



WASHOE COUNTY

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DA _____
Risk Mgt N/A
HR N/A
Comptroller _____

STAFF REPORT BOARD MEETING DATE: August 8, 2017

DATE: July 14, 2017
TO: Board of County Commissioners
FROM: Kelly Mullin, Planner, Planning and Building Division,
Community Services Department, 328-3608, kmullin@washoecounty.us
THROUGH: Bob Webb, Planning Manager, Planning and Building Division,
Community Services Department, 328-3623, bwebb@washoecounty.us
SUBJECT: Master Plan Amendment Case Number WMPA17-0001 – (1) To acknowledge receipt of the Planning Commission’s report regarding the Board of County Commissioners’ action on May 23, 2017 to reverse the Planning Commission’s action of April 4, 2017 to deny WMPA17-0001; and (2) For possible action, public hearing and discussion to adopt an amendment to the Washoe County Master Plan, Spanish Springs Area Plan to amend the text within Table C-3, Allowed Uses (Commercial Use Types) in the Spanish Springs Area Plan to allow “Storage of Operable Vehicles” (including RV storage) in the Neighborhood Commercial (NC) regulatory zone, subject to the issuance of a Board of Adjustment approved special use permit. If the applicant’s request is approved, staff recommends: (1) that the Personal Storage Guidelines of Appendix A of the Spanish Springs Area Plan (Western Theme Design Guidelines) also be updated to reflect the allowance of the Storage of Operable Vehicles commercial use type in the NC Regulatory Zone; and (2) clarifying that these design guidelines are applicable to this commercial use type throughout the NC Regulatory Zone in the Spanish Springs planning area. If adopted, amendments will be effective if and when the Regional Planning Commission finds that the amendment conforms to the Truckee Meadows Regional Plan.

The request potentially impacts all properties with the NC regulatory zone within the boundaries of the Spanish Springs planning area. The Manke Family Trust is the applicant. (Commission District 4.)

SUMMARY

The applicant is seeking to amend text within the Spanish Springs Area Plan to allow for the storage of operable vehicles (including RV storage) within the Neighborhood Commercial (NC) regulatory zone, subject to the issuance of a special use permit approved by the Washoe County Board of Adjustment.

AGENDA ITEM # _____

The Planning Commission (PC) denied this request. That denial was subsequently appealed to the Board of County Commissioners (Board), who overturned the denial and sent the item back to the PC for the report required by State Law and County Code. The PC created a report by providing comments on the Board's action, and those comments are incorporated within this staff report. The Board is now asked to review and either approve or deny the amendment request.

Washoe County Strategic Objective supported by this item: Stewardship of our community.

PREVIOUS ACTION

February 8, 2017 Neighborhood Meeting. Approximately 30 residents attended this meeting to learn about the proposed amendment. Several topics of concern were voiced by attendees, as summarized in previous staff reports for this item (see Attachment B.)

April 4, 2017 Planning Commission Meeting. The PC voted unanimously to deny the amendment request. Members of the PC noted that the required findings for approval could not be made – specifically, those related to consistency with the Master Plan, compatible land uses, a response to changed conditions, and desired pattern of growth.

May 23, 2017 Board of County Commissioners Meeting. On appeal, the Board voted 4-1 (Hartung opposed) to reverse the PC's denial, remanding WMPA17-0001 back to the PC for a required report. The Board indicated the amendment request was appropriate and that the necessary findings could be made to approve the amendment.

July 5, 2017 Planning Commission Meeting. After conducting a public hearing, taking public testimony and discussing the Board's action to overturn the PC's denial, the PC voted to provide a report to the Board in the form of individual comments made on the record. Those comments are detailed below.

BACKGROUND

The storage of operable vehicles (including RV storage) is currently not an allowed use within the NC regulatory zone in the Spanish Springs planning area. The applicant is seeking to amend the Spanish Springs Area Plan so that the use may be allowed in the NC regulatory zone, subject to the issuance of a special use permit approved by the Board of Adjustment.

Pursuant to State Law (NRS 278.220) and Washoe County Code Section 110.820.30(c)(3), the Board of County Commissioners may not approve a Master Plan amendment request unless the PC has either recommended approval of the request or has provided a report back to the Board. When the Board reversed the PC's initial denial of this amendment request, they sent it back to the PC for a report. On July 5, 2017, the PC provided comments on the Board's action, as summarized below and which constitute the PC's report:

Vice-Chair Larry Chesney stated that the affected areas are within the future growth hub for Spanish Springs and that it would be irresponsible to revise the Master Plan for one applicant. Changes should be made during an overall Master Plan update process. The previous Planning Commission meeting had a significant amount of good public comment from community members who were against the proposal. There is plenty of Industrial regulatory zoning in Spanish Springs, and the proposed

use should stay there. Spanish Springs is lacking in types of businesses that belong in Neighborhood Commercial, such as dentists, doctors, etc.

Commissioner Michael Lawson stated that he was not part of the Planning Commission at the time the original decision was made, but that he supports the PC's action.

Commissioner Philip Horan stated that he respects the authority of the Board of County Commissioners, but he believes the PC did a thorough review and supports the original decision to deny the request.

Chair James Barnes stated that he believes the original decision was right, and that there has been no reason given to change that decision.

Commissioner Sarah Chvilicek stated she supports the PC's original decision. She stated that the Spanish Springs Area Plan has special text, and that Table C-3 was written by the community as originally intended.

Commissioner Francine Donshick stated that she stands by the PC's original decision –that the use not being allowed was neither an oversight nor an error – it was a determination of the community.

Commissioner Thomas Bruce stated that he is new to the PC, but is in agreement with its action, and that no new information has been presented to prove otherwise.

The Board is now asked to review the record and either approve or deny the amendment request. Attachment B contains the full record of the various staff reports that have been written to date for this request, along with draft minutes of the hearings on those items, and the original application materials.

FISCAL IMPACT

No fiscal impact.

RECOMMENDATION

It is recommended that the Board review the record, acknowledge receipt of the Planning Commission's report, and determine whether or not the appropriate findings can be made to adopt an amendment to the Washoe County Master Plan, Spanish Springs Area Plan to amend the text within Table C-3, Allowed Uses (Commercial Use Types) in the Spanish Springs Area Plan to allow "Storage of Operable Vehicles" (including RV storage) in the Neighborhood Commercial (NC) regulatory zone, subject to the issuance of a Board of Adjustment approved special use permit. If the applicant's request is approved, staff recommends: (1) the Personal Storage Guidelines of Appendix A of the Spanish Springs Area Plan (Western Theme Design Guidelines) also be updated to reflect the allowance of the Storage of Operable Vehicles commercial use type in the NC Regulatory Zone; and (2) clarifying that these design guidelines are applicable to this commercial use type throughout the NC Regulatory Zone in the Spanish Springs planning area.

POSSIBLE MOTIONS

Two possible motion options are provided, depending on whether the Board chooses to approve or deny the amendment request.

Approve

Should the Board wish to approve the amendment, a possible motion would be:

“Having made the required findings from WCC Section 110.820.15(d) and Spanish Springs Area Plan Policy SS.17.1, I move that the Board acknowledge receipt of the Planning Commission’s report and approve an amendment to the Washoe County Master Plan, Spanish Springs Area Plan to amend the text within Table C-3, Allowed Uses (Commercial Use Types) in the Spanish Springs Area Plan to allow “Storage of Operable Vehicles” (including RV storage) in the Neighborhood Commercial (NC) regulatory zone, subject to the issuance of a Board of Adjustment approved special use permit. This includes staff’s recommendation that: (1) the Personal Storage Guidelines of Appendix A of the Spanish Springs Area Plan (Western Theme Design Guidelines) also be updated to reflect the allowance of the Storage of Operable Vehicles commercial use type in the NC Regulatory Zone; and (2) clarifying that these design guidelines are applicable to this commercial use type throughout the NC Regulatory Zone in the Spanish Springs planning area.

“I further move to authorize the Chair to sign the Resolution to adopt the amendments to the Spanish Springs Master Plan Map after a determination of conformance with the Truckee Meadows Regional Plan by the Truckee Meadows Regional Planning Commission.”

Washoe County Code Section 110.820.15(d) Master Plan Amendment Findings [3 of the following 5 findings must be met]

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.
2. Compatible Land Uses. The proposed amendment will provide for land uses compatible with existing or planned adjacent land uses, and will not adversely impact the public health, safety or welfare.
3. Response to Changed Conditions. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.
4. Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed Master Plan designation.
5. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of

natural resource impairment and the efficient expenditure of funds for public services.

***Spanish Springs Area Plan Findings - Policy SS.17.1 (a part of the Master Plan)
[all of the following findings must be met]***

- a. The amendment will further implement and preserve the Vision and Character Statement.
- b. The amendment conforms to all applicable policies of the Spanish Springs Area Plan and the Washoe County Master Plan.
- c. The amendment will not conflict with the public's health, safety or welfare.

Deny

Should the Board wish to deny the amendment, a possible motion would be:

“I move that the Board acknowledge receipt of the Planning Commission’s report and deny Master Plan Amendment Case WMPA17-0001, being unable to make the required findings required for approval. Specifically, the following findings cannot be made [list findings from above that cannot be made, and identify reasons those findings cannot be made.]”

Attachments:

- A. Master Plan Amendment resolution
- B. Planning Commission Staff Report from meeting of July 5, 2017
- C. Public Comment Addendum to Planning Commission Staff report from meeting of July 5, 2017

xc: Applicant: Manke Family Trust, Attn: William Manke, 2500 Longley Ln,
Reno, NV 89502

Representatives: Wood Rodgers, Attn: Derek Kirkland, 1361 Corporate Blvd., Reno,
NV 89502



WASHOE COUNTY COMMISSION

1001 E. 9th Street
P.O. Box 11130
Reno, Nevada 89520
(775) 328-2005

**RESOLUTION
ADOPTING AN AMENDMENT TO THE WASHOE COUNTY MASTER PLAN,
SPANISH SPRINGS AREA PLAN (WMPA17-0001)**

WHEREAS, the Manke Family Trust applied to the Washoe County Planning Commission to amend the text within Table C-3, Allowed Uses (Commercial Use Types) in the Spanish Springs Area Plan to allow “Storage of Operable Vehicles” (including RV storage) in the Neighborhood Commercial (NC) regulatory zone, subject to the issuance of a Board of Adjustment approved special use permit;

WHEREAS, On April 4, 2017, the Washoe County Planning Commission denied Master Plan Amendment Case No. WMPA17-0001;

WHEREAS, The applicant appealed that denial to the Board of County Commissioners, and on May 23, 2017, the Board held a duly noticed public hearing, reversed the decision of the Planning Commission and sent the item back to the Planning Commission for a report;

WHEREAS, upon receiving the Planning Commission’s report and holding a subsequent public hearing on August 8, 2017, this Board voted _____ to adopt the proposed amendment, with additional minor changes as recommended by staff, having made the relevant findings for approval;

WHEREAS, Under NRS 278.0282, before this adoption can become effective, this Board must submit this proposed amendment to the Regional Planning Commission and receive a final determination that the proposed amendment conforms with the Truckee Meadows Regional Plan;

NOW THEREFORE BE IT RESOLVED,

That this Board of County Commissioners does hereby ADOPT the amendment to the Spanish Springs Area Plan (Case No. WMPA17-0001), as set forth in Attachment A-1 attached hereto, to become effective if and when the County has received a final determination that the amendment conforms to the Truckee Meadows Regional Plan.

ADOPTED this 8th day of August 2017, to be effective only as stated above.

WASHOE COUNTY COMMISSION

Chair

ATTEST:

Nancy Parent, County Clerk



Planning Commission Staff Report

Meeting Date: July 5, 2017 - Continued from June 6, 2017

Subject: Report to Washoe County Board of Commissioners on Master Plan Amendment Case Number WMPA17-0001

Applicant: Manke Family Trust

Agenda Item Number: 8A

Summary: Discussion and possible action to send a report to the Washoe County Board of Commissioners on their action to reverse the Planning Commission's denial of WMPA17-0001

Recommendation: **Send a report to the Washoe County Board of Commissioners**

Prepared by: Kelly Mullin, Planner
Washoe County Community Services Department
Division of Planning and Development
775.328.3608
kmullin@washoecounty.us

Description

Master Plan Amendment Case Number WMPA17-0001 – For possible action and discussion to send a report to the Washoe County Board of Commissioners regarding their action to reverse the Planning Commission's original denial regarding a text amendment to Table C-3, Allowed Uses (Commercial Use Types) in the Spanish Springs Area Plan to allow "Storage of Operable Vehicles" in the Neighborhood Commercial (NC) Regulatory Zone, subject to the issuance of a Board of Adjustment approved Special Use Permit. If the applicant's request is approved, staff recommends that (1) the Personal Storage Guidelines of Appendix A of the Spanish Springs Area Plan (Western Theme Design Guidelines) also be updated to reflect the allowance of the Storage of Operable Vehicles commercial use type in the NC Regulatory Zone; and (2) to clarify that these design guidelines are applicable to this commercial use type throughout the NC Regulatory Zone in the Spanish Springs planning area.

- Applicant: Manke Family Trust
- Consultant: Wood Rodgers, Inc.
- Locations: Properties with a Neighborhood Commercial Regulatory Zone within the boundaries of the Spanish Springs Area Plan
- Area Plan: Spanish Springs
- Citizen Advisory Board: Spanish Springs
- Development Code: Authorized in Article 820, *Amendment of Master Plan*
- Commission District: 4 – Commissioner Hartung

Staff Report Contents

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Exhibit Contents

Board of County Commissioners Staff Report, Dated April 28, 2017.....Exhibit A
 Board of County Commissioners Meeting Minutes, May 23, 2017.....Exhibit B

Summary

Master Plan Amendment Case Number WMPA17-0001 seeks a text amendment to Table C-3, Allowed Uses (Commercial Use Types) in the Spanish Springs Area Plan to allow “Storage of Operable Vehicles” in the Neighborhood Commercial (NC) Regulatory Zone, subject to the issuance of a Board of Adjustment approved Special Use Permit.

The Planning Commission denied the request at their April 4, 2017 hearing. The denial was subsequently appealed by the applicant’s representative to the Washoe County Board of Commissioners (Board). On May 23, 2017, the Board upheld the appeal and reversed the Planning Commission’s denial, sending the case back to the Planning Commission for a report as required by Nevada Revised Statutes (NRS) and Washoe County Code (WCC).

Background

May 23, 2017 Board of County Commissioners Meeting. After conducting a public hearing, taking testimony and discussing the proposed Master Plan amendment, the Board upheld the appeal and reversed the denial of the Planning Commission, remanding WMPA17-0001 back to the Planning Commission for a report. This action was taken with a vote of four in favor, one opposed (Commissioner Hartung dissenting).

Draft minutes of the Board’s May 23, 2017 are not yet available. However, a video of the meeting can be viewed at <http://bit.ly/2qXQ6UI>. The hearing for this appeal (agenda item #24) begins at approximately 01:37:15 into the recording.

During discussion of the appeal, the Board noted they believed the Master Plan amendment request to be appropriate and had a different interpretation of the relevant findings for approval than the Planning Commission. Board members stressed the importance of the process required to obtain a special use permit as part of any future applications for a storage of operable vehicles use type, and how such requests are subject to a review that evaluates

potential impacts and considers whether or not it is appropriate to allow a specific use on a specific piece of property. During the motion to reverse the Planning Commission's action, Vice-Chair Berkbigler stated the appropriate findings could be made, including those for compatible land uses, a response to changed conditions, and desired pattern of growth. In his dissent, Commissioner Hartung indicated a concern for the amendment affecting all Neighborhood Commercial properties in Spanish Springs, instead of just the applicant's property. During discussion of the motion, the Board voiced a desire to keep up with the changing nature of the community and pointed out that several allowed uses within the Neighborhood Commercial zone are more intense than the proposed storage of operable vehicles use type (when taking into consideration the process for special use permit review).

April 4, 2017 Planning Commission Meeting. After conducting a public hearing, taking public testimony and discussing the proposed amendment, a motion was made by Commissioner Chesney and seconded by Commissioner Chvilicek to deny Master Plan Amendment Case Number WMPA17-0001. The motion passed unanimously. During discussion of the motion, it was noted that the required findings for approval could not be made – specifically, those related to consistency with the Master Plan, compatible land uses, a response to changed conditions, and the desired pattern of growth. Public comments were largely focused on topics similar to those discussed at the neighborhood meeting.

February 8, 2017 Neighborhood Meeting. The Master Plan amendment was discussed at the neighborhood meeting, with approximately 30 residents in attendance. The following topics were brought up by attendees: concerns about commercial zoning adjacent to existing residential uses; concerns that nearby commercial zoning devalues their property; concerns that allowing personal storage adjacent to residential brings criminal activities; not wanting personal storage or storage of operable vehicles adjacent to residential uses, instead desiring them to be located in industrial areas; concerns that the storage of operable vehicles includes more than just RV parking; possibility of additional traffic, noise and lighting; existence of a personal storage and storage of operable vehicle facility in Spanish Springs and need for another facility; comments that residents currently park RVs on their properties and on streets and therefore additional facilities are not needed; concerns over building a personal storage facility within drainage ways or areas identified for flood control; asking why storage of operable vehicles should be allowed in all NC regulatory zones rather than just a specific location; clarification on what would happen if the amendment was approved; and, attendees indicating a desire to have additional information prior to the neighborhood meeting.

Planning Commission Request for Action

The Planning Commission is requested to discuss the Board's action and send a report back to the Board. The report to the Board is required pursuant to WCC Section 110.820.35:

Section 110.820.35 Report by the Planning Commission. If a modification to a proposed Master Plan amendment is referred to the Commission for a report under NRS 278.220(4), the Commission is not required to hold a public hearing on the modification and shall submit a report within 90 days from the date of

referral. Failure by the Commission to submit a report within 90 days shall be deemed as a recommendation of approval.

Requirements of Planning Commission's Report

There is no required format or contents for the report that goes to the Board. The Planning Commission may choose to simply make observations, recommendations, and comments on the findings, and/or to give collective or individual comments about the proposed amendment.

The report is tentatively scheduled to be considered by the Board on July 11, 2017, at which time the Board has the ability to take final action on the Master Plan amendment application. Any action taken on the amendment by the Board will not become effective until reviewed by the Regional Planning Commission for conformance with the Truckee Meadows Regional Plan.

Recommendation

Staff recommends that the Planning Commission send a report to the Board regarding their action to reverse the Planning Commission's denial of Master Plan Amendment Case Number WMPA17-0001. It is recommended that this report be framed by collectively or individually commenting on the action taken by the Board.

Motion

The following motion is provided for your consideration:

"I move that, after giving reasoned consideration to the information contained in the staff report and information received during the hearing, the Washoe County Planning Commission provide a report to the Washoe County Board of Commissioners regarding Master Plan Amendment Case Number WMPA17-0001 containing the following: (*insert appropriate comments/information*)."

xc: Applicant: Manke Family Trust, Attn: William Manke, 2500 Longley Lane, Reno, NV 89502

Consultant: Wood Rodgers Inc., Attn: Derek Kirkland, 1361 Corporate Blvd., Reno, NV 89502



WASHOE COUNTY

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EXHIBIT A

CM/ACM _____
Finance _____
DA _____
Risk Mgt N/A
HR N/A
Comptroller _____

STAFF REPORT BOARD MEETING DATE: May 23, 2017

DATE: April 28, 2017
TO: Board of County Commissioners
FROM: Kelly Mullin, Planner, Planning and Development Division,
Community Services Department, 328-3608, kmullin@washoecounty.us
THROUGH: Bob Webb, Planning Manager, Planning and Development,
Community Services Department, 328-3623, bwebb@washoecounty.us
SUBJECT: For possible action, public hearing and discussion to affirm or reverse the Planning Commission’s denial of Master Plan Amendment Case Number WMPA17-0001, an application seeking to amend the text within Table C-3, Allowed Uses (Commercial Use Types) in the Spanish Springs Area Plan to allow “Storage of Operable Vehicles” (including RV storage) in the Neighborhood Commercial regulatory zone, subject to the issuance of a Board of Adjustment approved special use permit; and, if reversed, to send the matter back to the Planning Commission for a report thereon pursuant to NRS 278.220(4).

The request potentially impacts all properties with a Neighborhood Commercial regulatory zone within the boundaries of the Spanish Springs planning area. The Manke Family Trust is the applicant and appellant. (Commission District 4.)

SUMMARY

The appellant is seeking to reverse the Planning Commission’s decision on April 4, 2017 to deny Master Plan Amendment Case Number WMPA17-0001. The initial request sought to change text within the Spanish Springs Area Plan to allow for the storage of operable vehicles (including RV storage) within the Neighborhood Commercial (NC) regulatory zone, subject to the issuance of a special use permit.

The Washoe County Board of Commissioners (Board) may choose to affirm or reverse the Planning Commission’s denial.

Washoe County Strategic Objective supported by this item: Stewardship of our community.

PREVIOUS ACTION

February 8, 2017 Neighborhood Meeting. The Master Plan Amendment (MPA) was discussed at the neighborhood meeting, with approximately 30 residents in attendance. The following topics were brought up by attendees: concerns about commercial zoning

AGENDA ITEM # _____

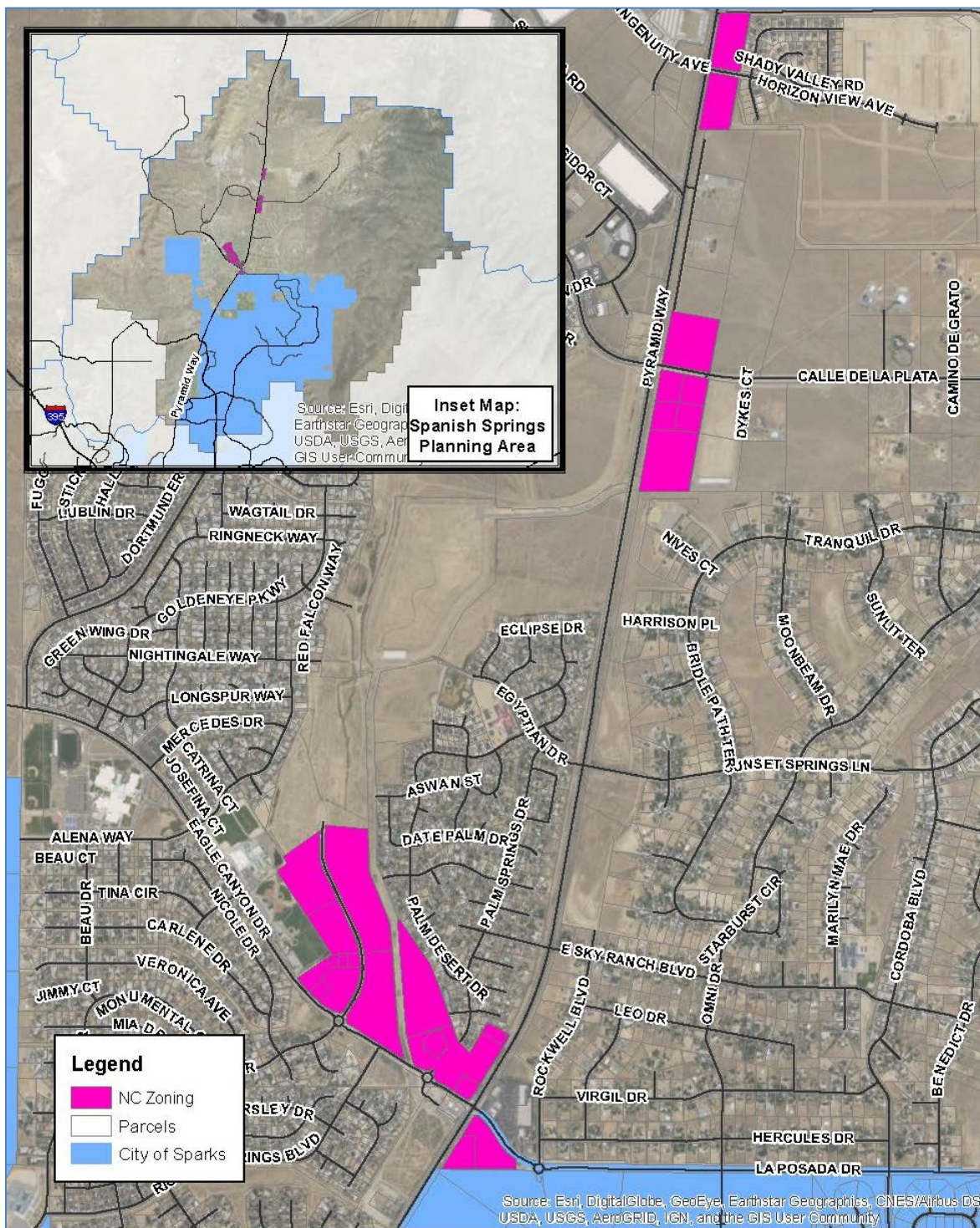
adjacent to existing residential uses; concerns that nearby commercial zoning devalues their property; concerns that allowing personal storage adjacent to residential brings criminal activities; not wanting personal storage or storage of operable vehicles adjacent to residential uses, instead desiring them to be located in industrial areas; concerns that the storage of operable vehicles includes more than just RV parking; possibility of additional traffic, noise and lighting; existence of a personal storage and storage of operable vehicle facility in Spanish Springs and need for another facility; comments that residents currently park RVs on their properties and on streets and therefore additional facilities are not needed; concerns over building a personal storage facility within drainage ways or areas identified for flood control; asking why storage of operable vehicles should be allowed in all NC regulatory zones rather than just a specific location; clarification on what would happen if the amendment was approved; and, attendees indicating a desire to have additional information prior to the neighborhood meeting.

April 4, 2017 Planning Commission Meeting. After conducting a public hearing, taking public testimony and discussing the proposed amendment, a motion was made by Commissioner Chesney and seconded by Commissioner Chvilicek to deny Master Plan Amendment Case Number WMPA17-0001. The motion passed unanimously. During discussion of the motion, it was noted that the required findings for approval could not be made – specifically, those related to consistency with the Master Plan, compatible land uses, a response to changed conditions, and the desired pattern of growth. Public comments were largely focused on topics similar to those discussed at the neighborhood meeting. (Minutes of the Planning Commission meeting are included with this staff report as Attachment C. The Planning Commission staff report is included as Attachment D.)

BACKGROUND

The storage of operable vehicles (including RV storage) is currently not an allowed use within the NC regulatory zone within the Spanish Springs planning area, pursuant to Table C-3, Allowed Uses (Commercial Use Types), adopted as part of the Spanish Springs Area Plan. The applicant is seeking to amend the Spanish Springs Area Plan so that the use may be allowed in the NC regulatory zone, subject to the issuance of a special use permit approved by the Board of Adjustment. The request potentially impacts all properties in the NC regulatory zone within the boundaries of the Spanish Springs Area Plan.

Within the Spanish Springs Area Plan, there are approximately 148 acres of NC regulatory zoning, and all of it is located immediately adjacent to or just off of Pyramid Highway (see map on following page). The majority of the NC regulatory zoning – over 97 acres – is located at the intersection of Pyramid Hwy and Eagle Canyon Dr. There are also ± 36.4 acres of NC regulatory zoning along the east side of Pyramid Hwy at Calle de la Plata and another ± 14.5 acres at Pyramid Hwy and Horizon View Ave.



Vicinity Map

(All areas of Neighborhood Commercial zoning within the Spanish Springs Area Plan are identified in pink on this map)

The Planning Commission held a public hearing to consider the proposed Master Plan amendment April 4, 2017. The proposal was recommended for approval by staff but denied by unanimous vote of the Planning Commission.

The Planning Commission discussed concerns regarding the applicant's specific property, as well as establishing this type of use across all NC properties in Spanish Springs at the request of a specific property owner. The Commission also indicated that the entries within the Area Plan's current use table were deliberate and that the storage of operable vehicles use type (including RV storage) was not considered appropriate for the NC regulatory zone. At the conclusion of the public hearing, the Planning Commission determined that the amendment did not meet the required findings from WCC Section 110.820.15(d). Below are the findings the Planning Commission indicated could not be met, and their stated reasoning for being unable to make those findings.

1. Consistency with Master Plan. The proposed Master Plan amendment is not in substantial compliance with the policies and action programs of the Washoe County Master Plan, specifically the Spanish Springs Area plan. The Area Plan's exclusion of the storage of operable vehicles use type from the NC regulatory zone was believed to be a deliberate action and this amendment is not consistent with that policy;
2. Compatible Land Uses. The proposed amendment will not provide for land uses compatible with existing or planned adjacent land uses, because the storage of operable vehicles (including RV storage) is not an allowed use.
3. Response to Changed Conditions. The proposed Master Plan amendment does not respond to changed conditions, in that there are other options available to the community for personal and RV storage; and,
5. Desired Pattern of Growth. The proposed amendment does not fit with the desired growth pattern.

The applicant has appealed the Planning Commission's action to deny the initial request, and has asked the Board to overturn that action. The full appeal is provided as Attachment A. In part, the appellant states:

"It is the applicant's opinion that the Planning Commission made their decision in error, and did not fully consider the Findings as required in 110.820.15(d) prior to making their decision. Washoe County Staff outlined the Findings and their ability to make those Findings in great detail in their Staff Report to the Planning Commission, recommending approval. [Attachment A] is an appeal of the Planning Commission decision to deny the Spanish Springs Area Plan Text Amendment (WMPA17-0001) on April 4, 2017 with regard to Findings 1, 2, 3, and 5 specifically."

FISCAL IMPACT

No fiscal impact.

RECOMMENDATION

It is recommended the Board affirm the Planning Commission's denial of Master Plan Amendment Case WMPA17-0001.

POSSIBLE MOTIONS

Two possible motion options are provided, depending on whether the Board chooses to affirm or reverse the Planning Commission's denial of Master Plan Amendment Case WMPA17-0001.

Affirm

Should the Board agree with the Planning Commission's action, a possible motion would be:

“Move to deny the appeal and affirm the decision of the Planning Commission to deny Master Plan Amendment Case WMPA17-0001.”

Reverse

Should the Board disagree with the Planning Commission's action and wish to reverse the denial of Master Plan Amendment Case WMPA17-0001 and send it back to the Planning Commission for a report*, a possible motion would be:

“Move to reverse the Planning Commission's decision to deny Master Plan Amendment Case WMPA17-0001 and send the matter back to the Planning Commission for a report. This action is based on the Board's review of the written materials and oral testimony at the public hearing, and the Board's interpretation of the relevant findings.”

**Note: Prior to the Board approving a Master Plan amendment that the Planning Commission has denied, WCC Section 110.820.25(h) and NRS 278.220(4) require the Board first send the proposed amendment back to the Planning Commission for a report, along with any modifications desired by the Board.*

Attachments:

- A. Appeal application
- B. Action Order for Master Plan Amendment Case WMPA17-0001
- C. Minutes of April 4, 2017 Planning Commission meeting
- D. Staff report for Master Plan Amendment Case WMPA17-0001

xc: Appellant/Applicant: Manke Family Trust, Attn: William Manke, 2500 Longley Lane, Reno, NV 89502

Representatives: Wood Rodgers Inc., Attn: Derek Kirkland, 1361 Corporate Blvd., Reno, NV 89502

Washoe County Appeal of Decision to Board of County Commissioners

Your entire application is a public record. If you have a concern about releasing personal information please contact Planning and Development staff at 775.328.3600.

Appeal of Decision by (Check one)	
Note: Appeals to the Washoe County Board of County Commissioners are governed by WCC Section 110.912.20.	
<input checked="" type="checkbox"/> Planning Commission	<input type="checkbox"/> Board of Adjustment
<input type="checkbox"/> Hearing Examiner	<input type="checkbox"/> Other Deciding Body (specify) _____
Appeal Date Information	
Note: This appeal must be delivered in writing to the offices of the Planning & Development Division (address is on the cover sheet) within 10 calendar days from the date that the decision being appealed is filed with the Commission or Board Secretary (or Director) and mailed to the original applicant.	
Note: The appeal must be accompanied by the appropriate appeal fee (see attached Master Fee Schedule).	
Date of this appeal: <u>April 19, 2017</u>	
Date of action by County: <u>April 4, 2017</u>	
Date Decision filed with Secretary: <u>April 10, 2017</u>	
Appellant Information	
Name: Manke Family Trust	Phone: 775-828-7742
Address: 2500 Longley Ln	Fax: 775-823-4066
Contact: Derek Kirkland, Wood Rodgers	Email: dkirkland@woodrodgers.com
City: Reno State: NV Zip: 89502	Cell: 775-771-0066
Describe your basis as a person aggrieved by the decision:	
I, Derek Kirkland with Wood Rodgers, am representing the applicant, Manke Family Trust. On behalf of the applicant, we feel the Planning Commission made a decision to deny WMPA17-0001 on April 4, 2017 in error without properly considering the Findings as required by Washoe County Code Section 110.820.15(d).	
Appealed Decision Information	
Application Number: WMPA17-0001	
Project Name: Spanish Springs Area Plan Text Amendment	
State the specific action(s) and related finding(s) you are appealing:	
It is the applicant's opinion that the Planning Commission made their decision in error, and did not fully consider the Findings as required in 110.820.15(d) prior to making their decision. Washoe County Staff outlined the Findings and their ability to make those Findings in great detail in their Staff Report to the Planning Commission, recommending approval. The following is an appeal of the Planning Commission decision to deny the Spanish Springs Area Plan Text Amendment (WMPA17-0001) on April 4, 2017 with regard to Findings 1, 2, 3, and 5 specifically. Please see attached Exhibit A for additional information regarding this appeal.	

Appealed Decision Information (continued)

Describe why the decision should or should not have been made:

Refer to the attached Exhibit A.

Cite the specific outcome you are requesting with this appeal:

On behalf of the applicant we are asking the Board of County Commissioners to overturn the Planning Commission denial based on the Planning Commission Staff Report dated March 20, 2017, which recommended approval, and also the additional information provided in Exhibit A attached.

Did you speak at the public hearing when this item was considered?

- Yes
- No

Did you submit written comments prior to the action on the item being appealed?

- Yes
- No

Appellant Signature

Printed Name:

Bill Manty

Signature:

Bill Manty

Date:

4-19-17



April 19, 2017

EXHIBIT A

APPEAL OF PLANNING COMMISSION DECISION ON APRIL 4, 2017 WITH REGARD TO MASTER PLAN AMENDMENT FINDINGS 1, 2, 3, AND 5 ASSOCIATED WITH WMPA17-0001 (SPANISH SPRINGS AREA PLAN TEXT AMENDMENT)

On April 4, 2017 the Washoe County Planning Commission was asked to review a text amendment to the Spanish Springs Area Plan to amend Table C-3 to allow “Storage of Operable Vehicles” in the Neighborhood Commercial (NC) regulatory zone with a Board of Adjustment approved Special Use Permit. The Planning Commission Staff Report, dated March 20, 2017, recommended approval based on Staff’s ability to make the required Findings for a Master Plan Amendment with the exception of Finding 6 as there are no Military installations associated with the proposed Amendment. Comments received by the public in regards to the amendment were primarily related to specific project elements that are outlined by the Personal Storage Guidelines, and would also be addressed through the Special Use Permit process. Other comments included opposition to storage facilities and commercial uses in general, both of which are allowed in the SSAP NC zones and would not be further impacted by the proposed amendment. Following the public comment, the Planning Commission made a motion for denial without identifying specific findings for denial. Washoe County Staff reminded the Planning Commission that a recommendation of denial would need to be made based on an inability to make the Findings as required by Washoe County Code Section 110.820.15(d), and the specific Finding(s) that could not be made needed to be stated for the record. After several minutes of discussion the Planning Commission broadly indicated that they could not make Findings 1, 2, 3 and 5.

It is the applicant’s opinion that the Planning Commission made their decision in error, and did not fully consider the Findings as required in 110.820.15(d) prior to making their decision. Washoe County Staff outlined the Findings and their ability to make those Findings in great detail in their Staff Report to the Planning Commission, recommending approval. The following is an appeal of the Planning Commission decision to deny the Spanish Springs Area Plan Text Amendment (WMPA17-0001) on April 4, 2017 with regard to Findings 1, 2, 3, and 5 specifically.

- **Master Plan Amendment Finding 1 – Consistency with Master Plan:**

The applicant finds the proposed amendment to be in substantial compliance with the policies and action programs of the Master Plan, as did the Planning Commission Staff Report prepared by Washoe County Staff March 20, 2017. The Spanish Springs Area Plan (SSAP) Table C-3 (Appendix C of the SSAP) currently allows “Personal Storage” facilities within Neighborhood Commercial (NC) regulatory zones in Spanish Springs. “Storage of Operable Vehicles” or RV storage is commonly associated within “Personal Storage” facilities and should not be considered different than the Personal Storage facilities that are currently allowed in the NC zone.

In addition to being an allowed use, the SSAP provides “Personal Storage Guidelines for NC zones” (Appendix A of the SSAP) which includes design guidelines for “storage structures and RV awnings”. The Personal Storage Guidelines for NC within the SSAP provide architectural requirements, fencing and wall requirements, lighting requirements, setback requirements, and landscape requirements. These requirements, already provided in the SSAP, will continue to apply with the addition of “Storage of Operable Vehicles” or RV storage. Furthermore, the proposed text amendment to allow “Storage of Operable Vehicles” will require a Board of Adjustment approved Special Use Permit, which ensures “Storage of Operable Vehicles” projects meet the SSAP Personal Storage Guidelines for NC zones and provide an opportunity for the surrounding community to comment on projects.

▪ **Master Plan Amendment Finding 2 - Compatible Land Uses:**

The text amendment proposes to allow “Storage of Operable Vehicles” or RV storage with a Board of Adjustment approved Special Use Permit, requiring any future projects to go through a public review process, within NC regulatory zones. As described above in Finding 1, “Personal Storage” facilities are an allowed use in the NC regulatory zones, and can go straight to building permit with no public review process. It is common, and appropriate, to have RV storage or “Storage of Operable Vehicles” included within a “Personal Storage” facility as they are essentially the same use.

In addition to storage uses allowed in NC, there are multiple auto oriented commercial uses allowed in the NC regulatory zone (straight to building permit, no public review process required) within the SSAP. These include, but are not limited to, Auto Repair Stations, Car Washes, and Gasoline Sales and Service Stations. All of these uses would have much more of an impact to the surrounding area compared to “Personal Storage” or “Storage of Operable Vehicles” including taller building heights, increased lighting, much higher traffic generators than a storage facility, architectural standards, less security, etc. Unlike the other allowed uses, “Personal Storage” has its own set of Guidelines. “Storage of Operable Vehicles” or RV storage is currently identified within those Guidelines, and would continue to be included if the proposed text amendment were approved.

As outlined in the SSAP Personal Storage Guidelines (SSAP Appendix A), in addition to setbacks, landscaping, and architectural requirements, new facilities shall also consider the following requirements:

- Building height requirements including “Storage structures and RV awnings are limited to one story and an 18-foot max building height”
- Screening requirements including, “facilities must be screened with an 8 to 10 foot tall solid and decorative wall”
- Lighting requirements, including “Pole lights and standards within storage areas are not permitted. Lighting in these areas is restricted to building mounted lights”

Not only do the SSAP Personal Storage Guidelines already include standards for RV storage, they have a very strict set of design criteria that ensure “Personal Storage” facilities are well screened (i.e. – 8 to 10 foot tall decorative walls) reducing impacts on the surrounding areas. Storing RVs within this type of facility will not negatively impact the surrounding area any more than what is currently allowed with a “Personal Storage” facility.

- **Master Plan Amendment Finding 3 – Response to Changed Conditions**

Regional housing trends point to a need for smaller residential lot sizes. Common open space developments and smaller residential lot sizes within the SSAP, and surrounding area, typically do not allow for RV storage within property owner driveways or yard space. Although some residents have the ability to store an RV on their property, others do not and prefer to store them within a secure storage facility. It is common practice for RV storage and mini storage, or “Personal Storage” to occur within the same facility. These facilities exist throughout the Reno-Sparks region, including within Washoe County. As noted previously, Personal Storage facilities located within the SSAP have very strict design criteria, including screening, which makes them an ideal location for including RV storage.

The proposed text amendment will also remove an inconsistency between Table C-3 and the Personal Storage Guidelines, and will only allow “Storage of Operable Vehicles” with a Board of Adjustment approved Special Use Permit. This will ensure that any proposed project goes through a public review process and is looked at for its ability to meet the design criteria and appropriateness on a project by project basis.

- **Master Plan Amendment Finding 5 – Desired Pattern of Growth**

Storage facilities are currently an allowed use within the SSAP NC regulatory zone (“Personal Storage”). The proposed text amendment to add “Storage of Operable Vehicles” with a Special Use Permit is consistent with the existing “Personal Storage” use, and would provide additional, secured storage opportunities for the growing Spanish Springs community.

As outlined by Staff in the Planning Commission Staff Report, the SSAP Character Statement reads in part, “A distinct suburban core is, and will continue to be, concentrated along the Pyramid Highway. This suburban core includes a broad mix of non-residential uses together with residential densities of up to three dwelling units per acre.” The proposed text amendment supports the SSAP Character Statement by providing opportunities for current and future Spanish Springs residents, who are unable or unwilling to store RVs within their property, to continue to own and/or purchase recreational vehicles. Washoe County and the State of Nevada are known for and embrace recreation, a rapidly growing industry. The continuing trend of smaller lot sizes creates the need for recreational vehicle owners to find other means for storage. Mini storage or Personal Storage facilities are ideal as they typically offer a range of storage alternatives for RVs including covered areas, garage space, and secure storage. Users of the storage facilities prefer these to be located conveniently near their subdivision for a quick, easy pick up before a recreation outing.

The proposed amendment does not change the fact that “Personal Storage” facilities are an allowed use within the SSAP NC regulatory zone. The proposed amendment simply allows “Storage of Operable Vehicles” to occur within the walls of a Personal Storage facility upon an approved Special Use Permit through the Board of Adjustment. The Special Use Permit provides an opportunity for the Spanish Springs Community to provide input on Storage facilities in the NC regulatory zone if they will include RV parking, an opportunity they currently don’t have.



ATTACHMENT B

Planning Commission Action Order Master Plan Amendment Case Number WMPA17-0001

Decision: **Denial**

Decision Date: April 4, 2017

Mailing/Filing Date: April 10, 2017

Applicant: Manke Family Trust
Attn: William Manke
2500 Longley Lane
Reno, NV 89502

Assigned Planner: Kelly Mullin, Planner
Washoe County Community Services Department
Planning and Development Division
Phone: 775.328.3608
E-Mail: kmullin@washoecounty.us

Master Plan Amendment Case Number WMPA17-0001 – For possible action, hearing, and discussion to approve a text amendment to Table C-3, Allowed Uses (Commercial Use Types) in the Spanish Springs Area Plan to allow “Storage of Operable Vehicles” in the Neighborhood Commercial (NC) Regulatory Zone, subject to the issuance of a Board of Adjustment approved Special Use Permit. As part of this possible action, staff recommends that (1) the Personal Storage Guidelines of Appendix A of the Spanish Springs Area Plan (Western Theme Design Guidelines) also be updated to reflect the allowance of the Storage of Operable Vehicles commercial use type in the NC Regulatory Zone; and (2) to clarify that these design guidelines are applicable to this commercial use type throughout the NC Regulatory Zone in the Spanish Springs planning area.

- Applicant: Manke Family Trust
- Consultant: Wood Rodgers, Inc.
- Locations: Properties with a Neighborhood Commercial Regulatory Zone within the boundaries of the Spanish Springs Area Plan
- Area Plan: Spanish Springs
- Citizen Advisory Board: Spanish Springs
- Development Code: Authorized in Article 820, *Amendment of Master Plan*
- Commission District: 4 – Commissioner Hartung

Notice is hereby given that the Washoe County Planning Commission denied the above referenced case number based on the inability to make the following findings as required by Washoe County Code Section 110.820.15(d).

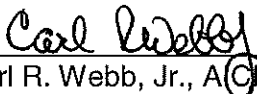
1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.

To: Manke Family Trust
Subject: WMPA17-0001
Date: April 10, 2017
Page: 2

2. Compatible Land Uses. The proposed amendment will provide for land uses compatible with existing or planned adjacent land uses, and will not adversely impact the public health, safety or welfare.
3. Response to Changed Conditions. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.
5. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.

