

Development Code History

The following is a summary of the legislative history of the Pershing County Development Code including original adoption and the revisions that have been made since.

January 6, 2003: Bill No. 196 Ordinance No. 196

An ordinance amending the Pershing County Code by adding provisions, to be known as Title 17, the "Pershing County Development Code". These provisions repeal and replace Title 16, entitled "Subdivisions", and the existing Title 17, entitled "Zoning". The Pershing County Development Code establishes regulations for the subdivision, development, and use of land, and for administrative procedures.

The Pershing County Development Code on file with this ordinance in the County Clerk's Office is adopted by reference.

Proposed: December 20, 2002
Passed: January 6, 2003
Effective: January 17, 2003

December 22, 2003: Bill No. 205 Ordinance No. 205

An ordinance amending Chapter 17.320, "Communications Facilities", of the Pershing County Development Code. This ordinance renames Section 17.320.20 and adds new requirements for the placement of wireless communication facilities. Specific revisions are listed in the ordinance.

Proposed: November 12, 2003
Passed: December 22, 2003

January 19, 2005: Bill No. 218 Ordinance No. 218

An ordinance amending Title 17 of the Pershing County Code by enacting a revised version of the Pershing County Development Code. This ordinance makes revisions to several sections and chapters throughout the entire code. Revisions are made to:

Chapter 17.104, "Regulatory Land Use Districts". In Section 17.104.65, changes are made to the requirements for residential uses in the Neighborhood Commercial land use district.

Chapter 17.302, "Allowed Uses". In Table 17.302.05-4, changes are made to allow aggregate facilities.

Chapter 17.322, "Temporary Uses and Structures". In Section 17.322.30, changes are made to allow temporary camping in the AMH land use district.

Chapter 17.404, "Parcel Maps". In Section 17.404.10, changes are made to the septic system determination requirements. In Section 17.404.20, noticing requirements are removed. In Section 17.404.25, the requirement for a certificate of title on maps is removed.

Chapter 17.412, "Division into Large Parcels". In Sections 17.412.10 through 17.412.20, the requirement for submittal of tentative map is removed.

Chapter 17.808, "Definitions". In Section 17.808.00, the dictionary reference is changed to The American Heritage College Dictionary, Fourth Edition.

Chapter 17.308, "Fabricated Housing". In Section 17.308.05, changes are made to manufactured home age limits.

A portion of the revisions are specifically listed in the ordinance. Additional revisions are made throughout the code which are not specifically listed in the ordinance.

The revised Pershing County Development Code on file with this ordinance in the County Clerk's Office is adopted by reference.

Proposed: December 20, 2004
Passed: January 19, 2005
Effective: February 11, 2005

January 18, 2006: Bill No. 223 Ordinance No. 223

An ordinance amending the Pershing County Development code by adding Chapter 17.812, entitled "Moratorium on Land Use Designation Changes for Certain Areas of County". This ordinance establishes a moratorium on requests for Master Plan amendments to change the land use designation of parcels in the AMH land use district located in certain areas east of Interstate 80 in the Oreana Groundwater Basin and in an area of curtailment of water appropriation as designated by the State Water Engineer and as specified in the ordinance. The purpose of this moratorium is to limit development while the County addresses issues in the County Code, holds public hearings to receive input, and develops a plan for development in the areas of the moratorium. Specific revisions are listed in the ordinance.

Proposed: December 21, 2005
Passed: January 18, 2006

February 1, 2006: Bill No. 225 Ordinance No. 225

An ordinance amending Chapter 17.308, "Fabricated Housing", of the Pershing County Development Code. This ordinance amends Section 17.308.05 by making changes to manufactured home age limits and other related requirements. Specific revisions are listed in the ordinance.

Proposed: January 4, 2006
Passed: February 1, 2006

September 20, 2006: Bill No. 228 Ordinance No. 228

An ordinance amending Chapter 17.104, "Regulatory Land Use Districts", of the Pershing County Development Code. This ordinance amends Section 17.104.85 by changing the name of the Agricultural-Mining-Housing (AMH) land use district to the Agricultural-Mining-Recreation (AMR) land use district, establishing requirements for Master Plan amendments, changing

requirements for Divisions into Large Parcels, and changing land use requirements, for parcels in the AMR land use district. Specific revisions are listed in the ordinance.

