners approve the request and instruct you to direct the District Attorney to prepare a code amendment.

Respectfully,

A handwritten signature in black ink, appearing to read "David M. Solaro".

David M. Solaro  
Director