Anyone wishing to appeal this decision to the Washoe County Board of County Commissioners may do so within 10 calendar days after the Mailing/Filing Date shown on this Action Order. To be informed of the appeal procedure, call the Planning staff at **775.328.6100**. Appeals must be filed in accordance with Section 110.912.20 of the Washoe County Development Code.

Washoe County Community Services Department
Planning and Development Division



Carl R. Webb, Jr., ACP
Secretary to the Planning Commission

CRW/KM/ks

xc:

Applicant: Manke Family Trust, Attn: William Manke, 2500 Longley Lane, Reno, NV 89502

Consultant: Wood Rodgers Inc., Attn: Derek Kirkland, 1361 Corporate Blvd., Reno, NV 89502

Action Order xc: Nate Edwards, Deputy District Attorney

STAFF NOTE:

The following minutes will be amended to reflect the following corrections on page 6 (of 12): paragraph 2, line 5, and paragraph 3, line 3: "was not" will be replaced with "is." These corrections will be submitted to the Planning Commission for review on June 6, 2017.



WASHOE COUNTY PLANNING COMMISSION Meeting Minutes

Planning Commission Members

James Barnes, Chair
Sarah Chvilicek, Vice Chair
Larry Chesney
Francine Donshick
Philip Horan
Greg Prough
Carl R. Webb, Jr., AICP, Secretary

Tuesday, April 4, 2017
6:30 p.m.

Washoe County Commission Chambers
1001 East Ninth Street
Reno, NV

The Washoe County Planning Commission met in a scheduled session on Tuesday, April 4, 2017, in the Washoe County Commission Chambers, Building A, 1001 East Ninth Street, Reno, Nevada.

1. Determination of Quorum

Chair Barnes called the meeting to order at 6:31 p.m. The following Commissioners and staff were present:

Commissioners present: James Barnes, Chair
Sarah Chvilicek, Vice Chair
Larry Chesney
Francine Donshick
Philip Horan

Absent: None

Staff present: Carl R. Webb, Jr., AICP, Secretary
Chad Giesinger, Senior Planner, Planning and Development
Kelly Mullin, Planner, Planning and Development
Eric Young, Senior Planner, Planning and Development
Nathan Edwards, Deputy District Attorney, District Attorney's Office
Donna Fagan, Recording Secretary, Planning and Development

2. *Pledge of Allegiance

Commissioner Chesney led the pledge to the flag.

THE AUDIO STARTED IN THE MIDDLE OF DDA EDWARD'S ANNOUNCEMENT.

3. *Ethics Law Announcement

Deputy District Attorney Edwards provided the ethics procedure for disclosures.

4. *Appeal Procedure

Bob Webb recited the appeal procedure for items heard before the Planning Commission.

5. *Public Comment

Chair Barnes opened public comment. Greg Prough, former Planning Commissioner, addressed the Commission about how honored he had been to serve with them and help move Washoe County forward making it a safe, secure and healthy community. He said the role that they played together was invaluable; listening to the voice of our citizens, taking their complaints and positive input and come out with resolutions. He said the last several years had been some of the greatest times of his life, which he would cherish and never forget.

Chair Barnes closed public comment.

6. Approval of Agenda

Chair Barnes requested to move Agenda Item 9B to the beginning of the meeting. In accordance with the Open Meeting Law, Vice Chair Chvilicek moved to approve the Agenda as amended for the April 4, 2017 meeting. Commissioner Donshick seconded the motion, which carried unanimously.

7. Approval of March 7, 2017 Draft Minutes

On motion by Vice Chair Chvilicek, seconded by Commissioner Donshick, which carried unanimously, it was ordered that the minutes for March 7, 2017 be approved.

8. Planning Items

~~A. Presentation and discussion of the 2017 flood events and summary of Washoe County response – Dwayne # Smith, Director – Engineering and Capital Projects.~~

THIS ITEM WAS NOT HEARD AT THE APRIL 4, 2017 PLANNING COMMISSION MEETING.

9. Public Hearings

B. Abandonment Case Number WAB17-0001 (Ettinger/Church) – Hearing, discussion, and possible action to approve, partially approve or deny the abandonment of three 33-foot-wide government patent access and utility easements along the northern, eastern and southern property lines of 15520 Fawn Lane; and one 33-foot-wide government patent access easement along the southern property line of 15500 Fawn Lane, for the benefit of the applicants.

- Applicant/Property Owner: Stacy and Lesa Ettinger
- Applicant/Property Owner: Jeffrey Church
- Location: 15500 and 15520 Fawn Lane, approximately ½ mile south of Fawn Lane's intersection with Mt. Rose Highway
- Assessor's Parcel Numbers: 150-232-08 and 150-232-09
- Parcel Sizes: ±1.50-acres (APN: 150-232-08) and ±1.496-acres (APN: 150-232-09)
- Master Plan Category: Suburban Residential (both parcels)
- Regulatory Zone: Low Density Suburban (both parcels)
- Area Plan: Forest

- Citizen Advisory Board: South Truckee Meadows/Washoe Valley
- Development Code: Article 806, *Vacations and Abandonments of Easements or Streets*
- Commission District: 2 – Commissioner Lucey
- Section/Township/Range: Section 36, T18N, R19E, MDM, Washoe County, NV
- Prepared by: Kelly Mullin, Planner
Washoe County Community Services Department
Division of Planning and Development
- Phone: 775.328.3608
- E-Mail: kmullin@washoecounty.us

Chair Barnes asked Jeffrey Church to come forward. Mr. Church stated they would like to continue this item to the June 6, 2017 meeting.

Chair Barnes opened public comment. Hearing none, he closed public comment and called for a vote.

On motion by Commissioner Chesney, it was ordered that this item be continued to the June 6, 2017 Planning Commission meeting. Vice Chair Chvilicek seconded the motion, which carried unanimously.

8. Planning Items

B. Possible action to appoint a Member of the Washoe County Planning Commission to serve as an Alternate member on the Washoe County Design Review Committee.

Bob Webb stated this item was for the appointment of a current Planning Commission member as an alternate to the Washoe County Design Review Committee. Currently, the Design Review Committee's primary representative from the Planning Commission was Commissioner Chesney and the position of alternate had been vacant for a while. Commissioner Donshick said she would volunteer to be the alternate.

Chair Barnes opened public comment. Hearing none, he closed public comment and called for a vote.

On motion by Commissioner Chesney, seconded by Vice Chair Chvilicek, it was ordered to nominate Commissioner Donshick as the alternate to the Washoe County Design Review Committee and authorize the Chair to sign the letter of appointment.

C. For possible action and review to authorize transmittal of the 2016 Washoe County Regional Plan Annual Report. (as amended, if required to incorporate Planning Commission comments) to the Truckee Meadows Regional Planning Commission and the Truckee Meadows Regional Planning Governing Board on behalf of the Washoe County Planning Commission (per *NRS 278.0286*), including any action taken within the previous calendar year which furthers or assists in carrying out the policies or programs contained in the comprehensive regional plan, and any work relating to the comprehensive regional plan that is proposed for the next fiscal year. The report will track the format of the comprehensive regional plan by addressing information relevant to major components of that plan, including (1) Regional Form and Pattern: regional form, cooperative plans and planning, and affordable housing; (2) Natural Resource Management: development constraints areas, open space & greenway plans, and the regional water management plan; (3) Public Services and Facilities: regional transportation planning, wastewater services & facilities, and local government/affected entities facilities plans; (4) General Review of the

2012 Truckee Meadows Comprehensive Regional Plan: 2017 regional plan update; and (5) Planned Policies or Projects in 2017 that will further or assist in carrying out the regional plan. – Chad Giesinger, Senior Planner, Planning and Development.

Chad Giesinger, Senior Planner, discussed the components of the guidelines associated with the Annual Report including the submission, deadlines, jurisdictional progress, proposed work, approval, actions, implementation, format and responsibilities.

Mr. Giesinger presented the Annual Report and PowerPoint presentation to the Commission. Chair Barnes opened up discussion to the Commission. Commissioner Chesney asked what the WC-1 funding consisted of. Mr. Giesinger stated it was a tax measure that passed in 2001 to provide funding to the Parks and Recreation facilities, which had been used over the years to build new trails.

Vice Chair Chvilicek asked why the City of Reno and the City of Sparks were well underway in their plan updates and there were areas in the Washoe County Plan that were woefully lax in terms of the regional level regarding infrastructure and waste treatment. She said the recommendation was to wait until the 2017 Plan from Regional was prepared and then we would start to work on areas that needed to come into compliance. She wondered if there was any appetite to be proactive to start on Plan updates on the areas that were inadequate.

Mr. Webb said there was a mandate that once the Regional Plan was updated as it happened in 2012, there would be a review of all of the jurisdiction's Master Plans and Report by Regional about where there needed to be steps for conformance. He said the County did all of their conformance review except for the Public Services and Facilities element. He noted there were only certain components of that element that required updating and those had to do with concurrency management. He stated what Reno and Sparks had done was their Master Plans were found in conformance after updates a couple of years ago. They launched separate initiatives to update their Plans in several areas, which were not connected to the Regional Plan update. He said the County could devote time and effort to update the Public Services and Facilities element based on the 2012 Regional Plan, but in his view it was better to have those allocated resources work on the 2017 update in coordination with not only the Director but also the County Commissioners, the Regional Planning Commissioners, Regional Planning staff and the other two jurisdictions to become fully involved with the Regional Plan update process. He said after the 2017 Plan was adopted, they would go through the same process and staff would have to work their way through all of the elements to make sure that the County was in conformance.

Mr. Webb stated the second part of this had to do with updates specific to the Area Plans, which would have to be discussed at staff level regarding resources as they began to move forward and the timing of any updates separate from the Regional Plan conformance of those Area Plans. Vice Chair Chvilicek asked him to give those points to the representatives of the Regional Planning Commission. Mr. Webb said the team was reaching out to the Board of County Commissioners (BCC) because it was important to get their policy direction to staff and at the right time. He noted the Director had committed the entire Planning Commission and the Regional Planning Commission would receive that policy direction and discussion so the Planning Commission would be able to carry that conversation forward in their meetings through the update process.

Chair Barnes opened public comment. Hearing none, he closed public comment and called for a motion.

Commissioner Chesney moved that based on testimony and comments received during the meeting, discussion and review of this matter by the Planning Commission, and consistency with the adopted annual reporting procedures and state law, the Washoe County Planning Commission directs staff to submit the Washoe County 2016 Regional Plan Annual Report, included as Attachment A to the staff report accompanying this item, with the following changes (insert directed changes), to the Truckee Meadows Regional Planning Commission and the Truckee Meadows Regional Planning Governing Board on behalf of the Washoe County Planning Commission. Vice Chair Chvilicek seconded the motion, which carried unanimously.

9. Public Hearings

A. Master Plan Amendment Case Number WMPA17-0001 – For possible action, hearing, and discussion to approve a text amendment to Table C-3, Allowed Uses (Commercial Use Types) in the Spanish Springs Area Plan to allow “Storage of Operable Vehicles” in the Neighborhood Commercial (NC) Regulatory Zone, subject to the issuance of a Board of Adjustment approved Special Use Permit. As part of this possible action, staff recommends that (1) the Personal Storage Guidelines of Appendix A of the Spanish Springs Area Plan (Western Theme Design Guidelines) also be updated to reflect the allowance of the Storage of Operable Vehicles commercial use type in the NC Regulatory Zone; and (2) to clarify that these design guidelines are applicable to this commercial use type throughout the NC Regulatory Zone in the Spanish Springs planning area.

- Applicant: Manke Family Trust
- Consultant: Wood Rodgers, Inc.
- Locations: Properties with a Neighborhood Commercial Regulatory Zone within the boundaries of the Spanish Springs Area Plan
- Area Plan: Spanish Springs
- Citizen Advisory Board: Spanish Springs
- Development Code: Authorized in Article 820, *Amendment of Master Plan*
- Commission District: 4 – Commissioner Hartung
- Prepared by: Kelly Mullin, Planner
Washoe County Community Services Department
Division of Planning and Development
- Phone: 775.328.3608
- E-Mail: kmullin@washoecounty.us

Mr. Webb read the item into the record. Chair Barnes called for any disclosures. Commissioner Horan stated he received a few emails but nothing he felt that needed to be disclosed. Chair Barnes stated he also received those emails.

Chair Barnes opened the public hearing. Kelly Mullin, Planner, presented the Staff Report and noted staff’s recommendation was that if the change was made that any storage of operable vehicles in the Neighborhood Commercial (NC) zone in Spanish Springs be required to adhere to the personal storage guidelines that were in Appendix A, and that those guidelines be updated to reflect that requirement (Exhibit A1).

Chair Barnes opened up questions to the Commission. Commissioner Horan said early in the Staff Report Ms. Mullin referenced the fact that the question of RV facilities was “kind of” mentioned but not mentioned in the Table, and he wondered if that was intentional. Ms. Mullin stated they found it interesting that it was specifically mentioned in conjunction with personal storage facilities in the NC zone in Spanish Springs and then it was suggested that it was

contemplated as a compatible potential use. She said that was one of the reasons they were present at this meeting to see if the Planning Commission concurred.

Chair Barnes opened up discussion to the Applicant. Derek Kirkland, Wood Rodgers, stated some of the comments and questions at the public meeting centered around where Mr. Manke's property was located. He spoke with the Applicant and he was willing to share where the property was located. He said the Applicant owned a portion of the southeast corner of Pyramid Highway and La Posada, 9.6 acres, zoned NC. He noted that personal storage was not an allowed use and they were not looking to change that portion. He said they would like to potentially put in a car wash facility towards the corner in the front and some personal storage within the site. He said access was tough on this parcel and lots were much smaller in the Sparks area to park their RVs. He thought as development continued this was a good location with limited access for people who would like to park their RVs. He said they were looking at some enclosed RV parking also.

Mr. Kirkland stated after they looked at the Code they wondered how to include RV storage. They thought they could get a Special Use Permit, bring a project forward to the community and try to meet the guidelines. He highlighted that personal storage was not an allowed use in the Neighborhood Commercial zone and they were looking to change storage of operable vehicles (RV) on their parcel. He said they understood it might not be appropriate for every NC parcel within the Spanish Springs Area Plan, so by adding it with the Special Use Permit they would bring forward a project and meet all the standards. He noted storage of operable vehicles was consistent with other uses and some of those in the Table you could go straight to building permit included auto repair, auto cleaning, car wash, and gasoline services and sales. He noted on that particular corner there were two gas stations across the street, so he thought it made sense for these types of uses because some were already occurring there.

Mr. Kirkland stated some of the other comments were very project specific. He thought the personal storage guidelines already did a nice job of describing how they would have to design the facility. One of those was to construct walls to enclose the facility and screen it from surrounding properties. Personal storage facilities already had those guidelines so it made sense to have RV storage within those closed facilities. The guidelines were there and the Applicant was asking to come forward with a Special Use Permit and prove that this location made sense.

Chair Barnes opened up questions to the Commission. Vice Chair Chvilicek stated Mr. Kirkland kept referring to personal storage, but what she was hearing him say it was a commercial venture to store other people's RVs. Mr. Kirkland stated that was correct, but he was not sure if she saw the mini-storages. He said people rented spaces such as a typical mini-storage or mini-garage that stored people's personal stuff. He said in the personal storage guidelines they allowed up to 18 feet in height; this would be larger personal storage units. He said they were looking to do something similar to what everyone saw around town, this was just asking for a Special Use Permit so they could come back and show how they would meet the existing commercial use of personal storage.

Mr. Webb said if the Applicant wished to put in mini-warehouses and wished to store RVs, they would have to evaluate that as two different use types and look to their use tables and determine what use types were allowed or not allowed, or permitted with a Special Use Permit/Administrative Permit depending upon whatever zone or planning area they were in.

Vice Chair Chvilicek stated this Commission had heard this specific piece of property before. It was a park and Washoe County wanted to abandon it and revert it to commercial use. Mr. Webb stated that was correct, but he was not sure who the previous owner was. He said it

was a Washoe County Park and the access problems were still there. He thought it was more hazardous for small children in the playground. He said there was a whole process done to move it to NC zoning because of its location at the intersection and he felt it made sense to be zoned commercial.

Chair Barnes opened up public comment. Gordon Astrom, 200 Horizon Ridge Road; Diana Christensen, 11825 Paradise View Drive; Don Christensen, 11825 Paradise View Drive; Brian Reiners, 320 Hyacinth Street; Dan Gearhart, 5331 Energy Stone Drive; Dan Herman, Campo Rico Lane; and, Jon Stieber, 11765 Paradise View Drive, all voiced their concerns. Those concerns were summarized as follows: preferred residential support services such as restaurants, medical, dental, banks and retailers as opposed to RV parking; if one part was changed all of the area would have to be changed; the effects and impacts of a "walled-in" area with mini-warehouses and RVs; an industrial area already located across the street which had an RV parking area and mini-storage; the Shadow Ridge housing development; a possible storage area with a car wash; the recently approved 2,500 new homes to go in the area; Special Use Permit process; Neighborhood Commercial (NC) zoning; the loss of views of the mountains; Mr. Manke's location on Longley Lane with a gas station and mini-mart; access would be all hours of the day and night; loss of ability to walk dogs, hike and run; flood lights and security lighting in the middle of the night; water runoff; possible loss of property values; changing the laws and the allowed use tables; Spanish Springs Area Plan; landscape guidelines; and, the fact that RV storage was intentionally omitted and not included in this particular zoning.

Chair Barnes closed public comment and brought questions back to the Commission. Hearing none, he closed the public hearing and brought it back to the Commission for discussion. Commissioner Chesney said the Applicant had one little small piece of the pie of this entire zoning area. He stated the affect of allowing this type of zoning on all of the other pieces of property should be addressed one at a time. He said this piece of property that was a park sat across the street from "the" shopping center in Spanish Springs and traffic was horrendous. He said as the Commission fought their way through all of these amendments and uses, traffic was paramount and he could not support it.

Vice Chair Chvilicek concurred that this could be inferred that the absence of RV storage was applicable to an un-allowed use. She said to imply that it was supposed to be there was not sufficient. She stated she believed Area Plans trumped everything else.

Commissioner Horan reminded the audience it was zoned NC and there would be commercial development; there may not be RV parking but there would be commercial. He said he did not support the project.

Commissioner Donschick stated she believed that if it was not put in the zone use previously, it was not an oversight, it was not supposed to be there and she did not support this project.

Chair Barnes called for a motion.

Commissioner Chesney moved that after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission deny Master Plan Amendment Case Number WMPA17-0001 to amend the Spanish Springs Area Plan within Table C-3 of the Spanish Springs Area Plan to allow for "Storage of Operable Vehicles" in the Neighborhood Commercial (NC) Regulatory Zone based on the following findings. Vice Chair Chvilicek seconded the motion, which carried unanimously.

1. Consistency with Master Plan. The proposed amendment was found not to be in substantial compliance with the policies and action programs of the Master Plan.
2. Compatible Land Uses. The proposed amendment did not fit with compatible land uses because RV storage was not an allowed use; the area had been heavily impacted and development of common space and open space subdivisions.
3. Response to Changed Conditions. The proposed amendment was zoned NC but there were other options available to the community for personal and RV storage;
5. Desired Pattern of Growth. The proposed amendment did not fit with the desired growth pattern.

C. Development Code Amendment Case Number WDCA16-0001 (Wholesaling, Storage and Distribution - Heavy) – For possible hearing, action and discussion to recommend approval of an amendment to the Washoe County Code at Chapter 110 (Development Code), Article 302, Table of Uses 110.302.05.4 (Industrial Use Types) to allow the Wholesaling, Storage and Distribution (Heavy) Industrial Use Type from WCC Section 110.304.30 in the General Rural (GR) regulatory zone, with a Board of Adjustment approved Special Use Permit. The discussion may include a determination whether to require a minimum lot size; and, if approved, to authorize the chair to sign an updated resolution reflecting these amendments. This case was originally heard and approved by the Planning Commission on March 7, 2017; however, the adopting resolution and draft ordinance did not accurately reflect the proposed amendments as recommended for approval by the Planning Commission. Those issues have been corrected for this second appearance before the Planning Commission. The Wholesaling, Storage and Distribution (Heavy) industrial use type is defined in WCC Section 110.304.30(l) and generally refers to businesses or establishments primarily engaged in wholesaling, storage, and bulk sale distribution including but not limited to open-air handling of material and equipment other than live animals and plants; Heavy refers to distribution and handling of materials and equipment and typical uses include monument sales, stone yards, and open storage yards.

- Applicant: Gail Willey
- Location: All of unincorporated Washoe County
- Master Plan Category: Rural (R)
- Regulatory Zone: General Rural (GR)
- Area Plan: All
- Citizen Advisory Board: All
- Development Code: Article 818, Amendment of Development Code
- Commission District: All
- Prepared by: Eric Young, Senior Planner
Washoe County Community Services Department
Division of Planning and Development
- Phone: 775.328.3613
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Chair Barnes called for any disclosures from the Commission. Hearing none, he opened discussion to staff. Eric Young, Senior Planner, presented the Staff Report.

Commissioner Donshick said he talked about the Resolution stated General Rural (GR) but she went through all her documents and wondered where it mentioned General Rural Agriculture (GRA). Mr. Young stated it was clearly his error. He explained there was a

Resolution in the packet and attached to that Resolution was a draft ordinance. The Resolution stated the Commission was recommending approval of the ordinance. The Resolution was correct and said the proposed change was to allow the change in GR. In the introductory paragraph of the draft ordinance, it said GRA and so the ordinance and the Resolution did not match, which was his error. That was why this was being brought back to the Planning Commission; to make sure the two documents said the same thing word for word.

Vice Chair Chvilicek said in the allowed Tables of Uses, (page 2 of 4), was it correct to state that the only allowance that required a 40 acre minimum was in the wholesale storage and distribution under heavy; none of those other uses required a 40-acre minimum under the GR classification. Mr. Young stated that was correct; in the Development Code they used that 40-acre minimum three times and it was all for Division 300. He said one of the exceptions was someone had to have 40 acres to get the exception for building an accessory structure larger than their home. Vice Chair Chvilicek said some of these other allowed uses in GR that required a Special Use Permit but did not have acreage requirements were much heavier use and would have a heavier impact and to single out one entity requiring 40 acres baffled her.

Chair Barnes asked the Commission how much of a presentation they would want from Mr. Young. Hearing none, he asked if the Commission had any further questions. Hearing none, he opened up the presentation for the Applicant. Mr. Young stated the Applicant was not present; however, he said he had heard from quite a few community members. He said another part of the discussion last month was that the Applicant had a particular property in mind for this use, but staff did not look at the property. Staff actively tried to stay away from that. He said it was a little bit different from the Spanish Springs situation they just saw where it was limited to just a small area and they could identify all of the different areas where it would happen. In this instance, the change would allow this use with a Special Use Permit on every single GR parcel anywhere in the County of many different sizes and character neighborhoods.

Chair Barnes opened public comment. Delia Greenhalgh, 140 Andrew Lane; Lani Wilkes, 5475 Tana Wood Drive and 136 Andrew Lane; Paul Howard, 145 Andrew Lane; Tim Milton, 130 Andrew Lane; Cynthia Albright, 4495 Interlaken Court; Richard Mahoney, 625 Rhodes Road; Kevin Huffer, 300 Andrew Lane; Jeff Cates, 165 Andrew Lane; Carol Huffer, 300 Andrew Lane; Scott Jordan, 605 Chance Lane; Marcy Jordan, 605 Chance Lane; Marijke Bekken, 132 Andrew Lane; William Naylor, 1005 Dunbar Drive; Hershel Rosenbaum, 132 Andrew Lane; and, Dan Herman, Campo Rico Drive, all voice their concerns. Those concerns were summarized as follows: industrial use types (heavy) in the GR zone and an amendment to the minimum parcel size of 40 acres; large amount of the 35 acres was unbuildable due to flood plains; inconsistent with the surrounding area; lifestyle and safety; Andrew Lane as their access to the nursery; small dirt road off of Andrew Lane to transport nursery supplies; road was inadequate to meet the demands of heavy vehicles; industrial-sized vehicles, noise pollution effects on people, animals and the natural habitat; safety concerns for school busses and students; dust, air and gas emissions; original purpose for the Development Code; uniqueness of the region that they lived in; meteorological and topological aspects; bridge safety; high velocity wind zone; Special Use Permit application process; driveway easements on the side of this property; Steamboat Creek; flooding; water over the bridge on Andrew Lane and its effects on several homes down the dirt driveway; notification to surrounding property owners; Washoe County goals; minimum parcel size; Big Ditch Water Board; fragile ecological site; water quality, wildlife access; open air storage site; rural environment; wholesale storage and distribution; higher acreage usage; property values; rural development; Rhodes Road; Damonte Ranch; 100-year flood plain; soft, meadow grassland; 10-year flood plain; fertilizers; non-native soils; potential hazmat material; water systems; previous denial of SPB11-19-97 heard in 1998; pasture land for livestock; not accessible for fire trucks; wild horses; domestic horses; color rock; toxic materials; not consistent with South Valleys Area Plan; increased traffic;

Conservation Area; public health, safety and welfare; and, dangerous conditions on the narrow dirt road.

Chair Barnes closed public comment and opened up questions to the Commission. Commissioner Chesney asked if a public workshop had been held. Mr. Young replied they had; however, there was very little attendance. Commissioner Chesney asked what the notification requirements were to the public for this type of amendment. Mr. Young stated they were required to notice Community Advisory Boards (CAB) and use the c-mail used by the County. Mr. Webb stated the Development Code itself required notice in the newspaper and CABs for Development Code Amendments only. He said the Department had a policy and it also held an all CAB/Public Workshop in addition to what the Code required and as Mr. Young pointed out, they took the extra step to notify all on the c-mail blast.

Mr. Young stated there was zero attendance from all the CAB noticing. Vice Chair Chvilicek stated but there was no specific CAB meeting held. Mr. Young stated that was correct; it was not actually an official CAB meeting. They published a notice of possible quorum in case they ended up with a quorum, but it was more like an open public workshop. Mr. Webb stated the previous Development Code Amendment heard for cellular on GRA was only toward Warm Springs, so that was specific and offered to the Warm Springs CAB. As a county-wide Development Code Amendment affecting all GR regulatory zones throughout the County, they did not go out and visit each of the CABs, they noticed all the CAB members and asked them to participate in the workshop to discuss and answer questions.

Vice Chair Chvilicek stated what had been originally presented was a change for industrial to wholesale storage and distribution, which would allow this in the GR zone, not just the 40 acres. Mr. Young stated that was correct. Vice Chair Chvilicek stated so what was being asked of the Commission was to not only allow it in GR, but to ask for a 40-acre minimum. Mr. Young stated that was staff's recommendation; however, the Applicant's request was to allow it in GR with no minimum acreage. Vice Chair Chvilicek stated the Commission could approve it without minimum acreage, approve it with minimum acreage, or deny wholesale. Mr. Young said that was correct.

Vice Chair Chvilicek thought the process was skewed and people were not being notified, other than the all-CAB workshop. She said she was on the c-mail but had been mysteriously dropped from all email notifications, so she understood that this process was hard to follow. She said she was in favor of denying the amendment.

Mr. Webb stated this was a conundrum they faced because this Commission could only recommend; the actual policy decision would be made by the BCC. He said the same conundrum applied to the BCC when they considered any Code Amendment; they were only required to notice those hearings in the newspaper. A change to the Code required a notice to the CABs and the newspaper; however, staff took that further to do the c-mail. He said there would be no measurable or affordable way to notice every property owner who owned a GR property inside Washoe County. He said the first question this Commission had to ask was if an industrial use type of wholesale, storage and distribution heavy was appropriate in GR. Then once that determination was made, the next question was should there be a minimum acreage. Staff's recommendation was 40 acres minimum, or the Commission could say no. Also, the Commission could say right from the start that they did not believe it was an appropriate use in the GR zone.

Vice Chair Chvilicek stated she thought the minimum acreage was always 40 acres for the GR zone. Mr. Webb stated they went from an old zoning system to a one-map system in the 1990s and then back to a two-map system. He said because of that the GR zone was initially

developed as a holding area; it could be for lands that had some sort of a constraint such as wetlands, steep slopes or flood plains, or they could be areas that there was no planned development. Mr. Webb continued to explain the different types of zoning over the years, what qualified in the zone areas and the various reasons why certain properties fell within the current categories when they went to the Master Plan. He said what Mr. Young was portraying in the Staff Report was staff's professional opinion that they should not attempt to perpetuate the use of the non-conforming smaller lots, but that was the Planning Commission's discussion, consideration and recommendation.

DDA Edwards stated last month the Planning Commission voted in favor of the Amendment with the 40-acre limitation.

Chair Barnes closed the public hearing and brought discussion back to the Commission. Commissioner Horan stated what the Commission had seen tonight was a little bit of the law of unintended consequences when an amendment was driven by a single applicant. Vice Chair Chvilicek concurred and said Area Plans trumped everything. Chair Barnes closed discussion and called for a motion.

Vice Chair Chvilicek made a motion that after given reasoned consideration to the information contained in the Staff Report and information received during the public hearing that the Washoe County Planning Commission deny WDCA16-0001 and the finding was that it was not consistent with the Master Plan because it was not included in the Area Plan, that promotes the purpose of the Development Code, there was an industrial allowance and that this type of use was already allowed in industrial zoning and could not make any of the findings based on what she already stated. Commissioner Chesney seconded the motion, which carried unanimously.

10. Chair and Commission Items

***A.** Future agenda items.

There were no future agenda items.

***B.** Requests for information from staff.

There were no requests for information from Staff.

11. Director's and Legal Counsel's Items

***A.** Report on previous Planning Commission items.

There were no reports to be given.

***B** Legal information and updates.

DDA Edwards stated he had no information or updates to share with the Commission.

12. *General Public Comment

There was no response to the call for public comment.

13. Adjournment

9:34 p.m. Commissioner Donshick moved to adjourn the meeting, seconded by Commissioner Chesney, which carried unanimously.

Respectfully submitted,



Jaime Deller, Independent Contractor

Approved by Commission in session on May 2, 2017.



Carl R. Webb, Jr., AICP
Secretary to the Planning Commission



Planning Commission Staff Report

Meeting Date: April 4, 2017

Subject: Master Plan Amendment Case Number WMPA17-0001

Applicant: Manke Family Trust

Agenda Item Number: 9A

Summary: Amend text within Table C-3 of the Spanish Springs Area Plan to allow for "Storage of Operable Vehicles" in the Neighborhood Commercial (NC) Regulatory Zone with a Board of Adjustment approved Special Use Permit.

Recommendation: Adopt the recommended Master Plan amendment and authorize the Chair to sign the attached resolution

Prepared by: Kelly Mullin, Planner
Washoe County Community Services Department
Planning and Development Division
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Description

Master Plan Amendment Case Number WMPA17-0001 – For possible action, hearing, and discussion to approve a text amendment to Table C-3, Allowed Uses (Commercial Use Types) in the Spanish Springs Area Plan to allow "Storage of Operable Vehicles" in the Neighborhood Commercial (NC) Regulatory Zone, subject to the issuance of a Board of Adjustment approved Special Use Permit. As part of this possible action, staff recommends that (1) the Personal Storage Guidelines of Appendix A of the Spanish Springs Area Plan (Western Theme Design Guidelines) also be updated to reflect the allowance of the Storage of Operable Vehicles commercial use type in the NC Regulatory Zone; and (2) to clarify that these design guidelines are applicable to this commercial use type throughout the NC Regulatory Zone in the Spanish Springs planning area.

- Applicant: Manke Family Trust
- Consultant: Wood Rodgers, Inc.
- Locations: Properties with a Neighborhood Commercial Regulatory Zone within the boundaries of the Spanish Springs Area Plan
- Area Plan: Spanish Springs
- Citizen Advisory Board: Spanish Springs
- Development Code: Authorized in Article 820, *Amendment of Master Plan*
- Commission District: 4 – Commissioner Hartung

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Resolution and Text ChangesExhibit A
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Spanish Springs Area Plan, Table C-3: Allowed Uses (Commercial Use Types)..... Exhibit G
Spanish Springs Area Plan, Appendix A, A-20 to A-22: Personal Storage Guidelines.... Exhibit H

Explanation of a Master Plan Amendment

The purpose of a Master Plan Amendment application is to provide a method of review for requests to amend the Master Plan. The Master Plan guides growth and development in the unincorporated areas of Washoe County, and consists of three volumes. By establishing goals and implementing those goals through policies and action programs, the Master Plan addresses issues and concerns both countywide and within each community. Master Plan amendments ensure that the Master Plan remains timely, dynamic, and responsive to community values. The Washoe County Master Plan can be accessed on the Washoe County website at www.washoecounty.us: select Departments, Planning and Development, Master Plan & Maps - or it may be obtained at the front desk of the Washoe County Planning & Development Division.

Volume One of the Master Plan outlines six countywide priorities through the year 2025. These priorities are known as Elements and each is summarized below. The Land Use and Transportation Element, in particular, plays a vital role in the analysis of a Master Plan Amendment.

- **Population Element.** Projections of population, housing characteristics, trends in employment, and income and land use information for the County.
- **Conservation Element.** Information, policies and action programs, and maps necessary for protection and utilization of cultural and scenic, land, water, air and other resources.
- **Land Use and Transportation Element.** Information, policies and action programs, and maps defining the County's vision for development and related transportation facilities needed for the forecasted growth, and protection and utilization of resources.
- **Public Services and Facilities Element.** Information, policies and action programs, and maps for provision of necessary services and facilities (i.e. water, sewer, general government and public safety facilities, libraries, parks, etc.) to serve the land use and transportation system envisioned by the County.
- **Housing Element.** Information, policies and action programs, and maps necessary to provide guidance to the County in addressing present and future housing needs.
- **Open Space and Natural Resource Management Plan Element.** Information, policies and action programs, and maps providing the necessary framework for the management of natural resources and open spaces.

Volume Two of the Master Plan consists of 13 Area Plans, which provide detailed policies and action programs for local communities in unincorporated Washoe County relating to conservation, land use and transportation, public services and facilities information, and maps.

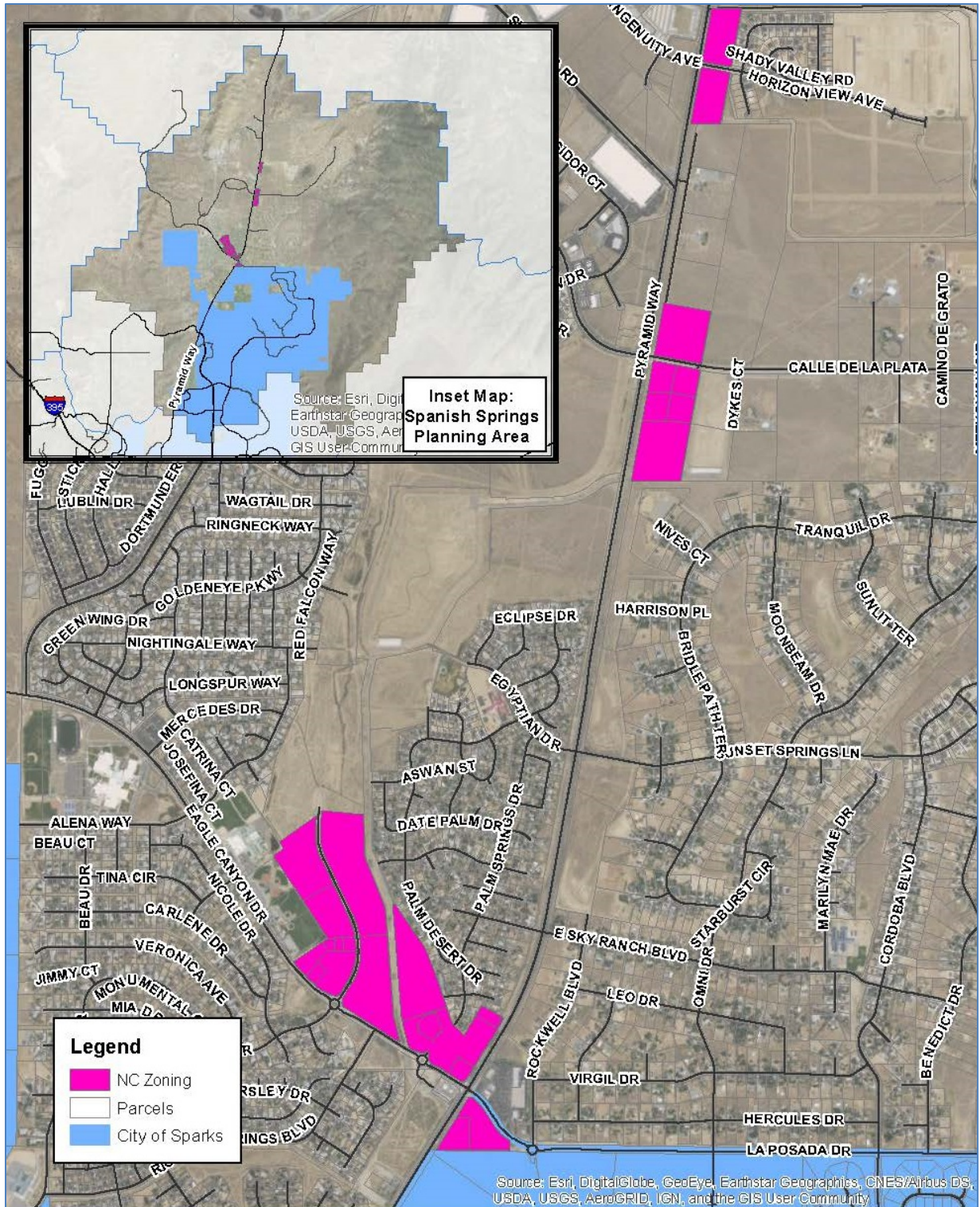
Volume Three of the Master Plan houses Specific Plans, Joint Plans and Community Plans that have been adopted by the Washoe County Board of Commissioners. These plans provide specific guiding principles for various districts throughout unincorporated Washoe County.

Requests to amend the Master Plan may affect text and/or maps within one of the six Elements, one of the 13 Area Plans, or one of the Specific Plans, Joint Plans or Community Plans. Master Plan Amendments require a change to the Master Plan and are processed in accordance with Washoe County Chapter 110 (Development Code), Article 820, Amendment of Master Plan.

When adopting a Master Plan amendment, the Planning Commission must make at least three of the findings as set forth in Washoe County Code (WCC) Section 110.820.15(d). If a military installation is required to be noticed, then an additional finding of fact pursuant to WCC Section

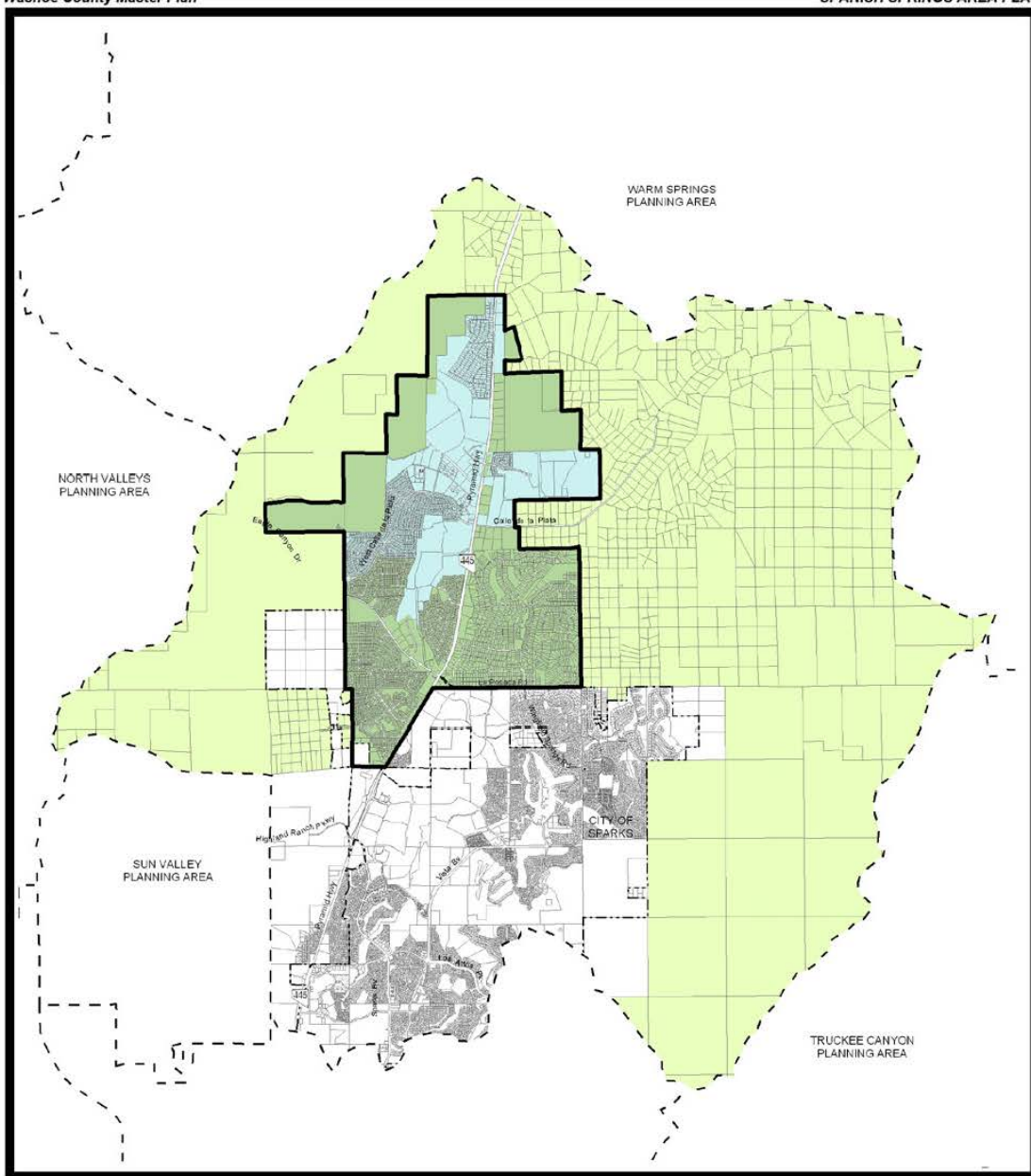
110.820.15(d)(6) is required. If there are findings relating to Master Plan amendments contained in the Area Plan in which the subject property is located, then the Planning Commission must also make all of those findings. Adoption of a Master Plan amendment requires a 2/3 vote of the Planning Commission's membership.

The proposal to add text to Table C-3 of the Spanish Springs Area Plan would allow the storage of operable vehicles within the Neighborhood Commercial regulatory zone within the Spanish Springs planning area with the approval of a Board of Adjustment Special Use Permit. The added text amends the Spanish Springs Area Plan, a component of Volume Two of the Washoe County Master Plan. The applicant is seeking approval from the Washoe County Planning Commission to amend the Spanish Springs Area Plan and adopt the proposed amendments.



Vicinity Map

(All areas of Neighborhood Commercial zoning within the Spanish Springs Area Plan are identified in pink on this map)



<p>SPANISH SPRINGS CHARACTER MANAGEMENT PLAN</p>		<p><small>NOTE: THE SCALE AND CONTRIBUTION OF ALL INFORMATION SHOWN HEREON ARE APPROXIMATE ONLY AND ARE NOT INTENDED AS A GUIDE FOR DESIGN OR SURVEY WORK. REPRODUCTIONS NOT PERMITTED WITHOUT WRITTEN PERMISSION FROM THE WASHOE COUNTY COMMUNITY DEVELOPMENT DEPARTMENT.</small></p>
<ul style="list-style-type: none"> SUBURBAN CHARACTER MANAGEMENT AREA RURAL CHARACTER MANAGEMENT AREA DESIGN GUIDELINES APPENDIX A (Spanish Springs Area Plan) DESIGN GUIDELINES APPENDIX B (Spanish Springs Area Plan) 		
<p><small>SOURCE: COMMUNITY SUPPORT SERVICES</small></p>		<p style="text-align: center;">Department of Community Development</p> <p style="text-align: center;">WASHOE COUNTY NEVADA</p> <p><small>Post Office Box 11130 Reno, Nevada 89520 (775) 328-3600</small></p>

Character Management Map (Overall view)



**SPANISH SPRINGS
CHARACTER MANAGEMENT PLAN**

- SUBURBAN CHARACTER MANAGEMENT AREA
- RURAL CHARACTER MANAGEMENT AREA
- DESIGN GUIDELINES APPENDIX A (Spanish Springs Area Plan)
- DESIGN GUIDELINES APPENDIX B (Spanish Springs Area Plan)
- NC REGULATORY ZONES

SOURCE: COMMUNITY SUPPORT SERVICES

NOTE: THE SCALE AND CONFIGURATION OF ALL INFORMATION SHOWN HEREON ARE APPROXIMATE ONLY AND ARE NOT INTENDED AS A GUIDE FOR DESIGN OR SURVEY WORK. REPRODUCTION IS NOT PERMITTED WITHOUT WRITTEN PERMISSION FROM THE WASHOE COUNTY COMMUNITY DEVELOPMENT DEPARTMENT.