Proposed: August 21, 2006
Passed: September 20, 2006
Effective: October 27, 2006

October 4, 2006: Bill No. 229 Ordinance No. 229

An ordinance amending Chapter 17.104, "Regulatory Land Use Districts", of the Pershing County Development Code by adding Section 14.104.100 entitled "General Rural Non-Agricultural Preservation Land Use District". This ordinance establishes the General Rural Non-Agricultural Preservation Land Use District, the purpose, characteristics and boundaries of the district, and the noticing requirements for property owners affected by the new district. Specific revisions are listed in the ordinance.

Proposed: August 21, 2006
Passed: October 4, 2006
Effective: November 3, 2006

October 16, 2006: Bill No. 230 Ordinance No. 230

An ordinance amending the Pershing County Development code by adding Chapter 17.503, entitled "Building Requirements for Residential Construction in the Agriculture-Mining-Recreation Regulatory Land Use District". This ordinance establishes the requirements for residential construction in the Agricultural-Mining-Recreation land use district. The ordinance provides the purpose for such requirements, the requirements for applications, site plans, and construction plans, and the review procedures. Specific revisions are listed in the ordinance.

Proposed: August 21, 2006
Passed: October 16, 2006
Effective: November 3, 2006

October 16, 2006: Bill No. 231 Ordinance No. 231

An ordinance amending Title 17 of the Pershing County Code by enacting a revised version of the Pershing County Development Code. This ordinance makes revisions throughout the entire code to change all references of the Agricultural-Mining-Housing (AMH) land use district to the Agricultural-Mining-Recreation (AMR) land use district, in accordance with the changes made by Bill No. 228 Ordinance No. 228.

The revised Pershing County Development Code on file with this ordinance in the County Clerk's Office is adopted by reference.

Proposed: August 21, 2006
Passed: October 16, 2006

June 20, 2007: Bill No. 239 Ordinance No. 239

An ordinance amending Chapter 17.304, "Use Classification System", of the Pershing County Development Code. This ordinance makes revisions to the provisions of several sections within

this chapter. The ordinance adds provisions for use types not specifically listed in each section. Specific revisions are listed in the ordinance.

Proposed: May 16, 2007
Passed: June 20, 2007
Effective: July 6, 2007

July 3, 2007: Bill No. 237 Ordinance No. 237

An ordinance amending Chapter 17.712, entitled "Amendment of Master Plan", of the Pershing County Development Code. This ordinance makes revisions to the provisions of several sections and revises Chapter 17.712 in its entirety. The ordinance establishes new requirements and clarifies procedures. Specific revisions are listed in the ordinance.

Proposed: May 16, 2007
Passed: July 3, 2007
Effective: October 5, 2007

February 20, 2008: Bill No. 248 Ordinance No. 248

An ordinance amending the Pershing County Development code by adding Section 17.404.13, entitled "Temporary Exemption from Subsequent Parcel Map Requirements for Parcels Involving General Commercial or Industrial Properties".

This ordinance creates a temporary exemption to certain requirements established by subsection 17.404.10 B, "Subsequent Parcel Maps", for subsequent parcel maps involving parcels in the General Commercial or Industrial land use districts. The exemption created by this ordinance is effective until September 1, 2008.

Proposed: February 6, 2008
Passed: February 20, 2008
Effective: February 20, 2008

June 4, 2008: Bill No. 251 Ordinance No. 251

An ordinance amending Chapter 17.812, "Moratorium on Land Use Designation Changes for Certain Areas of County", of the Pershing County Development Code.

This ordinance amends Chapter 17.812 by changing the time frame in which continued evaluation of the need for the moratorium must take place. Additionally the ordinance creates an exemption to the moratorium requirements for certain parcels in Humboldt River Ranch, Phase B. The ordinance also waives certain fees for property owners affected by the exemption. The exemption created by this ordinance is effective until December 31, 2008.

Proposed: April 2, 2008
Passed: June 4, 2008

February 4, 2009: Bill No. 261 Ordinance No. 261

An ordinance amending Title 17 of the Pershing County Code by enacting a revised version of the Pershing County Development Code. This ordinance makes revisions to numerous sections and chapters throughout the entire code. The purposes of these revisions is to:

1. Provide improvement requirements for new development;
2. Bring the code into conformance with current State statutes;
3. Make the code more consistent with current planning practices;
4. Make general revisions to rewrite unclear or complicated language and to fix incorrect information and grammatical errors to make the code more clear, consistent and user-friendly.

The revised Pershing County Development Code on file with this ordinance in the County Clerk's Office is adopted by reference.

Details on all of the specific revisions made by this ordinance are provided in the report, "Appendix A: Summary of Development Code Revision Project", on file with this ordinance in the County Clerk's Office.

Proposed: September 30, 2008
Passed: February 4, 2009