



WDCA17-0003 Outdoor Entertainment

– What and Why?

On November 29, 2016, the Board of County Commissioners initiated a Development Code Amendment. The initiation directed staff to develop proposals for:

- expanding the definition of outdoor entertainment,
- expanding the range of regulatory zones wherein the use can be established; and,
- determining the review and approval process, including any potential need for discretionary approval.



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Goals

1. Expand the range of regulatory zones where Outdoor Entertainment can be established as a permanent use.
2. Broaden the definition of Outdoor Entertainment to include more typical uses.
3. Reduce the number of tiers of review.
4. Detangle Chapter 25, Business Licenses and Chapter 110 , Development Code.
5. Establish a process whereby events currently permitted annually as temporary events can be permitted on a permanent basis without impacting the necessary level of review, and activities such as “equestrian events” can be “given a home” in the Development Code.



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- Multiple amendments, including:
 - Article 302 - the land use tables.
 - Article 304 - definitions for outdoor entertainment and livestock events.
 - Article 310 - the description of outdoor entertainment as a temporary use.
 - Article 338 - new article providing a full description of the use and the processes necessary to establish it on a property.
- The County Commission will also be asked to consider parallel changes to Washoe County Code Chapter 25, *Business Licenses*, in order to consolidate the review and approval of most outdoor entertainment events and venues into Chapter 110, the Development Code.



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Outreach and public process:

- Staff review of other jurisdictions' procedures, particularly the City of Reno.
- A small working group of industry representatives met once at the beginning of the process.
- Two CAB meetings.
- One Public Workshop.
- October 3rd, 2017 – 1st Planning Commission Public Hearing and re-initiation of amendments.
- January 2, 2nd Planning Commission Public Hearing and Action to recommend adoption.



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- Industry Comments Centered on the following concerns:
 1. Certainty of the permitting process.
 2. The time involved in the permitting process.
 3. Lack of opportunity for certain uses due to current zoning restrictions.



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- Public comments centered on four main questions:
 1. Is an administrative review process acceptable or should a public hearing be required?
 2. What regulatory zones are appropriate?
 3. Are equestrian events distinct enough from other activities to warrant their own definition?
 4. Should periodic review or renewal be required for outdoor entertainment permits?



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Improved Review Process

1. Temporary Special Event. 99 or fewer persons. Issued through Business License counter with agency review.
2. Temporary Outdoor Entertainment Permit. 100-999 persons. Administrative process, including noticing and agency review.
3. Minor Outdoor Entertainment Permit. For permanent uses 100-999 persons. Special Use Permit before the Board of Adjustment.
4. Major Outdoor Entertainment Event. For permanent or temporary uses of 1000 or more persons. Special Use Permit before the Board of Commissioners.



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Expansion of opportunities:

- Currently, permanent Outdoor Entertainment is only allowed in the *Industrial, Tourist Commercial* and *Parks and Recreation* regulatory zones. The proposed amendment expands the outdoor entertainment use type to include *Neighborhood Commercial, General Commercial*, and the the rural residential regulatory zones of *Low Density Rural* (10 acres zoning) and *General Rural* and *General Rural Agricultural* (40 acre zoning), and establishes a 10 acre minimum lot size in the residential zones.
- The proposed amendment provides an expanded definition that includes more typical uses.
- The proposed amendment creates a dedicated use type for livestock/equestrian events defined separately from the outdoor entertainment use type.



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■ Summary:

- This is a complex Development Code Amendment that reaches across County Code Chapters.
- The amendment seeks to consolidate and simplify the county's current approach to permitting/licensing Outdoor Entertainment facilities and events.
- The amendment seeks to establish a balance of speed, predictability, and comprehensive agency review in a manner that is consistent with Washoe County's long standing commitment to public/community input.



Recommendation:

Staff recommends the Board affirm the four findings of fact made by the Planning Commission and adopt the Ordinance described in Exhibit A of Planning Commission Resolution 18-03 (Attachment A).