Scale in Feet
0 1,500 3,000 6,000

**Department of
Community Development**

**WASHOE COUNTY
NEVADA**

Post Office Box 11130
Reno, Nevada 89520 (775) 328-3600

September 9, 2010

WCPD DATE: December 1, 2009
BCC DATE: January 12, 2010
RPC DATE: April 14, 2010

Page E-3

Character Management Plan Map (Close-up view highlighting affected areas)

Background

The storage of operable vehicles (ex. RV storage) is currently not an allowed use within the Neighborhood Commercial (NC) regulatory zone in Spanish Springs pursuant to Table C-3, *Allowed Uses (Commercial Use Types)*, adopted as part of the Spanish Springs Area Plan. The applicant is seeking to amend the Spanish Springs Area Plan so that the use may be allowed in the NC regulatory zone, subject to the issuance of a special use permit approved by the Washoe County Board of Adjustment.

Within the Spanish Springs Area Plan (SSAP), there are approximately ±147.93 acres of NC regulatory zoning, and all of it is located immediately adjacent to or just off of Pyramid Highway (see map on page 4). The majority of the NC regulatory zoning – over 97 acres – is located at the intersection of Pyramid Highway and Eagle Canyon Drive. There are also ±36.37 acres of NC regulatory zoning along the east side of Pyramid Highway at its intersection with Calle de la Plata and another ±14.5 acres at its intersection with Horizon View Avenue. A portion of the NC regulatory zoned parcels near the Pyramid Highway/Eagle Canyon Drive intersection have been developed; however, the other two areas to the north along Pyramid Highway are currently vacant. At this time, there are no operable vehicle storage facilities or personal storage facilities located on NC regulatory zoned property in Spanish Springs, although this type of use can be found on some Industrial regulatory zoned property to the west of Pyramid Highway.

Within the SSAP, Table C-3, *Allowed Uses (Commercial Type Uses)*, currently allows the “Personal Storage” use type in the NC regulatory zone but does not allow the “Storage of Operable Vehicles” use type (see Exhibit G). Both “Personal Storage” and “Storage of Operable Vehicles” use types are allowed uses in the Industrial regulatory zone pursuant to Table C-3. Washoe County Code (WCC) Section 110.304.25 contains definitions for the Storage of Commercial Vehicles and the Personal Storage use types:

- (d) Automotive and Equipment. Automotive and equipment use type refers to establishments or places of business primarily engaged in automotive-related or heavy equipment sales or services. The following are automotive and equipment use types:
 - (7) Storage of Operable Vehicles. Storage of operable vehicles refers to storage of operable vehicles, recreational vehicles and boat trailers. Typical uses include storage areas within personal storage facilities and storage yards for commercial vehicles.
- (z) Personal Storage. Personal storage use type refers to storage services primarily for personal effects and household goods within an enclosed storage area having individual access, but excludes workshops, hobby shops, manufacturing or commercial activity. Typical uses include mini-warehouses.

For areas outside of the Spanish Springs planning area, WCC Chapter 110, Article 302, *Allowed Uses*, regulates the storage of operable vehicles as allowed in the Industrial regulatory zone or with a Board of Adjustment special use permit in the General Commercial regulatory zone.

The demand for housing in Spanish Springs continues to increase, as evidenced by ongoing residential development in the area. The applicant argues that “as housing types continue to

change to meet future housing demands, lot sizes are becoming smaller,” which may not be conducive to storing larger vehicles such as RV’s on personal property. The applicant further states, “Personal storage facilities are an ideal location for RV storage as they are typically screened with solid walls.”

Personal Storage Guidelines

All but one of the NC regulatory zoned parcels in the SSAP are subject to Appendix A, *Western Theme Design Guidelines* (see map on page 6 and Exhibit H). These guidelines provide specific standards for the development of Personal Storage within the NC regulatory zone. Under these Personal Storage Guidelines, there are a few references to RV storage (as underlined below):

General Requirements: 1a. Storage structures and RV awnings are limited to one story and an 18-foot maximum building height.

Fences and Walls: 1d. The height of the screening wall may be staggered in order to properly screen storage buildings or awnings.

Architectural Guidelines: 2. Storage building roofs and awnings shall consist of standing seam metal. Corrugated metal is not permitted.

Lighting Guidelines: 2. Pole lights and standards within the self-storage and RV storage areas are not permitted. Lighting in these areas is restricted to building mounted lights, which may be motion controlled or places on a timer.

It can be inferred from the Personal Storage Guidelines above that RV Storage was anticipated on NC regulatory zoned properties within the SSAP, or at least within the area covered by the Western Theme Design Guidelines.

The one NC-zoned parcel (APN: 534-571-02) subject to the SSAP Appendix B, *Business Park Design Guidelines*, is located at the northeast corner of Pyramid Highway and Calle de la Plata (see map on page 6). These Appendix B guidelines do not include specific standards for Personal Storage or RV storage. In order to ensure consistency in guidelines governing operable vehicle storage on all NC regulatory zoned parcels within Spanish Springs, staff proposes a footnote within Table C-3 that would require this use type to adhere to the guidelines for this use as identified in Appendix A.

Analysis

Approval of this request would potentially allow for the storage of operable vehicles on NC regulatory zoned parcels within the Spanish Springs planning area if a specific proposal was deemed appropriate and granted a special use permit by the Board of Adjustment. The general table of uses found under Article 302 of the Development Code would not be affected by this change.

The applicant is requesting that Table C-3: *Allowed Uses (Commercial Use Types)* be revised as follows. Under Storage of Operable Vehicles, NC would be changed from “–“(not permitted) to “S₂” (Board of Adjustment Special Use Permit). Staff recommends a footnote be added to Table C-3 to ensure that Storage of Operable Vehicle uses are subject to the Personal Storage / Operable Vehicle Storage Guidelines as contained in Appendix A to the Spanish Springs Area Plan.

Commercial Use Types (Section 110.304.15)	Residential			Non-Residential			
	MDS	LDS	LDR	NC	I	PSP	OS
Automobile and Equipment							
Storage of Operable Vehicles	--	--	--	--S ₂ (*)	A	--	--

(*) Subject to Personal Storage / Operable Vehicle Storage Guidelines in Appendix A- Western Theme Design Guidelines

The applicant states that justification for this request is found in the Personal Storage Guidelines located within Appendix A of the SSAP (see Exhibit H). As referenced on the previous page of this staff report, there are four instances within these Guidelines that refer to RV storage. This includes the Lighting Guidelines section, which explicitly states that pole lights within *RV storage areas* are not permitted. The language within the Guidelines suggests that the Area Plan anticipated the storage of recreational vehicles along with the personal storage use type.

Unfortunately, the Development Code does not distinguish between storage of recreational vehicles, other personal vehicles and commercial vehicles. Storage of all three types would fall under the “storage of operable vehicles” commercial use type. Staff recognizes that although it might be appropriate to allow for RV storage in conjunction with a personal storage facility on a Neighborhood Commercial property, it may not be appropriate to allow for a commercial vehicle storage yard on the same parcel. Requiring a special use permit prior to allowing this type of use to be established would allow for a project proposal to be adequately analyzed for its potential impacts to surrounding properties and determine if such a use would be appropriate or not based on the circumstances specific to the project, the subject parcel and the surrounding neighborhood.

If the Storage of Operable Vehicles use type is allowed with the approval of a special use permit, staff would like to have the special use permit application reviewed to the same guidelines as a Personal Storage use within the Western Theme Design Guidelines. To ensure that this occurs, staff requests that the Personal Storage Guidelines in Appendix A be amended to include the storage of operable vehicles. This will ensure that such a use meets or exceeds the same design standards as a personal storage facility.

To ensure that the Guidelines are clear for both Personal Storage and Storage of Operable Vehicles, staff suggests the following revisions to the Personal Storage Guidelines section of Appendix A, *Western Theme Design Guidelines*, beginning on page A-20 of the document. Deletions are shown in ~~strikeout~~ and additions are shown in **bold**. Only the text being amended is listed here; the rest remains unchanged. (See Exhibit A-1 for the section’s full text.)

Personal Storage / Operable Vehicle Storage Guidelines

Personal storage facilities are an allowed use on those properties ~~designated with a regulatory zone of~~ Neighborhood Commercial/Office (NC/O). **Storage of operable vehicles is an allowed use with a Board of Adjustment approved Special Use Permit**

on those properties with a regulatory zone of Neighborhood Commercial/Office (NC/O). The characteristics of this type of development are such that a unique set of guidelines is appropriate. Photographs illustrating desirable design characteristics for ~~this type of development~~ **personal storage facilities** are shown in Photo A-3.

General Requirements

- 1) Building Height
 - a) Storage structures and ~~RV~~ awnings/**carports** are limited to one story and an 18-foot maximum building height.

Setbacks

- 1) ~~Personal storage facilities~~ Facilities with frontage on Eagle Canyon Drive will observe the 25-foot buffer setback from the property line along this street frontage.

Fencing and Walls

- 1) Personal storage facilities must be screened with an 8- to 10-foot tall solid and decorative wall.
 - d) The height of the screening wall may be staggered in order to properly screen storage buildings or awnings/**carports**.

Architectural Guidelines

- 2) Storage building roofs and awnings/**carports** shall consist of standing seam metal. Corrugated metal is not permitted.

Lighting Guidelines

- 2) Pole lights and standards within the ~~self-storage and RV~~ storage areas are not permitted. Lighting in these areas is restricted to building mounted lights, which may be motion controlled or placed on a timer.

Required Findings for a Master Plan Amendment

For a Master Plan Amendment to be adopted, WCC Section 110.820.15(d) requires the Planning Commission make all required findings contained in the area plan governing the property subject of the Master Plan amendment. The Commission must also make at least three of the following five findings of fact. No military installations were required to be noticed as a result of this application; therefore, the finding related to a military installation is not included.

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.

Staff Comment: The proposal is in substantial compliance with the policies and action programs of the Master Plan. The SSAP's Personal Storage Guidelines for NC regulatory zoning (within Appendix A) include standards for RV storage, suggesting that RV Storage may have been a planned use for NC regulatory zoned properties. However, Table C-3 (in Appendix C) does not allow for storage of RVs or other operable vehicles on NC regulatory zoned property, which presents an inconsistency between the two

appendices. This amendment would resolve that inconsistency. Future project proposals for RV storage or other operable vehicle storage would require a Board of Adjustment approved special use permit. During that review process, the specific proposal would be reviewed for compliance with the SSAP.

2. Compatible Land Uses. The proposed amendment will not result in land uses which are incompatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.

Staff Comment: Personal Storage is an allowed use in the NC regulatory zone, and it is common to combine RV storage with the Personal Storage use type. The SSAP's Personal Storage Guidelines for NC zoning also contain standards for RV Storage, suggesting that such a use was considered appropriate within that regulatory zone. Future special use permit requests to establish operable vehicle storage on an NC-zoned parcel would be reviewed for its appropriateness and for compatibility with surrounding properties at the time of application.

3. Response to Change Conditions. The proposed amendment identifies and responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.

Staff Comment: With the development of common open space subdivisions and smaller residential lot sizes within the Spanish Springs planning area, property owners may not have the yard or driveway space to store an RV or all vehicles in their possession. It is common practice for a mini-storage facility to include space for RV and other operable vehicle storage, and mini-storage facilities are an allowed use in the NC regulatory zone. As noted previously, this amendment would resolve the inconsistency between Appendices A and C of the SSAP. It would also allow additional RV/vehicle storage opportunities for local residents if an appropriate project was proposed that warranted the issuance of a special use permit.

4. Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility and other facilities to accommodate the uses and densities permitted by the proposed amendment.

Staff Comment: Appropriate transportation, recreation, utility and other improvements would be implemented by the applicant at the time of future development through the special use permit process.

5. Desired Pattern of Growth. The proposed amendment promotes the desired pattern for the orderly physical growth of the County and guides the development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.

Staff Comment: The proposed text amendment will allow for the possibility of additional types of storage to serve the Spanish Springs community, especially as the suburban core along Pyramid Highway develops with common open space residential

subdivisions. In this way, the proposed amendment supports the desired pattern of growth, particularly as stated in the SSAP's Character Statement which reads in part, "A distinct suburban core is, and will continue to be, concentrated along Pyramid Highway. This suburban core includes a broad mix of non-residential uses together with residential densities of up to three dwelling units per acre."

Spanish Springs Area Plan Findings

Master Plan Amendments are required to be reviewed for compliance with applicable goals and policies of the Spanish Springs Area Plan, which is a part of the Washoe County Master Plan. The following goals and policies of the Spanish Springs Area Plan are applicable to the proposed amendment requests.

Plan Maintenance

Goal 17: Amendments to the Spanish Springs Area Plan will be for the purpose of further implementing the Vision and Character Statement, or to respond to new or changing circumstances. Amendments must conform to the Spanish Springs Vision and Character Statement. Amendments will be reviewed against a set of criteria and thresholds that are measures of the impact on, or progress toward, the Vision and Character Statement.

Policy SS.17.1 In order for the Washoe County Planning Commission to recommend the approval of ANY amendment to the Spanish Springs Area Plan the following findings must be made:

- a. The amendment will further implement and preserve the Vision and Character Statement.

Staff Comment: The Character Statement affirms that "a distinct suburban core is, and will continue to be, concentrated along Pyramid Highway. This suburban core includes a broad mix of non-residential uses together with residential densities of up to three dwelling units per acre." The Character Statement further includes, "Future commercial land use designations will be aimed at providing services and employment opportunities to the local community and not the greater region."

Potentially allowing RV or other operable vehicle storage in the Neighborhood Commercial regulatory zone would provide additional storage opportunities to local residents as the Spanish Springs planning area grows. This may be especially useful for residents of clustered developments that may utilize reduced lot sizes in exchange for common open space to serve the neighborhood. Requiring a special use permit will allow for greater scrutiny on projects to ensure that the specific use is appropriate at its proposed location and that potential impacts can be sufficiently mitigated.

- b. The amendment conforms to all applicable policies of the Spanish Springs Area Plan and the Washoe County Master Plan.

Staff Comment: The proposed amendment conforms to all applicable policies of the Area Plan and Master Plan. As described previously, the amendment is consistent with the language of the Area Plan's Personal Storage Guidelines that identify standards related to RV storage. The amendment would also resolve a potential conflict between the design standards in Appendix A and the table of uses in Appendix C.

- c. The amendment will not conflict with the public's health, safety or welfare.

Staff Comment: Eventual development of a Storage of Operable Vehicles use type will require approval of a Board of Adjustment special use permit and appropriate building permits and will be required to comply with all applicable safety and health regulations.

Neighborhood Meeting

In accordance with the provisions of NRS 278.210.2, the applicant is required to conduct a neighborhood meeting prior to a Master Plan Amendment being scheduled before the Planning Commission. The proposed Master Plan Amendment was discussed at a neighborhood meeting organized by the applicant.

NRS 278.210 requires the neighborhood meeting be noticed to a minimum of 30 separate property owners within a 750 foot radius nearest the area to which the proposed amendment pertains. The applicant mailed out 270 neighborhood meeting notices to property owners within 750 feet of all NC regulatory zoned parcels within the SSAP. Spanish Springs Citizen Advisory Board members were also provided with a copy of the application and invited to provide comments. The meeting was held at the Spanish Springs Library on Wednesday, February 8, 2017 at 5:30 p.m. and was noticed in accordance with NRS 278.210 and WCC Section 110.820.20, which require notice be mailed 10 days prior to the neighborhood meeting. There were approximately 30 residents in attendance, plus Washoe County staff and the applicant's representative.

At the Neighborhood Meeting, the applicant made a brief presentation outlining the requested amendment. The following topics were brought up by the residents in attendance: concerns about commercial zoning adjacent to existing residential uses; concerns that nearby commercial zoning devalues their property; concerns that allowing personal storage adjacent to residential brings criminal activities; not wanting personal storage or storage of operable vehicles adjacent to residential uses, instead desiring them to be located in industrial areas; concerns that the storage of operable vehicles includes more than just RV parking; possibility of additional traffic, noise and lighting; existence of a personal storage and storage of operable vehicle facility in Spanish Springs and need for another facility; comments that residents currently park RVs on their properties and on streets and therefore additional facilities are not needed; concerns over building a personal storage facility within drainage ways or areas identified for flood control; asking why storage of operable vehicles should be allowed in all NC regulatory zones rather than just a specific location; clarification on what would happen if the amendment was approved; and, attendees indicating a desire to have additional information prior to the neighborhood meeting. Exhibit B contains a memorandum from the applicant summarizing the meeting and responding to concerns voiced by attendees.

Public Comment

In response to this proposal, six public comment letters were received via email and three comment cards were provided at the neighborhood meeting. All public comment has been attached as Exhibit C, where the letters can be read in full. Comments received in writing contain similar themes as what was voiced at the neighborhood meeting and topics of concern included the following:

- Diminishing quality of life and property values.
- Concern that allowing RV storage on commercial lots may lead to eliminating ability to store an RV on residential property.
- Compatibility with the Shadow Ridge subdivision and neighborhood.
- Compatibility with the residential lots near Calle de la Plata.
- Preservation of views.
- Concerns over potential effects on traffic, noise, lighting, storm drainage, crime, and hazardous waste.
- Concerns over number of storage facilities needed in a particular area.
- Preference for such uses to be west of Pyramid Highway only.

Public Hearing Notice

Notice for Master Plan Amendments must be given in accordance with the provisions of Nevada Revised Statutes 278.210. No specific real property is affected by the proposed amendments; rather, the amendment impacts the Neighborhood Commercial regulatory zone within the Spanish Springs Area Plan. Therefore, notice was provided to owners of property located within 750 feet of Neighborhood Commercial regulatory zones within the Spanish Springs planning area. A legal ad was also published in the Reno Gazette-Journal on March 24, 2017.

There are 270 property owners within 750 feet of the subject parcels that were noticed of the proposed Master Plan Amendment by U.S. Mail not less than 10 days before the scheduled Planning Commission meeting of April 4, 2017. See Exhibit E for a copy of the public noticing map.

Agency Comments

The proposed amendment was submitted to the following agencies for review and comment.

- Washoe County Community Services Department
 - Planning and Development Division
 - Engineering and Capital Projects Division
 - Parks and Open Space
- Washoe County Health District
 - Air Quality Management Division
 - Environmental Health Services Division
- Truckee Meadows Fire Protection District
- Regional Transportation Commission
- City of Sparks – Community Services Department
- Truckee Meadows Regional Planning Agency

- Washoe-Storey Conservation District

Comments were received from:

- Regional Parks and Open Space requested that any future Storage of Operable Vehicle facilities adjacent to a County park be required to adhere to the Personal Storage Guidelines outlined in Appendix A of the Spanish Springs Area Plan (Exhibit D).

Contact: Dennis Troy, 775.328.2059, dtroy@washoecounty.us

The Washoe County Engineering and Capital Projects Division, the Washoe County Health District and the Regional Transportation Commission indicated they reviewed the request and had no comments on the proposal.

Recommendation

It is recommended that the Washoe County Planning Commission adopt Master Plan Amendment Case Number WMPA17-0001 to amend the Spanish Springs Area Plan within Table C-3 of the Spanish Springs Area Plan to allow for “Storage of Operable Vehicles” in the Neighborhood Commercial (NC) Regulatory Zone with a Board of Adjustment approved Special Use Permit, with the additional text changes recommended by staff and identified in Exhibit A-1. It is further recommended that the Planning Commission adopt the resolution attached as Exhibit A to this staff report and authorize the Chair to sign the resolution on behalf of the Commission. The following motion is provided for your consideration:

Motion

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission adopt Master Plan Amendment Case Number WMPA17-0001 to amend the Spanish Springs Area Plan within Table C-3 of the Spanish Springs Area Plan to allow for “Storage of Operable Vehicles” in the Neighborhood Commercial (NC) Regulatory Zone with a Board of Adjustment approved Special Use Permit, and to include the additional amendments identified in Exhibit A-1, having made the following four findings in accordance with Washoe County Code Section 110.820.15(d) and the following three findings in the Spanish Springs Area Plan. I further move to adopt and certify the resolution contained as Exhibit A of this staff report and the proposed Master Plan Amendment in WMPA17-0001 as set forth in this staff report for submission to the Washoe County Board of Commissioners, and authorize the chair to sign the resolution on behalf of the Planning Commission.

Washoe County Code Section 110.820.15(d) Master Plan Amendment Findings

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.
2. Compatible Land Uses. The proposed amendment will provide for land uses compatible with existing or planned adjacent land uses, and will not adversely impact the public health, safety or welfare.

3. Response to Changed Conditions. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.
5. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.

Spanish Springs Area Plan Findings - Policy SS.17.1 (a part of the Master Plan)

- a. The amendment will further implement and preserve the Vision and Character Statement.
- b. The amendment conforms to all applicable policies of the Spanish Springs Area Plan and the Washoe County Master Plan.
- c. The amendment will not conflict with the public's health, safety or welfare.

Appeal Process

Planning Commission action will be effective 10 calendar days after the written decision is filed with the Secretary to the Planning Commission and mailed to the original applicant, unless the action is appealed to the Washoe County Board of Commissioners, in which case the outcome of the appeal shall be determined by that Board. Any appeal must be filed in writing with the Planning and Development Division within 10 calendar days after the written decision is filed with the Secretary to the Planning Commission and mailed to the original applicant.

xc: Applicant: Manke Family Trust, Attn: William Manke, 2500 Longley Lane, Reno, NV 89502

Consultant: Wood Rodgers Inc., Attn: Derek Kirkland, 1361 Corporate Blvd., Reno, NV 89502



RESOLUTION OF THE WASHOE COUNTY PLANNING COMMISSION

ADOPTING AN AMENDMENT TO THE WASHOE COUNTY MASTER PLAN, SPANISH SPRINGS AREA PLAN (WMPA17-0001), AND RECOMMENDING ITS ADOPTION TO THE BOARD OF COUNTY COMMISSIONERS

Resolution Number 17-04

WHEREAS, Master Plan Amendment Case Number WMPA17-0001 came before the Washoe County Planning Commission for a duly noticed public hearing on April 4, 2017;

WHEREAS, the Washoe County Planning Commission heard public comment and input from both staff and applicant representatives regarding the proposed master plan amendment;

WHEREAS, the Washoe County Planning Commission has given reasoned consideration to the information it has received regarding the proposed master plan amendment;

WHEREAS, the Washoe County Planning Commission has made the findings necessary to support adoption of this proposed master plan amendment as set forth in NRS Chapter 278, Washoe County Code Chapter 110, Article 820, and the Spanish Springs Area Plan as follows:

Washoe County Code Section 110.820.15(d)

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.
2. Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.
3. Response to Changed Conditions. The proposed amendment identifies and responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.
4. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services. And,

Spanish Springs Area Plan Policy SS.17.1

- a. The amendment will further implement and preserve the Vision and Character Statement.
- b. The amendment conforms to all applicable policies of the Spanish Springs Area Plan and the Washoe County Master Plan.
- c. The amendment will not conflict with the public's health, safety or welfare.

NOW, THEREFORE, BE IT RESOLVED pursuant to NRS 278.210(3) that (1) the Washoe County Planning Commission does hereby adopt the proposed master plan amendment in Master Plan Amendment Case Number WMPA17-0001, comprised of the text, descriptive matter and other matter intended to constitute the amendment as submitted at public hearing noted above and included as Exhibit A-1; (2) to the extent allowed by law, this approval is subject to the conditions adopted by the Planning Commission at the public hearing noted above; and (3) this adoption is conditioned upon adoption by the Washoe County Board of Commissioners and a finding of conformance with the Truckee Meadows Regional Plan.

ADOPTED on April 4, 2017

WASHOE COUNTY PLANNING COMMISSION

James Barnes, Planning Commission Chairman

I hereby attest the Chairman's signature and certify pursuant to NRS 278.210(6) that the proposed master plan document have been reviewed and approved by the Planning Commission as an accurate representation of the approved amendment to the Washoe County master plan.

Carl R. Webb, Jr., AICP, Secretary to the Planning Commission

SECTION 1. Within the Spanish Springs Area Plan, Appendix C, Table C-3: Allowed Uses (Commercial Use Types), the table Key and "Storage of Operable Vehicles" row are hereby amended to read as follows:

Commercial Use Types (Section 110.304.15)	Residential			Non-Residential			
	MDS	LDS	LDR	NC	I	PSP	OS
Automobile and Equipment							
Storage of Operable Vehicles	--	--	--	S ₂ (*)	A	--	--

Key: -- = Not allowed; A = Allowed; P = Administrative Permit; PR = Park Commission Approval pursuant to 110.104.40(c); S₁ = Planning Commission Special Use Permit; S₂ = Board of Adjustment Special Use Permit; (*) Subject to Personal Storage / Operable Vehicle Storage Guidelines in Appendix A-Western Theme Design Guidelines

SECTION 2. Within the Spanish Springs Area Plan, Appendix A, the Personal Storage Guidelines (pages A-20 through A-22) are hereby amended to read as follows:

Personal Storage / Operable Vehicle Storage Guidelines

Personal storage facilities are an allowed use on those properties with a regulatory zone of Neighborhood Commercial/Office (NC/O). Storage of operable vehicles is an allowed use with a Board of Adjustment approved Special Use Permit on those properties with a regulatory zone of Neighborhood Commercial/Office (NC/O). The characteristics of this type of development are such that a unique set of guidelines is appropriate. Photographs illustrating desirable design characteristics for personal storage facilities are shown in Photo A-3.

General Requirements

1. Building Height
 - a. Storage structures and awnings/carports are limited to one story and an 18-foot maximum building height.
 - b. Other buildings (e.g. sales offices, caretaker’s apartment, etc.) must not exceed 35 feet in height.
2. Parking Requirements
 - a. Parking shall be provided in accordance with Article 410, Parking and Loading, of the Washoe County Development Code.
 - b. Two additional customer parking spaces may be provided outside the screen wall at the primary entrance to the development. These spaces must be located behind the front yard setback.

Setbacks

1. Facilities with frontage on Eagle Canyon Drive will observe the 25-foot buffer setback from the property line along this street frontage. This setback shall consist of a 10-foot meandering asphalt path and landscaping in accordance with the Landscape Design Guidelines section.
2. Facilities with frontage on other public streets will observe the 15-foot setback along the street frontage, pursuant to the provisions in the Landscape Design Guidelines section. In no case shall the landscaping within the setback along a public street be less than 10 feet.

3. For side and rear yards not adjacent to public streets and abutting non-residential property, the setback may be zero (0) or 15 feet. A zero setback requires that a solid screen wall be placed on or immediately adjacent to the property line. A 15-foot setback requires landscaping in accordance with the Landscape Design Guidelines section.

Fencing and Walls

1. Personal storage facilities must be screened with an 8- to 10-foot tall solid and decorative wall.
 - a. The wall shall be integrated into the architectural and site design.
 - b. The wall color must be consistent with the colors established in the Architectural Guidelines chapter and shall be treated with an anti-graffiti coating.
 - c. The screen wall shall be considered a structure and must observe the setbacks identified in the Setbacks section. Where the setback is zero (0), the wall may be placed on or immediately adjacent to the property line.
 - d. The height of the screening wall may be staggered in order to properly screen storage buildings or awnings/carports.
2. All points of ingress and egress may be gated to permit controlled access.
3. Other fencing shall be low and open split-rail style fencing that is consistent with the western theme.

Landscape Guidelines

1. It is anticipated that the majority of the developed site will be screened behind a solid wall; therefore, the use is not required to provide a minimum percentage of landscaping over the site.
2. Except for the driveway and where sidewalk is required, the front yard setback shall consist of landscaping and sidewalk in accordance with the Landscape Design Guidelines section.
3. Where landscaping is required within the side and rear yard setbacks (i.e. adjacent to streets or where the screen wall is set back 15 feet from the property line), trees shall be planted at a ratio of 1 tree per 15 linear feet of wall. Trees may be clustered for a more natural appearance (see Photo A-3). The tree mix within the setbacks shall consist of 60 percent evergreen and 40 percent deciduous trees. These trees may be selected from the approved list of plant materials in Table A-3.

Architectural Guidelines

1. Exterior colors for all structures shall be subdued in tone so that site buildings are compatible with the surrounding high desert environment. Primary colors are prohibited. Acceptable exterior colors include tones and hues of brown, tan, beige, gray and sage green (see Photo A-3).
2. Storage building roofs and awnings/carports shall consist of standing seam metal. Corrugated metal is not permitted.
3. Colors and materials selected for the storage buildings must be reviewed and approved by staff.
4. Any storage facility structures (e.g. sales offices, caretaker's apartment, etc.) must be constructed pursuant to the standards listed in the Architectural Guidelines section if located outside of the exterior screen wall.

Lighting Guidelines

1. Parking areas, access drives and internal vehicular circulation areas shall have sufficient illumination for safety and security.
2. Pole lights and standards within the storage areas are not permitted. Lighting in these areas is restricted to building mounted lights, which may be motion controlled or placed on a timer.

3. Lighting shall be contained within the development boundaries and enclosure walls. No light spillover is allowed.
4. Special lighting may be introduced to indicate entrances and identity.



March 1, 2017

Mr. Joe Prutch; Planner
Washoe County Community Services Department
VIA EMAIL

**RE: Spanish Springs Area Plan Text Amendment
Spanish Springs Neighborhood Meeting Summary**

Joe,

Below is a summary of the February 8, 2017 Spanish Springs Neighborhood meeting sponsored by the applicant, The Manke Family Trust, per NRS 278.210(2) regarding the Spanish Springs Area Plan Text Amendment (WMPA17-0001).

The Spanish Springs Area Plan Text Amendment (Case Number WMPA17-0001) was presented to the Spanish Springs residents on February 8, 2017 at the Spanish Springs Library from 5:30pm to 6:30pm. A brief presentation was provided to the residents by the applicant's representative (Derek Kirkland, Wood Rodgers). Following an overview of the proposed Spanish Springs Area Plan Text Amendment, the item was opened for public comment. There were approximately 40 residents in attendance, which a good portion spoke during public comment, with conversation primarily focused on concerns of Neighborhood Commercial (NC) zoned property adjacent to existing residential, and concerns of personal storage facilities in general. Washoe County Planning staff, Joe Prutch and Kelly Mullin, attended the meeting and answered questions related to the proposed amendment as well as describing the process for the proposed amendment.

Materials presented at the meeting were four (4) display boards (PDF copies attached):

- Two (2) boards that depicted aerial images of the Spanish Springs Area with the Neighborhood Commercial (NC) zoned properties highlighted,
- One (1) board with the proposed amendment to the Spanish Springs Area Plan Table C-3: Allowed Uses (Commercial Type Uses) with the proposed amendment to add "Storage of Operable Vehicles" as an allowed use with a Special Use Permit (S2) highlighted.
- One (1) board displaying page A-20 of the Spanish Springs Area Plan with references to "RV" highlighted under Personal Storage Guidelines for the NC zones.

A handout was also provided, which included the Spanish Springs Area Plan Table C-3: Allowed Uses (Commercial Type Uses) with the proposed amendment to add "Storage of Operable Vehicles" as an allowed use with a Special Use Permit (S2).

Below is a recap of the presentation:

The applicant's representative introduced the proposed text amendment to add "Storage of Operable Vehicles" with a Special Use Permit (S2) specific to the NC zones under Table C3: Allowed Uses (Commercial Type Uses) of the Spanish Springs Area Plan. The applicant's representative further explained that a specific project is not being proposed at this time and the maps depict the current NC zoned properties within the Spanish Springs Area Plan, and under Table C3 "Personal Storage" is an allowed use. The applicant's representative described that typically "Personal Storage" facilities include RV parking; however, Washoe County defines RV parking

under the "Storage of Operable Vehicles" use opposed to under the "Personal Storage" use. The applicant's representative further described that in the Spanish Springs Area Plan, starting on page A-20, there are "Personal Storage Guidelines" for the NC zone, which outline design guidelines for RV storage as if it were already planned to allow RV parking within "Personal Storage" facilities. The applicant's representative pointed out the proposed amendment would only allow "Storage of Operable Vehicles" or RV Parking, in the Spanish Springs Area Plan NC zones with a Special Use Permit; a Special Use Permit would require a future project proposing such a use to come back through a public review process and would not allow the use outright.

Below is a summary of the public comments received at the meeting:

- 1) Several residents raised concerns of having NC, or commercial zoning adjacent to existing residential and were not aware of the uses that would be allowed. A few comments were made that the commercial zoning devalues their home.

Response: The Spanish Springs Area Plan has been in place for some time including the NC zoning, and list of allowed uses. The proposed text amendment would not change the existing master plan or zoning designations.

- 2) Comments were made raising concerns of allowing "Personal Storage" facilities adjacent to residential, implying that these types of facilities are unsafe and have a lot of criminal activity.

Response: "Personal Storage" facilities are an allowed use within the existing Spanish Springs NC zoning district. A proposed "Personal Storage" facility would be required to meet the design guidelines for the NC zones identified in the Spanish Springs Area Plan. Not all NC zoned properties are adjacent to existing residential. The applicant is requesting that the "Storage of Operable Vehicles", or RV Parking, only be allowed with a Special Use Permit. This would require a specific project to go through a review process, including a public hearing by the Board of Adjustments for approval. This provides mitigation to ensure that "Storage of Operable Vehicles" are only located in appropriate areas within the NC zoned properties in Spanish Springs.

"Personal Storage" facilities typically have 24 hour security, a facility manager that lives on site, and are gated to limit access to those renting storage space. Security elements would be included when a project is submitted for a building permit. Again, "Personal Storage" facilities are an allowed use within the NC zones identified in the Spanish Springs Area Plan. In the case of the proposed text amendment, if approved, "Storage of Operable Vehicles" or RV storage would require a Special Use Permit in the NC zones, which would require an applicant to address security in the Special Use Permit application.

- 3) Residents stated that they did not want "Personal Storage" or RV parking adjacent to residential, and it should be located in Industrial areas. A comment was made noting that the "Storage of Operable Vehicles" includes more than just RV Parking.

Response: "Personal Storage" facilities are an allowed use within the existing NC zones identified in the Spanish Springs Area Plan, which not all NC zoned property is adjacent to existing residential. Unlike the Industrial zoning use table, the proposed text amendment would only allow "Storage of Operable Vehicles" with a Special Use Permit in the NC zones. The Special Use Permit process would allow the County departments to review a proposed project to determine if the location and project are appropriate, including a public review process that will include comments from the surrounding neighbors, and a public hearing for review by the Washoe County Board of Adjustments.

It is noted that the definition of "Storage of Operable Vehicles" includes more than RV Parking. As stated above, the proposed text amendment would only allow "Storage of Operable Vehicles" with a Special Use Permit in the NC zones. The Special Use Permit would allow the County to determine if a specific project proposing such as use is appropriate for that specific NC zoned property.

- 4) Comments were made regarding concerns of traffic, noise and lighting in relation to "Personal Storage" facilities.

Response: Traffic, noise, and lighting among other project design related elements would all be addresses at the time a specific project was brought forward, and would need to meet the Washoe County code. The proposed text amendment would require "Storage of Operable Vehicle" uses, such as RV storage, to go through a Special Use Permit process. Specific design related elements of a project would need to be addressed with a Special Use Permit application, which would get reviewed by the County, and brought forward through a public review process.

- 5) There were a few comments that there was already a "Personal Storage" facility with RV parking in Spanish Springs, and there was not a need for another facility from their perspective. It was also mentioned that people park RVs on their property and in the streets, and therefore RV parking facilities were not needed.

Response: There may be existing "Personal Storage" facilities with RV storage within Spanish Springs; however, that does not mean there is not a market for additional facilities. As housing development continues in Spanish Springs, the demand for personal storage, including RV storage, will increase. "Personal Storage" facilities are an allowed use in the NC zones within the Spanish Springs Area Plan.

The proposed text amendment to allow "Storage of Operable Vehicles", or RV storage, within the NC zones identified in the Spanish Springs Area Plan would allow an applicant to apply for a Special Use Permit to include such a use as part of "Personal Storage" facility. It would be up to a future applicant to determine the viability, and amount of RV storage that would be appropriate for the proposed project and location. The location and size of the RV storage would be provided in the Special Use Permit for review.

- 6) One resident asked about flooding, and whether or not a "Personal Storage" facility could be built within drainage ways or areas identified for flood control.

Response: Drainage and flood areas would be addressed at the time a specific project was brought forward if applicable. If applicable, these design elements would need to meet the Washoe County Development Code. The proposed text amendment would require "Storage of Operable Vehicle" uses, such as RV storage, to go through a Special Use Permit process. Specific design related elements of a project would need to be addressed with a Special Use Permit application, which would get reviewed by the County, and brought forward through a public review process.

- 7) A few residents asked why the amendment had to cover all NC zoned property within the Spanish Springs Area Plan, and why it couldn't be project specific.

Response: The Spanish Springs Area Plan provides use tables, and development requirements for specific zoning districts, and does not provide specific requirements for each individual parcel. Understanding that "Storage of Operable Vehicles" may not be appropriate for all properties identified in the Spanish Springs Area Plan as NC, the proposed text amendment would not allow "Storage of Operable Vehicles" outright, and would require those uses go through a Special Use Permit process. The Special Use Permit process would allow the County to review a specific request for "Storage of Operable Vehicles", requiring a public review process. The Special Use Permit is the mitigation that would only allow "Storage of Operable Vehicles" on a project by project basis.

- 8) There were a few questions asking to clarify the approval process, and what would happen if the amendment were approved.

Response: The proposed text amendment would need to be recommended for approval by the Washoe County Planning Commission, approved by the Board of County Commissioners, and approved by the Truckee Meadows Regional Planning Commission. If approved, "Storage of Operable Vehicles" would only be allowed in the NC zones identified in the Spanish Springs Area Plan with a Special Use Permit, requiring a future project proposing such a use to submit a Special Use Permit application to Washoe County. A Special Use Permit application would be reviewed by the various County departments, other applicable agencies, would be presented to the Spanish Springs Citizen Advisory Board for comment, and would be decided upon by the Washoe County Board of Adjustments at a Public Hearing.

- 9) A few residents felt they did not get all the information prior to the meeting.

Response: The applicant hosted a neighborhood meeting in conformance with NRS 278.210(2). At the direction of Washoe County Staff, the applicant provided notices to all properties within 750 feet of NC zoned property identified in the Spanish Springs Area Plan, which were post marked and mailed out at least 10 days prior to the meeting date. Washoe County Staff provided a database to the applicant with all property owner information within the required noticing area. The notices sent out included the meeting date, time, and location as well as a description of the proposed text amendment and a map that depicted all the NC zoned properties identified in the Spanish Springs Area Plan.

At the meeting the applicant provided maps of the NC zoned properties identified in the Spanish Springs Area Plan, the commercial use table for the NC zones depicting the proposed amendment, and page A-20 of the Spanish Springs Area Plan identifying design guidelines for Personal Storage facilities in NC zones that highlighted the existing reference to RV storage included in those design guidelines. The applicant also provided a copy of the NC zone commercial use table with the proposed text amendment as a handout.

On behalf of the applicant, we believe we have addressed the questions/comments voiced by the residents at the Neighborhood meeting and that the proposed amendment, allowing "Storage of Operable Vehicles" with a Special Use Permit is a reasonable request. The "Allowed with a Special Use Permit" would require any future projects proposing "Storage of Operable Vehicles" to go through a public review process. This mitigation would allow residents the opportunity to make comments on a specific project, and for County Staff and the Board of Adjustments to review the proposed project in detail in order to determine if that use is appropriate as proposed.

If you need anything else or have any questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Derek Kirkland", written over a light blue horizontal line.

Derek Kirkland
Senior Planner
Wood Rodgers, Inc.

Attachments:

- Three (3) comment cards received at the meeting
- Four (4) sign in sheets from the meeting
- Reduced copies of the Display Boards presented at the meeting
- Copy of the handout presented at the meeting
- Copy of the notice that was sent out

Additional Comments or Questions:

absolutely NOT. This is Very Poor Planning.

Name/Phone # or E-mail:

DAVID JONES dhj198@gmail.com

Comment Card



WOOD RODGERS

WMPA17-0001 - EXHIBIT B

Additional Comments or Questions:

1. citizens should be making/Driving changes to the Allowed use Table not the developers! Leave the Allowed use table as it is. No changes!
2. concerned with the northern parcels. I live in the center of these 5 parcels.
3. There is "currently" a storage/RV facility on the west side of Pyramid Highway. We do not need another RV storage lot.
4. concerned about Traffic, noise, security and lighting.
5. There is plenty of commercial property available in Spanish Springs.

NO!

Name/Phone # or E-mail:

DAN Herman

Karma777@sbcglobal.net

Comment Card



WOOD RODGERS

Additional Comments or Questions:

- AREA ON EAGLE CYN. IS A FLOOD PLANE, WILL THAT MATTER?
 - SINCE MOST LOTS IN S.S. AREA ARE LARGE, RESIDENTS PARK BOATS & RV'S ON THEIR PROPERTY, WHY BUILD STORAGE? NO APARTMENTS OR BUS LINE THAT PROPERTY OWNERS DONT WANT, AS WELL AS RENTAL STORAGE?
 - COULD ~~WATER~~ MATERIAL BE STORED IN A RESIDENTIAL NEIGHBOR HOOD?
↓
DANGEROUS
- * MORE INFO NEEDED!
- Name/Phone # or E-mail: WARREN BURNS 775-424-4071

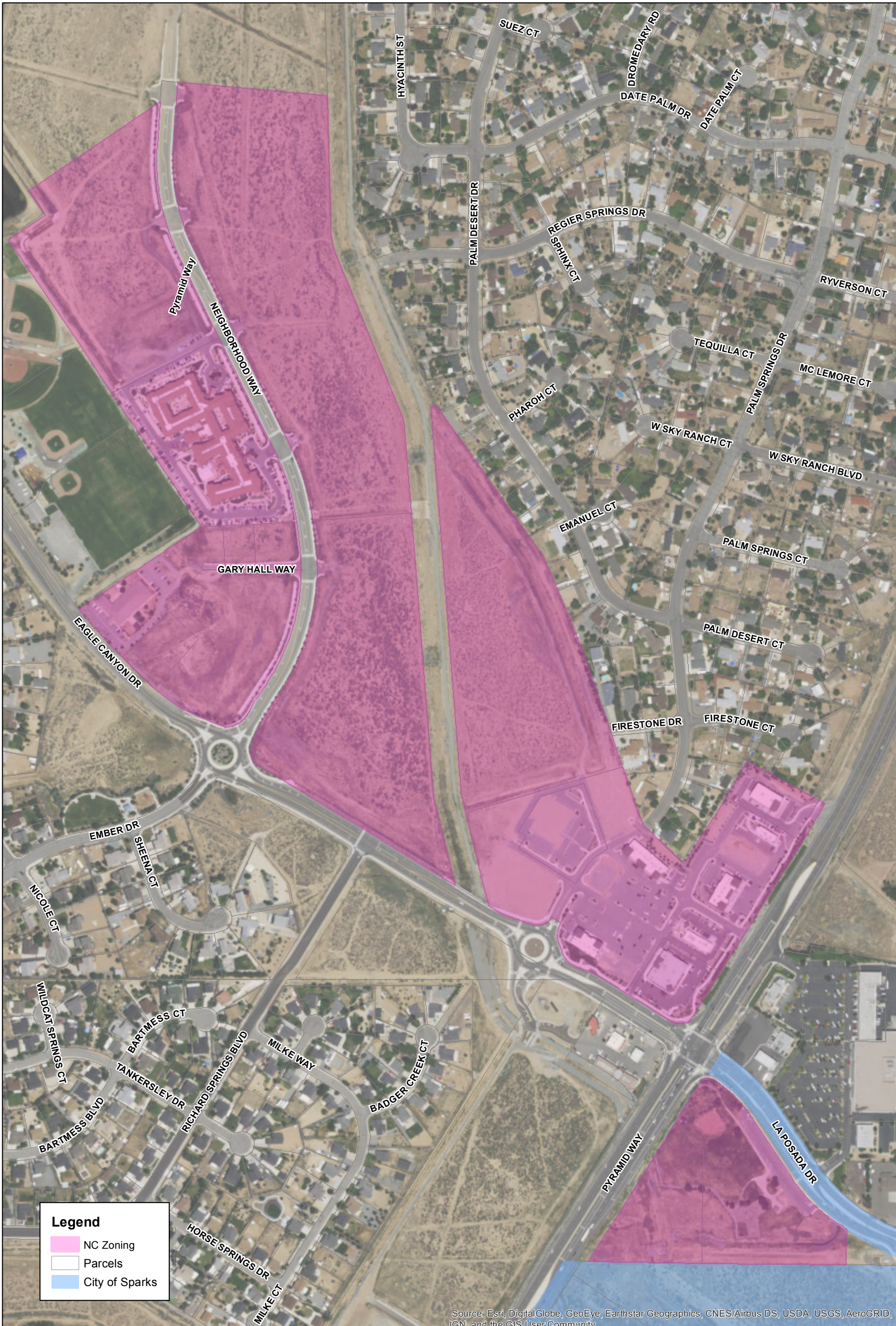
Comment Card



WOOD RODGERS

Name	Phone #	Address	Email
Karin & Nancy Truwer	916-995-1664	505 Horizon Ridge Rd. Kelly would like to receive mailings if you have received like	fruehearts@2@gmail.com
MARGARET KATHY BURNS	773-424-4291	10420 PALM SPRINGS DR	
DON CHRISTENSEN	354-3690	11825 PARADISE VIEW 9TH SPARKS	
Mark Pearson	323-9388	10450 Palm Springs Dr	
FLANNOR KELLS	32462608	125 HICKORY ALLEN	
Yvonne KASST	775-391-7867	10425 PALM DESERT DR	
Kathy Morgan		245 HORIZON RIDGE RD	
Debbie Bhatnagar Felic Bhatnagar		11745 Terakunda way	
Deb			
Doug & Karen Campbell	(805) 975-9911	4944 11785 Paradise View Dr.	
Ed & Kim Albright	793-0344	11725 Paradise View Dr.	
Debra Gosport	775 3768978	11725 Valley Crest Drive	
Vic SZYMKIEWICZ	925 785-5983	11765 PARADISE HILLS CT	

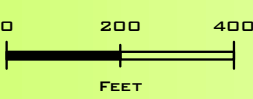
Name	Phone #	Address	Email
ALEX CZERLASKI	876 8924	300 SHADY VALLEY RD	KATHY 03 040@ATT.NET
STEVEN ASTROM	775 898-9084	200 HAZEN BROOK RD SPARKS	SUNSHINEENGINEER@KSTMAIL.COM
ENRIQUE MARTINEZ	900 6216	270 NICOLE DR. SPARKS NV 89436	CHIEFORASCALS@YAHOO.COM
STEVE SHUINTANA	775-453-9501	260 SHADY VALLEY RD SPARKS NV 89441	SQUINTANA80@YAHOO.COM
TRICIA RODERICK	408 403-5959	11785 VALLEY CREST DR SPARKS 89441	TRICIA.RODERICK@GMAIL.COM
DIVINE ENIMATA	775-870-9299	11640 PARADISE VIEW DR SPARKS 89441	divineenimata@yahoo.com
MARIA RODRIGUEZ	250 1186	365 MOONBURN DR SPARKS 89441	mer89441@gmail.com
SUE STROM	925-759-4667	395 HORIZON RIDGE RD	SUE@IVERSEN.SBOGLOBE.COM
HELEN SYMKIEWICZ	925-85-3535	11765 PARADISE HILLS CT, SPARKS, NV	HELEN520207@gmail.com
MIKE DEVENBERG	922 5930	11760 TERRA LINDALEY, SPARKS NV	berrymust@gmail.com



Legend

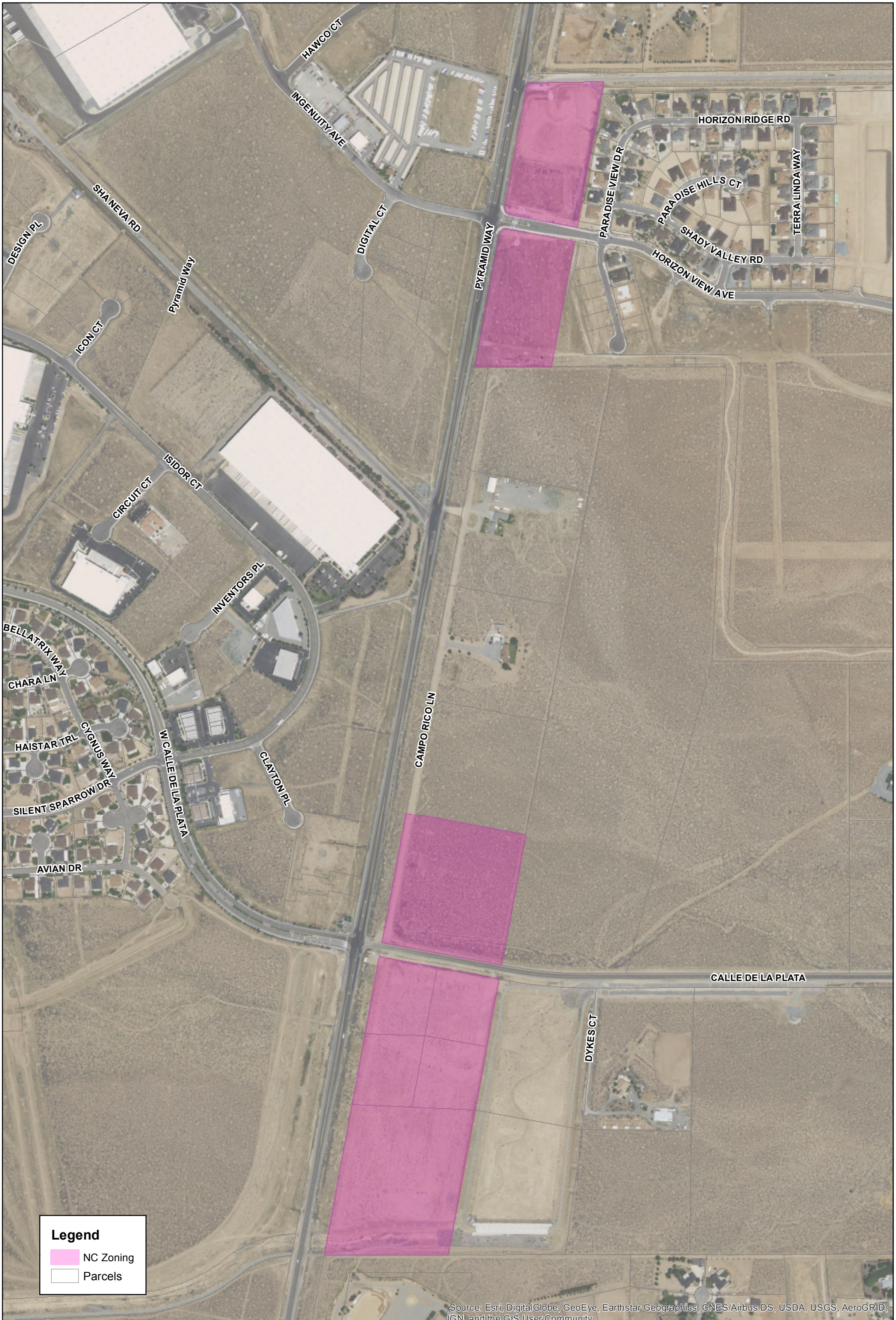
- NC Zoning
- Parcels
- City of Sparks

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Existing Zoning for Neighborhood Commercial (NC)
South Properties: Spanish Springs Area Plan Text Amendment
 Washoe County, NV
 February, 2017

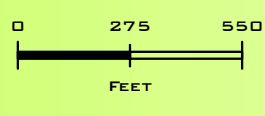

WOOD RODGERS
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
 1361 Corporate Boulevard
 Reno, NV 89502
 Tel: 775.823.4068
 Fax: 775.823.4068



Legend

- NC Zoning
- Parcels

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Existing Zoning for Neighborhood Commercial (NC)
North Properties: Spanish Springs Area Plan Text Amendment
 Washoe County, NV
 February, 2017


WOOD RODGERS
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
 1361 Corporate Boulevard Tel: 775.823.4068
 Reno, NV 89502 Fax: 775.823.4068

Proposed Spanish Springs Area Plan Table C-3

Table C-3: Allowed Uses (Commercial Use Types)

Commercial Use Types (Section 110.304.15)	Residential			Non-Residential			
	MDS	LDS	LDR	NC	I	PSP	OS
Administrative Offices	--	--	--	A	A	A	A
Administrative Services				A	A	A	A
Adult Entertainment	--	--	--	--	--	--	--
Animal Sales and Services							
Commercial Kennels	--	--	--	--	S ₁	--	--
Commercial Stables	--	--	--	--	--	--	--
Grooming and Pet Stores	--	--	--	A	A	--	--
Pet Cemeteries	--	--	--	--	A	--	--
Veterinary Services, Agricultural	--	--	--	S ₁	S ₁	--	--
Veterinary Services, Pets	--	--	--	A	A	--	--
Automobile and Equipment							
Automobile Repair	--	--	--	A	A	--	--
Automotive Sales and Rentals	--	--	--	--	S ₁	--	--
Cleaning	--	--	--	A	A	--	--
Commercial Parking	--	--	--	--	S ₁	--	--
Equipment Repair and Sales	--	--	--	--	A	--	--
Storage of Operable Vehicles	--	--	--	S ₁	A	--	--
Truck Stops	--	--	--	--	--	--	--
Building Maintenance Services	--	--	--	--	A	--	--
Commercial Antennas	--	--	--	--	--	--	--
Commercial Centers							
Community Centers	--	--	--	S ₁	--	--	--
Neighborhood Centers	S ₁	S ₁	--	S ₁	--	--	--
Regional Centers	--	--	--	--	--	--	--
Commercial Educational Services	--	--	--	A	A	A	--
Commercial Recreation							
Commercial Campground Facilities/RV Park	--	--	--	--	--	--	--
Destination Resorts	--	--	--	--	--	--	--
Indoor Entertainment	--	--	--	A	A	--	--
Indoor Sports and Recreation	--	--	--	A	A	--	--
Limited Gaming Facilities	--	--	--	A	A	--	--
Marinas	--	--	--	--	--	--	--
Outdoor Entertainment	--	--	--	--	--	--	--
Outdoor Sports and Recreation	--	--	--	A	A	--	--
Outdoor Sports Club	--	--	--	--	--	--	--
Unlimited Gaming Facilities	--	--	--	--	--	--	--
Construction Sales and Services	--	--	--	--	A	--	--
Convention and Meeting Facilities	--	--	--	--	A	--	--
Eating and Drinking Establishments							
Convenience	--	--	--	A	A	--	--
Full Service	--	--	--	A	A	--	--
Financial Services	--	--	--	A	A	--	--
Funeral and Internment Services							
Cemeteries	--	--	--	--	--	--	--
Undertaking	--	--	--	A	A	--	--
Gasoline Sales and Service Stations	--	--	--	A	A	--	--
Airport/Helicopter Service							
Airport/Heliport	--	--	--	--	A	--	--
Helistop	--	--	--	--	A	--	--
Liquor Sales							
Off-Premises	--	--	--	A	A	--	--
On-Premises	--	--	--	--	--	--	--
Lodging Services							
Bed and Breakfast Inns	--	--	--	--	--	--	--
Hostels	--	--	--	--	--	--	--
Hotels and Motels	--	--	--	--	A	--	--
Vacation Time Shares	--	--	--	--	--	--	--
Medical Services	--	--	--	A	A	A	--

Table C-3: Allowed Uses (Commercial Use Types) continued

Commercial Use Types (Section 110.304.15)	Residential			Non-Residential			
	MDS	LDS	LDR	NC	I	PSP	OS
Nursery Sales							
Retail	--	--	--	A	A	--	--
Wholesale	--	--	--	A	A	--	--
Personal Services	--	--	--	A	A	--	--
Personal Storage	--	--	--	A	A	--	--
Professional Services	--	--	--	A	A	--	--
Recycle Center							
Full Service Recycle Center	--	--	--	--	A	--	--
Remote Collection Facility	--	--	--	--	A	--	--
Residential Hazardous Substance Recycle Center	--	--	--	--	S ₁	--	--
Repair Services, Consumer	--	--	--	--	A	--	--
Retail Sales							
Comparison Shopping Centers	--	--	--	--	--	--	--
Convenience	S ₁	--	--	A	A	--	--
Specialty Stores	--	--	--	A	--	--	--
Secondhand Sales	--	--	--	--	--	--	--
Transportation Services --	--	--	--	--	--	--	--

Key: -- = Not allowed; A = Allowed; P = Administrative Permit; PR = Park Commission Approval pursuant to 110.104.40(c); S₁ = Planning Commission Special Use Permit; S₂ = Board of Adjustment Special Use Permit.

Table C-4: Allowed Uses (Industrial Use Types)

Industrial Use Types (Section 110.304.15)	Residential			Non-Residential			
	MDS	LDS	LDR	NC	I	PSP	OS
Custom Manufacturing	--	--	--	--	A	--	--
Energy Production	--	--	--	--	--	--	--
General Industrial							
Heavy	--	--	--	--	--	--	--
Intermediate	--	--	--	--	A	--	--
Limited	--	--	--	--	A	--	--
High Technology Industry	--	--	--	--	A	--	--
Inoperable Vehicle Storage	--	--	--	--	--	--	--
Laundry Services	--	--	--	A	A	--	--
Marine Operations	--	--	--	--	--	--	--
Petroleum Gas Extraction	--	--	--	--	--	--	--
Salvage Yards	--	--	--	--	--	--	--
Wholesaling, Storage and Distribution							
Heavy	--	--	--	--	P	--	--
Light	--	--	--	--	A	--	--

Key: -- = Not allowed; A = Allowed; P = Administrative Permit; PR = Park Commission Approval pursuant to 110.104.40(c); S₁ = Planning Commission Special Use Permit; S₂ = Board of Adjustment Special Use Permit.

- c. Numbers, either hand painted, decal or stick-on lettering to be applied above or to the right of the appropriate entrance.
- d. Non-illuminated.

Sign Type “8” Temporary Construction/Leasing Sign

- a. Subject to the provisions of the Washoe County Development Code.

Sign Type “9” Vehicular Direction Sign

- a. Sign face colors, materials and typefaces shall compliment building architecture and existing signs.
- b. The use of rustic metal accents is encouraged.

Sign Type “10” Drive-Thru Order/Menu Signs

- a. Sign Type “10” is limited to one sign per drive-thru business.
- b. Maximum sign face height is four feet. Maximum overall sign height is six feet.
- c. Maximum sign length is eight feet.

Personal Storage Guidelines

Personal storage facilities are an allowed use on those properties designated Neighborhood Commercial/Office (NC/O). The characteristics of this type of development are such that a unique set of guidelines is appropriate. Photographs illustrating desirable design characteristics for this type of development are shown in Photo A-3.

General Requirements

1. Building Height
 - a. Storage structures and RV awnings are limited to one story and an 18-foot maximum building height.
 - b. Other buildings (e.g. sales offices, caretaker’s apartment, etc.) must not exceed 35 feet in height.
2. Parking Requirements
 - a. Parking shall be provided in accordance with Article 410, Parking and Loading, of the Washoe County Development Code.
 - b. Two additional customer parking spaces may be provided outside the screen wall at the primary entrance to the development. These spaces must be located behind the front yard setback.

Setbacks

1. Personal storage facilities with frontage on Eagle Canyon Drive will observe the 25-foot buffer setback from the property line along this street frontage. This setback shall consist of a 10-foot meandering asphalt path and landscaping in accordance with the Landscape Design Guidelines section.
2. Facilities with frontage on other public streets will observe the 15-foot setback along the street frontage, pursuant to the provisions in the Landscape Design Guidelines section. In no case shall the landscaping within the setback along a public street be less than 10 feet.
3. For side and rear yards not adjacent to public streets and abutting non-residential property, the setback may be zero (0) or 15 feet. A zero setback requires that a solid screen wall be

placed on or immediately adjacent to the property line. A 15-foot setback requires landscaping in accordance with the Landscape Design Guidelines section.

Fencing and Walls

1. Personal storage facilities must be screened with an 8- to 10-foot tall solid and decorative wall.
 - a. The wall shall be integrated into the architectural and site design.
 - b. The wall color must be consistent with the colors established in the Architectural Guidelines chapter and shall be treated with an anti-graffiti coating.
 - c. The screen wall shall be considered a structure and must observe the setbacks identified in the Setbacks section. Where the setback is zero (0), the wall may be placed on or immediately adjacent to the property line.
 - d. The height of the screening wall may be staggered in order to properly screen storage buildings or awnings.
2. All points of ingress and egress may be gated to permit controlled access.
3. Other fencing shall be low and open split-rail style fencing that is consistent with the western theme.

Landscape Guidelines

1. It is anticipated that the majority of the developed site will be screened behind a solid wall; therefore, the use is not required to provide a minimum percentage of landscaping over the site.
2. Except for the driveway and where sidewalk is required, the front yard setback shall consist of landscaping and sidewalk in accordance with the Landscape Design Guidelines section.
3. Where landscaping is required within the side and rear yard setbacks (i.e. adjacent to streets or where the screen wall is set back 15 feet from the property line), trees shall be planted at a ratio of 1 tree per 15 linear feet of wall. Trees may be clustered for a more natural appearance (see Photo A-3). The tree mix within the setbacks shall consist of 60 percent evergreen and 40 percent deciduous trees. These trees may be selected from the approved list of plant materials in Table A-3.

Architectural Guidelines

1. Exterior colors for all structures shall be subdued in tone so that site buildings are compatible with the surrounding high desert environment. Primary colors are prohibited. Acceptable exterior colors include tones and hues of brown, tan, beige, gray and sage green (see Photo A-3).
2. Storage building roofs and awnings shall consist of standing seam metal. Corrugated metal is not permitted.
3. Colors and materials selected for the storage buildings must be reviewed and approved by staff.
4. Any storage facility structures (e.g. sales offices, caretaker's apartment, etc.) must be constructed pursuant to the standards listed in the Architectural Guidelines section if located outside of the exterior screen wall.

Lighting Guidelines

1. Parking areas, access drives and internal vehicular circulation areas shall have sufficient illumination for safety and security.
2. Pole lights and standards **within the self-storage and RV storage areas** are not permitted. Lighting in these areas is restricted to building mounted lights, which may be motion controlled or placed on a timer.
3. Lighting shall be contained within the development boundaries and enclosure walls. No light spillover is allowed.
4. Special lighting may be introduced to indicate entrances and identity.

Photo A-3: Desirable Design Characteristics for Personal Storage Facilities

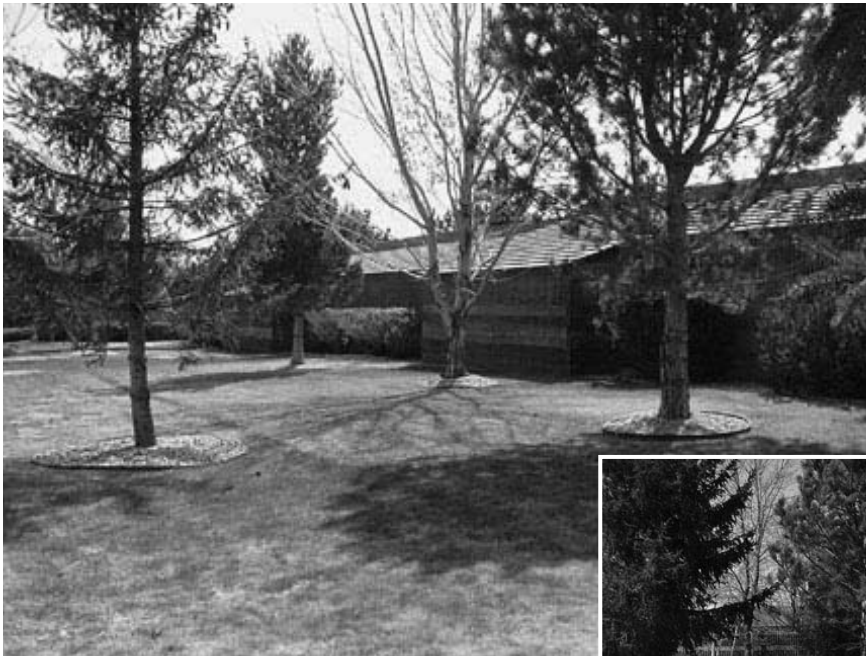


Table C-3: Allowed Uses (Commercial Use Types)

Commercial Use Types (Section 110.304.15)	Residential			Non-Residential			
	MDS	LDS	LDR	NC	I	PSP	OS
Administrative Offices	--	--	--	A	A	A	A
Administrative Services				A	A	A	A
Adult Entertainment	--	--	--	--	--	--	--
Animal Sales and Services							
Commercial Kennels	--	--	--	--	S ₁	--	--
Commercial Stables	--	--	--	--	--	--	--
Grooming and Pet Stores	--	--	--	A	A	--	--
Pet Cemeteries	--	--	--	--	A	--	--
Veterinary Services, Agricultural	--	--	--	S ₁	S ₁	--	--
Veterinary Services, Pets	--	--	--	A	A	--	--
Automobile and Equipment							
Automobile Repair	--	--	--	A	A	--	--
Automotive Sales and Rentals	--	--	--	--	S ₁	--	--
Cleaning	--	--	--	A	A	--	--
Commercial Parking	--	--	--	--	S ₁	--	--
Equipment Repair and Sales	--	--	--	--	A	--	--
Storage of Operable Vehicles	--	--	--	S ₂	A	--	--
Truck Stops	--	--	--	--	--	--	--
Building Maintenance Services	--	--	--	--	A	--	--
Commercial Antennas	--	--	--	--	--	--	--
Commercial Centers							
Community Centers	--	--	--	S ₁	--	--	--
Neighborhood Centers	S ₁	S ₁	--	S ₁	--	--	--
Regional Centers	--	--	--	--	--	--	--
Commercial Educational Services	--	--	--	A	A	A	--
Commercial Recreation							
Commercial Campground Facilities/RV Park	--	--	--	--	--	--	--
Destination Resorts	--	--	--	--	--	--	--
Indoor Entertainment	--	--	--	A	A	--	--
Indoor Sports and Recreation	--	--	--	A	A	--	--
Limited Gaming Facilities	--	--	--	A	A	--	--
Marinas	--	--	--	--	--	--	--
Outdoor Entertainment	--	--	--	--	--	--	--
Outdoor Sports and Recreation	--	--	--	A	A	--	--
Outdoor Sports Club	--	--	--	--	--	--	--
Unlimited Gaming Facilities	--	--	--	--	--	--	--
Construction Sales and Services	--	--	--	--	A	--	--
Convention and Meeting Facilities	--	--	--	--	A	--	--
Eating and Drinking Establishments							
Convenience	--	--	--	A	A	--	--
Full Service	--	--	--	A	A	--	--
Financial Services	--	--	--	A	A	--	--
Funeral and Internment Services							
Cemeteries	--	--	--	--	--	--	--
Undertaking	--	--	--	A	A	--	--
Gasoline Sales and Service Stations	--	--	--	A	A	--	--
Airport/Helicopter Service							
Airport/Heliport	--	--	--	--	A	--	--
Helistop	--	--	--	--	A	--	--
Liquor Sales							
Off-Premises	--	--	--	A	A	--	--
On-Premises	--	--	--	--	--	--	--
Lodging Services							
Bed and Breakfast Inns	--	--	--	--	--	--	--
Hostels	--	--	--	--	--	--	--
Hotels and Motels	--	--	--	--	A	--	--
Vacation Time Shares	--	--	--	--	--	--	--
Medical Services	--	--	--	A	A	A	--

Table C-3: Allowed Uses (Commercial Use Types) continued

Commercial Use Types (Section 110.304.15)	Residential			Non-Residential			
	MDS	LDS	LDR	NC	I	PSP	OS
Nursery Sales							
Retail	--	--	--	A	A	--	--
Wholesale	--	--	--	A	A	--	--
Personal Services	--	--	--	A	A	--	--
Personal Storage	--	--	--	A	A	--	--
Professional Services	--	--	--	A	A	--	--
Recycle Center							
Full Service Recycle Center	--	--	--	--	A	--	--
Remote Collection Facility	--	--	--	--	A	--	--
Residential Hazardous Substance Recycle Center	--	--	--	--	S ₁	--	--
Repair Services, Consumer	--	--	--	--	A	--	--
Retail Sales							
Comparison Shopping Centers	--	--	--	--	--	--	--
Convenience	S ₁	--	--	A	A	--	--
Specialty Stores	--	--	--	A	--	--	--
Secondhand Sales	--	--	--	--	--	--	--
Transportation Services --	--	--	--	--	--	--	--

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Table C-4: Allowed Uses (Industrial Use Types)

Industrial Use Types (Section 110.304.15)	Residential			Non-Residential			
	MDS	LDS	LDR	NC	I	PSP	OS
Custom Manufacturing	--	--	--	--	A	--	--
Energy Production	--	--	--	--	--	--	--
General Industrial							
Heavy	--	--	--	--	--	--	--
Intermediate	--	--	--	--	A	--	--
Limited	--	--	--	--	A	--	--
High Technology Industry	--	--	--	--	A	--	--
Inoperable Vehicle Storage	--	--	--	--	--	--	--
Laundry Services	--	--	--	A	A	--	--
Marine Operations	--	--	--	--	--	--	--
Petroleum Gas Extraction	--	--	--	--	--	--	--
Salvage Yards	--	--	--	--	--	--	--
Wholesaling, Storage and Distribution							
Heavy	--	--	--	--	P	--	--
Light	--	--	--	--	A	--	--

Key: -- = Not allowed; A = Allowed; P = Administrative Permit; PR = Park Commission Approval pursuant to 110.104.40(c); S₁ = Planning Commission Special Use Permit; S₂ = Board of Adjustment Special Use Permit.



WOOD RODGERS

January 26, 2017

Public Notice

Dear Property Owner:

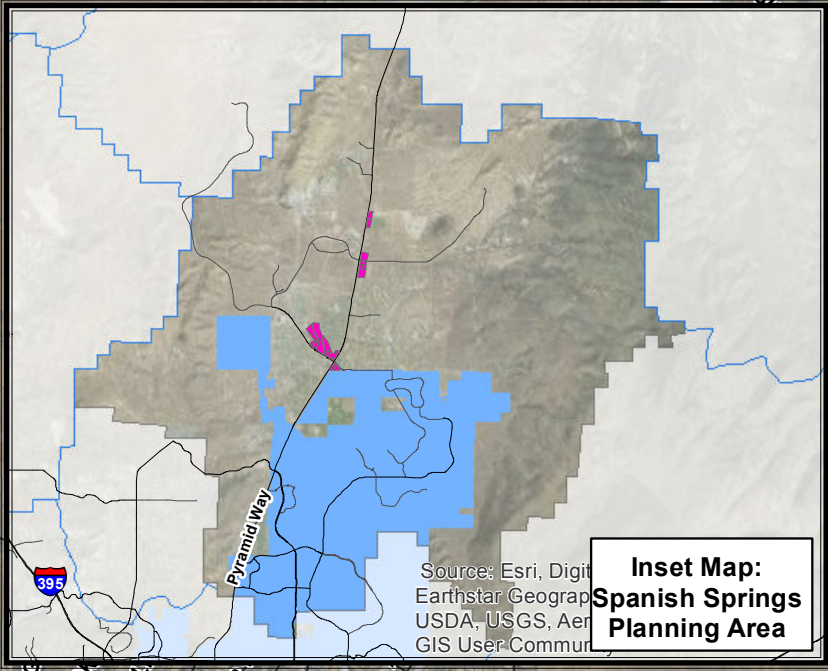
A request has been made for a text amendment to the Spanish Springs Area Plan Table C-3: Allowed Uses (Commercial Use Types) for the Neighborhood Commercial (NC) zoning district to allow Storage of Operable Vehicles, or RV Storage, with a special use permit. The amendment is proposed to affect all property zoned NC within the Spanish Springs Area Plan, which are identified in the attached map. Personal Storage facilities are an allowed use within the Spanish Springs Area Plan NC zoning district. Generally, in northern Nevada Personal Storage facilities also typically include RV Storage. The proposed text amendment would allow Storage of Operable Vehicles, or RV Storage, in the NC zoning district with a special use permit.

If you are interested in learning more about the proposed text amendment, please join us for a neighborhood meeting on February 8, 2017. The meeting will take place from 5:30 p.m. to 6:30 p.m. in an open house format at the Spanish Springs Library, 7100-A Pyramid Highway, Sparks, NV 89436.

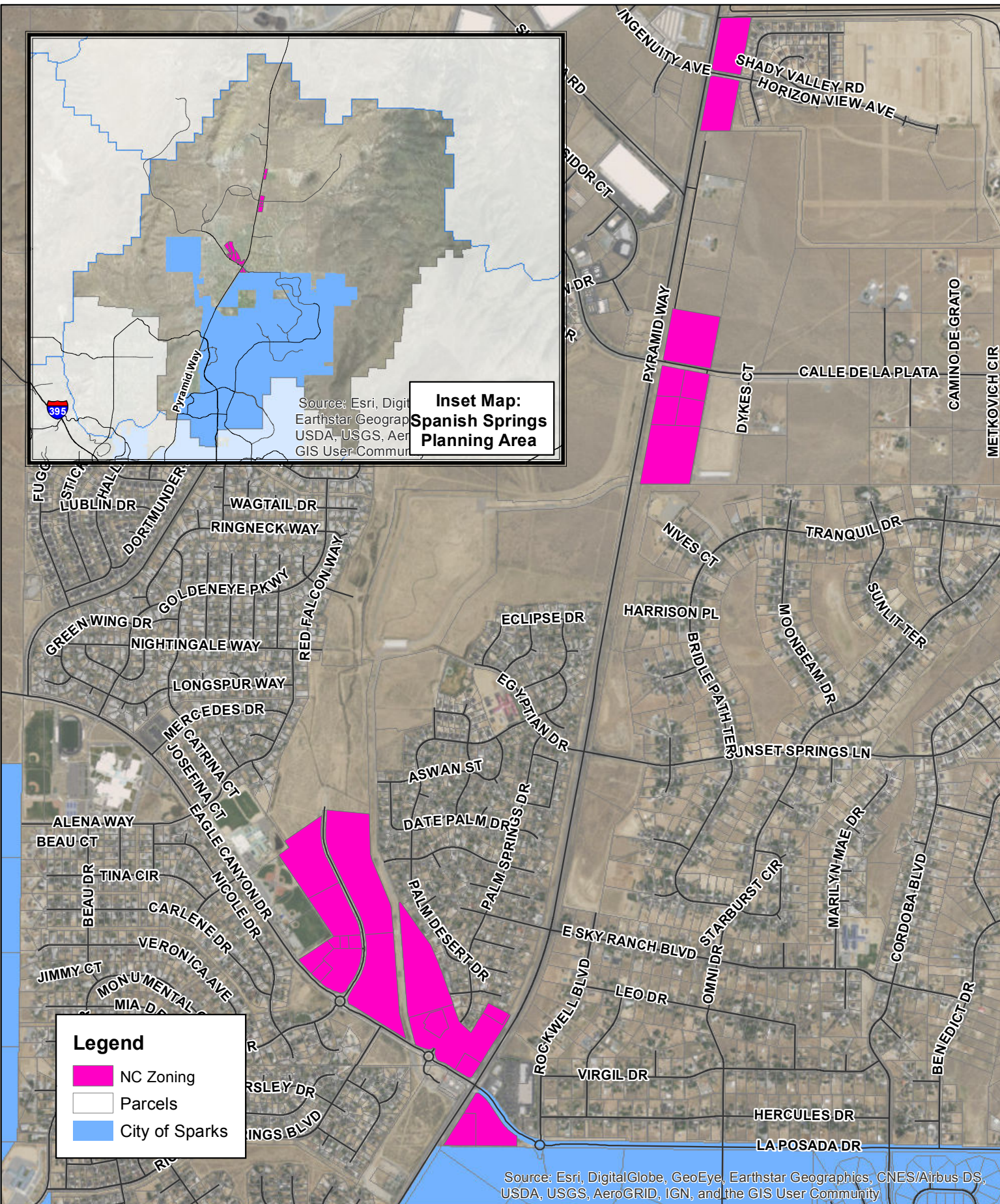
You will receive an official notification from Washoe County when the request is set for a public hearing. For more information, please contact: Derek Kirkland, Wood Rodgers, Inc. (775) 828-7742 or dkirkland@woodrogers.com or Joe Prutch, Washoe County, (775) 328-3627 JPrutch@washoecounty.us

Sincerely,
Wood Rodgers, Inc.

Derek Kirkland
Senior Planner



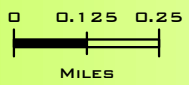
**Inset Map:
Spanish Springs
Planning Area**



Legend

- NC Zoning
- Parcels
- City of Sparks

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



**Neighborhood Commercial (NC) Zoning within
the Spanish Springs Area Plan**
Spanish Springs Area Plan Text Amendment #WMPA17-0001
January, 2017



WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
1361 Corporate Boulevard Tel: 775.823.4068
Reno, NV 89502 Fax: 775.823.4066

From: Bennett, Steve
To: [Prutch, Joe](#)
Subject: rv storage
Date: Wednesday, February 08, 2017 10:27:03 AM

I am writing this in response to a public notice I received regarding a text amendment to the Spanish Springs Area Plan Table C-3. I would like to register my opposition to the change. While this might seem to be a matter of little consequence, it is just one more change among many that is slowly diminishing the quality of life for those who have lived in the area for many years.

The growth that has occurred over the past 15 years with the added traffic has taken the entire area from a wonderful, quiet, peaceful place to live and turned it into a noisy, chaotic, traffic laden mess. Our "way of life" has been impacted significantly in a negative manner.

If we allow RV storage on a commercial lot, how long will it be before somebody wants to eliminate the RV storage we can now do on our own property. *"certainly, since there is an RV storage area in the area, eliminating residential storage would not cause any undue burden on the homeowner"* is a likely refrain that could be employed to eliminate our ability to store our RV on our lots.

Please stop trying to turn this area into a city with all the attendant problems cities have. I moved out here 24 years ago to get away from all that. Continue to allow storage of personal property including RVs on residential lots. That reflects the intended "feel" of the neighborhood. This does not.

Thank you

Steve Bennett

245 Nicole Dr.

From: Karen campbell
To: [Mullin, Kelly](#)
Cc: [Prutch, Joe](#)
Subject: Re: Text Amendment to the Spanish Springs Area Plan Table C-3 Storage for Operable Vehicles, or RV Storage with a Special Use Permit
Date: Monday, February 13, 2017 2:31:39 PM

Dear Ms. Mullin & Mr. Prutch,

My husband and I attended the meeting on February 8, 2017, and we are deeply troubled and saddened that the entrance to our beautiful homes may have a storage building for RVs, boats etc.. on each side of our entrance. We bought this home for our retirement and the reasons were numerous:

- 1) The aesthetics in our area are beautiful. It is so calming and peaceful to drive down Pyramid Way and see beautiful hills, mountains, ranches with livestock.
- 2) We bought our home because out of every window we see beauty.
- 3) If this storage building (35ft high) goes in, there goes our view, our resale value will plummet, because who wants to buy a home with RV/Boat Storage at the entrance? Frankly, we were told no one would build behind our homes.
- 4) Crime will increase.
- 5) Hazardous waste will become an issue.
- 6) Security issues will evolve
- 7) Traffic will increase
- 8) There will be lights on 24/7, our neighborhood is quiet and reserved Suddenly, our neighborhood will be like living in a stadium.

There is a sign right across the street that advertises Storage, so why put another storage building in? Frankly, our lots are large and our neighbors store their boats and RVs either in backyard or in their garages.

I understand that the owners of this commercial property owns a lot of land along Pyramid. Why not put it in the vacant ballpark field? It's a better area, and good advertising because of 4 way traffic.

Please do not give anyone permission to build a storage building in our neighborhood.

Sincerely,
Karen and Douglas Campbell
760-889-7615
karencampbellapril@yahoo.com

From: Andi Cook
To: [Prutch, Joe](#); [Mullin, Kelly](#)
Subject: Spanish Springs Area Plan Table C-3
Date: Thursday, February 16, 2017 9:44:05 AM

We are writing to express our concern of the possible storage facility placement in front of the subdivision of Shadow Ridge at Pyramid Highway and Horizon View Dr. Currently there is an RV & storage facility across the street which is not at capacity. Placing a competing facility across the street not only diminishes the property values of the homes in Shadow Ridge, but the need is not warranted. The area on the western side of Pyramid Highway is already zoned commercial which is more appropriate placement for any additional RV storage.

There is only one access to the community and additional traffic at this intersection would make it near impossible to exit and enter the development, especially if there are RVs trying to turn into a storage facility. With the addition of the Lennar homes, as well as several other proposed developments at Calle de la Plata and just past Horizon View, traffic will be increased significantly. The speed limit along this stretch of Pyramid Highway is 65 mph which will increase accidents as these RVs will not be moving at the speed limit, especially if slowing to make a turn just before or at Horizon View. There has been discussion at the county for the placement of a light at Calle de la Plata for many years due to the frequency of accidents already recorded. Ryder Homes is approximately halfway through development of Shadow Ridge so the potential increase in traffic from a storage facility will truly bottleneck a one lane highway that already handles a high volume of trucks coming and going to the quarries, traveling north, plus the industrial park traffic.

There is also a potential for increased crime since this would draw attention to the homes behind the proposed facility.

Please do not approve the text amendment for a storage facility to be placed in front of the Shadow Ridge community. Congestion, accidents, crime and property values are all at stake and revenue from property taxes will diminish for the county as the homeowners would be sure to argue for a reduction.

Thank you in advance for your consideration and denial of this amendment.

Sincerely,

David & Andrea Cook
Shadow Ridge/Horizon Ridge Rd

From: Lance Iversen
To: [Prutch, Joe](#)
Cc: [Mullin, Kelly](#)
Subject: Spanish Springs Area plan table C-3
Date: Thursday, February 09, 2017 11:05:35 AM

In Regards to the proposed storage facility in front of Shadow Ridge neighborhood on Pyramid Highway, I'm strongly apposed for a number of reasons.

- 1: increased traffic next to a busy highway,
- 2: Noise and lights.
- 3: Besides being an eye sore next to home valued at or more than \$500.000, this neighborhood has never had a home burglary. The proposed facility will attract crime to the area.
- 4: Property values will go down.
- 5: Pollution from toxic oils and fuel stored at the facility.

Sincerely,

Lance Iversen
345 Horizon Ridge Rd
Spanish Springs NV 89441

From: Kenji Iwanaga
To: [Mullin, Kelly](#)
Subject: Spanish Springs Community Meeting
Date: Friday, February 10, 2017 3:13:58 PM

Dear Ms Mullin

It was nice to meet you at the Spanish Springs Library regarding a proposed special use permit for RV storage on Pyramid Hwy. These two NC parcels are at the entrance to our residential neighborhood. The surrounding Pyramid Hwy frontage parcels are all rural zoning. I was surprised that a commercial zone was allowed at an entrance to a subdivision. We moved here a few months ago to this specific area for the country esthetics.

Ryder Homes indicated to us the two front parcels, if developed in the future, would compliment our surrounding neighborhood. After reading the hand-out for the Allowed Uses in a NC zone, I have some concerns.

Also, I was not notified by the County via mail of this last neighborhood meeting. Derek mentioned that 300 mailings were sent out. This Ryder Shadow Ridge neighborhood has about 115 homes. Only a few homeowners adjacent to the NC parcels were notified by mail. What happened to the rest of the mailings? Transparency is critical to ensure the trust between the County and its residents.

I would like to be included in future meeting notifications. Please add me to your email list and/or mailing list. Also, is there a specific Internet link I can access to keep apprised of future happenings?

Thank you for your time

Mary Iwanaga
505 Horizon Ridge ave
Sparks NV 89441

Truehearts02@gmail.com
Sent from my iPad

Prutch, Joe

From: Willhouse, Emilie <Emilie_Willhouse@intuit.com>
Sent: Wednesday, February 08, 2017 10:02 AM
To: dkirkland@woodrodgers.com; Prutch, Joe
Cc: 'Ed Zdeb (ed.zdeb@live.com)'
Subject: Spanish Springs Neighborhood Zoning - Storage Units

Good morning Derek and Joe,

We had a letter left at our door last night from Wood Rodgers that we have some questions regarding.

We live at 11840 Terra Linda Way, in the new Ryder homes just off Pyramid Highway north of the turn to SSSH.

- Are they proposing building storage units at the entrance to our neighborhood?
- Is this a private commercial property or can folks living in our neighborhood access it with a paid permit?
- Our unique neighborhood has no true HOA and we can park our RV at our house. Does this change any of those regulations? Would a permit be required?

Any other context you can provide would be awesome as we are at a loss trying to understand what is really going on.

We saw there is a meeting tonight at the library but are not able to attend due to the short notice. If you can notify us any earlier next time, it would have been really to have more than 24 hours' notice for the meeting.

Thank you and have a nice Wednesday!

Ed & Emilie Zdeb

Prutch, Joe

From: Derek Kirkland <dkirkland@WoodRodgers.com>
Sent: Wednesday, February 08, 2017 12:22 PM
To: Willhouse, Emilie; Prutch, Joe
Cc: 'Ed Zdeb (ed.zdeb@live.com)'
Subject: RE: Spanish Springs Neighborhood Zoning - Storage Units
Attachments: REV_Com_Allowed_Use_table_ss_area_plan.pdf

Hi Ed and Emilie-

Thanks for the email and questions. Sorry for the confusion. What is proposed is a text amendment to the Spanish Springs Area Plan in order to allow RV storage in the NC zones. The map that was sent out shows all NC zoned property within the Spanish Springs Area Plan, and not a project location. A project is not being proposed at this time.

As it stands today, Personal Storage is an allowed use in the NC zones, among a lot of other commercial uses. Washoe County defines RV Storage in the definition for Storage of Operable Vehicles, which is not an allowed use in the NC zones per the commercial use Table C-3 in the appendix of the Spanish Springs Area Plan. Traditionally Personal Storage and RV Storage go hand in hand. The design guidelines for Personal Storage Facilities in the Spanish Springs Area Plan NC zones also identifies standards for RV Parking as if it were intended to be an allowed use. So really this is a cleanup effort so the Use Table C-3 and the design guidelines match, and RV Storage could be included within a personal storage facility. In order to ensure RV Parking meets the design guidelines of a personal storage facility, the proposed text amendment would allow Storage of Operable Vehicles only with a special use permit. A special use permit goes through a public process, and at the time a project is proposed the RV Storage would go before the Board of Adjustments and open for public comment. As mentioned before this is a text amendment for the Spanish Springs Area Plan, and a specific project is not being proposed at this time.

Feel free to give me a call if you would like to further discuss, or feel free to stop by tonight. I have attached the proposed amendment to the use table. The Spanish Springs Area Plan can also be found here:
https://washoecounty.us/csd/planning_and_development/master-plan-zoning/files/planning-maps/_ss_area_plan.pdf

Thanks!

Derek Kirkland
Transportation/Land Use Planner
Wood Rodgers, Inc.
775.828.7742 Direct
775.771.0066 Mobile

From: Willhouse, Emilie [mailto:Emilie_Willhouse@intuit.com]
Sent: Wednesday, February 08, 2017 10:02 AM
To: Derek Kirkland <dkirkland@WoodRodgers.com>; jprutch@washoecounty.us
Cc: 'Ed Zdeb (ed.zdeb@live.com)' <ed.zdeb@live.com>
Subject: Spanish Springs Neighborhood Zoning - Storage Units

Good morning Derek and Joe,

We had a letter left at our door last night from Wood Rodgers that we have some questions regarding.

We live at 11840 Terra Linda Way, in the new Ryder homes just off Pyramid Highway north of the turn to SSHS.

Additional Comments or Questions:

absolutely NOT. This is Very Poor Planning.

Name/Phone # or E-mail:

David Jones dhj198@gmail.com

Comment Card



WOOD RODGERS

WMPA17-0001 - EXHIBIT C

Additional Comments or Questions:

1. citizens should be making/Driving changes to the Allowed use Table not the developers! Leave the Allowed use table as it is. No changes!
2. concerned with the northern parcels. I live in the center of these 5 parcels.
3. There is "currently" a storage/RV facility on the west side of Pyramid Highway. We do not need another RV storage lot.
4. concerned about Traffic, noise, security and lighting.
5. There is plenty of commercial property available in Spanish Springs.

NO!

Name/Phone # or E-mail:

DAN Herman

Karma777@sbcglobal.net

Comment Card



WOOD RODGERS

Additional Comments or Questions:

- AREA ON EAGLE CYN. IS A FLOOD PLANE, WILL THAT MATTER?
 - SINCE MOST LOTS IN S.S. AREA ARE LARGE, RESIDENTS PARK BOATS & RV'S ON THEIR PROPERTY, WHY BUILD STORAGE? NO APARTMENTS OR BUS LINE THAT PROPERTY OWNERS DONT WANT, AS WELL AS RENTAL STORAGE?
 - COULD ~~THE AREA~~ MATERIAL BE STORED IN A RESIDENTIAL NEIGHBOR HOOD?
↓
DANGEROUS
- * MORE INFO NEEDED!
- Name/Phone # or E-mail: WARREN BURNS 775-424-4071

Comment Card



WOOD RODGERS



EXHIBIT D

MEMORANDUM

DEPARTMENT OF REGIONAL PARKS AND OPEN SPACE



PLANNING DIVISION

TO: Joe Prutch

FROM: Dennis Troy, Park Planner

DATE: February 9, 2017

SUBJECT: **Spanish Springs Area Plan Text Amendment (Case number WMPA17-0001)**

The Washoe County Parks Division has reviewed and prepared the following condition related to the proposed text amendment to the Spanish Spring Area Plan to allow for the Storage of Operable Vehicles or RV Storage with a Special Use Permit in the Neighborhood Commercial (NC) zoning district.

Conditions:

1. Any approved Special Use Permits for the "Storage of Operable Vehicles or RV Storage" in the NC zoning district that is directly adjacent to or abutting any Washoe County Park property/facility shall be required to adhere to the same Personal Storage Guidelines as outlined in Appendix A of the Spanish Springs Area Plan.

**WASHOE COUNTY
HEALTH DISTRICT**
ENHANCING QUALITY OF LIFE

February 13, 2017

Joe Prutch, Planner
Washoe County Community Services
Planning and Development Division
PO Box 11130
Reno, NV 89520-0027

RE: Spanish Springs Area Plan; Spanish Springs
Master Plan Amendment; WMPA17-0001

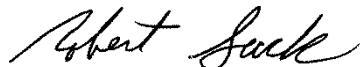
Dear Mr. Prutch:

The Washoe County Health District, Environmental Health Services Division (WCHD) has reviewed the above referenced project. Approval by the WCHD is subject to the following conditions:

1. The WCHD has reviewed the proposed Master Plan Amendment and has no objections to the approval of the plan as proposed.

If you have any questions or would like clarification regarding the foregoing, please contact Wes Rubio, Senior Environmental Health Specialist at wrubio@washoecounty.us regarding all Health District comments.

Sincerely,



Bob Sack, Division Director
Environmental Health Services Division
Washoe County Health District

BS:wr

Cc: File - Washoe County Health District



REGIONAL TRANSPORTATION COMMISSION

Metropolitan Planning • Public Transportation & Operations • Engineering & Construction

Metropolitan Planning Organization of Washoe County, Nevada

January 30, 2017

FR: Chrono/PL 183-17

Mr. Trevor Lloyd, Senior Planner
Community Services Department
Washoe County
P.O. Box 11130
Reno, NV 89520

RE: WTM16-002 (Golden Mesa North)
WSUP16-0002 (Golden Mesa South Sewer Lift Station)
WMPA17-0001 (Spanish Springs Area Plan Text)

Dear Mr. Lloyd,

We have reviewed the above applications and have no comments at this time.

Thank you for the opportunity to comment on these applications. Please feel free to contact me at 775-332-0174 or email me at rkapuler@rtcwashoe.com if you have any questions or comments.

Sincerely,

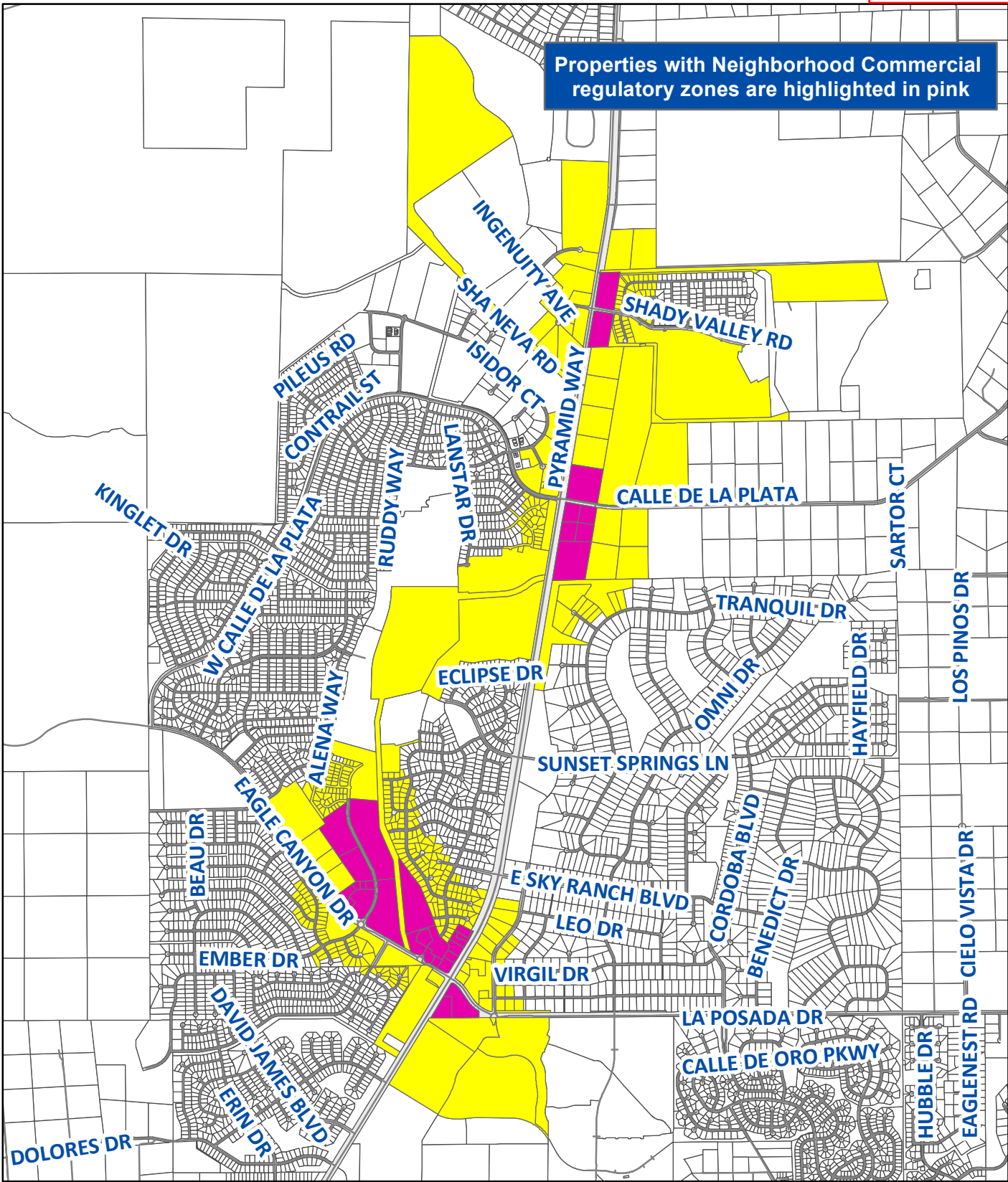
Rebecca Kapuler
Planner

RK/jm

Copies: Bill Whitney, Washoe County Community Services
Joe Prutch, Washoe County Community Services
Jae Pullen, Nevada Department of Transportation, District II
Daniel Doenges, Regional Transportation Commission
Tina Wu, Regional Transportation Commission
Julie Masterpool, Regional Transportation Commission
David Jickling, Regional Transportation Commission

/Washoe County no comment 02022017

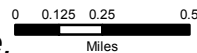
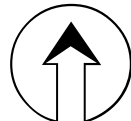
Properties with Neighborhood Commercial regulatory zones are highlighted in pink



Public Notice Map

Master Plan Amendment Case No. WMPA17-0001
(Spanish Springs Area Plan Text Amendment)

493 parcels selected within a distance of 750 feet of all
properties with a Neighborhood Commercial regulatory zone.



Community Services Department



Post Office Box 11130
Reno, Nevada 89520 (775) 328-3600

Date: January 24, 2017

Source: Planning and Development Division

Master Plan Amendment Application Spanish Springs Area Plan Text Amendment

EXHIBIT F

Submitted to Washoe County
January 17, 2017

Prepared for
Manke Family Trust
2500 Longley Ln
Reno, NV 89502

Prepared by



WOOD RODGERS
DEVELOPING INNOVATIVE DESIGN SOLUTIONS

1361 Corporate Blvd • Reno, NV 89502 • Tel: 775.823.4068

TABLE OF CONTENTS

- ❖ Washoe County Development Application
 - Master Plan Amendment Supplemental Information

- ❖ Project Description
 - Background and Justification
 - Master Plan Amendment Findings
 - Existing Table C-3
 - Proposed Table C-3

- ❖ Spanish Springs Area Plan Personal Storage Guidelines for NC zones

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Development staff at 775.328.3600.

Project Information		Staff Assigned Case No.: _____	
Project Name: Spanish Springs Area Plan Text Amendment			
Project Description: Amend Table C-3: Allowed Uses (Commercial Use Types) in the Spanish Springs Area Plan to allow RV storage "Storage of Operable Vehicles" in the NC zoning districts with a Special Use Permit (S2). This would allow for RV storage within Personal Storage, which is allowed in NC.			
Project Address: N/A - text amendment			
Project Area (acres or square feet): N/A - text amendment			
Project Location (with point of reference to major cross streets AND area locator): N/A - text amendment			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
N/A - text amendment			
Section(s)/Township/Range: N/A - text amendment			
Indicate any previous Washoe County approvals associated with this application:			
Case No.(s). N/A			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: N/A - text amendment		Name: Wood Rodgers, Inc.	
Address:		Address: 1361 Capital Blvd	
Zip:		Zip:	
Phone:	Fax:	Phone: 775-828-7742	Fax: <input type="checkbox"/>
Email:		Email: dkirkland@woodrodgers.com	
Cell:	Other:	Cell: 775-771-0066	Other:
Contact Person:		Contact Person: Derek Kirkland	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Manke Family Trust		Name: N/A	
Address: 2500 Longley Ln, Reno NV		Address:	
Zip: 89502		Zip:	
Phone: 775-857-2323	Fax: N/A	Phone:	Fax:
Email: N/A		Email:	
Cell: N/A	Other:	Cell:	Other:
Contact Person: William A Manke		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Property Owner Affidavit

Applicant Name: N/A - Text Amendmnet

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA)
)
COUNTY OF WASHOE)

I, _____,
(please print name)

being duly sworn, depose and say that I am the owner* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Development.

(A separate Affidavit must be provided by each property owner named in the title report.)

Assessor Parcel Number(s): N/A - Text Amendment

Printed Name _____

Signed _____

Address _____

Subscribed and sworn to before me this _____ day of _____, _____.

(Notary Stamp)

Notary Public in and for said county and state

My commission expires: _____

*Owner refers to the following: (Please mark appropriate box.)

- Owner
- Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document indicating authority to sign.)
- Letter from Government Agency with Stewardship

Master Plan Amendment Supplemental Information

(All required information may be separately attached)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to Master Plan amendments may be found in Article 820, Amendment of Master Plan.

The Washoe County Master Plan describes how the physical character of the County exists today and is planned for the future. The plan is adopted by the community and contains information, policies and a series of land use maps. The Master Plan provides the essential framework for creating a healthy community system and helps guide decisions about growth and development in the County. The following are general types of requests the County receives to amend the Master Plan. Please identify which type of amendment you are requesting:

<input type="checkbox"/> A request to change a master plan designation(s) from the adopted master plan and/or area plan maps
<input type="checkbox"/> A request to add, amend, modify or delete any of the adopted policies found in the elements of the Master Plan
<input type="checkbox"/> A request to add, amend, modify or delete any of the adopted policies in the area plans
<input type="checkbox"/> A request to add, amend, modify or delete specific language found in the area plans
<input checked="" type="checkbox"/> Other (please identify): Amend Table C-3: Allowed Uses (Commercial Use Types) in the Spanish Springs Area Plan to allow RV Storage "Storage of Operable Vehicles" in the NC zoning districts with a Special Use Permit (S2). This would allow for RV parking within Personal Storage, which is allowed in NC.

Please complete this questionnaire to ensure consistent review of your request to amend the Washoe County Master Plan. Staff will review the application to determine if the amendment request is in conformance with the policies and language within the elements and area plans of the Master Plan or if the information provided supports a change to the plan. Please provide a brief explanation to all questions.

1. What is the Master Plan amendment being requested at this time?

The applicant is proposing to amend Table C-3: Allowed Uses (Commercial Use Types) in the Spanish Springs Area Plan to allow RV parking "Storage of Operable Vehicles" in the NC zoning districts with a Board of Adjustment Special Use Permit (S2). This would allow for RV Storage within a "Personal Storage" facility, which is allowed in NC by right. This would also bring Table C-3 into conformance with the SSAP NC zone Personal Storage Guidelines, which provide requirements for RV Storage, indicating RV Storage as an allowed use.
--

2. What conditions have changed and/or new studies have occurred since the adoption of the Washoe County Master Plan that supports the need for the amendment request?

RV parking is in higher demand as the region builds higher density housing to meet the new growth trends. RV storage is included in almost every Personal Storage facility around the region, especially the newer facilities built over the past several years. The Spanish Springs Area Plan (SSAP), starting on Page A-20, provides Personal Storage Guidelines for the Neighborhood Commercial/Office (NC/O) designated properties. These Guidelines refer to "RV Storage" throughout the section as if it were always anticipated for RV parking to be included with Personal Storage facilities consistent with industry standards. Washoe County defines RV Parking within the definition for "Storage of Operable Vehicles", which under Table C-3: Allowed Uses (Commercial Type Uses) of the SSAP is not an allowed use. This is inconsistent with the intent of the SSAP to include "RV Storage" within the NC/O designations, and therefore is triggering the need to amend the SSAP Table C-3: Allowed Uses. "Personal Storage" is an allowed use in the SSAP NC zones.

3. Please provide the following specific information.
- a. What is the location (address or distance and direction from nearest intersection)? Please attach a legal description.

N/A - text amendment only

- b. Please list the following (attach additional sheet if necessary):

APN of Parcel	Master Plan Designation	Existing Acres	Proposed Master Plan Designation	Proposed Acres
N/A				

c. What are the adopted land use designations of adjacent parcels?

North	N/A
South	
East	
West	

4. Describe the existing conditions and uses located at the site or in the vicinity (i.e. vacant land, roadways, buildings, etc.):

N/A - text amendment only

5. Describe the natural resources associated with the site under consideration. Your description should include resource characteristics such as water bodies, vegetation, topography, minerals, soils and wildlife habitat.

N/A - text amendment only

6. Describe whether any of the following natural resources or systems are related to the proposed amendment:

- a. Is property located in the 100-year floodplain? (If yes, please attach documentation of the extent of the floodplain and any proposed floodplain map revisions in compliance with Washoe County Development Code, Article 416, Flood Hazards, and consultation with the Washoe County Engineering.)

<input type="checkbox"/> Yes	<input type="checkbox"/> No
------------------------------	-----------------------------

Explanation:

N/A - text amendment only

- b. Does property contain wetlands? (If yes, please attach a preliminary delineation map and describe the impact the proposal will have on the wetlands. Impacts to the wetlands may require a permit issued from the U.S. Army Corps of Engineers.)

<input type="checkbox"/> Yes	<input type="checkbox"/> No
------------------------------	-----------------------------

Explanation:

N/A - text amendment only

- c. Does property contain slopes or hillsides in excess of 15 percent and/or significant ridgelines? (If yes, please note the slope analysis requirements contained in Article 424, Hillside Development of the Washoe County Development Code.)

<input type="checkbox"/> Yes	<input type="checkbox"/> No
------------------------------	-----------------------------

Explanation:

N/A - text amendment only

- d. Does property contain geologic hazards such as active faults; hillside or mountainous areas; is subject to avalanches, landslides, or flash floods; is near a stream or riparian area such as the Truckee River, and/or an area of groundwater recharge?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
------------------------------	-----------------------------

Explanation:

N/A - text amendment only

- e. Does property contain prime farmland; is within a wildfire hazard area, geothermal or mining area, and/or wildlife mitigation route?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
------------------------------	-----------------------------

Explanation:

N/A - text amendment only

7. Please describe whether any archaeological, historic, cultural, or scenic resources are in the vicinity or associated with the proposed amendment:

<input type="checkbox"/> Yes	<input type="checkbox"/> No
------------------------------	-----------------------------

Explanation:

N/A - text amendment only

8. Do you own sufficient water rights to accommodate the proposed amendment? (Amendment requests in some groundwater hydrographic basins [e.g. Cold Springs, Warm Springs, etc.] require proof of water rights be submitted with applications. Please provide copies of all water rights documents, including chain of title to the original water right holder.)

<input type="checkbox"/> Yes	<input type="checkbox"/> No
------------------------------	-----------------------------

If yes, please identify the following quantities and documentation numbers relative to the water rights:

a. Permit #	N/A	acre-feet per year	
b. Certificate #		acre-feet per year	
c. Surface Claim #		acre-feet per year	
d. Other #		acre-feet per year	

e. Please attach a copy(s) of the water rights title (as filed with the State Engineer in the Division of Water Resources of the Department of Conservation and Natural Resources):

N/A - text amendment only

f. If the proposed amendment involves an intensification of land use, please identify how sufficient water rights will be available to serve the additional development.

N/A - text amendment only

9. Please describe the source and timing of the water facilities necessary to serve the amendment:

a. System Type:

<input type="checkbox"/> Individual wells	N/A	
<input type="checkbox"/> Private water	Provider:	
<input type="checkbox"/> Public water	Provider:	

b. Available:

<input type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
------------------------------	------------------------------------	------------------------------------	-----------------------------------

c. Washoe County Capital Improvements Program project?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
------------------------------	-----------------------------

d. If a public facility is proposed and is currently not listed in the Washoe County Capital Improvements Program and not available, please describe the funding mechanism for ensuring availability of water service:

N/A - text amendment only

10. What is the nature and timing of sewer services necessary to accommodate the proposed amendment?

a. System Type:

<input type="checkbox"/> Individual septic	N/A	
<input type="checkbox"/> Public system	Provider:	

b. Available:

<input type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
------------------------------	------------------------------------	------------------------------------	-----------------------------------

c. Washoe County Capital Improvements Program project?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
------------------------------	-----------------------------

- d. If a public facility is proposed and is currently not listed in the Washoe County Capital Improvements Program and not available, please describe the funding mechanism for ensuring availability of sewer service. If a private system is proposed, please describe the system and the recommended location(s) for the proposed facility.

N/A - text amendment only

11. Please identify the street names and highways near the proposed amendment that will carry traffic to the regional freeway system.

N/A - text amendment only

12. Will the proposed amendment impact existing or planned transportation systems? (If yes, a traffic report will be required. See attached Traffic Impact Report Guidelines.)

<input type="checkbox"/> Yes	<input type="checkbox"/> No
------------------------------	-----------------------------

13. Community Services (provided and nearest facility):

a. Fire Station	
b. Health Care Facility	
c. Elementary School	
d. Middle School	
e. High School	
f. Parks	
g. Library	
h. Citifare Bus Stop	

14. Describe how the proposed amendment fosters, promotes or complies with the policies of the adopted area plans and elements of the Washoe County Master Plan:

a. Population Element:

As population increases, and lot sizes continue to become more dense, the need for off-site RV Storage will continue to increase. RV Storage in Personal Storage facilities is a common practice around the region. The Spanish Springs Area Plan already has guidelines for Personal Storage facilities in the NC zoning, which also includes RV Storage. The proposed text amendment, would only change table C3, to allow "Storage of Operable Vehicles", RV Storage, with a special use permit in the NC zoning. This change will bring table C3 into conformance with the Personal Storage guidelines already established.

b. Conservation Element:

RV Storage within Personal Storage facilities is an ideal location for proper screening.

c. Housing Element:

As population increases, and higher density housing is added, the need for off-site RV Storage will continue to increase. RV Storage in Personal Storage facilities is a common practice around the region. The Spanish Springs Area Plan already has guidelines for Personal Storage facilities in the NC zoning, which also includes RV Storage. The proposed text amendment, would only change table C3, to allow "Storage of Operable Vehicles", RV Storage, with a special use permit in the NC zoning. This change will bring table C3 into conformance with the Personal Storage guidelines already established.

d. Land Use and Transportation Element:

Allowing RV Storage within a Personal Storage facility, which is already an allowed use in the NC zoning, would not impact existing land use patterns. The Spanish Springs Area Plan already has guidelines for Personal Storage facilities in the NC zoning, which also includes RV Storage. The proposed text amendment, would only change table C3, to allow "Storage of Operable Vehicles", RV Storage with a special use permit in the NC zoning. This change will bring table C3 into conformance with the Personal Storage guidelines already established.

e. Public Services and Facilities Element:

Allowing RV Storage within a Personal Storage facility, which is already an allowed use in the NC zoning, would not have an impact on public services and facilities. The Spanish Springs Area Plan already has guidelines for Personal Storage facilities in the NC zoning, which also includes RV Storage. The proposed text amendment, would only change table C3, to allow "Storage of Operable Vehicles", RV Storage, with a special use permit in the NC zoning. This change will bring table C3 into conformance with the Personal Storage guidelines already established.

f. Adopted area plan(s):

The Spanish Springs Area Plan (SSAP) already identifies Guidelines for Personal Storage facilities in the NC/O zones, which includes criteria for RV Storage. The proposed amendment to allow "Storage of Operable Vehicles", or RV storage, with a Special Use Permit (S2) in the NC zones is consistent with the existing Guidelines of the SSAP.

15. If the area plan includes a Plan Maintenance component, address all policies and attach all studies and analysis required by the Plan Maintenance criteria.

N/A - text amendment only

Applicant Comments

This page can be used by the applicant to support the regulatory zone amendment request and should address, at a minimum, how one or more of the findings for an amendment are satisfied. (Please refer to Article 820 of the Washoe County Development Code for the list of Findings.)

See included Project Description.

Project Description

Request

The proposed request is to amend Table C-3: Allowed Uses (Commercial Use Types) in the Spanish Springs Area Plan to allow RV storage "Storage of Operable Vehicles" in the NC zoning districts with a Special Use Permit through the Board of Adjustment (S2). The requested amendment would allow "RV Storage" to be part of "Personal Storage" facilities, which is an allowed use in the NC zoning designation. *Please reference the attached existing and proposed Table C-3 from the Spanish Springs Area Plan.*

Background

The Applicant owns Property within the Spanish Springs Area Plan (SSAP) zoned NC, and would like to develop the property with a "Personal Storage" facility, including RV storage. "Personal Storage" is an allowed use within the SSAP NC zone. Washoe County includes RV storage in the definition for "Storage of Operable Vehicles", which is not an allowed use in the SSAP NC zone.

Justification for Proposed Amendment

It is common practice for Personal Storage facilities to include RV Storage, as is evident in the SSAP Personal Storage Guidelines for NC zoning. The SSAP Personal Storage Guidelines, page A-20 to A-22 (*Attached*), specifically include guidelines for design criteria for RV Storage. These guidelines are inconsistent with Table C-3: Allowed Uses (Commercial Use Types) for the NC zoning designation, which does not allow, "Storage of Operable Vehicles".

The Proposed Amendment to Table C-3 would allow "Storage of Operable Vehicles" with a Special Use Permit, which would be consistent with the SSAP Personal Storage Guidelines for NC zoning. As Personal Storage facilities are allowed in the NC zone, allowing RV Storage ("Storage of Operable Vehicles") would not be a substantial change to the SSAP. Furthermore, by adding the "Allowed with a Board of Adjustments Special Use Permit" requirement, Washoe County would have the opportunity to ensure proper screening of the RV Storage is provided, and the Personal Storage Guidelines are being met.

The population and housing demand in the Spanish Springs Area continues to increase. As the housing types continue to change to meet future housing demands, lot sizes are become smaller, and are not conducive for RV Storage. Personal Storage facilities are an ideal location for RV Storage as they are typically screened with solid walls, which also screen the RVs, opposed to encouraging people to park them on residential streets. Both the City of Reno and City of Sparks allow "RV Storage" as part of "Personal Storage" facilities, typically with a Special Use Permit. The requested amendment to the SSAP is consistent with NC zone uses, "Personal Storage" uses around the region, and is consistent with the SSAP Personal Storage Guidelines for NC zones.

Spanish Springs Area Plan Findings**SS.17.1**

In order for the Washoe County Planning Commission to recommend the approval of ANY amendment to the Spanish Springs Area Plan, the following findings must be made:

- a. *The amendment will further implement and preserve the Vision and Character Statement.*

Response: “Personal Storage” facilities are an allowed use within the NC zone. Amending the SSAP Table C-3 to allow “Storage of Operable Vehicles” (RV Storage) with a Special Use Permit in the NC zone is consistent with the intent of the SSAP Personal Storage Guidelines for NC on pages A-20 to A-22 that identify requirements for RV Storage. Therefore, the proposed amendment is consistent with the SSAP, and would not change or impact the Vision and Character Statement.

- b. *The amendment conforms to all applicable policies of the Spanish Springs Area Plan and the Washoe County Master Plan.*

Response: Amending the SSAP Table C-3 to allow “Storage of Operable Vehicles” (RV Storage) with a Special Use Permit in the NC zone is consistent with the intent of the SSAP Personal Storage Guidelines for NC on pages A-20 to A-22 that identify requirements for RV Storage. Therefore, the proposed amendment conforms to all applicable policies.

- c. *The amendment will not conflict with the public’s health, safety or welfare.*

Response: “Personal Storage” facilities are an allowed use within the NC zone. Amending the SSAP Table C-3 to allow “Storage of Operable Vehicles” (RV Storage) with a Special Use Permit in the NC zone is consistent with the intent of the SSAP Personal Storage Guidelines for NC on pages A-20 to A-22 that identify requirements for RV Storage. Furthermore, by adding the Board of Adjustments Special Use Permit requirement (S2) will allow the opportunity for Washoe County to review the proposed project prior to approving the permit. The proposed amendment will not conflict with the public’s health, safety, or welfare.

Washoe County Master Plan Amendment Findings

- a. *Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.*

Response: “Personal Storage” facilities are an allowed use within the SSAP NC zone. The SSAP also provides Personal Storage Guidelines for NC that includes requirements for RV Storage; however, Table C-3 does not allow “Storage of Operable Vehicles” (RV Storage) in NC. The proposed amendment to SSAP Table C-3 to allow RV Storage in the NC zone, as is already indicated in the SSAP Personal Storage Guidelines for NC, is in substantial compliance with the policies and actions programs of the Master Plan.

- b. *Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.*

Response: It is standard practice to include RV Storage within “Personal Storage” facilities, which are allowed in the SSAP NC zone. The SSAP also provides Personal Storage Guidelines for NC that includes requirements for RV Storage, implying that RV Storage was a planned use for the NC zone. The proposed amendment to allow “Storage of Operable Vehicles” (RV Storage) in the NC zone where “Personal Storage” is already allowed is compatible with uses allowed in the NC zone.

- c. *Response to Change Conditions. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.*

Response: “Personal Storage” facilities are an allowed use within the SSAP NC zone. The SSAP also provides Personal Storage Guidelines for NC that includes requirements for RV Storage, implying that RV Storage was a planned use for the NC zone. However, Table C-3 does not allow “Storage of Operable Vehicles” (RV Storage), which is inconsistent with the intent of the Personal Storage Guidelines. The proposed amendment to SSAP Table C-3 to allow RV Storage in the NC zone is a minor amendment to correct Table C-3 to reflect the original intent of the Personal Storage Guidelines.

Existing Spanish Springs Area Plan Appendix C, Table C-3

Table C-3: Allowed Uses (Commercial Use Types)

Commercial Use Types (Section 110.304.15)	Residential			Non-Residential			
	MDS	LDS	LDR	NC	I	PSP	OS
Administrative Offices	--	--	--	A	A	A	A
Administrative Services				A	A	A	A
Adult Entertainment	--	--	--	--	--	--	--
Animal Sales and Services							
Commercial Kennels	--	--	--	--	S ₁	--	--
Commercial Stables	--	--	--	--	--	--	--
Grooming and Pet Stores	--	--	--	A	A	--	--
Pet Cemeteries	--	--	--	--	A	--	--
Veterinary Services, Agricultural	--	--	--	S ₁	S ₁	--	--
Veterinary Services, Pets	--	--	--	A	A	--	--
Automobile and Equipment							
Automobile Repair	--	--	--	A	A	--	--
Automotive Sales and Rentals	--	--	--	--	S ₁	--	--
Cleaning	--	--	--	A	A	--	--
Commercial Parking	--	--	--	--	S ₁	--	--
Equipment Repair and Sales	--	--	--	--	A	--	--
Storage of Operable Vehicles	--	--	--	--	A	--	--
Truck Stops	--	--	--	--	--	--	--
Building Maintenance Services	--	--	--	--	A	--	--
Commercial Antennas	--	--	--	--	--	--	--
Commercial Centers							
Community Centers	--	--	--	S ₁	--	--	--
Neighborhood Centers	S ₁	S ₁	--	S ₁	--	--	--
Regional Centers	--	--	--	--	--	--	--
Commercial Educational Services	--	--	--	A	A	A	--
Commercial Recreation							
Commercial Campground Facilities/RV Park	--	--	--	--	--	--	--
Destination Resorts	--	--	--	--	--	--	--
Indoor Entertainment	--	--	--	A	A	--	--
Indoor Sports and Recreation	--	--	--	A	A	--	--
Limited Gaming Facilities	--	--	--	A	A	--	--
Marinas	--	--	--	--	--	--	--
Outdoor Entertainment	--	--	--	--	--	--	--
Outdoor Sports and Recreation	--	--	--	A	A	--	--
Outdoor Sports Club	--	--	--	--	--	--	--
Unlimited Gaming Facilities	--	--	--	--	--	--	--
Construction Sales and Services	--	--	--	--	A	--	--
Convention and Meeting Facilities	--	--	--	--	A	--	--
Eating and Drinking Establishments							
Convenience	--	--	--	A	A	--	--
Full Service	--	--	--	A	A	--	--
Financial Services	--	--	--	A	A	--	--
Funeral and Internment Services							
Cemeteries	--	--	--	--	--	--	--
Undertaking	--	--	--	A	A	--	--
Gasoline Sales and Service Stations	--	--	--	A	A	--	--
Airport/Helicopter Service							
Airport/Heliport	--	--	--	--	A	--	--
Helistop	--	--	--	--	A	--	--
Liquor Sales							
Off-Premises	--	--	--	A	A	--	--
On-Premises	--	--	--	--	--	--	--
Lodging Services							
Bed and Breakfast Inns	--	--	--	--	--	--	--
Hostels	--	--	--	--	--	--	--
Hotels and Motels	--	--	--	--	A	--	--
Vacation Time Shares	--	--	--	--	--	--	--
Medical Services	--	--	--	A	A	A	--

Table C-3: Allowed Uses (Commercial Use Types) continued

Commercial Use Types (Section 110.304.15)	Residential			Non-Residential			
	MDS	LDS	LDR	NC	I	PSP	OS
Nursery Sales							
Retail	--	--	--	A	A	--	--
Wholesale	--	--	--	A	A	--	--
Personal Services	--	--	--	A	A	--	--
Personal Storage	--	--	--	A	A	--	--
Professional Services	--	--	--	A	A	--	--
Recycle Center							
Full Service Recycle Center	--	--	--	--	A	--	--
Remote Collection Facility	--	--	--	--	A	--	--
Residential Hazardous Substance Recycle Center	--	--	--	--	S ₁	--	--
Repair Services, Consumer	--	--	--	--	A	--	--
Retail Sales							
Comparison Shopping Centers	--	--	--	--	--	--	--
Convenience	S ₁	--	--	A	A	--	--
Specialty Stores	--	--	--	A	--	--	--
Secondhand Sales	--	--	--	--	--	--	--
Transportation Services --	--	--	--	--	--	--	--

Key: -- = Not allowed; A = Allowed; P = Administrative Permit; PR = Park Commission Approval pursuant to 110.104.40(c); S₁ = Planning Commission Special Use Permit; S₂ = Board of Adjustment Special Use Permit.

Proposed Spanish Springs Area Plan Appendix C, Table C-3

Table C-3: Allowed Uses (Commercial Use Types)

Commercial Use Types (Section 110.304.15)	Residential			Non-Residential			
	MDS	LDS	LDR	NC	I	PSP	OS
Administrative Offices	--	--	--	A	A	A	A
Administrative Services				A	A	A	A
Adult Entertainment	--	--	--	--	--	--	--
Animal Sales and Services							
Commercial Kennels	--	--	--	--	S ₁	--	--
Commercial Stables	--	--	--	--	--	--	--
Grooming and Pet Stores	--	--	--	A	A	--	--
Pet Cemeteries	--	--	--	--	A	--	--
Veterinary Services, Agricultural	--	--	--	S ₁	S ₁	--	--
Veterinary Services, Pets	--	--	--	A	A	--	--
Automobile and Equipment							
Automobile Repair	--	--	--	A	A	--	--
Automotive Sales and Rentals	--	--	--	--	S ₁	--	--
Cleaning	--	--	--	A	A	--	--
Commercial Parking	--	--	--	--	S ₁	--	--
Equipment Repair and Sales	--	--	--	--	A	--	--
Storage of Operable Vehicles	--	--	--	S ₂	A	--	--
Truck Stops	--	--	--	--	--	--	--
Building Maintenance Services	--	--	--	--	A	--	--
Commercial Antennas	--	--	--	--	--	--	--
Commercial Centers							
Community Centers	--	--	--	S ₁	--	--	--
Neighborhood Centers	S ₁	S ₁	--	S ₁	--	--	--
Regional Centers	--	--	--	--	--	--	--
Commercial Educational Services	--	--	--	A	A	A	--
Commercial Recreation							
Commercial Campground Facilities/RV Park	--	--	--	--	--	--	--
Destination Resorts	--	--	--	--	--	--	--
Indoor Entertainment	--	--	--	A	A	--	--
Indoor Sports and Recreation	--	--	--	A	A	--	--
Limited Gaming Facilities	--	--	--	A	A	--	--
Marinas	--	--	--	--	--	--	--
Outdoor Entertainment	--	--	--	--	--	--	--
Outdoor Sports and Recreation	--	--	--	A	A	--	--
Outdoor Sports Club	--	--	--	--	--	--	--
Unlimited Gaming Facilities	--	--	--	--	--	--	--
Construction Sales and Services	--	--	--	--	A	--	--
Convention and Meeting Facilities	--	--	--	--	A	--	--
Eating and Drinking Establishments							
Convenience	--	--	--	A	A	--	--
Full Service	--	--	--	A	A	--	--
Financial Services	--	--	--	A	A	--	--
Funeral and Internment Services							
Cemeteries	--	--	--	--	--	--	--
Undertaking	--	--	--	A	A	--	--
Gasoline Sales and Service Stations	--	--	--	A	A	--	--
Airport/Helicopter Service							
Airport/Heliport	--	--	--	--	A	--	--
Helistop	--	--	--	--	A	--	--
Liquor Sales							
Off-Premises	--	--	--	A	A	--	--
On-Premises	--	--	--	--	--	--	--
Lodging Services							
Bed and Breakfast Inns	--	--	--	--	--	--	--
Hostels	--	--	--	--	--	--	--
Hotels and Motels	--	--	--	--	A	--	--
Vacation Time Shares	--	--	--	--	--	--	--
Medical Services	--	--	--	A	A	A	--

Table C-3: Allowed Uses (Commercial Use Types) continued

Commercial Use Types (Section 110.304.15)	Residential			Non-Residential			
	MDS	LDS	LDR	NC	I	PSP	OS
Nursery Sales							
Retail	--	--	--	A	A	--	--
Wholesale	--	--	--	A	A	--	--
Personal Services	--	--	--	A	A	--	--
Personal Storage	--	--	--	A	A	--	--
Professional Services	--	--	--	A	A	--	--
Recycle Center							
Full Service Recycle Center	--	--	--	--	A	--	--
Remote Collection Facility	--	--	--	--	A	--	--
Residential Hazardous Substance Recycle Center	--	--	--	--	S ₁	--	--
Repair Services, Consumer	--	--	--	--	A	--	--
Retail Sales							
Comparison Shopping Centers	--	--	--	--	--	--	--
Convenience	S ₁	--	--	A	A	--	--
Specialty Stores	--	--	--	A	--	--	--
Secondhand Sales	--	--	--	--	--	--	--
Transportation Services --	--	--	--	--	--	--	--

Key: -- = Not allowed; A = Allowed; P = Administrative Permit; PR = Park Commission Approval pursuant to 110.104.40(c); S₁ = Planning Commission Special Use Permit; S₂ = Board of Adjustment Special Use Permit.

- c. Numbers, either hand painted, decal or stick-on lettering to be applied above or to the right of the appropriate entrance.
- d. Non-illuminated.

Sign Type “8” Temporary Construction/Leasing Sign

- a. Subject to the provisions of the Washoe County Development Code.

Sign Type “9” Vehicular Direction Sign

- a. Sign face colors, materials and typefaces shall compliment building architecture and existing signs.
- b. The use of rustic metal accents is encouraged.

Sign Type “10” Drive-Thru Order/Menu Signs

- a. Sign Type “10” is limited to one sign per drive-thru business.
- b. Maximum sign face height is four feet. Maximum overall sign height is six feet.
- c. Maximum sign length is eight feet.

Personal Storage Guidelines

Personal storage facilities are an allowed use on those properties designated Neighborhood Commercial/Office (NC/O). The characteristics of this type of development are such that a unique set of guidelines is appropriate. Photographs illustrating desirable design characteristics for this type of development are shown in Photo A-3.

General Requirements

1. Building Height
 - a. Storage structures and RV awnings are limited to one story and an 18-foot maximum building height.
 - b. Other buildings (e.g. sales offices, caretaker’s apartment, etc.) must not exceed 35 feet in height.
2. Parking Requirements
 - a. Parking shall be provided in accordance with Article 410, Parking and Loading, of the Washoe County Development Code.
 - b. Two additional customer parking spaces may be provided outside the screen wall at the primary entrance to the development. These spaces must be located behind the front yard setback.

Setbacks

1. Personal storage facilities with frontage on Eagle Canyon Drive will observe the 25-foot buffer setback from the property line along this street frontage. This setback shall consist of a 10-foot meandering asphalt path and landscaping in accordance with the Landscape Design Guidelines section.
2. Facilities with frontage on other public streets will observe the 15-foot setback along the street frontage, pursuant to the provisions in the Landscape Design Guidelines section. In no case shall the landscaping within the setback along a public street be less than 10 feet.
3. For side and rear yards not adjacent to public streets and abutting non-residential property, the setback may be zero (0) or 15 feet. A zero setback requires that a solid screen wall be

placed on or immediately adjacent to the property line. A 15-foot setback requires landscaping in accordance with the Landscape Design Guidelines section.

Fencing and Walls

1. Personal storage facilities must be screened with an 8- to 10-foot tall solid and decorative wall.
 - a. The wall shall be integrated into the architectural and site design.
 - b. The wall color must be consistent with the colors established in the Architectural Guidelines chapter and shall be treated with an anti-graffiti coating.
 - c. The screen wall shall be considered a structure and must observe the setbacks identified in the Setbacks section. Where the setback is zero (0), the wall may be placed on or immediately adjacent to the property line.
 - d. The height of the screening wall may be staggered in order to properly screen storage buildings or awnings.
2. All points of ingress and egress may be gated to permit controlled access.
3. Other fencing shall be low and open split-rail style fencing that is consistent with the western theme.

Landscape Guidelines

1. It is anticipated that the majority of the developed site will be screened behind a solid wall; therefore, the use is not required to provide a minimum percentage of landscaping over the site.
2. Except for the driveway and where sidewalk is required, the front yard setback shall consist of landscaping and sidewalk in accordance with the Landscape Design Guidelines section.
3. Where landscaping is required within the side and rear yard setbacks (i.e. adjacent to streets or where the screen wall is set back 15 feet from the property line), trees shall be planted at a ratio of 1 tree per 15 linear feet of wall. Trees may be clustered for a more natural appearance (see Photo A-3). The tree mix within the setbacks shall consist of 60 percent evergreen and 40 percent deciduous trees. These trees may be selected from the approved list of plant materials in Table A-3.

Architectural Guidelines

1. Exterior colors for all structures shall be subdued in tone so that site buildings are compatible with the surrounding high desert environment. Primary colors are prohibited. Acceptable exterior colors include tones and hues of brown, tan, beige, gray and sage green (see Photo A-3).
2. Storage building roofs and awnings shall consist of standing seam metal. Corrugated metal is not permitted.
3. Colors and materials selected for the storage buildings must be reviewed and approved by staff.
4. Any storage facility structures (e.g. sales offices, caretaker's apartment, etc.) must be constructed pursuant to the standards listed in the Architectural Guidelines section if located outside of the exterior screen wall.

Lighting Guidelines

1. Parking areas, access drives and internal vehicular circulation areas shall have sufficient illumination for safety and security.
2. Pole lights and standards **within the self-storage and RV storage areas** are not permitted. Lighting in these areas is restricted to building mounted lights, which may be motion controlled or placed on a timer.
3. Lighting shall be contained within the development boundaries and enclosure walls. No light spillover is allowed.
4. Special lighting may be introduced to indicate entrances and identity.

Photo A-3: Desirable Design Characteristics for Personal Storage Facilities

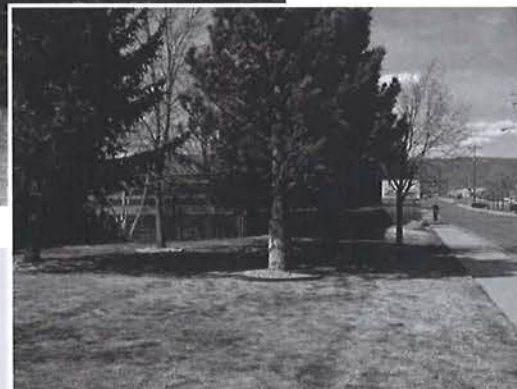
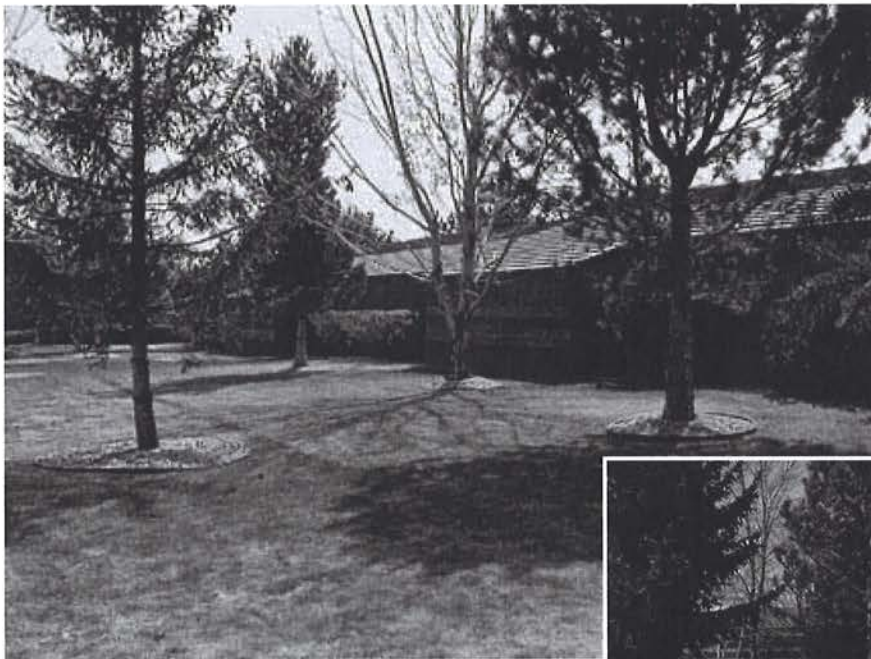


Table C-3: Allowed Uses (Commercial Use Types)

Commercial Use Types (Section 110.304.15)	Residential			Non-Residential			
	MDS	LDS	LDR	NC	I	PSP	OS
Administrative Offices	--	--	--	A	A	A	A
Administrative Services				A	A	A	A
Adult Entertainment	--	--	--	--	--	--	--
Animal Sales and Services							
Commercial Kennels	--	--	--	--	S ₁	--	--
Commercial Stables	--	--	--	--	--	--	--
Grooming and Pet Stores	--	--	--	A	A	--	--
Pet Cemeteries	--	--	--	--	A	--	--
Veterinary Services, Agricultural	--	--	--	S ₁	S ₁	--	--
Veterinary Services, Pets	--	--	--	A	A	--	--
Automobile and Equipment							
Automobile Repair	--	--	--	A	A	--	--
Automotive Sales and Rentals	--	--	--	--	S ₁	--	--
Cleaning	--	--	--	A	A	--	--
Commercial Parking	--	--	--	--	S ₁	--	--
Equipment Repair and Sales	--	--	--	--	A	--	--
Storage of Operable Vehicles	--	--	--	--	A	--	--
Truck Stops	--	--	--	--	--	--	--
Building Maintenance Services	--	--	--	--	A	--	--
Commercial Antennas	--	--	--	--	--	--	--
Commercial Centers							
Community Centers	--	--	--	S ₁	--	--	--
Neighborhood Centers	S ₁	S ₁	--	S ₁	--	--	--
Regional Centers	--	--	--	--	--	--	--
Commercial Educational Services	--	--	--	A	A	A	--
Commercial Recreation							
Commercial Campground Facilities/RV Park	--	--	--	--	--	--	--
Destination Resorts	--	--	--	--	--	--	--
Indoor Entertainment	--	--	--	A	A	--	--
Indoor Sports and Recreation	--	--	--	A	A	--	--
Limited Gaming Facilities	--	--	--	A	A	--	--
Marinas	--	--	--	--	--	--	--
Outdoor Entertainment	--	--	--	--	--	--	--
Outdoor Sports and Recreation	--	--	--	A	A	--	--
Outdoor Sports Club	--	--	--	--	--	--	--
Unlimited Gaming Facilities	--	--	--	--	--	--	--
Construction Sales and Services	--	--	--	--	A	--	--
Convention and Meeting Facilities	--	--	--	--	A	--	--
Eating and Drinking Establishments							
Convenience	--	--	--	A	A	--	--
Full Service	--	--	--	A	A	--	--
Financial Services	--	--	--	A	A	--	--
Funeral and Internment Services							
Cemeteries	--	--	--	--	--	--	--
Undertaking	--	--	--	A	A	--	--
Gasoline Sales and Service Stations	--	--	--	A	A	--	--
Airport/Helicopter Service							
Airport/Heliport	--	--	--	--	A	--	--
Helistop	--	--	--	--	A	--	--
Liquor Sales							
Off-Premises	--	--	--	A	A	--	--
On-Premises	--	--	--	--	--	--	--
Lodging Services							
Bed and Breakfast Inns	--	--	--	--	--	--	--
Hostels	--	--	--	--	--	--	--
Hotels and Motels	--	--	--	--	A	--	--
Vacation Time Shares	--	--	--	--	--	--	--
Medical Services	--	--	--	A	A	A	--

Table C-3: Allowed Uses (Commercial Use Types) continued

Commercial Use Types (Section 110.304.15)	Residential			Non-Residential			
	MDS	LDS	LDR	NC	I	PSP	OS
Nursery Sales							
Retail	--	--	--	A	A	--	--
Wholesale	--	--	--	A	A	--	--
Personal Services	--	--	--	A	A	--	--
Personal Storage	--	--	--	A	A	--	--
Professional Services	--	--	--	A	A	--	--
Recycle Center							
Full Service Recycle Center	--	--	--	--	A	--	--
Remote Collection Facility	--	--	--	--	A	--	--
Residential Hazardous Substance Recycle Center	--	--	--	--	S ₁	--	--
Repair Services, Consumer	--	--	--	--	A	--	--
Retail Sales							
Comparison Shopping Centers	--	--	--	--	--	--	--
Convenience	S ₁	--	--	A	A	--	--
Specialty Stores	--	--	--	A	--	--	--
Secondhand Sales	--	--	--	--	--	--	--
Transportation Services --	--	--	--	--	--	--	--

Key: -- = Not allowed; A = Allowed; P = Administrative Permit; PR = Park Commission Approval pursuant to 110.104.40(c); S₁ = Planning Commission Special Use Permit; S₂ = Board of Adjustment Special Use Permit.

Table C-4: Allowed Uses (Industrial Use Types)

Industrial Use Types (Section 110.304.15)	Residential			Non-Residential			
	MDS	LDS	LDR	NC	I	PSP	OS
Custom Manufacturing	--	--	--	--	A	--	--
Energy Production	--	--	--	--	--	--	--
General Industrial							
Heavy	--	--	--	--	--	--	--
Intermediate	--	--	--	--	A	--	--
Limited	--	--	--	--	A	--	--
High Technology Industry	--	--	--	--	A	--	--
Inoperable Vehicle Storage	--	--	--	--	--	--	--
Laundry Services	--	--	--	A	A	--	--
Marine Operations	--	--	--	--	--	--	--
Petroleum Gas Extraction	--	--	--	--	--	--	--
Salvage Yards	--	--	--	--	--	--	--
Wholesaling, Storage and Distribution							
Heavy	--	--	--	--	P	--	--
Light	--	--	--	--	A	--	--

Key: -- = Not allowed; A = Allowed; P = Administrative Permit; PR = Park Commission Approval pursuant to 110.104.40(c); S₁ = Planning Commission Special Use Permit; S₂ = Board of Adjustment Special Use Permit.

- c. Numbers, either hand painted, decal or stick-on lettering to be applied above or to the right of the appropriate entrance.
- d. Non-illuminated.

Sign Type “8” Temporary Construction/Leasing Sign

- a. Subject to the provisions of the Washoe County Development Code.

Sign Type “9” Vehicular Direction Sign

- a. Sign face colors, materials and typefaces shall compliment building architecture and existing signs.
- b. The use of rustic metal accents is encouraged.

Sign Type “10” Drive-Thru Order/Menu Signs

- a. Sign Type “10” is limited to one sign per drive-thru business.
- b. Maximum sign face height is four feet. Maximum overall sign height is six feet.
- c. Maximum sign length is eight feet.

Personal Storage Guidelines

Personal storage facilities are an allowed use on those properties designated Neighborhood Commercial/Office (NC/O). The characteristics of this type of development are such that a unique set of guidelines is appropriate. Photographs illustrating desirable design characteristics for this type of development are shown in Photo A-3.

General Requirements

1. Building Height
 - a. Storage structures and RV awnings are limited to one story and an 18-foot maximum building height.
 - b. Other buildings (e.g. sales offices, caretaker’s apartment, etc.) must not exceed 35 feet in height.
2. Parking Requirements
 - a. Parking shall be provided in accordance with Article 410, Parking and Loading, of the Washoe County Development Code.
 - b. Two additional customer parking spaces may be provided outside the screen wall at the primary entrance to the development. These spaces must be located behind the front yard setback.

Setbacks

1. Personal storage facilities with frontage on Eagle Canyon Drive will observe the 25-foot buffer setback from the property line along this street frontage. This setback shall consist of a 10-foot meandering asphalt path and landscaping in accordance with the Landscape Design Guidelines section.
2. Facilities with frontage on other public streets will observe the 15-foot setback along the street frontage, pursuant to the provisions in the Landscape Design Guidelines section. In no case shall the landscaping within the setback along a public street be less than 10 feet.
3. For side and rear yards not adjacent to public streets and abutting non-residential property, the setback may be zero (0) or 15 feet. A zero setback requires that a solid screen wall be

placed on or immediately adjacent to the property line. A 15-foot setback requires landscaping in accordance with the Landscape Design Guidelines section.

Fencing and Walls

1. Personal storage facilities must be screened with an 8- to 10-foot tall solid and decorative wall.
 - a. The wall shall be integrated into the architectural and site design.
 - b. The wall color must be consistent with the colors established in the Architectural Guidelines chapter and shall be treated with an anti-graffiti coating.
 - c. The screen wall shall be considered a structure and must observe the setbacks identified in the Setbacks section. Where the setback is zero (0), the wall may be placed on or immediately adjacent to the property line.
 - d. The height of the screening wall may be staggered in order to properly screen storage buildings or awnings.
2. All points of ingress and egress may be gated to permit controlled access.
3. Other fencing shall be low and open split-rail style fencing that is consistent with the western theme.

Landscape Guidelines

1. It is anticipated that the majority of the developed site will be screened behind a solid wall; therefore, the use is not required to provide a minimum percentage of landscaping over the site.
2. Except for the driveway and where sidewalk is required, the front yard setback shall consist of landscaping and sidewalk in accordance with the Landscape Design Guidelines section.
3. Where landscaping is required within the side and rear yard setbacks (i.e. adjacent to streets or where the screen wall is set back 15 feet from the property line), trees shall be planted at a ratio of 1 tree per 15 linear feet of wall. Trees may be clustered for a more natural appearance (see Photo A-3). The tree mix within the setbacks shall consist of 60 percent evergreen and 40 percent deciduous trees. These trees may be selected from the approved list of plant materials in Table A-3.

Architectural Guidelines

1. Exterior colors for all structures shall be subdued in tone so that site buildings are compatible with the surrounding high desert environment. Primary colors are prohibited. Acceptable exterior colors include tones and hues of brown, tan, beige, gray and sage green (see Photo A-3).
2. Storage building roofs and awnings shall consist of standing seam metal. Corrugated metal is not permitted.
3. Colors and materials selected for the storage buildings must be reviewed and approved by staff.
4. Any storage facility structures (e.g. sales offices, caretaker's apartment, etc.) must be constructed pursuant to the standards listed in the Architectural Guidelines section if located outside of the exterior screen wall.

Lighting Guidelines

1. Parking areas, access drives and internal vehicular circulation areas shall have sufficient illumination for safety and security.
2. Pole lights and standards within the self-storage and RV storage areas are not permitted. Lighting in these areas is restricted to building mounted lights, which may be motion controlled or placed on a timer.
3. Lighting shall be contained within the development boundaries and enclosure walls. No light spillover is allowed.
4. Special lighting may be introduced to indicate entrances and identity.

Photo A-3: Desirable Design Characteristics for Personal Storage Facilities



**BOARD OF COUNTY COMMISSIONERS
WASHOE COUNTY, NEVADA**

TUESDAY

10:00 A.M.

MAY 23, 2017

PRESENT:

Bob Lucey, Chair
Marsha Berkbigler, Vice Chair
Kitty Jung, Commissioner
Vaughn Hartung, Commissioner
Jeanne Herman, Commissioner

Nancy Parent, County Clerk
John Slaughter, County Manager
Paul Lipparelli, Legal Counsel

The Washoe County Board of Commissioners convened at 10:01 a.m. in regular session in the Commission Chambers of the Washoe County Administration Complex, 1001 East Ninth Street, Reno, Nevada. Following the Pledge of Allegiance to the flag of our Country, the Clerk called the roll and the Board conducted the following business:

17-0399 AGENDA ITEM 3 Public Comment.

Ms. Tammy Holt-Still thanked Commissioners Hartung and Herman for supporting the Truckee Meadows Flood Management Authority (TRFMA) regarding the homes grant and she commented residents were already applying for assistance. She noted Team Rubicon expressed willingness to assist residents in mucking out their homes once the water retreated. She updated the Board on the progress of flooding in various parts of Lemmon Valley and requested additional assistance for affected residents. She requested residents be included when Reno and Washoe County drafted a master plan. She provided a document which was placed on file with the Clerk.

Mr. Garth Elliott expressed pride at the new Sun Valley electronic sign and hoped there would soon be a second one on the opposite end of the valley. He expressed dissatisfaction at the hiring of new employees, each of which he claimed represented a million dollars in fiscal obligation over their tenure with the County. He wondered whether staffing levels at the County needed to go back to pre-2008 levels and expressed frustration at the impact of County sales tax on the elderly.

Ms. Donna Clontz, member of the Washoe County Senior Advisory Committee, thanked the Board for their support of seniors during Older Americans Month. She stated there were over 70 activities planned during the month. She thanked Commissioner Berkbigler and Chair Lucey for their \$2,500 donations to help the Healthy Walking Program for Seniors. She promoted three events: senior rights' attorney Homa Woodrum's talk at the Sun Valley Senior Center, Reno Housing Authority Executive

MAY 23, 2017

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**WMPA17-0001
EXHIBIT B**

Director Amy Jones' talk at the North Valleys Library, and a Reno Transportation Commission road trip to the Food Bank.

Ms. Elise Weatherly spoke about Pastor Marvin Neal and the new chaplain of the Jan Evans Juvenile Justice Center, Otto Kelly. She objected to the hiring of Mr. Kelly and requested a meeting between herself, Judge Egan Walker, County Manager John Slaughter, Mr. Neal, and Mr. Kelly about the appointment.

Ms. Cathy Brandhorst spoke about matters of concern to herself.

17-0400 **AGENDA ITEM 4** Announcements/Reports.

Chair Lucey announced Agenda Items 26 and 27 would be heard directly following Agenda Item 6 and Agenda Item 5G3 would be removed from the agenda. County Manager John Slaughter declared Agenda Item 23, the 2:00 p.m. time-certain public hearing, would be pulled from the agenda because they received a withdrawal request from the appellant. Chair Lucey mentioned he intended to open the public hearing for comment but said no action would be taken. Deputy District Attorney Paul Lipparelli said if any person attended the meeting pursuant to the publication but could not return on another day, it was an option to invite them to speak. He reiterated the item was withdrawn and no action would be taken. Chair Lucey mentioned it would be addressed at the time the agenda item was slated to be heard.

Mr. Slaughter announced a joint press conference at Mayberry Park on May 24, 2017 to promote summer safety. Commissioner Berkbigler requested to review the amount of money the County provided the Economic Development Authority of Western Nevada (EDAWN) given the expected growth. She wondered whether the Board should consider increasing the money given to EDAWN in the following budget cycle.

Commissioner Hartung requested an update on the issues with non-emergency dispatch calls. He mentioned a call taken by Reno dispatch was routed to Washoe County when it should have been routed to the Sparks Police Department. He asked that a flood insurance assistance program for low-income residents be added to the dashboard. He promoted a community forum at the Spanish Springs Library which featured representatives from the Sheriff's Office (SO), the Regional Transportation Commission (RTC), and the Nevada Department of Transportation (NDOT). He touched on another forum regarding medical marijuana in Spanish Springs in June.

Commissioner Herman brought up a discrepancy in the minutes under Agenda Item 5A. Chair Lucey suggested she address that during Agenda Item 5. Commissioner Herman mentioned a press release by the County regarding poison hemlock and urged citizens to be better informed about the plant and its danger to horses.

Commissioner Berkbigler remarked a Commissioner or City Council Member could not serve on a Citizen's Advisory Board (CAB) but asked if someone

elected to a General Improvement District (GID) could. She promoted a community forum at the Incline Village Library.

Commissioner Jung requested an agenda item to direct donating \$9,000 of her following year's discretionary funds to The Generator, a community art space. The money would fund the lighting of a piece of art from Burning Man that would be displayed for a year. She promoted a Board of Health meeting and said she would represent the Board at a memorial service at the Sierra Memorial Gardens.

Commissioner Herman announced she would leave at 1:15 p.m. and Chair Lucey confirmed it was to attend a conference of the National Association of Counties Western Interstate Region.

Chair Lucey stated the Hot August Nights Spring Fling event was well attended, as was the RTC-hosted American Public Transit Association conference where they showcased the area's autonomous busses. He asked staff to rework ordinances on restrictive gaming licenses as the Cities of Reno and Sparks had already amended theirs. He directed staff to consider candidates to represent the County federally given the new landscape in Washington DC. He indicated there were challenges with the President's proposed budget in terms of funding for health and human services as well as Federal Emergency Management Authority (FEMA) funding. He asked the sheriffs to evaluate claims of increased speeding on Andrew Lane and Rhodes Road, and to consider different traffic deterrents.

CONSENT AGENDA ITEMS – 5A THROUGH 5J4.

- 17-0401** **5A** Approval of minutes for the Board of County Commissioner's regular meetings of April 11, 2017, April 18, 2017 and April 25, 2017. Clerk. (All Commission Districts)
- 17-0402** **5B** Approve roll change requests, pursuant to NRS 361.765 and/or NRS 361.768, for errors discovered on the 2016/2017 secured tax roll and authorize Chair to execute the changes described in Exhibit A and direct the Washoe County Treasurer to correct the error(s). [Cumulative amount of decrease to all taxing entities \$11,740.84]. Assessor. (Commission Districts 1, 3, 4 & 5.)
- 17-0403** **5C** Acknowledge receipt of annual report of projected Proceeds and expenditures in the account used for the acquisition and improvement of technology in the Office of the County Recorder for FY 2016/17. Recorder. (All Commission Districts.)
- 17-0404** **5D** Accept a grant award from the Nevada Aging and Disability Services Division for the Older Americans Act Title III Program Homemaker Services [\$4,800; match of \$720 from ad valorem tax] retroactive from July 1, 2016 through June 30, 2017; authorize the Department to execute

the grant award and direct Comptroller to make the appropriate budget amendments. Senior Services. All Commission Districts.)

- 17-0405** **5E** Discussion and possible action to approve and direct the Washoe County Manager to sign the Nevada Shared Radio System Contract by and between the State of Nevada acting through its Department of Transportation, NV Energy and Washoe County, Nevada, as recommended by the Joint Operating Committee (JOC) of the Washoe County Regional Communications System (WCRCS). Technology Services. (All Commission Districts).
- 17-0406** **5F** Approve and execute Resolution directing County Treasurer to give notice of the sale of properties subject to the lien of a delinquent special assessment in the following districts: WCAD 23 – Arrowcreek Water, WCAD 29 – Mt. Rose Sewer Phase 1, WCAD 32 – Spanish Springs Valley Ranch Rd, WCAD 39 – Lightning W Water System Supply Improvement, (additional description of affected parcels contained in exhibit A of attached Resolution). (No Fiscal Impact). Treasurer. (Commission Districts 1, 2, 4 and 5.)
- 17-0407** **5G1** Approve Commission District Special Fund disbursement [in the amount of \$11,500] for Fiscal Year 2016-2017; District 4 Commissioner Vaughn Hartung recommends, [\$4,000] grant to The Nevada Discovery Museum, [\$1,500] grant to Reed High School, [\$1,000] grant to Alyce Taylor Elementary School, [\$1,000] grant to Bud Beasley Elementary School, [\$1,000] grant to Ed Van Gorder Elementary School, [\$1,000] grant to Jesse Hall Elementary School, [\$1,000] grant to Miguel Sepulveda Elementary School, and [\$1,000] grant to Spanish Springs Elementary School; approve Resolution necessary for same; and direct the Comptroller’s Office to make the necessary budget appropriation transfers and disbursements of funds. Manager. (Commission District 4.)
- 17-0408** **5G2** Approve Commission District Special Fund disbursement [in the amount of \$2,000] for Fiscal Year 2016-2017; District 1 Commissioner Marsha Berkbigler recommends [\$2,000] grant to the Lake Tahoe Bicycle Coalition; approve Resolution necessary for same; and direct the Comptroller’s Office to make the necessary budget appropriation transfers and disbursements of funds. Manager. (Commission District 1.)
- 17-0409** **5H1** Approve expenditures [in excess of \$100,000] to National Medical Service (NMS) for toxicology and laboratory testing in Fiscal Year 2018. Medical Examiner. (All Commission Districts.)
- 17-0410** **5H2** Accept grant funding [\$62,856.00 with no county match] from the State of Nevada Department of Health and Human Services for labor and travel expenses relating to the National Violent Death Reporting System,

retroactive from September 1, 2016 through August 31, 2017, and authorize the Chief Medical Examiner & Coroner of the Washoe County Regional Medical Examiner's Office to sign the award and approve amendments, and direct the Comptroller's Office to make the necessary budget amendments. Medical Examiner. (All Commission Districts.)

- 17-0411** **5H3** Accept grant funding (\$2,504.00 with \$250.40 county match) from the State of Nevada Department of Health and Human Services Public Health Preparedness Program for supplies and labor expenses relating to the Northern Nevada Disaster Victim Recovery Team (NNDVRT) training exercise, retroactive from May 1, 2017 through June 30, 2017, and authorize the Chief Medical Examiner & Coroner of the Washoe County Regional Medical Examiner's Office to sign the award and approve amendments, and direct the Comptroller's Office to make the necessary budget amendments. Medical Examiner. (All Commission Districts.)
- 17-0412** **5I1** Approve the Interlocal Agreement Extraditions between the County of Washoe on behalf of the Washoe County Sheriff's Office and the City of Sparks on behalf of the Sparks Police Department in an amount not to exceed [\$30,000] to be paid to the Washoe County Sheriff's Office Consolidated Extraditions Unit for the processing of extraditions and transportation of prisoners for the Sparks Police Department, for the period of the date of execution to June 30, 2019. Sheriff. (All Commission Districts.)
- 17-0413** **5I2** Approve the Interlocal Agreement – Washoe County Sheriff RAVEN Helicopter Program and the Truckee Meadows Fire Protection District in the amount of [\$65,000] for the provision, when requested, of a helicopter or other aircraft and personnel from the date of execution by all parties to June 30, 2018. Sheriff. (All Commission Districts.)
- 17-0414** **5J1** Approve a grant agreement in Support of Transportation Services for Vulnerable Populations in Washoe County between Washoe County and Access to Healthcare Network (AHN) in the amount of [\$150,000] funded by Indigent Funds retroactively for the period of July 1, 2016 to June 30, 2017 to provide cash support which AHN will use as the match for a grant awarded to AHN from the Regional Transportation Commission (RTC) for maintenance and growth of the transportation program for vulnerable populations and approve necessary resolution. Social Services. (All Commission Districts.)
- 17-0415** **5J2** Approve to authorize the Director of Social Services to accept the Seventh Amendment of the Child Welfare Initiative Agreement with Casey Family Programs in the amount of [\$45,000; no County match required]; retroactively for the period January 1, 2017 through December

31, 2017; direct the Comptroller's Office to make the appropriate budget amendments. Social Services. (All Commission Districts.)

17-0416 **5J3** Approve an amendment to increase FY17 budget authority in the amount of [\$6,750] in both revenue and expense to the Continuum of Care – Shelter Plus Care 2014 award period August 1, 2016 to July 31, 2016, IO 11268; and if approved direct the Comptroller's office to make the appropriate budget amendments. Social Services. (All Commission Districts.)

17-0417 **5J4** Approve an amendment to increase FY17 budget authority in the amount of [\$4,575] in both revenue and expense to the Continuum of Care Permanent Supportive Housing Program 2014 award period September 1, 2015 to August 31, 2016, IO 11267; and if approved direct the Comptroller's office to make the appropriate budget amendments. Social Services. (All Commission Districts.)

Regarding the minutes from the April 25, 2017 meeting, Commissioner Herman thought she would not have said 'bears' but she might have meant to say 'dogs'. County Clerk Nancy Parent said she would listen to the recording and if Commissioner Herman said dogs rather than bears, the change would be made on the April 25 minutes to reflect that. If it was found Commissioner Herman did not say dogs during the April 25 meeting, the minutes for the current meeting would note the clarification as stated by the Commissioner.

Commissioner Herman asked if Reno paid for the Regional Aviation Enforcement Unit (RAVEN) service since most calls came from Reno. Chair Lucey asked whether Commissioner Herman wanted to pull Agenda Item 5I2 from the consent agenda for further discussion or just have her question answered. County Manager John Slaughter responded Agenda Item 5I2 related specifically to fire responses and he thought Reno did not pay for fire responses. He supposed the activity Commissioner Herman saw regarding Reno's use of RAVEN was law enforcement activity which was paid for separately.

Commissioner Jung read aloud Agenda Items 5G1 and 5G2 and thanked Commissioners Hartung and Berkbigler for their generosity.

On the call for public comment, Ms. Tammy Holt-Still and Mr. Garth Elliot signed up to speak on Consent Agenda Item 5G3 which was pulled.

Ms. Cathy Brandhorst spoke about matters of concern to herself.

Ms. Elise Weatherly thanked Commissioner Hartung for supporting elementary schools and asked him to support Sparks Middle School since Principal Stacey Ting-Senini and teacher Barbara Barker were really supporting the children. She praised staff for their plan to build another school in the Highland Ranch area.

On motion by Commissioner Hartung, seconded by Commissioner Berkbigler, which motion duly carried, it was ordered that Consent Agenda Items 5A through 5J4 be approved. Any and all Resolutions or Interlocal Agreements pertinent to Consent Agenda Items 5A through 5J4 are attached hereto and made a part of the minutes thereof.

17-0418 **AGENDA ITEM 6** Appearance: Marily Mora, President/CEO, Reno Tahoe Airport Authority.
Presentation - Reno-Tahoe - Landing Benefit for our Region. [10 minutes]

Chief Executive Officer of the Reno Tahoe Airport Authority (RTAA) Marily Mora introduced two Board of Trustee appointees Lisa Gianoli and Nat Carasali who were in attendance. She indicated Trustee Caraselli was being considered for reappointment to another four-year term and she praised his work. She conducted a PowerPoint presentation with the following slides: Who We Are (2 slides); Economic Engine; and Airport Strategic Plan. She noted the RTAA was the owner and operator of Reno-Tahoe International Airport (RNO) and the Reno-Stead Airport (RTS). She remarked generating a large portion of non-airline revenue gave them the ability to keep rates and charges to the airlines low. Funds generated from parking, food, and airport purchases went toward the operation of the airport. She noted there were 2,500 people hired at the airport including 250 with the RTAA. She acknowledged in the past the RTAA did not have a great relationship with private pilots at RTS but they had worked diligently to repair those relationships. She announced cargo development grew 13 percent over the prior year and they were focused on growth. She expressed disappointment at the recent recording of an altercation between two passengers because she said passengers having a positive experience at the airport was so important to the RTAA. She stated airport police were not called for ten minutes but responded in two minutes after they were called. All airport personnel were trained to speak up when they saw something suspicious.

Ms. Mora reviewed slides with the following titles: Air Service Additions; 23 Destinations and Eight Airlines; In 2016; Record-Setting Year in 2016; Exciting Programs Are in the Air at RNO (2 slides); General Aviation at Reno-Tahoe International; Reno-Stead Airport Airfield Features; Stead Business Development Activities; Washoe County Airport Representation; New Concession Opportunities; Coming Soon...Common Use Lounge; Rideshare Driving a New Market; Award-Winning Airport with Focus on Customer Service; and Thank You.

Ms. Mora remarked the Guadalajara flight was important because over 25 percent of Washoe County's population was Hispanic. She stated Southwest Airlines had pulled six flights from RNO but in the prior few years they were reinvesting in flights to RNO. She noted they had built up their service to the San Francisco bay area as well as to the Los Angeles basin. She commented the airport lost one third of its passenger traffic during the recession so they were working to return to where they were. She suggested the increase in cargo handled at RNO was due to Reno's economic diversification.

Through focus group testing, it was determined local residents did not know about new flights offered, so a local advertising campaign was launched. She shared RTS had been selected as one of only six sites to test unmanned aerial systems; NASA also tested there.

Chair Lucey said he had seen tremendous growth in both air service and customer service and praised Ms. Mora and the RTAA. He hoped there would one day be a direct flight to Baltimore.

Commissioner Hartung said he was familiar with the master development agreement for RTS and asked if there were prospective partners that could help with building infrastructure. Mr. Mora replied the Board only just approved the plan but said one benefit of having drone testing at RTS would be to showcase the community to the testing company in hopes it would relocate to Reno. Commissioner Hartung suggested the developer partnering with Lifestyle Homes, who was not yet ready to build but could split developing infrastructure in the area. He expressed the desire to see more small commuter planes and cargo traffic coming into RTS because of the nearby railroad spur. Ms. Mora stated they were looking to grow cargo development in the short term and agreed RTS had great potential for growth.

Commissioner Jung described RNO as the best airport she had ever been in and praised Ms. Mora, Ms. Gianoli, and Mr. Carasali. Commissioner Lucey asked when the concessions plan update would be finalized, to which Ms. Mora replied one step would be the completion of the common-use lounge. They planned to open up 3,500 square feet of concession space during the summer, though the process of filling that space could take a year. She mentioned feedback from customers resulted in the addition of the Tap & Pour restaurant in Concourse C.

Chair Lucey remarked having more amenities after the security checkpoint could result in a quiet place for customers to relax away from the noisy gates, or it would allow them to grab a quick bite to eat before their flights. He wondered whether there was land outside of the allocated cargo space that could be used for solar fields to allow the airport to become more self-sufficient. He suggested that could work in Stead and asked whether the RTS runway could support large cargo planes. Ms. Mora replied the runway was probably capable of handling that traffic but necessary infrastructure such as an aircraft firehouse and a flight tower were not available at RTS. Cargo studies revealed the likely direction was to expand RNO since much of that infrastructure was already in place. When questioned by Chair Lucey whether there were any geographical limitations at RTS that would prohibit expanding cargo capabilities in the future, Ms. Mora replied there were only financial constraints.

BLOCK VOTE – 8, 9, 10, 11, 12, 13, 15, 17, 18, 19, & 20

Commissioner Berkbigler moved to place Agenda Items 8 through 13, and 17 through 20 into a block vote. The motion was seconded by Commissioner Jung. Commissioner Berkbigler amended her motion to include Agenda Item 15 in the block vote; the seconder agreed.

17-0419 **AGENDA ITEM 8** Recommendation to: 1) approve Amendment #4 to a Project Funding Agreement between the State of Nevada acting by and through its Division of State Lands and the Fund to Protect Lake Tahoe and Washoe County for the East Incline Village Phase I Water Quality Improvement Project; and 2) accept grant funding [\$380,000 for the project plus \$19,000 for administrative costs, for a total of \$399,000; with matching funds of \$380,000 funded through a USDA Forest Service grant] effective upon execution of the agreement documents through December 31, 2017; and 3) if accepted, authorize the Director of Community Services to execute Amendment #4; and 4) direct the Comptroller's Office to make the necessary budget amendments. Community Services. (Commission District 1.)

There was no public comment on this item.

On motion by Commissioner Berkbigler, seconded by Commissioner Jung, which motion duly carried, it was ordered that Agenda Item 8 be approved, accepted, authorized, and directed.

17-0420 **AGENDA ITEM 9** Recommendation to: 1) approve a Modification of Grant or Agreement (Federal Financial Assistance Award of Domestic Grant 14-DG-11051900-004) between Washoe County and the USDA Forest Service Lake Tahoe Basin Management Unit for the East Incline Village Phase I Water Quality Improvement Project; and 2) accept grant funding [\$380,000 with matching funds of \$380,000 funded through a Nevada Division of State Lands grant] effective upon execution of the agreement documents through September 30, 2018; and 3) direct the Comptroller's Office to make the necessary budget amendments. Community Services. (Commission District 1.)

There was no public comment on this item.

On motion by Commissioner Berkbigler, seconded by Commissioner Jung, which motion duly carried, it was ordered that Agenda Item 9 be approved, accepted, and directed.

17-0421 **AGENDA ITEM 10** Recommendation to award a bid and approve the Agreement to the lowest responsive, responsible bidder for the 2017/2018 Road Way & Parking Lot Repairs for Washoe County, PWP-WA-2017-161 project [staff recommends Sierra Nevada Construction (SNC) in the amount of \$3,155,007.00]. Community Services. (All Commission Districts.)

There was no public comment on this item.

On motion by Commissioner Berkbigler, seconded by Commissioner Jung, which motion duly carried, it was ordered that Agenda Item 10 be awarded and approved.

17-0422 **AGENDA ITEM 11** For possible action and discussion (1) to determine under NRS 244.1505 if the inhabitants of Washoe County would be substantially benefitted by a gift of Washoe County general funds to cover the cost of County building permit fees, including any applicable County plan review fees, for single family homes affected by Swan Lake (and the immediate vicinity) flooding in Lemmon Valley where verification is provided in writing by the insurance carrier that the cost of permits for repairs is not covered by the applicable insurance policy; and, if the substantial benefit finding is made, (2) to approve the gift of general funds for this purpose. This action applies to the owners of record as of February 1, 2017, on the following Assessor Parcel Numbers, with a building permit application deadline of July 1, 2020: [APN 080-289-01, 080-291-12, 080-301-05, 080-301-07, 080-301-08, 080-301-10, 080-301-11, 080-301-13, 080-302-03, 080-302-04, 080-302-05, 080-302-06, 080-302-07, 080-302-08, 080-313-09, 086-303-18, 086-303-19, 086-303-22, 086-303-25, 086-305-02, 086-523-01, 080-281-15, 080-612-02, 080-281-07, 080-612-04]; and if approved, (3) authorize the appropriate staff to make necessary general fund budget adjustments. Community Services. (Commission District 5.)

Commissioner Herman asked whether the legal language provided that anyone in a red-tagged home, whether or not they had insurance, would qualify to have their permit fees waived. Community Services Department Director Dave Solaro replied as long as the applicant had a letter from their insurance agent saying the company would not cover the cost of the permit, their fee would be waived.

There was no public comment on this item.

On motion by Commissioner Berkbigler, seconded by Commissioner Jung, which motion duly carried, it was ordered that Agenda Item 11 be approved and authorized.

17-0423 **AGENDA ITEM 12** For possible action to approve the fiscal year 2017-2018 payments of [\$215,420], paid in quarterly installments beginning July 1, 2017, as Washoe County's share in annual funding for the Truckee Meadows Regional Planning Agency pursuant to NRS 278.0264(7); and of [\$34,740], paid in quarterly installments beginning July 1, 2017, as Washoe County's share in the 2017 Regional Plan Update. Community Services. (All Commission Districts.)

There was no public comment on this item.

On motion by Commissioner Berkbigler, seconded by Commissioner Jung, which motion duly carried, it was ordered that Agenda Item 12 be approved.

17-0424 **AGENDA ITEM 13** For possible action to approve, on the recommendation of the Chair, the reappointment of Lee Lawrence to the Washoe County Board of Adjustment to represent Commission District 4 to fill a term beginning on July 1, 2017, and ending on June 30, 2021, or until such time as Mr. Lawrence no longer serves on the Board of Adjustment or a successor is appointed, whichever occurs first. Community Services. (Commission District 4.)

There was no public comment on this item.

On motion by Commissioner Berkbigler, seconded by Commissioner Jung, which motion duly carried, it was ordered that Agenda Item 13 be approved.

17-0425 **AGENDA ITEM 15** Recommendation to approve the sole source exemption to purchase the Leica Geosystems Scan Station offered by Precision Survey Supply, a 3-D laser scanning system P30 and applicable accessories at a cost of [\$189,805.50]. Sheriff. (All Commission Districts.)

There was no public comment on this item.

On motion by Commissioner Berkbigler, seconded by Commissioner Jung, which motion duly carried, it was ordered that Agenda Item 15 be approved.

17-0426 **AGENDA ITEM 17** Recommendation to approve the Professional Services Agreement for Video Broadcasting and Production Services to SoSu TV, 300 E. Second Street, Suite 1405, Reno, NV 89501 in the not to exceed [annual amounts of \$127,000 for FY18, \$130,000 for FY19 and \$132,000 for FY20 and optional services not to exceed \$5,000 annually], unless approved by the County Manager. If approved, authorize the Purchasing and Contracts Manager to execute the agreement for Professional Services for the initial term of July 1, 2017 through June 30, 2018 with two (2) one-year renewal options at the County's discretion. Comptroller. (All Commission Districts)

There was no public comment on this item.

On motion by Commissioner Berkbigler, seconded by Commissioner Jung, which motion duly carried, it was ordered that Agenda Item 17 be approved and authorized.

17-0427 **AGENDA ITEM 18** Discussion and possible direction to the County Manager to utilize two or more hours of staff time to review for the potential of Washoe County's Participation in the Downtown Navigator Program. –Request by Commissioner Lucey. (Strategic Objective – Safe, secure and healthy communities.)

There was no public comment on this item.

On motion by Commissioner Berkbigler, seconded by Commissioner Jung, which motion duly carried, it was ordered that Agenda Item 18 be approved.

17-0428 **AGENDA ITEM 19** Discussion and possible direction to the County Manager to utilize two or more hours of staff time to initiate a review of the detention facility in partnership with the Washoe County Sheriff's Office. –Request by Commissioner Jung. (Strategic Objective – Safe, secure and healthy communities.)

There was no public comment on this item.

On motion by Commissioner Berkbigler, seconded by Commissioner Jung, which motion duly carried, it was ordered that Agenda Item 19 be approved.

17-0429 **AGENDA ITEM 20** Discussion and possible direction to the County Manager to utilize two or more hours of staff time to initiate research of a potential storm water utility district in the North Valleys area of Washoe County. –Request by Commissioner Hartung. (Strategic Objective – Safe, secure and healthy communities.)

Commissioner Herman suggested waiting for flood inflow maps before deciding if there was a need for a storm water utility district. When asked by Chair Lucey, Commissioner Herman requested it be removed from the block vote. Commissioner Hartung suggested moving forward with it in the block vote because mapping was only one component and the utility would deal with waters that did not flow into those closed basins. He felt it was appropriate to proceed and have staff research the possibilities of a utility. Chair Lucey agreed that it should stay in the block vote because it would allow staff to initiate the research process. The item would not result in any final decisions being made.

On the call for public comment, Ms. Tammy Holt-Still agreed with Commissioner Herman and said she felt it was unfair to have a committee assess taxes to fix utilities developed prior to the 1990s. She said residents in the North Valleys paid their taxes up front to be protected. She requested the statute allowing Reno to continue development be revoked and alleged the City of Reno did not create developments with proper flood mitigation. She suggested condensed housing and warehouses should not be built on areas originally intended to be agricultural.

Ms. Cathy Brandhorst spoke about matters of concern to herself.

On motion by Commissioner Berkbigler, seconded by Commissioner Jung, which motion duly carried, it was ordered that Agenda Item 20 be approved.

PUBLIC HEARINGS

17-0430 **AGENDA ITEM 24** Public Hearing: For possible action and discussion to affirm or reverse the Planning Commission's denial of Master Plan Amendment Case Number WMPA17-0001, an application seeking to amend the text within Table C-3, Allowed Uses (Commercial Use Types) in the Spanish Springs Area Plan to allow "Storage of Operable Vehicles" (including RV storage) in the Neighborhood Commercial regulatory zone, subject to the issuance of a Board of Adjustment approved special use permit; and, if reversed, to send the matter back to the Planning Commission for a report thereon pursuant to NRS 278.220(4). The request potentially impacts all properties with a Neighborhood Commercial regulatory zone within the boundaries of the Spanish Springs planning area. The Manke Family Trust is the applicant and appellant. Community Services. (Commission District 4.)

The Chair opened the public hearing by calling on anyone wishing to speak for or against the Agenda Item.

Kelly Mullin, Planner with the Community Services Department, conducted a PowerPoint presentation and reviewed slides with the following titles: Washoe County Commission; Summary of Request; Areas of Neighborhood Commercial; Planning Commission Hearing; Appellant Request; and County Commission Options. She summarized the hearing was regarding the Planning Commission's denial of Master Plan Amendment Case Number WMPA17-0001. She reminded the Board that requiring a Special Use Permit (SUP) would allow a project to be placed on a specific property, for which it would have to go through a significant public hearing process. The process would go through the Citizen Advisory Board (CAB), the Board of Adjustment (BOA), staff review, and finally agency review to consider the potential impacts on the property and surrounding area.

Derek Kirkland with Wood Rodgers, Inc. spoke on behalf of the appellant the Menke Family Trust, and Bill Menke Jr. who was in attendance. He stated the Neighborhood Commercial Zone (NCZ) was located along arterial roads and many storage facilities in other parts of town allowed recreational vehicle (RV) parking within a personal storage facility. The County's definition of personal storage did not include RV storage, however, so they were looking to amend the text. He noted personal storage was allowed in NCZs already, including storage facilities, walls, landscaping, and buildings up to 18 feet tall. He admitted the issues heard at neighborhood meetings were project-specific and would be addressed with an SUP. He indicated staff originally made findings to approve the measure and the appeal was filed because the appellant felt those

findings could be made again. He referenced Table C-3, the allowed uses chart, and mentioned he would be more concerned with permissible uses such as gasoline sales, service stations, auto repair shops, and restaurants, which he felt would generate far more traffic than the addition of RV storage.

Mr. Kirkland reiterated personal storage facilities were allowable and showed photographs of the Desert Highland Storage Facility. He noted the current design guidelines for Spanish Springs permitted walls up to 18 feet tall, which he said would be far taller than the average RV. He reviewed slides with the following titles: Findings 1 & 2; Design Guidelines; Findings 3 & 5; and Closing. He claimed there was a growing need for operable vehicle parking given the smaller lot sizes of newer development. This was not limited just to RVs but included boats and utility vehicles (UTVs) as well. He remarked there were two storage facilities in NCZs, one in the South Valleys and one near the Summit Mall, that were permitted to store RVs outright and needed an SUP for personal storage.

Responding to questions asked by Commissioner Berkgigler, Ms. Mullin clarified personal storage units were allowed in NCZs in Spanish Springs but not RVs or other operable vehicles. When asked if residents stored RVs on their private lots, Ms. Mullin understood with the number of large lots in the area, some residents did. Additionally there were other storage facilities like the ones referenced by Mr. Kirkland that did store RVs. Commissioner Berkgigler wondered why RV parking was a concern in the area given the lack of aesthetic beauty and disagreed with the findings of the Planning Commission.

Commissioner Herman stated she saw a different facility on Pyramid Highway that was less well planned than the one being discussed. She agreed with Commissioner Berkgigler it seemed like one developer was being singled out. Commissioner Hartung indicated the facility to which Commissioner Herman referred was zoned for industrial and commercial uses. He felt it would be appropriate to allow operable vehicle parking for the lot in question, but wondered whether the County would be obligated to grant an SUP to future applicants with less suitable lots. He asked whether a case like that would go to judicial review. Deputy District Attorney Paul Lipparelli answered if a person wished to challenge the denial of an SUP, they would need to demonstrate in court that the County misused its discretion in its denial of the SUP. He acknowledged that would be difficult because courts gave deference to County-level decision-makers in the use of their discretion. He said the issuance or denial of an SUP was an area where courts often deferred to local governments that were better equipped to make those decisions. In this case, the decision would be a text amendment to the table of uses and, if overturned, it would not automatically result in the issuance of an SUP. The appellant would still have to be approved for an SUP.

Commissioner Hartung asked if an 18-wheeler would be considered an operable vehicle. Planning Manager Bob Webb replied the hauler would be considered an operable vehicle but not the trailer. An operable vehicle by state law had to have the capability of self-conveyance. Commissioner Hartung inquired whether a fifth-wheel

could be stored there, to which Mr. Webb said yes because it would be considered ancillary storage. A boat or a trailer would not be considered operable but could be considered ancillary. He noted they did not define the term 'trailer' within the code. When asked if he could store a Caterpillar D9 bulldozer, Mr. Webb replied he could if it was operable. He acknowledged if the decision was overturned, part of the SUP application process would be determining whether the proposal adhered to design guidelines such as fencing and lighting. He stated according to code compliance, commercial vehicles such as backhoes could not be stored on residential property.

Chair Lucey asked whether personal storage was allowed with an SUP in the South Valleys. Ms. Mullin said she was unsure but noted the applicant referenced that in his presentation. Chair Lucey received clarification from Ms. Mullin about what overturning the decision would mean in regards to using SUPs. Commissioner Berkgigler voiced her opposition to the Board of Adjustment's decision and suggested making a motion. Chair Lucey opened public comment.

Mr. Harry Reiners, whose property would be affected by the project, disagreed with Commissioner Berkgigler. Chair Lucey reminded him to address the Board as a whole. Mr. Reiners voiced his opposition to the master plan amendment as a way to keep lighting and noise issues under control.

Ms. Diana Christensen, whose lot was part of 15 acres below Calle De La Plata, expressed concern about people parking RVs behind an eight foot wall. She opposed a storage facility with RV parking because of the traffic it could create. She mentioned there was a need for dentists, doctors, retail shops, and facilities that could bolster the neighborhood, not storage facilities that allowed people outside the neighborhood to store their RVs. She expressed concern over the number of RV spots that would be allocated.

Mr. Don Christensen requested the Board support their Planning Commission who voted unanimously against the amendment. He felt nothing had changed by the appellant that should persuade the Board to go against the recommendation of the Commission. He expressed concern about the appellant's failure to mitigate the condition of the property in terms of fallen fences and weeds.

Mr. Jonathan Stieber reiterated the Planning Commission heard the same arguments and felt the storage of operable vehicles was not a proper use of the land. He expressed concern that amending the list of uses would allow all areas in Spanish Springs to store RVs. He stressed the storage of operable vehicles was omitted in the original code because those who drafted it did not want to allow it. He noted putting operable vehicles in the area would not add to the quality of life of nearby residents. He agreed with the Planning Commission's decision.

Mr. Gordon Astrom observed the rapid development of residential zones in the Spanish Springs area. He expected a NCZ to produce doctor's offices and convenience stores, not storage facilities. He claimed if the Board of County

Commissioners meeting was held at a later time in the day, more residents would speak out against the appeal. He noted there was a commercially zoned area across the street which allowed operable vehicle storage. He objected to changing the master plan.

Mr. Dan Herman expressed concern about the Board allowing developers to override the community planning that was in place for twenty years. He stated it was no accident that storage of operable vehicles was not permitted on the allowed usage chart. Rather than the Board amending the text, he suggested the appellant could buy land zoned for industrial use which would allow for RV storage. He expressed dissatisfaction that a developer was changing the rule for everybody and alleged RVs were often taller than nine feet.

Ms. Cathy Brandhorst spoke about matters of concern to herself.

Commissioner Berkbigler remarked there were more disruptive things already permitted in the allowed usage chart than RV storage. She stated there would come a point when area and regional management plans needed to be updated to meet the growth of the community. She felt it was an appropriate use of NCZ land given other parts of the County already allowed storage of operable vehicles.

Commissioner Berkbigler moved to reverse the Planning Commission's decision to deny Master Plan Amendment Case WMPA17-0001 and to send the matter back to the Planning Commission for a report. This action would be based on the Board's review of the written materials and oral testimony at the public hearing, and the Board's interpretation of the relevant findings. Regarding the findings, she stated it was consistent with the Master Plan because the amendment did not change things in a way that was disallowed throughout Washoe County. As it stood, Spanish Springs's forbiddance was the exception to the practice of the County. She said it was compatible with land use since personal storage was already allowed in the area. She felt there was a need to respond to changing conditions and growth. She found no difference between storing an operable vehicle and a fifth wheel, which was allowed to be stored in the area.

Commissioner Hartung stated he would not support the motion and thought there had to be a better solution than changing the area plan. He expressed concern about the future implications of amending the plan and not the specific parcel in question. Commissioner Herman said she would rather see an RV storage lot than a recreational marijuana facility and noted she attempted to second the motion.

When asked by Commissioner Jung about alternatives to changing the area plan, Ms. Mullin replied they investigated that with the applicant and it was determined changing the area plan was the only feasible avenue to allow for the storage of RVs. Commissioner Hartung asked if they could apply to change their zoning, but Ms. Mullin said while RV storage would be allowed under general commercial, there was no more general commercial allowed under the Spanish Springs area plan. Commissioner Hartung cited a section of the Spanish Springs area plan that capped the amount of zoning areas and said that section could be amended to allow for additional zoning.

When asked for clarification by Chair Lucey, Ms. Mullin stated the change would not make storage of operational vehicles an allowed use but it would simply make it eligible for the SUP process. Chair Lucey called for the vote.

On motion by Commissioner Berkbigler, seconded by Commissioner Jung, which motion duly carried on a 4 to 1 vote with Commissioner Hartung voting “nay”, it was ordered that the Planning Commission’s denial be reversed based on the findings as previously stated by Commissioner Berkbigler.

12:19 p.m. The Board recessed for lunch.

1:34 p.m. The Board reconvened with Commissioner Herman absent.

17-0431 **AGENDA ITEM 26** Public Hearing: Discussion and possible action on the Washoe County Tentative Budget, as well as possible changes to the adoption of the Final Budget for Fiscal Year 2017-18; approve the changes to position control for Fiscal Year 2017-18 indicated on Attachment A; and approve the fees indicated on Attachment B-1. This item may be continued to May 30, 2017 at 10:00 AM. Manager. (All Commission Districts)

With the public hearing still open, The Chair called on anyone wishing to speak for or against adoption of said Agenda Item.

Assistant County Manager Christine Vuletich emphasized the importance of a structurally balanced budget. She noted most local governments had a statutory requirement to adopt a balanced budget but that did not always result in a sustainable budget. She stated Washoe County presented a structurally balanced budget for the first time since 2011 or 2012. She thanked County departments, elected offices, and the budget staff for creating the budget especially given the natural disasters that occurred throughout the year.

Budget Manager Mark Mathers conducted a PowerPoint presentation, a copy of which was placed on file with the Clerk. He reviewed slides with the following titles: Final Budget Changes (two slides), FY18 Recommended General Fund Budget; Historical & Projected Unrestricted General Fund Balance; Summary of Overall Budget; Special Revenue Funds; Capital and Debt Funds; Proprietary Funds; Follow-up to April 25 Questions (four slides); and Next Steps. He explained the substantial difference between the beginning and ending fund balance in the Indigent Tax Levy category was because staff reserved funds for contingencies related to the senior center kitchen and senior center projects.

Regarding the Sheriff Office’s (SO) budget, Commissioner Hartung said he understood booking fees were paid by the agency delivering the prisoner for incarceration, such as the Nevada Highway Patrol or the Reno and Sparks Police

Departments. Mr. Mathers responded the Nevada Revised Statute allowed the County to bill other agencies for reimbursement by way of a bilateral agreement. He reviewed the history of the agreements between the three governing bodies and noted around 2002 the County stopped collecting those fees, at which point the City of Reno reduced its property tax by one cent while the County raised theirs by the same amount. Commissioner Hartung said he preferred to see the County charge a fee for every person received for incarceration rather than an annual flat rate. Mr. Slaughter noted the County sought legislation that would allow them to charge entities a per-booking fee, but the legislation was not successful. He suggested the issue could be raised again in the next legislative session. Mr. Mathers pointed out the net cost to maintain the detention center was \$37,292,928, or half the SO's budget.

Mr. Slaughter highlighted some aspects of the budget, including adding funding for the Sober 24 program, consolidating the planning and building departments into one division, adding new positions to the Medical Examiner's office, expanding park hours, adding youth advisors, enhancing the capital improvement planning process, and adding a director at the Regional Public Training Center. He stated the budget process was difficult given the natural disasters the County faced as well as unknown costs, and they would be extra vigilant in monitoring the budget. They hoped to return to the Board with suggestions if there was funding for additional enhancements.

Commissioner Berkbigler inquired whether there was a way to pay the detention center's \$37 million cost without the money coming from the general fund. Mr. Mathers indicated that, in addition to fees and cost-sharing, other options were available to the County and he intended to return to the Board with recommendations after understanding the impacts of the legislative session. Commissioner Berkbigler asked whether funds were set aside to address the dispatch issue. Mr. Slaughter referenced a report prepared by a consultant that showed three levels of savings based on various changes to dispatch. That report was being reviewed by Reno's counsel and County staff was planning a joint meeting with the Board and Reno's City Council for further discussion. He mentioned additional funds were not needed; it was a matter of agreeing on which savings option to pursue and what to do with any resulting savings. Commissioner Berkbigler said according to the report the most money would be saved by turning dispatch over to the SO, to which Mr. Slaughter agreed.

Commissioner Hartung felt in addition to savings it would be more efficient to have dispatch consolidated into one place. He claimed some agencies stopped performing tuberculosis testing in jails since positive results were so rare and suggested the SO could consider that as a way to save money. He remarked some inmates feigned indigence to avoid paying healthcare deductibles and suggested reviewing ways to prohibit that. He wondered if there was a way to save costs by not transporting inmates around so much during the course of their incarceration or by performing more healthcare related tasks directly at the detention facility. He asked whether there was a statutory obligation to continue making Other Post-Employment Benefit (OPEB) payments. He suggested somehow drawing those payments out over time could free up funds to give the County more liquidity to deal with ongoing costs.

Chair Lucey commented one point worth considering when approving a budget was the unfunded mandates coming out of the legislative session, including body cameras and their impact on the SO's budget. He mentioned there was discussion about reinstating programs that had been cut during the economic downturn and requested reviewing the cost efficiencies of doing so. He felt the justice system and the courts would have to participate in helping the County realize those cost efficiencies and directed staff to initiate those discussions.

On motion by Commissioner Jung, seconded by Commissioner Berkbigler, which motion duly carried with Commissioner Herman absent, it was ordered that Agenda Item 26 be adopted and approved.

17-0432 **AGENDA ITEM 27** Discussion and possible action on the County Manager's recommended Capital Improvements Plan for Fiscal Years 2018-2022. This item may be continued to May 30, 2017 at 10:00 AM. Manager. (All Commission Districts).

Budget Manager Mark Mathers conducted a PowerPoint presentation which was placed on file with the Clerk. He stated the Capital Improvement Program (CIP) was a five-year plan for maintenance, repair, rehabilitation, and expansion of the County's infrastructure. He noted departments made requests, primarily the Community Services and Tech Services departments, which were then reviewed and prioritized by a CIP committee. The committee made the recommendations that were being presented to the Board. He praised the \$2.7 million increase in available funds from Fiscal Year (FY) 2017 to FY 2018. He highlighted some of the projects that were planned for FY 2018, such as parks projects, library renovation, voting machine replacement, and repairs to County facilities. He mentioned in addition to the two library projects planned for FY 2018, there were two slated for FY 2019.

When asked by Commissioner Hartung whether the new roof on buildings C and D in the Administrative Complex would take care of the Assessor's issues, Mr. Mathers noted it would. Commissioner Hartung inquired whether there was enough demand at the downtown library or if the space would better be used for continued revitalization of the downtown area. He claimed as the building aged it became more expensive to maintain and they could use the saved money to enhance other County libraries. Chair Lucey said they could revisit that discussion at another point and recalled seeing it was the second-most popular library in the County next to the Sierra View Library. Commissioner Jung said it was the Library Board's decision where to place libraries and how much funding to allocate for each. She alleged the Library Board had no money to consider a new location and, unless the County raised the government services tax, it could be a long time before the Library CIP could realistically fund a move.

Chair Lucey stated the County had challenges with assets that were aging and he had directed the County Manager to review assets within the County for the

possible repurposing of buildings or consolidating of services into fewer buildings. He suggested prioritizing the repairs to the District Court Building above the proposed parks expansion and the North Valleys Library repair; foundation services should come before ancillary services.

On motion by Commissioner Berkbigler, seconded by Commissioner Jung, which motion duly carried with Commissioner Herman absent, it was ordered that Agenda Item 27 be approved and adopted.

Chair Lucey closed the public hearing.

17-0433 **AGENDA ITEM 7** Recommendation to: 1) award a bid and approve the Agreement to the lowest responsive, responsible bidder for the WCSS Visitation Center Renovation Project, [staff recommends Reyman Brothers Construction, Inc., in the amount of \$1,100,000.00]; and if approved, 2) Recommendation to approve interfund appropriation transfers to track certain grant and capital funds; and, 3) direct the Comptroller's Office to make the appropriate appropriation transfers (net impact to County Budget is zero). Community Services. (Commission District 4.)

On the call for public comment, Cathy Brandhorst was called but she was not present to speak.

On motion by Commissioner Jung, seconded by Commissioner Berkbigler, which motion duly carried with Commissioner Herman being absent, it was ordered that Agenda Item 7 be awarded, approved, and directed.

17-0434 **AGENDA ITEM 14** Recommendation to approve Amendment No. 1 to the Contract for Health Care Services for Washoe County Detention Facility between Washoe County and NaphCare, Inc. for Detention Inmate Medical Services for the period of June 1, 2017 through May 31, 2018 for [\$6,825,807.12] based on a monthly average daily population (ADP) of 1,200 inmates; until a new RFP can be released or the County can join an existing contract if applicable. Sheriff. (All Commission Districts.)

Commissioner Berkbigler asked that the Sheriff provide the Board with a monthly status report of what was happening at the jail along with a report about the healthcare of the inmates. She recognized that request might have to come back at another time.

There was no public comment on this item.

On motion by Commissioner Berkbigler, seconded by Commissioner Hartung, which motion duly carried with Commissioner Herman absent, it was ordered that Agenda Item 14 be approved.

17-0435 **AGENDA ITEM 16** Discussion and possible direction on the contract and services currently provided by ATB Services, LLC, a Colorado limited liability company that administers the Alarm Registration and False Alarm Ordinance (Washoe County Code, Chapter 54), to ensure ATB Services is meeting the terms of the contracted services agreement with Washoe County. Sheriff. (All Commission Districts.)

Chief Deputy Russell Pedersen with the Sheriff's Office (SO) recalled in 2009 the Board of County Commissioners gave the SO approval to privatize and become more efficient. The alarm ordinance passed in 2009 and was amended in 2010 and 2012. The company used, ATB Services, LLC (ATB), was used by the Cities of Reno and Sparks, though different online services were available to them than to the County. He admitted there were problems with billing and about two dozen homeowners received late payment notices without ever having received initial invoices. He stated more than 1,000 people were registered and guessed more than just two dozen received late notices and simply paid them without question. He said there was not a company based in Nevada that did this type of work since it was not a large money-making venture. He noted the company received between \$90,000 and \$110,000 for their services while the County received between \$120,000 and \$140,000 from registration fees and false alarm fees, which went into to the general fund to offset the SO's costs.

Commissioner Hartung asked how many late notices were mailed out, which the SO representatives determined to be 167. Commissioner Hartung reported he received one, and when he contacted ATB they told him to contact the SO about billing issues. He asked if the SO received a portion of the late fees, to which Chief Deputy Pedersen replied of the \$25 that was paid for each late fee, \$7 or \$8 went to ATB while the remainder went to the general fund. Commissioner Hartung noted the last time he had talked to Chief Deputy Pedersen that information was not known.

Commissioner Hartung expressed concern that ATB's reasons for not delivering the alarm invoices were inconsistent. He requested having a representative from ATB come before the Board to give a full accounting of the numbers. He alleged there was no reason ATB should generate late fees when initial bills were not sent out. Chief Deputy Pedersen explained the Board had the ability to call ATB before them to explain their mailing and registration processes. He mentioned ATB was working on a new online registration platform to make the process more convenient for homeowners. He was unsure why the platform Sparks used was not available to the County but he indicated Lieutenant Sandra Barboza was trying to obtain the timeframe for ATB's new online portal. Commissioner Hartung described one constituent's situation where his check was never cashed. Chief Deputy Pedersen echoed challenges heard from other citizens about the late fees, but noted Lieutenant Barboza also heard complaints about high credit card and false alarm fees. She tried to separate legitimate late fee concerns from complaints by residents who simply did not like paying any fees.

Commissioner Hartung expressed frustration that the service was subcontracted out to another state and the company's fees did not stay in Nevada. He suggested ATB could force a paperless billing system which would clarify when bills were generated. He asked whether the SO was informed of ATB's system glitch when mailing out the late notices. Chief Deputy Pedersen said historically they were not aware of a problem until they began receiving phone calls from constituents. He expressed doubt that so many unreceived letters could all be the fault of weather or the postal service.

There was a discussion between Chair Lucey and Chief Deputy Pedersen about the details of the agreement. The contract automatically renewed every two years and the SO was receiving fees from 7,100 residents. Of these funds, ATB received roughly \$90,000 and the County received around \$120,000 annually. If there was a false alarm that required a response, the SO's portion of the fee went into the general fund with no specific purpose pursuant to a Commissioner-driven Code that could be changed at any time. Chair Lucey asked if the \$120,000 in revenue was worth pursuing given the SO's budget of \$90mm, to which Deputy Chief Pedersen replied the number of false alarms was diminishing and the money collected by the County paid for the SO's response time for false alarms.

Chair Lucey asked if the SO had the capacity to handle ATB's services in-house, noting a local person could be employed with the \$90,000 normally paid to ATB. Chief Deputy Pedersen responded that was a question for collections, but he acknowledged Douglas County paid a full-time employee to handle their County's alarms, though they were fewer in number than Washoe County's 7,100. He imagined one full-time employee could handle the task for Washoe County and guessed any savings from moving to in-house collections would be slight.

Commissioner Jung said the ordinance was implemented during the recession when people were asking for government to run more like a business. She did not support hiring someone to administer home alarms and suggested citizens should upgrade to home alarm apps that were available. She suggested Commissioner Hartung arrange a meeting with ATB since it should not be another responsibility of the SO.

Commissioner Hartung asked how many false alarms required deputies to arrive on the scene and Chief Deputy Pedersen responded only six of the 1,000 alarms to which the SO responded were victims of a crime. He indicated whether or not the Board got rid of the ordinance, the Sheriff would have to determine from a community standpoint if the SO would respond to false alarms. Commissioner Hartung asked how the SO could tell whether an alarm was false before arriving. Deputy Chief Pedersen replied sometimes either the alarm company monitoring the alarm or the homeowner cancelled the call before the SO arrived. He estimated between 300 or 400 alarms were cancelled before the SO arrived on scene. When asked whether the revenue from the service covered the cost of false alarm responses, Chief Deputy Pedersen false alarms averaged 45 minutes of response time and cost a total of around \$50,000.

Commissioner Hartung expressed the desire to meet with ATB. He suggested paying the Douglas County employee to handle Washoe County's alarm systems, thus keeping the money in the state. He asked that ATB present before the County between June 18 and June 30. Mr. Slaughter asked that a representative from the Manager's Office, a representative of the SO, and Commissioner Hartung meet with ATB and return to the Board with recommendations.

There was no public comment on this item.

On motion by Commissioner Lucey, seconded by Commissioner Jung, which motion duly carried with Commissioner Herman absent, it was ordered that a member of the SO, a member of Manager's Office, and Commissioner Hartung meet with ATB at the earliest convenience to discuss options for the false alarms ordinance.

17-0436 **AGENDA ITEM 21** For possible action and discussion to direct the County Manager to utilize two or more hours of staff time by authorizing Commissioner Vaughn Hartung to work directly with Community Services Department staff to review and propose changes to the Washoe County Code Chapter 110-Development Code. Community Services. (All Commission Districts.)

Commissioner Berkbigler supported the agenda item but recognized there were restrictions preventing Commissioners from participating in certain meetings because of potential conflicts of interest. She desired to find a way to allow Commissioner Hartung to do this without being put in a position of conflict. Chair Lucey agreed but acknowledged there were challenges with Chapter 110 of the Development Code to which Commissioner Hartung could bring his attention to detail and political wherewithal. He expressed trepidation about compromising the ability of the Board to remain unbiased if a Commissioner participated in private discussions. During Chair Lucey's tenure the Board provided direction and insight but was not truly involved in specific processes. He noted no Board members were professional developers but they had knowledge of their constituent bases and their communities. He felt a situation could be worked out where a Commissioner merely assessed ordinances and acted as a liaison to the Board, but he stressed they should not attend pre-development meetings or meetings with the potential for appeal. Additionally, a Commissioner could not be present at meetings relevant to a specific project.

Commissioner Hartung stated he had no desire to be a part of all meetings and he had only attended one pre-development meeting when invited specifically by the applicant. He emphasized the purpose of the item would be to understand all potential future projects and issues. He provided an example of the annexation of 80 acres north of Rhodes Road and felt if the Commissioners had knowledge of that they could have adjusted their direction to entice developers to stay in the County. He felt there was room within Chapter 110 to streamline the process, which could help the County become more competitive with Storey County. He indicated moving from a one-map to a two-map system was a positive streamlining move since new projects required a master plan

amendment. His plan would be to meet monthly and keep an eye on upcoming projects and potentially contentious issues. Then with a change of direction the Board could avoid having to affect the entire County for specific applicants.

Commissioner Berkgigler opined that Division Director of Planning and Development Moira Hauenstein had the job of helping applicants through the system to function in a timely manner. She felt Commissioner Hartung could better serve the Board by reviewing Chapter 110 for potential changes as the Board created the new master plan with the governing board, especially since he sat on the governing board.

When asked for an opinion by Chair Lucey, Deputy District Attorney Paul Lipparelli noted it would be a problem if a Commissioner became involved with matters the Board could hear in its quasi-judicial function, such as appeals and approvals of permits. He stated legislative matters were not subject to the same restrictions and any Commissioner could gather information from the community to make policy decisions. He said there would be no problem with a Commissioner working on Chapter 110 of the Development Code but affirmed a specific Commissioner could not be involved in meetings regarding specific requests to amend the Code.

Chair Lucey asked for Community Services Division (CSD) Director Dave Solaro's opinion on Commissioner Hartung's position. Mr. Solaro stated when they hired a business facilitator, they reached out to the development community to discuss the County's codes because it was the Board's direction to streamline the process to get development started. He felt the Code was rigid and there were reasons why policies were put in place, but there were instances where staff's options were not enough to resolve an issue. He envisioned Commissioner Hartung reviewing the Code to try to build flexibility from a policy-level standpoint. He offered the example of zeroscape and indicated that, while there were provisions about zeroscape in the Code, there could be an opportunity to enhance the Code verbiage to allow further zeroscaping. He conceded there could be ramifications from any one change to the Code but felt Commissioner Hartung's understanding of the interconnectedness of the various regional plans could help guide CSD through policy-level discussions. He indicated staff would have strict instructions as to which projects to discuss with Commissioner Hartung, and they would create a dashboard of projects being submitted so the whole Board could see what was in the pipeline. He felt the combination of the two would help the Board make decisions.

Commissioner Hartung stated having a dashboard with six months' of applications for development would prepare the Commissioners to handle those requests. He reiterated the proposal was for long-range understanding so staff knew where the Board stood on certain issues. He indicated he would seek direction from the Board about ways to streamline processes, such as an easier approval process for developers with an established history of building quality projects. Chair Lucey agreed but stressed Mr. Lipparelli's point about maintaining the separation between the Board's quasi-judicial role and its legislative role. He stated everyone was in agreement about that.

There was no public comment on this item.

On motion by Commissioner Jung, seconded by Commissioner Berkgigler, which motion duly carried with Commissioner Herman absent, it was ordered that Agenda Item 21 be approved.

PUBLIC HEARING

17-0437 **AGENDA ITEM 25** Public Hearing: For possible action to approve an Outdoor Festival business license application (pursuant to Washoe County Code Chapter 25 and related provisions) and associated license conditions submitted by Bryce Leon on behalf of the Reno-Tahoe Open Foundation for the Barracuda Championship 2017 golf tournament, scheduled to be held from July 31 through August 6, 2017 at the Montreux Golf and Country Club in Reno (APNs 148-010-25, 50, 55, and 56; 148-061-65; 148-100-02; 148-140-11; and, 148-222-22). Tournament parking within the Montreux Golf and Country Club is at the Montreux Golf and Country Club clubhouse, 18077 Bordeaux Drive (APN 148-010-50), and on Lausanne Drive (APNs 148-050-02; 148-082-16, 17, and 18; and, 148-092-12). Off-site public parking will be located at Galena High School, 3600 Butch Cassidy Drive (APN 144-010-01); and, at South Reno United Methodist Church, 200 DeSpain Lane (APN 049-440-18). Off-site tournament volunteer parking will be located at the UNR Redfield Campus, 18600 Wedge Parkway (APN 144-070-21). Event set-up is proposed from June 26, 2017 to July 30, 2017 from 6 am to 8 pm daily. The golf tournament will occur from July 31, 2017 to August 6, 2017 from 5 am to 9 pm daily. Event take-down and dismantle is proposed to occur from August 7, 2017 to August 18, 2017 from 6:30 am to 8 pm daily. Event organizers estimate that between 45,000 and 50,000 participants and spectators will take part in the event for the week. The approximate maximum attendance on any one day of the tournament is 10,000 people. If approved, authorize the Director of the Planning & Development Division, Community Services Department to issue the license when all pre-event conditions have been met. Community Services. (Commission District 2.)

The Chair opened the public hearing by calling on anyone wishing to speak for or against approval of Agenda Item 25. There being no response, the hearing was closed.

On motion by Commissioner Hartung, seconded by Commissioner Berkgigler, which motion duly carried with Commissioner Herman absent, it was ordered that Agenda Item 25 be approved.

17-0438 **AGENDA ITEM 22** Discussion and direction to staff regarding legislation or legislative issues proposed by legislators, by Washoe County, Truckee Meadows Fire Protection District, or by other entities permitted by the Nevada State Legislature to submit bill draft requests, or such legislative issues as may be deemed by the Chair or the Board to be of critical significance to Washoe County and Truckee Meadows Fire Protection District. Manager. (All Commission Districts.)

Al Rogers, Office of the County Manager, stated the legislative session was almost complete and there was no movement on the four bills the County supported. He noted there was another deadline Friday May 26 before the final week of legislation. He stressed there were no bills to take a position on; rather there was simply discussion in committees about certain bills. County Clerk Nancy Parent requested a copy of the dashboard for the record.

Commissioner Jung requested the Board no longer remain neutral on Assembly Bill (AB) 379 that would allow areas to enact a special General Improvement District (GID) that dealt only with parks and recreation. She hoped the bill would facilitate the Cities of Reno and Sparks along with Washoe County approving a linear river project. She noted the GIDs would only be enacted if the majority of people voted to an additional tax. She acknowledged the option to create a GID might not be used for decades but felt it should be available; the Regional Parks and Open Space Commission endorsed the bill. Commissioner Berkbigler noted there was language the County had not been comfortable with and wanted to make sure Legislative Liaison Jamie Rodriguez and staff were comfortable with the language before endorsing the bill. Commissioner Jung recommended any issues with language should be brought to herself and the Chair of the Regional Parks and Open Space. She mentioned new voters with different expectations were coming to the County. Many employers looked for quality of life when considering areas to locate their businesses and she felt parks helped improve quality of life.

When asked by Chair Lucey, Mr. Rogers indicated the bill was enabling legislation. He reiterated Commissioner Berkbigler's concern that there were issues with the language in the bill and their position had been to remain neutral until seeing different language. Mr. Slaughter added they worked with the sponsors of the bill and from his standpoint the current iteration of the bill was one with which he was comfortable. He said it was up to the Board if they wanted to move from a neutral position to one of support.

Commissioner Berkbigler asked about a provision that would allow any entity that set up a GID that bordered another entity's land to tax the other's residents. Deputy District Attorney Paul Lipparelli responded he provided input to Ms. Rodriguez who communicated with Assemblywoman Amber Joyner to revise the language so a tax could only be imposed within the boundaries of the established District. He explained people in any part of a county could form a parks district which would operate like a mini-government and collect taxes. He said if the Board felt the policy was good, they should support the bill, but otherwise not.

Chair Lucey inquired which governing body would approve any proposed GIDs. Mr. Lipparelli said if the proposed parks district was completely within a city's boundaries, then that city's council would approve or deny it. After creation, there would be a process for a governing body to evolve within the new district. He added if the proposed district spanned city and county boundaries, a series of approvals would be necessary. He stressed the bill added language to protect against the concern that a district could form with only a few citizens pushing the idea forward. The new language stated the presentation of a petition by a group of property owners did not obligate an elected governing board to create the district. Chair Lucey reiterated the bill was simply enabling and it would still take action from a governing board to create the GID. Mr. Lipparelli affirmed Chair Lucey's statements and clarified the district would technically be a parks district, not a GID.

Chair Lucey asked about the fiscal impact on the County to provide oversight to the various parks departments. Mr. Rogers repeated Mr. Lipparelli's point that once a parks district was authorized, a governing structure would be put in place. A key component of that would be the creation of an action plan. It was not yet possible to determine the fiscal impact of that to local governments. Commissioner Jung argued it could be a bonus since the County could concentrate its efforts on its mandated services and let another body use its funds to improve parks and recreation. She provided the example of an event at Mayberry Park that had no permanent bathrooms or drinking fountains available for its guests. She stated with the financial constraints on the County, citizen activists felt they could take the burden off local government.

Chair Lucey cited a recent community survey that showed citizens' desire for an improvement to the quality of life, but expressed concern about the unrealized impacts on the County.

On motion by Commissioner Berkbigler, seconded by Commissioner Jung, which motion duly carried with Commissioner Herman absent, it was ordered that the County's position on AB379 move from 'watch' to 'support'.

Mr. Rogers stated there would be no more updates while the legislative session was active and said any questions could be addressed to the County Manager, himself, or Ms. Rodriguez. Chair Lucey requested a final report of bills that passed and the potential impacts of those bills.

There was no public comment on this item.

17-0439 **AGENDA ITEM 28** Public Comment.

Cathy Brandhorst was called but was not present to speak.

17-0440 **AGENDA ITEM 29** Announcements/Reports.

Commissioner Jung requested a list from the property management staff of all available parcels and vacant buildings the County owned. She thought these could be considered for non-profit organizations or affordable housing developments. County Manager John Slaughter noted he would attend the 26th Annual Salute to Women of Achievement Luncheon to honor Chief Deputy District Attorney Susan Hallahan and Assistant Director of Human Resources Patricia Knight. Chair Lucey pointed out Commissioner Berkbigler was a past recipient of that award. He indicated the City of Reno had asked about parking spots in the County's parking garage off Center Street and wondered if the County had responded. Mr. Slaughter announced he would follow up with the City Manager.

* * * * * * * * * * *

3:24 p.m. There being no further business to discuss, the meeting was adjourned without objection.

BOB LUCEY, Chair
Washoe County Commission

ATTEST:

NANCY PARENT, County Clerk and
Clerk of the Board of County Commissioners

*Minutes Prepared by:
Derek Sonderfan, Deputy County Clerk*

NEVADA SHARED RADIO SYSTEM CONTRACT

This Contract, made and entered into on _____, by and between the State of Nevada, acting by and through its Department of Transportation (hereinafter "DEPARTMENT"), Washoe County, Nevada, a political subdivision of the State of Nevada (hereinafter "COUNTY"), and Nevada Power Company ("NPC") and Sierra Pacific Power Company ("SPPC") (collectively dba NV Energy) (hereinafter "NVE"). Individually they are each a "Party" and collectively they are the "Parties."

WITNESSETH:

WHEREAS, pursuant to the provisions contained in Chapter 408 of the Nevada Revised Statutes, the Director of the DEPARTMENT may enter into contracts necessary to carry out the provisions of the Chapter; and

WHEREAS, NRS 277.180 authorizes any one or more public agencies to contract with any one or more other public agencies to perform any governmental service, activity, or undertaking which any of the public agencies entering into the contract is authorized by law to perform; and

WHEREAS, Washoe County Code 5.456 authorizes the Chief Information Management Officer for Washoe County to enter into agreements with public and private entities which allow for the shared use, operation, maintenance, upgrade, and replacement of telecommunications systems in general and the 800 MHZ system in specific, provided the agreements are presented to the Board of County Commissioners for final approval; and

WHEREAS, the Parties independently own and operate communication sites and facilities which support common trunking and wide area mobile radio systems in Nevada which is commonly known as the "Land Mobile Radio" system ("LMR"); and

WHEREAS, the DEPARTMENT has obtained licenses from the Federal Communication Commission (FCC) for certain radio frequencies and is eligible to obtain additional radio frequencies ("Licensed Frequencies") in the Federal Communications Commission (FCC) Public Safety Category; and

WHEREAS, the DEPARTMENT's licensed frequencies are required to operate a shared LMR system for use by public safety agencies as required in the FCC Public Safety Category; and

WHEREAS, the State of Nevada, acting by and through its Department of Transportation, on behalf of certain Federal, State and Local Government agencies and Public Utilities, is the holder of a FCC waiver dated July 10, 1995, and informationally updated January 15, 2015, authorizing the State of Nevada to share the use of certain frequencies; and

WHEREAS, NPC and the DEPARTMENT entered into the Shared Use Trunking Radio Contract No. PR 125-96-002, dated March 20, 1996, Amendment 1 dated March 16, 1997, Amendment 2 dated June 3, 2004, Amendment 3 dated January 5, 2005, Amendment 4 dated January 5, 2005, and Amendment 5 dated February 19, 2015; and

WHEREAS, SPPC and the DEPARTMENT entered into the Shared Use Trunking Radio Contract No. PR 223-97-002 dated April 10, 1997; and

11-1-10

WHEREAS, COUNTY and DEPARTMENT are parties to an agreement commonly referred to as the Washoe County Regional Communication System Interlocal Agreement which describes the rights and duties of the COUNTY and DEPARTMENT with regard to the shared use and operations of the radio and communications systems in Washoe County which are the subject matter of this Contract; and

WHEREAS, COUNTY and NVE have no formal written agreement for the shared use of their respective radio and communications systems which are the subject matter of this Contract and now seek to formalize the relationship of NVE, the DEPARTMENT, and COUNTY; and

WHEREAS, the Parties have determined that it is feasible and beneficial for the Parties to continue to operate and combine their LMR systems as the Nevada Shared Radio System ("NSRS"). In doing so, each Party will become a System Infrastructure Owner (SIO) and collectively Systems Infrastructure Owners (SIOs); and

WHEREAS, the DEPARTMENT has determined that a provision of services is required for the operation and maintenance of the NSRS and such project is necessary for the governance, operations, and maintenance of the NSRS; and

WHEREAS, the purpose of this Contract is to establish the roles and responsibilities of each PARTY in the operation and maintenance of the NSRS; and

WHEREAS, the NSRS consists of electronic equipment, civil infrastructure, communications backhaul, and all ancillary devices and equipment to assure a fully operational public safety grade radio system; and

WHEREAS, certain radio equipment presently used by the Parties has become obsolete and no longer supported by their manufacturers requiring that new equipment be procured; and

WHEREAS, the Parties wish to jointly enter into a procurement to identify a common vendor from whom the Parties will independently purchase needed equipment and services; and

WHEREAS, the DEPARTMENT's, NVE's and COUNTY' services related to the NSRS will be of great benefit to each of the Parties, to the people of Washoe County, and to the State of Nevada.

NOW, THEREFORE, in consideration of the foregoing premises and of the mutual covenants hereinafter contained, it is agreed by and between the Parties as follows:

ARTICLE I - PERFORMANCE

1. The Parties (along with any other Federal, State or Local Government agency or Public Utility authorized as a part of the FCC waiver) are to utilize and share public safety radio frequencies and to participate in the benefits and support of the NSRS for the public good.

2. The DEPARTMENT, on behalf of the State of Nevada, agrees to allow COUNTY and NVE to jointly operate communications equipment on Frequencies licensed to State by the FCC for purposes of operating the NSRS.

3. The Parties agree to operate the NSRS in a cooperative manner benefiting all participants on the NSRS. The Parties agree to establish and maintain the Governance Structure outlined in Attachment "A," attached hereto and incorporated herein, and to provide, at a minimum, the service and maintenance responsibilities of the Parties as contained in the Service Level Agreement ("SLA") included as Attachment "B," attached hereto and incorporated herein.

4. The Parties agree to furnish all labor, materials, services, equipment, tools, and other expenses necessary to perform the professional services required under the terms of this Contract, except as specifically provided otherwise herein. As the NSRS is established to equally benefit all Parties, and except as otherwise provided in this Contract or the Attachments hereto, the majority of these services will be considered to be an in-kind based exchange.
5. The Parties agree to use the DEPARTMENT's Request for Proposal ("RFP") procurement process to evaluate and select a single vendor from whom each and every individual Party will purchase its needed equipment and services for the NSRS, which may be purchased either directly through the selected vendor or an integrator acting on its behalf (see the RFP attached hereto as Attachment "C" and incorporated herein).
6. The Parties acknowledge and agree that other appropriate entities who wish to become part of the NSRS may do so provided that each new Party to this Contract shall be responsible for providing system expansion equipment, as required and specified by the Governance Board, or will fully compensate another Party for expanding its radio system to accommodate the new Party's obligation. Capital funding for system expansion will be the sole responsibility of any new Party wishing to participate in this Contract and NSRS or at the discretion of the Governance Board.
7. All Sites shared between two or more Parties, as described in Attachment "2" Existing and Candidate Sites Information to Attachment "C" "RFP" to include future Sites, shall be available to the Parties herein at all times provided approval is obtained from the Party controlling access to that specific Site. Approval shall not be unreasonably withheld from any Party requesting access to any Site.
8. Each Party will be responsible for its own Site's(s) design, construction, operations, and maintenance as described in Attachment "1" Scope of Services ("SoS") to Attachment "C" "RFP" to include candidate and future Sites. No Party to this Contract shall design, construct, operate, or maintain a NSRS Site contrary to the policies and procedures set forth by the Governance Board.
9. Each Party to this Contract shall be responsible for its own maintenance activities for its portion of the NSRS.
10. Each Party to this Contract shall strive to operate and maintain the NSRS and all its facilities and equipment with a minimum of disruption to the other Parties.
11. A Party shall have the right to suspend service temporarily for the purpose of making necessary repairs, for scheduled routine maintenance, and for making improvements to the NSRS in accordance with the SLA, Attachment "B."
12. All maintenance communications shall be considered operating communications as defined in Article III, Paragraph 8(g), of this Contract.
13. A Party may suspend service temporarily if ordered by a Court of Law or any agency having jurisdiction over such Party to this Contract. Service will be restored as soon as reasonably possible once the ordered suspension of service has been rescinded or otherwise remedied.
14. A Party may suspend service temporarily if a hazardous condition exists or if another Party is utilizing the NSRS in a forbidden or prohibited manner. Service shall be restored

as soon as reasonably possible once the hazardous condition is corrected or eliminated and/or the prohibited practice is discontinued.

15. A Party may suspend service during a Force Majeure condition as set forth in Article III, Paragraph 13, herein. Service shall be restored as soon as reasonably possible after the Force Majeure has been remedied.

16. The Parties agree that the solicitation and selection of a single vendor to provide all NSRS communications equipment required by each of the parties would be preferable for the joint operation of the NSRS. The Parties have therefore collaborated to prepare a RFP to be used for the selection of such a vendor, Attachment "C." The pertinent property and facilities are identified within the RFP.

ARTICLE II – TERMINATION OF PARTICIPATION

1. The Parties expressly agree that this Contract shall be terminated immediately if for any reason federal and/or State Legislature or COUNTY funding ability to satisfy this Contract is withdrawn, limited, or impaired, without penalty, charge or sanction. Notwithstanding the foregoing, and without binding the State Legislature and County Commission, DEPARTMENT and COUNTY anticipate that due to the life and safety requirements of the NSRS, the State Legislature and Board of County Commissioners for Washoe County will continue to provide the necessary funding for the DEPARTMENT and COUNTY to meet their obligations for the expected duration of this Contract.

2. This Contract may be terminated without cause by any of the Parties prior to the end of its term, provided that a two- (2-) year termination period shall commence to run thirty (30) calendar days after a Party has served written notice to terminate upon the other Parties in accordance with Article III, Paragraph 8.

3. This Contract may be terminated by mutual consent of all Parties or unilaterally by either of the Parties without cause providing the below-listed conditions to termination are met:

a. The remaining Parties must be able to obtain licensed frequencies from the FCC for their independent and sole use provided:

i. The other Parties must have filed applications with the FCC for use of radio frequencies within ninety (90) calendar days of receipt of a notice of intent to terminate.

ii. The DEPARTMENT will be under no further obligation to the other participants in this Contract should the other Parties fail to file such applications.

b. If no such frequencies are available for use by the other Parties, and timely applications were filed, then the DEPARTMENT shall maintain the required licensing and permitting necessary to allow the other Parties' use of the licensed frequencies until such time that the FCC approved use of such frequencies by the other Parties of this NSRS.

4. Should any Party elect to terminate its participation under this Contract in accordance with this Article II, the terminating Party:

a. Shall ensure continued operation of the NSRS for all Parties hereto and shall not remove, or cause to be removed, any equipment, software, or intellectual property during the two (2) year termination period.

b. Shall not sell, or cause to be sold, any real property or buildings during the two (2) year termination period that is being utilized by this NSRS.

c. Shall not disconnect, or otherwise cause any utility service interruption of any kind to this NSRS during the two (2) year termination period.

d. Shall not allow any lease, rent, or other payment lapse during the two (2) year termination period of any land, building, structure, hardware, communications backhaul, or software utilized by the NSRS.

e. Shall not allow any LMR system permits to lapse or otherwise cause to be cancelled during the two (2) year termination period.

f. Shall sell to the remaining Parties, the communications equipment that is being used as part of this NSRS at a depreciated book value to be determined at that time, subject to Nevada Legislative appropriations and State of Nevada property disposal laws then in effect, if any, or enter into new agreement(s) with the remaining Parties granting them permission to continue operation indefinitely and add any necessary equipment to any and/or all sites controlled by the terminating Party.

g. Shall not sell, or otherwise lease or rent any kind of radio service provided by or through this NSRS.

5. The following obligations shall survive termination of participation under this Contract:

a. Payment of any amounts due prior to or resulting from such termination.

b. The indemnity obligations contained herein.

ARTICLE III - IT IS MUTUALLY AGREED

1. The term of this Contract shall be from the date first written above through and including the December 31, 2018. This Contract shall be automatically renewed for an additional two (2) year period on the last day of each two-year term unless a Party notifies the other Parties in writing within one hundred twenty (120) calendar days prior to the automatic renewal of this Contract of its intention that this Contract expire at the completion of the two (2) year term then in effect.

2. This Contract shall not become effective until and unless approved by appropriate official action of the governing body of each Party.

3. The NSRS shall be governed by a board of representatives of each of the Parties and structured as set forth in the Governance Structure, Attachment "A."

4. Each Party agrees to allow the other Parties' users to access their portion of the NSRS at no cost.

5. Each Party shall be solely responsible for its own operating expenses for their portion of the NSRS which shall consist of all costs, including user costs, associated with maintenance and operations of the NSRS.

a. The Parties have agreed to establish the position of System Administrator whose responsibilities is stated in the Governance Structure, Attachment "A." One of the Parties will employ the services of the System Administrator, whose cost will be shared equally by the Parties (one-third of the cost for each Party) and billed monthly by the Party employing such services to the other two Parties. If other appropriate entities are authorized to join the NSRS as SIO to the system, the cost the System Administrator shall be shared equally by all SIOs.

b. Upon approval of the Governance Board, a Party may enter into a separate and exclusive agreement with another Party to facilitate the installation, operation, repair or maintenance of a system owned or operated by another Party. Upon approval of the Board, any work performed in this manner which incurs an expense would be billed directly by the Party incurring such expense to the Party who agreed to pay such expense.

c. This Contract recognizes that each Party is subject to its own governing body's guidelines for budgeting and funding and the need for all Governance Board proposals and activities to be consistent with those guidelines. The Parties reserve the right to establish an operating budget for the Governance Board, with provisions for contribution by each of the Parties in the future, if it becomes necessary, by agreement of all Parties.

6. The Governance Structure, Attachment "A," describes the process for selection of a System Administrator. The System Administrator will prepare policies and procedures, approved by the Governance Board, for oversight of the NSRS. Those policies and procedures shall include, without limitation, the process for addressing the following items:

- a. Billing
- b. Payments
- c. Correction of Billing Errors
- d. Failure to Pay Bills
- e. Disputed Billings
- f. Payment of Past Due Bills

7. In the event the Parties are unable to efficiently and timely resolve a dispute concerning the interpretation and enforcement of this Contract or any matters arising therefrom, the below-described dispute resolution process shall be used:

a. Non Interference. No dispute between any of the Parties to this Contract shall interfere with the continued operation and maintenance of the NSRS, and all Parties shall diligently perform their obligations despite such dispute.

b. Governance Board to Resolve Dispute. If any dispute between any of the Parties should arise under the terms of this Contract, the dispute shall be submitted to the Governance Board for consideration and resolution. If the dispute is not resolved to the satisfaction of all parties through action of the Governance Board within thirty (30) calendar days, the disputing Parties will utilize a third party mediation process to resolve such dispute.

c. Third Party Mediation. Any dispute or cause of action between the Parties to this Contract, including, but not limited to, contract issues, tort issues, equity issues and the

interpretation of laws or regulations, not resolved to the satisfaction of all parties by the Governance Board within thirty (30) calendar days, shall be submitted to a mediation process. The mediation shall be administered by a mediator selected by agreement of the Parties. In the event that the Parties are unable to come to a mutual agreement regarding such dispute or cause of action through such mediation, the Parties may pursue legal action in accordance with Article III, Paragraphs 10 and 23, herein.

8. All written notices or submittals required by this Contract shall be sent either by hand-delivery, registered or certified U.S. mail return receipt requested, or overnight delivery and will be effective and deemed to have been received:

- a. When presented if hand-delivered; or
- b. On the third business day after the date delivered to the U.S. Post Office if sent by registered or certified U.S. mail; or
- c. On the next business day after the date delivered to an overnight delivery company if sent by overnight courier; and addressed to the other Parties at the addresses set forth below:

FOR DEPARTMENT:

Rudy Malfabon, P.E., Director
Attn.: Jim Whalen
Nevada Department of Transportation
Division: Traffic Operations
1263 South Stewart Street
Carson City, Nevada 89712
Phone: 775-888-7080
Fax: 775-888-7090
E-mail: jwhalen@dot.nv.gov

FOR WASHOE COUNTY:

John Slaughter, Washoe County Manager
POB 11130, Reno, NV 89520
1001 E. 9th St., Reno, NV 89520
Phone: 775-328-2060
Fax: 775-328-2491
E-mail: jslaughter@washoecounty.us

FOR NVE:

Kevin Judice, Vice President and Chief Information Officer
NV Energy
6226 W. Sahara Ave.
Las Vegas, NV 89146
Phone: 702-402-5643
E-mail: KJudice@nvenergy.com

d. Notice of Default. Notices of an Event of Default related to disputes alleging breach of contract by a Party that are not resolved pursuant to Article III, Paragraph 7, shall require the use of any two (2) of the above means of delivery. Such notices shall be effective and deemed to have been delivered on the latest date of delivery when both means of delivery have been complied with.

e. Notice Other Than for Default. All other written communications regarding this Contract may be sent by any of the above means, by regular first class U.S. mail, facsimile, or by email.

f. Address for Notice. Unless provided in writing to the contrary, all notices shall be sent to the Parties as specified above.

g. Operating Communications. Routine communications and operating instructions shall be delivered as specified in the policies and procedures developed by the System Administrator in accordance with the Governance Structure, Attachment "A."

h. Emergency Communications. In emergencies, the Parties, shall endeavor to promptly notify the other Parties and may make such notice by any of the above means or verbally in person or by telephone, facsimile, or by email as specified in the SLA, Attachment "B."

i. Changes of Address and Contacts. The Parties shall have the right to change contact name, titles, and addresses by providing written notice to the other Parties as specified in the policies and procedures developed by the System Administrator in accordance with the Governance Structure, Attachment "A."

9. Record Keeping. Each Party agrees to keep and maintain under generally accepted accounting principles full, true, and complete records and documents (written, electronic, computer-related, or otherwise) pertaining to this Contract and present, at any reasonable time, such information for inspection, examination, review, audit, and copying at any office where such records and documentation are maintained. Such records and documentation shall be retained for three (3) years after the Contract expires or is terminated.

10. Failure of any Party to perform any obligation of this Contract shall be deemed a breach. Except as otherwise provided for by law or this Contract, the rights and remedies of the Parties shall not be exclusive and are in addition to any other rights and remedies provided by law or equity, including but not limited to the recovery of actual damages, and the prevailing Party's reasonable attorney's fees and costs.

11. Insurance requirements of the Parties shall be as follows:

a. NVE is self-insured for the initial \$2,000,000 of coverage per occurrence for general liability purposes. NVE shall keep the insurance coverage described herein in force during the term of this Contract.

b. The DEPARTMENT and COUNTY, for the Term of this Contract and in exception to this Paragraph, shall be self-insured for any and all acts and omissions of and by its agents and employees.

c. Other third Parties, and a Party's users, shall maintain the following insurance coverage throughout the term of this Contract:

i. Worker's Compensation insurance in the form and manner required by the State of Nevada; and

ii. Comprehensive General Liability Insurance for personal injuries/death and property damage with a minimum coverage of \$2,000,000 per occurrence; and

iii. Comprehensive Automobile Liability with bodily injury and property damage with combined single limits of at least \$2,000,000.

d. Proof of Coverage. Parties shall provide each of the other Parties with proof of insurance coverage required herein prior to commencing the services set forth herein and annually thereafter.

e. Notice of Cancellation. Parties shall provide immediate written notification to all other Parties upon cancellation of any insurance coverage required herein.

12. The DEPARTMENT and COUNTY do not waive and intend to assert available NRS Chapter 41 liability limitations in all cases. The Parties acknowledge that certain portions of NRS Chapter 41 apply to tort claims only, and this Paragraph is not intended to apply such provisions to contract claims arising between the Parties hereto. Contract liability of the Parties shall not be subject to punitive damages. Actual damages for any Party's breach shall never exceed the amount of funds which have been appropriated for payment under this Contract, if any, but not yet paid, for the fiscal year budget in existence at the time of the breach.

13. Force Majeure. No Party shall be deemed to be in violation of this Contract if it is prevented from performing any of its obligations hereunder due to strikes, failure of public transportation, civil or military authority, act of public enemy, accidents, fires, explosions, or acts of God, including without limitations, earthquakes, floods, winds, or storms. In such an event the intervening cause must not be through the fault of the Party asserting such an excuse, and the excused Party is obligated to promptly perform in accordance with the terms of the Contract after the intervening cause ceases.

14. Indemnification.

a. Each Party shall indemnify, hold harmless, and defend, not excluding the other's right to participate, the other from and against all liability, claims, actions, damages, losses, and expenses, including but not limited to reasonable attorney's fees and costs, arising out of any alleged negligent or willful acts or omissions of the Party, its officers, employees, and agents. In any claim or action NDOT and Washoe County shall assert, and will not waive, all sovereign immunity and damage limitations available to the State, a State agency, or a political subdivision of the State, as appropriate under NRS Chapter 41 or other applicable law. Any liability of NDOT and Washoe County under this section shall not exceed the liability allowed or permitted against an agency or political subdivision of the State of Nevada under NRS Chapter 41 in a direct action in tort against such agency or political subdivision. This obligation shall not be construed to negate, abridge, or otherwise reduce any other right or obligation of indemnity, which would otherwise exist as to any Party or person, described herein.

b. The indemnification obligation under this Paragraph is conditioned upon service of written notice in accordance with Article III, Paragraph 8, herein by the indemnified Party to the indemnifying Party within thirty (30) calendar days of the indemnified Party's actual notice of any actual or pending claim or cause of action. The indemnifying Party shall not be liable to hold harmless any attorney's fees and costs incurred by the indemnified Party's chosen right to participate with legal counsel.

15. The Parties are associated with each other only for the purposes and to the extent set forth in this Contract. Each Party is and shall be an entity separate and distinct from the other Parties and shall have the right to supervise, manage, operate, control, and direct performance of the details incident to its duties under this Contract. Nothing contained in this Contract shall be deemed or construed to create a partnership or joint venture, to create relationships of an employer-employee or principal-agent, or to otherwise create any liability for one Party whatsoever with respect to the indebtedness, liabilities, and obligations of the other Party or any other person.

16. Failure to declare a breach or the actual waiver of any particular breach of the Contract or its material or nonmaterial terms by any Party shall not operate as a waiver by such Party of any of its rights or remedies as to any other breach.

17. The illegality or invalidity of any provision or portion of this Contract shall not affect the validity of the remainder of the Contract and this Contract shall be construed as if such provision did not exist. The unenforceability of such provision or provisions shall not be held to render any other provision or provisions of this Contract unenforceable. If any provision of this Contract is held to be illegal, invalid, or unenforceable by a court of competent jurisdiction, the Parties shall, if possible, agree on a legal, valid, and enforceable substitute provision that is as similar in effect to the deleted provision as possible. The remaining portion of the Contract not declared illegal, invalid, or unenforceable shall, in any event, remain valid and effective for the term remaining unless the provision found illegal, invalid, or unenforceable goes to the essence of this Contract and is not replaced by an enforceable substitute provision.

18. Neither of the Parties shall assign, transfer, or delegate any rights, obligations, or duties under this Contract without the prior written consent of the other Parties.

19. Except as otherwise provided by this Contract, all or any property presently owned by any Party shall remain in such ownership upon termination of this Contract, and there shall be no transfer of property between the Parties during the course of this Contract.

20. Pursuant to NRS Chapter 239, information or documents may be open to public inspection and copying. The DEPARTMENT and COUNTY will have the duty to disclose the same unless a particular record is confidential by law or a common law balancing of interests.

21. Each Party shall keep confidential all information, in whatever form, produced, prepared, observed, or received by that Party only to the extent that such information is confidential by law or otherwise required to be kept confidential by this Contract.

22. The Parties hereto represent and warrant that the person executing this Contract on behalf of each Party has full power and authority to enter into this Contract and that the Parties are authorized by law to perform the services set forth herein.

23. This Contract and the rights and obligations of the Parties hereto shall be governed by, and construed according to, the laws of the State of Nevada. The Parties consent to the exclusive jurisdiction of the Nevada state district courts for enforcement of this Contract. TO THE FULLEST EXTENT PERMITTED BY LAW, EACH OF THE PARTIES HERETO WAIVES ANY RIGHT IT MAY HAVE TO A TRIAL BY JURY IN RESPECT OF LITIGATION DIRECTLY OR INDIRECTLY ARISING OUT OF, UNDER OR IN CONNECTION WITH THIS CONTRACT. EACH PARTY FURTHER WAIVES ANY RIGHT TO CONSOLIDATE ANY ACTION IN WHICH A JURY TRIAL HAS BEEN WAIVED WITH ANY OTHER ACTION IN WHICH A JURY TRIAL CANNOT BE OR HAS NOT BEEN WAIVED.

24. Any alteration considered to be scope in excess of that scope provided for in this Contract shall be addressed through a written amendment to this Contract. The amount and payment for such extra scope, as well as designation of responsibility for payment of such scope, shall be specified in such written amendment.

25. It is specifically agreed between the Parties executing this Contract that it is not intended by any of the provisions of any part of this Contract to create in the public or any member thereof a third Party beneficiary status hereunder, or to authorize anyone not a Party to this Contract to maintain a suit for personal injuries or property damage pursuant to the terms or provisions of this Contract.

26. In connection with the performance of work under this Contract, the Parties agree not to discriminate against any employee or applicant for employment because of race, creed, color, national origin, sex, sexual orientation, or age, including, without limitation, with regard to employment, upgrading, demotion, or transfer, recruitment or recruitment advertising, layoff, or termination, rates of pay or other forms of compensation, and selection for training, including, without limitation, apprenticeship. The Parties further agree to insert this provision in all subcontracts hereunder, except subcontracts for standard commercial supplies or raw materials.

27. The headings or paragraph titles contained in this Contract are used solely for convenience and do not constitute a part of this Contract between the Parties, nor should they be used to aid in any manner in the construction of this Contract.

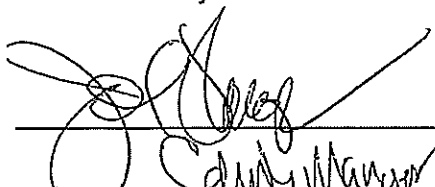
28. This Contract together with Attachments "A" through "C," inclusive, constitute the entire agreement of the Parties hereto and such is intended as a complete and exclusive statement of the promises, representations, negotiations, discussions, and other agreements that may have been made in connection with the subject matter hereof. Unless an integrated attachment to this Contract specifically displays a mutual intent to amend a particular part of this Contract, general conflicts in language between any such attachment and this Contract shall be construed consistent with the terms of this Contract. Unless otherwise expressly authorized by the terms of this Contract, no modification or amendment to this Contract shall be binding upon the Parties unless the same is in writing and signed by the respective Parties hereto and approved by the Nevada Attorney General.

29. This Contract may be executed in any number of counterparts, and all such counterparts executed and delivered, such as an original, shall constitute but one and the same instrument.

30. Each Party agrees to perform any further acts and to execute and deliver any additional documents that may be reasonably necessary to effectuate any provisions of this Contract.

IN WITNESS WHEREOF, the authorized representatives of the Parties have caused their names to be signed hereon on the date first above written.

Washoe County



Name and Title (Print)

Approved as to Form:



Deputy District Attorney

Nevada Power Company
Sierra Pacific Power Company

State of Nevada, acting by and through its
DEPARTMENT OF TRANSPORTATION

Director

Approved as to Legality and Form:

Deputy Attorney General

Name and Title (Print)

Approved as to Form:

General Counsel

RESOLUTION NO. ____

A RESOLUTION DIRECTING THE COUNTY TREASURER TO GIVE NOTICE OF THE SALE OF PROPERTIES SUBJECT TO THE LIEN OF A DELINQUENT ASSESSMENT; RATIFYING ALL ACTIONS PREVIOUSLY TAKEN; AND PROVIDING OTHER MATTERS PROPERLY RELATING THERETO.

WHEREAS, the Board of Commissioners (the "Board") of the County of Washoe (the "County"), State of Nevada, pursuant to different ordinances heretofore duly passed and adopted, created County improvement districts as more particularly described at Exhibit A attached hereto and incorporated herein (the "Districts"), and ordered the acquisition of improvements within said Districts, and determined to defray a portion of the entire cost and expense of such improvements by special assessments, according to benefits, against the benefited lots, tracts and parcels of land ("properties") in the respective Districts; and

WHEREAS, the Board has by their respective ordinances levied assessments against the properties; and

WHEREAS, the Board has directed and hereby reaffirm their direction to the County Treasurer to collect and enforce the assessments in the Districts in the manner provided by Nevada's Consolidated Local Improvements Law, NRS Chapter 271; and

WHEREAS, the assessment installments on certain properties in the Districts are delinquent, as identified in Exhibit A attached hereto ("delinquent properties"), and remain delinquent after delivery by certified mail, return receipt requested, of a ten day delinquency notice to each delinquent property owner; and

WHEREAS, the Board desires that the County Treasurer proceed with a notice of the sale of the delinquent properties as provided in NRS 271.545 and sell the delinquent properties pursuant to NRS 271.540 to NRS 271.630.

17-0406

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE COUNTY OF WASHOE, STATE OF NEVADA AS FOLLOWS:

1. The Board hereby exercises its option to cause either the delinquent installment or the whole amount of the unpaid principal of the assessments on the delinquent properties to become due and payable as provided in NRS 271.410.

2. The Board hereby ratifies all action previously taken by the County Treasurer and directs the County Treasurer to give notice of the sale of the delinquent properties and to sell the delinquent properties pursuant to NRS 271.540 to NRS 271.630. **The sale shall take place at 11:00 a.m. on July 18, 2017, in the Washoe County Central Conference Room, 1001 E 9th St Building C, Reno Nevada,** which the Board hereby finds a convenient location within the County.

3. If some irregularity or circumstance arises before the sale of any delinquent property such that in the opinion of the Washoe County Treasurer the public interest would best be served by withdrawing such a delinquent property from sale, the Washoe County Treasurer is hereby expressly authorized to make such a withdrawal. The Treasurer shall report to the Board in writing concerning his decision to make such a withdrawal and shall state the reasons for the decision.

4. The County Treasurer shall give the notice as provided in NRS 271.545, by publication in the Reno Gazette Journal, a newspaper of general circulation in the County, and such notice to be published at least once a week, for three consecutive publications, by three weekly insertions, the first such publication to be at least 15 days prior to the day of sale. It shall not be necessary that the notice be published on the same day of the week, but not less than 14 days shall intervene between the first publication and the last publication. Such service by publication shall be verified by the affidavit of the publisher and filed with the County Treasurer. The County Treasurer or his designee shall also give written notice of sale by mailing a copy of such notice, by first-class mail, postage prepaid, at least 20 days prior to the day of sale, to the last known owner or owners of all properties subject to sale or other designated person at his or

her last-known address or addresses; and to any person or governmental entity that appeared in the records of the County to have a lien or other interest in the delinquent property. Proof of such mailing shall be made by the affidavit of the County Treasurer or his designee and such proof shall be filed with the County Treasurer. Proof of the publication and proof of the mailing shall be maintained in the permanent records of the office of the County Treasurer until all special assessments and special assessment bonds issued (if such special assessment bonds have been or are hereafter issued) shall have been paid in full, both principal and interest, until any period of redemption has expired or property sold for an assessment, or until any claim is barred by an appropriate statute of limitations, whichever occurs last.

5. The officers of the County are hereby authorized to take all action necessary to effectuate the provisions of this Resolution.

6. The resolution is effective on passage and approval.

ADOPTED this 23rd Day of May 2017, by the following vote:

AYES: Bob Lucey, Marsha Berkbigler, Kitty Jung, Vaughn Hartung & Jeanne Herman

NAYS: None.

ABSENT: None.

ABSTAIN: None.



ATTEST:

Arcy L. Parent
County Clerk

[Signature]
Chair
Washoe County Commission

EXHIBIT A

Delinquent Parcels – by Assessment District - as of 5/3/2017

WCAD #23 Arrowcreek Water – District 2
2 parcels

152-451-05
152-462-23

WCAD #29 Mt. Rose Sewer Phase 1 -- District 1
1 parcel

048-151-16

WCAD #32 Spanish Springs Valley Ranch Rd Imp -- District 4 and 5
10 parcels

076-372-03
076-391-23
076-680-80
076-690-93
076-870-01
076-880-03
076-880-04
076-880-08
076-890-23
076-890-32

WCAD #39 Lightning W Water System Supply Improvement—District 2
1 parcel

055-371-19

Total Parcels 14

RESOLUTION – Authorizing the Grant of Public Monies to a Nonprofit Organization Created for Religious, Charitable or Educational Purposes

WHEREAS, NRS 244.1505 provides that a Board of County Commissioners may expend money for any purpose which will provide a substantial benefit to the inhabitants of the County and that a board may make a grant of money to a nonprofit organization created for religious, charitable or educational purposes or to a governmental entity to be expended for a selected purpose; and

WHEREAS, The Board of County Commissioners of Washoe County upon the recommendation of Commissioner Vaughn Hartung for District 4, has determined that \$4,000 will be granted to the Nevada Discovery Museum; and

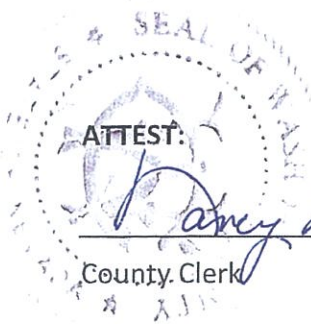
WHEREAS, the Nevada Discovery Museum’s vision is to be the community’s center that inspires curiosity, creativity and the joy of lifelong learning; and

WHEREAS, the Nevada Discovery Museum’s mission is to be a hands-on museum dedicated to inspiring lifelong learning in science, technology, engineering, art, math, and the world around us.; now, therefore, be it

RESOLVED, By the Board of Commissioners of Washoe County that:

1. The Board hereby grants to the Nevada Discovery Museum, a grant for fiscal year 2016-2017 in the amount of \$4,000.
2. The Board finds that in making this grant a substantial benefit will be provided to the community by supporting the Nevada Discovery Museum’s vision.
3. The maximum allowable expended for this effort within Commission District Special Funding Accounts is \$4,000 and funds shall not be used to purchase of tickets to special events.

ADOPTED this 23th day of May, 2017.



ATTEST:

Nancy L. Parent
County Clerk

Bob Lucey
Bob Lucey, Chair
Washoe County Commission

17-0407

RESOLUTION – Authorizing the Grant of Public Monies to a Government Entity

WHEREAS, NRS 244.1505 provides that a Board of County Commissioners may expend money for any purpose which will provide a substantial benefit to the inhabitants of the County and that a board may make a grant of money to a nonprofit organization created for religious, charitable or educational purposes or to a governmental entity to be expended for a selected purpose; and

WHEREAS, The Board of County Commissioners of Washoe County upon the recommendation of Commissioner Vaughn Hartung for District 4, has determined that \$1,000 will be granted to the Spanish Springs Elementary School; and

WHEREAS, Spanish Springs Elementary School supports our community by helping every child, by name and face, to graduation; and

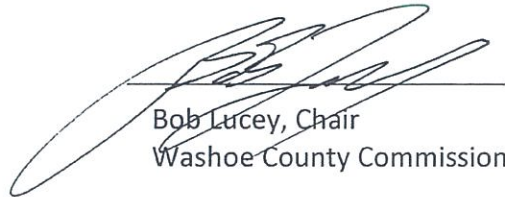
WHEREAS, Spanish Springs Elementary School is a Washoe County School District School; and

WHEREAS, the Washoe County School District's mission to create an education system where all students achieve academic success, develop personal and civic responsibility, and achieve college and career-readiness for the 21st century.; now, therefore, be it

RESOLVED, By the Board of Commissioners of Washoe County that:

1. The Board hereby grants to Spanish Springs Elementary School, a grant for fiscal year 2016-2017 in the amount of \$1000.
2. The Board finds that in making this grant a substantial benefit will be provided to the community by helping every child, by name and face, to graduation.
3. The maximum allowable expended for this effort within Commission District Special Funding Accounts is \$1000 and funds shall not be used to purchase of tickets to special events.

ADOPTED this 23rd day of May, 2017.


Bob Lucey, Chair
Washoe County Commission


ATTEST:

County Clerk

RESOLUTION – Authorizing the Grant of Public Monies to a Government Entity

WHEREAS, NRS 244.1505 provides that a Board of County Commissioners may expend money for any purpose which will provide a substantial benefit to the inhabitants of the County and that a board may make a grant of money to a nonprofit organization created for religious, charitable or educational purposes or to a governmental entity to be expended for a selected purpose; and

WHEREAS, The Board of County Commissioners of Washoe County upon the recommendation of Commissioner Vaughn Hartung for District 4, has determined that \$1,000 will be granted to the Miguel Sepulveda Elementary School; and

WHEREAS, Miguel Sepulveda Elementary School supports our community by helping every child, by name and face, to graduation; and

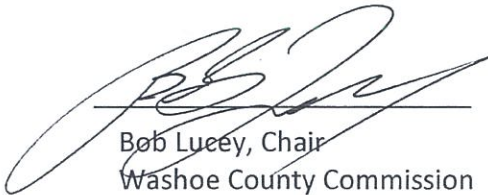
WHEREAS, Miguel Sepulveda Elementary School is a Washoe County School District School; and


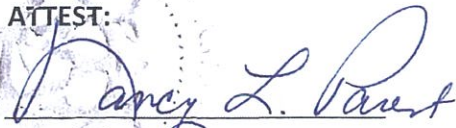
WHEREAS, the Washoe County School District's mission to create an education system where all students achieve academic success, develop personal and civic responsibility, and achieve college and career-readiness for the 21st century.; now, therefore, be it

RESOLVED, By the Board of Commissioners of Washoe County that:

1. The Board hereby grants to Miguel Sepulveda Elementary School, a grant for fiscal year 2016-2017 in the amount of \$1000.
2. The Board finds that in making this grant a substantial benefit will be provided to the community by helping every child, by name and face, to graduation.
3. The maximum allowable expended for this effort within Commission District Special Funding Accounts is \$1000 and funds shall not be used to purchase of tickets to special events.

ADOPTED this 23rd day of May, 2017.


Bob Lucey, Chair
Washoe County Commission


ATTEST:

Nancy L. Paust
County Clerk

RESOLUTION – Authorizing the Grant of Public Monies to a Government Entity

WHEREAS, NRS 244.1505 provides that a Board of County Commissioners may expend money for any purpose which will provide a substantial benefit to the inhabitants of the County and that a board may make a grant of money to a nonprofit organization created for religious, charitable or educational purposes or to a governmental entity to be expended for a selected purpose; and

WHEREAS, The Board of County Commissioners of Washoe County upon the recommendation of Commissioner Vaughn Hartung for District 4, has determined that \$1,000 will be granted to the Jesse Hall Elementary School; and

WHEREAS, Jesse Hall Elementary School supports our community by helping every child, by name and face, to graduation; and

WHEREAS, Jesse Hall Elementary School is a Washoe County School District School; and

WHEREAS, the Washoe County School District's mission to create an education system where all students achieve academic success, develop personal and civic responsibility, and achieve college and career-readiness for the 21st century.; now, therefore, be it

RESOLVED, By the Board of Commissioners of Washoe County that:

1. The Board hereby grants to Jesse Hall Elementary School, a grant for fiscal year 2016-2017 in the amount of \$1000.
2. The Board finds that in making this grant a substantial benefit will be provided to the community by helping every child, by name and face, to graduation.
3. The maximum allowable expended for this effort within Commission District Special Funding Accounts is \$1000 and funds shall not be used to purchase of tickets to special events.

ADOPTED this 23rd day of May, 2017.

ATTEST:


County Clerk


Bob Lucey, Chair
Washoe County Commission

RESOLUTION – Authorizing the Grant of Public Monies to a Government Entity

WHEREAS, NRS 244.1505 provides that a Board of County Commissioners may expend money for any purpose which will provide a substantial benefit to the inhabitants of the County and that a board may make a grant of money to a nonprofit organization created for religious, charitable or educational purposes or to a governmental entity to be expended for a selected purpose; and

WHEREAS, The Board of County Commissioners of Washoe County upon the recommendation of Commissioner Vaughn Hartung for District 4, has determined that \$1,000 will be granted to the Ed Van Gorder Elementary School; and

WHEREAS, Ed Van Gorder Elementary School supports our community by helping every child, by name and face, to graduation; and

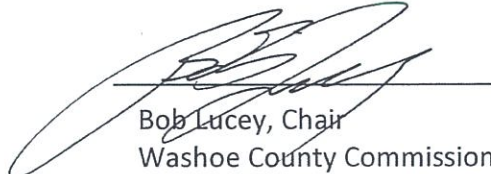
WHEREAS, Ed Van Gorder Elementary School is a Washoe County School District School; and


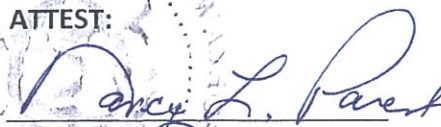
WHEREAS, the Washoe County School District's mission to create an education system where all students achieve academic success, develop personal and civic responsibility, and achieve college and career-readiness for the 21st century.; now, therefore, be it

RESOLVED, By the Board of Commissioners of Washoe County that:

1. The Board hereby grants to Ed Van Gorder Elementary School, a grant for fiscal year 2016-2017 in the amount of \$1000.
2. The Board finds that in making this grant a substantial benefit will be provided to the community by helping every child, by name and face, to graduation.
3. The maximum allowable expended for this effort within Commission District Special Funding Accounts is \$1000 and funds shall not be used to purchase of tickets to special events.

ADOPTED this 23rd day of May, 2017.


Bob Lucey, Chair
Washoe County Commission


ATTEST:

Nancy L. Parent
County Clerk

RESOLUTION – Authorizing the Grant of Public Monies to a Government Entity

WHEREAS, NRS 244.1505 provides that a Board of County Commissioners may expend money for any purpose which will provide a substantial benefit to the inhabitants of the County and that a board may make a grant of money to a nonprofit organization created for religious, charitable or educational purposes or to a governmental entity to be expended for a selected purpose; and

WHEREAS, The Board of County Commissioners of Washoe County upon the recommendation of Commissioner Vaughn Hartung for District 4, has determined that \$1,000 will be granted to the Bud Beasley Elementary School; and

WHEREAS, Bud Beasley Elementary School supports our community by helping every child, by name and face, to graduation; and

WHEREAS, Bud Beasley Elementary School is a Washoe County School District School; and

WHEREAS, the Washoe County School District's mission to create an education system where all students achieve academic success, develop personal and civic responsibility, and achieve college and career-readiness for the 21st century.; now, therefore, be it

RESOLVED, By the Board of Commissioners of Washoe County that:

1. The Board hereby grants to Bud Beasley Elementary School, a grant for fiscal year 2016-2017 in the amount of \$1000.
2. The Board finds that in making this grant a substantial benefit will be provided to the community by helping every child, by name and face, to graduation.
3. The maximum allowable expended for this effort within Commission District Special Funding Accounts is \$1000 and funds shall not be used to purchase of tickets to special events.

ADOPTED this 23rd day of May, 2017.



Bob Lucey, Chair
Washoe County Commission

ATTEST:



County Clerk



RESOLUTION – Authorizing the Grant of Public Monies to a Government Entity

WHEREAS, NRS 244.1505 provides that a Board of County Commissioners may expend money for any purpose which will provide a substantial benefit to the inhabitants of the County and that a board may make a grant of money to a nonprofit organization created for religious, charitable or educational purposes or to a governmental entity to be expended for a selected purpose; and

WHEREAS, The Board of County Commissioners of Washoe County upon the recommendation of Commissioner Vaughn Hartung for District 4, has determined that \$1,000 will be granted to the Alyce Taylor Elementary School; and

WHEREAS, Alyce Taylor Elementary School supports our community by helping every child, by name and face, to graduation; and

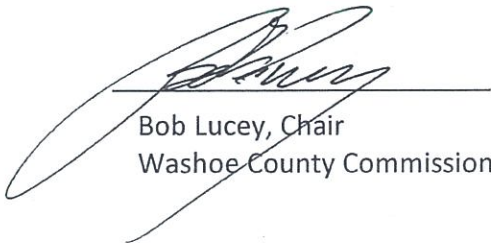
WHEREAS, Alyce Taylor Elementary School is a Washoe County School District School; and

WHEREAS, the Washoe County School District's mission to create an education system where all students achieve academic success, develop personal and civic responsibility, and achieve college and career-readiness for the 21st century.; now, therefore, be it



RESOLVED, By the Board of Commissioners of Washoe County that:

1. The Board hereby grants to Alyce Taylor Elementary School, a grant for fiscal year 2016-2017 in the amount of \$1000.
2. The Board finds that in making this grant a substantial benefit will be provided to the community by helping every child, by name and face, to graduation.
3. The maximum allowable expended for this effort within Commission District Special Funding Accounts is \$1000 and funds shall not be used to purchase of tickets to special events.

ADOPTED this 23rd day of May, 2017.



Bob Lucey, Chair
Washoe County Commission


ATTEST:


County Clerk

RESOLUTION – Authorizing the Grant of Public Monies to a Government Entity

WHEREAS, NRS 244.1505 provides that a Board of County Commissioners may expend money for any purpose which will provide a substantial benefit to the inhabitants of the County and that a board may make a grant of money to a nonprofit organization created for religious, charitable or educational purposes or to a governmental entity to be expended for a selected purpose; and

WHEREAS, The Board of County Commissioners of Washoe County upon the recommendation of Commissioner Vaughn Hartung for District 4, has determined that \$1,500 will be granted to the Reed High School; and

WHEREAS, Reed High School supports our community by helping every child, by name and face, to graduation; and

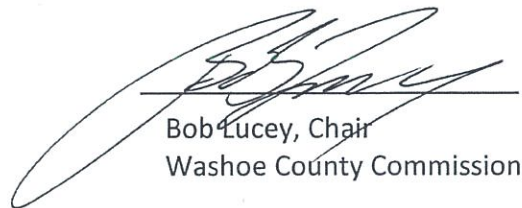
WHEREAS, Reed High School is a Washoe County School District School; and


WHEREAS, the Washoe County School District's mission to create an education system where all students achieve academic success, develop personal and civic responsibility, and achieve college and career-readiness for the 21st century.; now, therefore, be it


RESOLVED, By the Board of Commissioners of Washoe County that:

1. The Board hereby grants to Reed High School, a grant for fiscal year 2016-2017 in the amount of \$1,500.
2. The Board finds that in making this grant a substantial benefit will be provided to the community by helping every child, by name and face, to graduation.
3. The maximum allowable expended for this effort within Commission District Special Funding Accounts is \$1,500 and funds shall not be used to purchase of tickets to special events.

ADOPTED this 23rd day of May, 2017.


Bob Lucey, Chair
Washoe County Commission

ATTEST:

County Clerk



RESOLUTION – Authorizing the Grant of Public Monies to a Nonprofit Organization Created for Religious, Charitable or Educational Purposes

WHEREAS, NRS 244.1505 provides that a Board of County Commissioners may expend money for any purpose which will provide a substantial benefit to the inhabitants of the County and that a board may make a grant of money to a nonprofit organization created for religious, charitable or educational purposes or to a governmental entity to be expended for a selected purpose; and

WHEREAS, The Board of County Commissioners of Washoe County upon the recommendation of Commissioner Marsha Berkgigler for District 1, has determined that \$2,000 will be granted to the Lake Tahoe Bicycle Coalition to provide support for the Tahoe Bike Coalition Paper Maps; and

WHEREAS, the Lake Tahoe Bicycle Coalition is an all volunteer organization dedicated to promoting bicycling, bike events, and new bicycle infrastructure such as bike paths and bike lanes throughout the Tahoe region; and

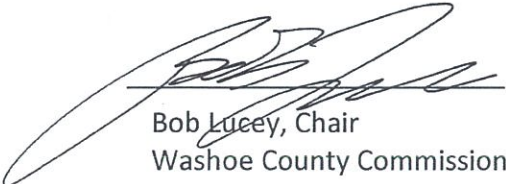
WHEREAS, the mission of the Lake Tahoe Bicycle Coalition helping Tahoe to become more bicycle friendly; and

WHEREAS, the vision of the Lake Tahoe Bicycle Coalition is Tahoe being an attractive, safe, and widely known community for bicycling; now, therefore, be it

RESOLVED, By the Board of Commissioners of Washoe County that:

1. The Board hereby grants to the Lake Tahoe Bicycle Coalition, a grant for fiscal year 2016-2017 in the amount of \$2,000.
2. The Board finds that in making this grant a substantial benefit will be provided to the community by supporting the Lake Tahoe Bike Coalition.
3. The maximum allowable expended for this effort within Commission District Special Funding Accounts is \$2,000 and funds shall not be used to purchase of tickets to special events.

ADOPTED this 23rd day of May, 2017.


Bob Lucey, Chair
Washoe County Commission

ATTEST:


Nancy L. Parent
County Clerk

INTERLOCAL AGREEMENT
Extraditions

This agreement ("Agreement") is made and entered into on the last date of governmental approval reflected herein, by and between the County of Washoe ("County"), a political subdivision of the State of Nevada, on behalf of the Washoe County Sheriff's Office ("WCSO"), and the City of Sparks, a municipal corporation ("Sparks"), on behalf of the Sparks Police Department, ("SPD").

WHEREAS, WCSO performs extraditions of prisoners on a regular basis; and

WHEREAS, WCSO processes the extradition of approximately 65 prisoners and their related files for SPD each year on a regular basis; and

WHEREAS, extraditions instituted by SPD can be done more cost-effectively using the resources and contacts of WCSO; and

WHEREAS, the parties desire that WCSO arrange extraditions for SPD and transport prisoners within Nevada and from states outside Nevada; and

WHEREAS, SPD agrees to compensate WCSO for the arrangement of extradition and transporting such prisoners,

NOW, THEREFORE, the parties agree as follows:

Statutory Authority. Nevada Revised Statutes 277.080 through 277.180 authorize any one or more public agencies to contract with any one or more other public agencies to perform any governmental service, activity or undertaking which any of the public agencies entering into the contract is authorized by law to perform and authorizes the sharing of resources between public agencies.

1. General Agreement. To the extent funds are available from the SPD and at the request of SPD, WCSO shall arrange for extradition and shall transport of prisoners as provided herein. The WCSO shall use reasonable efforts to arrange the most cost-effective transportation available.

2. Administration Fee. Extradition requested by SPD will be charged a \$108.00 flat administration fee per file, regardless of whether transportation occurs.

3. Prisoners within Nevada. Extradition of prisoners within Nevada is subject to the following provisions:

(a) WCSO shall transport such prisoners using its personnel or provide other personnel for such transport at its own expense, except that the SPD may provide personnel for such purposes upon request by either agency.

17-0412

(b) SPD shall pay WCSO a \$108.00 flat Administration Fee as described in Paragraph 2.

(c) SPD shall pay the "Actual Costs" of transportation relating to the extraditions. Actual costs may include, but are not limited to: Commercial airfare, private transportation, mileage, per diem, aircraft rental, vehicle rental and "Hourly Wage" associated with WCSO personnel.

(1) Hourly wage will be \$70 per hour, per deputy/officer. These wages shall be waived if SPD provides all the personnel to conduct an extradition.

(2) "Hourly Wage" shall be shared pro rata between WCSO and SPD, if WCSO prisoners are extradited concurrently with SPD prisoners.

(d) "Actual Costs" shall be shared pro rata between WCSO and SPD, if WCSO prisoners are extradited concurrently with SPD prisoners.

4. Prisoners outside the State of Nevada. Extradition of prisoners in states other than Nevada is subject to the following provisions:

(a) WCSO shall transport such prisoners using its personnel or provide other personnel for such transport at its own expense, except that the SPD may provide personnel for such purposes upon request by either agency.

(b) SPD shall pay WCSO a \$108.00 flat Administration Fee as described in Paragraph 2.

(c) WCSO shall pay the cost of transportation and shall bill the State of Nevada ("State") for reimbursement of those costs. WCSO is entitled to retain all reimbursement funds it obtains from the State.

(d) SPD shall pay the "Hourly Wage" as set forth in paragraph 3(c)(1) and (2) for WCSO personnel conducting extraditions on behalf of SPD.

(e) SPD shall reimburse the WCSO for actual costs not reimbursed by the State of Nevada for extradition of out of state transportation of prisoners.

5. Basic Allocation; Quarterly Payments; Maximum Amount Payable; Exceptions.

(a) The amount which SPD may pay annually to the WCSO pursuant to this Agreement shall not exceed THIRTY THOUSAND DOLLARS (\$30,000.00) per fiscal year (July 1 — June 30), except that the Chief of Police of Sparks may authorize additional payments to WCSO pursuant to this Agreement.

(b) Quarterly Payments. SPD shall continuously monitor the sums due and payable to WCSO under this Agreement. SPD shall calculate the amount owed to the WCSO for each quarter and submit payment to WCSO within 60 days after the end of the quarter. When making a quarterly payment, SPD shall inform WCSO of the balance remaining for the fiscal year. Quarterly payments are due based upon the County's fiscal year which is July 1 through June 30.

6. WCSO has no duties if SPD expends all sums available for the payment to WCSO.

(a) SPD shall immediately notify the WCSO in the event it has expended \$30,000.00 in a fiscal year pursuant to the terms of this Agreement, and (b) whether the Chief of SPD has authorized the appropriation of additional money for the fiscal year. SPD shall provide written notice thereof to the Washoe County Sheriff, 911 Parr Blvd., Reno, NV 89512 and in accordance with Paragraph 13 of this Agreement.

(b) In the event that \$30,000.00 is expended in a fiscal year under the terms of this Agreement and no additional money is appropriated, WCSO shall be under no obligation to assume any duties to arrange extraditions, transport prisoners, pay travel costs or perform any other acts pursuant to this Agreement. WCSO shall finish all SPD extraditions in progress when it receives notice pursuant to sub-paragraph (a) immediately above. The SPD shall pay the WCSO for such service from any fund allowed by law.

(c) Upon notice under Paragraph 6(a), WCSO may terminate this Agreement for the remainder of that fiscal year by sending a notice of termination to the Sparks Police Chief.

(d) If additional money for payment of the duties under this Agreement is provided, the parties shall continue performance under this Agreement until such additional funding is exhausted.

7. Retroactive Payments Permitted. At the sole discretion of SPD, this Agreement may be applied retroactively to extraditions performed by WCSO within the six months prior to its effective date. Nothing in this Agreement or this paragraph requires SPD to pay WCSO for any extraditions prior to such effective date, and the decision to make such voluntary payments rests entirely with SPD.

8. Agreement Does Not Limit Authority of SPD. Nothing in this Agreement negates or limits the authority of SPD to arrange and/or perform any extraditions using its own personnel or persons from any law enforcement agency other than the WCSO.

9. Termination. This terms of this Agreement is from its effective date up to and including June 30, 2019, unless terminated at an earlier date by one or both parties. This Agreement may be terminated by written agreement of termination executed by both parties, and it may also be terminated by one party serving the other party with written

notice of termination in a manner described in paragraph 13 thirty (30) days prior to effective date of termination.

10. Partial Invalidity. If any non-material term or provision of this Agreement shall be deemed to be invalid or unenforceable to any extent, the remainder of this Agreement will not be affected, and each remaining term and provision of this Agreement will be valid and be enforced to the fullest extent permitted by law.

11. Entire Agreement. This Agreement constitutes the entire contract between the parties hereto and may not be modified except by an instrument in writing signed by the party to be charged.

12. Construction. The Parties and their professional advisers have prepared this Agreement jointly. The Parties and their respective advisors believe that this Agreement is the product of all of their efforts, that it expresses their agreement and that it should not be interpreted in favor of or against any Party.

13. Notices. Any notice or other communication required or permitted to be given under this agreement shall be in writing and shall be (i) personally delivered, or (ii) delivered by certified mail, return receipt requested, and deposited in the U.S. Mail, postage prepaid. All notices shall be deemed received upon actual receipt. Notices shall be directed to the Sheriff of Washoe County and/or the Sparks Police Chief at their respective business addresses.

14. Individual Liability of Participating Agencies.

A. Each participating agency agrees that it will be responsible to the extent required by law for any liability or loss that may be incurred as a result of any claim, demand, cost or judgment made against that agency arising from any negligent act or failure to act by that agency's employees, agents or servants in connection with work or responsibilities performed pursuant to this Agreement. Each agency will assert the defense of sovereign immunity as appropriate in all cases. Each agency's obligation for actions sounding in tort is limited in accordance with the provisions of NRS Chapter 41.

B. Each participating agency shall be solely responsible for the following costs, expenses and liabilities related to its employees, agents or servants:

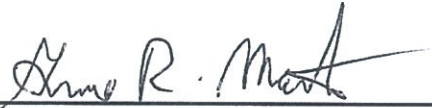
1. Withholding income taxes, FICA or any other taxes or fees
2. Industrial insurance (Worker's Compensation coverage)
3. Participation in any group insurance plans available to employees
4. Contribution to the Public Employees Retirement System
5. Accumulation of vacation leave or sick leave
6. Unemployment compensation coverage provided by the participating agencies.
7. Any other cost, expense or liability related to its employees, agents or servants.

15. Independent Public Agencies. The parties are associated with each other only for the purposes and to the extent set forth in this Agreement, and in respect to performance of services pursuant to this Agreement, each party is and shall be a public agency separate and distinct from the other party and, subject only to the terms of this Agreement, shall have the sole right to supervise, manage, operate, control, and direct performance of the details incident to its duties under this Agreement. Nothing contained in this Agreement shall be deemed or construed to create a partnership or joint venture, to create relationships of an employer-employee or principal-agent, or to otherwise create any liability for one agency whatsoever with respect to the indebtedness, liabilities, and obligations of the other agency to any other party.

IN WITNESS WHEREOF, the Parties hereto have approved this Agreement and have caused this Agreement to be executed by their respective officers on this 24th day of April, 2017.

CITY OF SPARKS

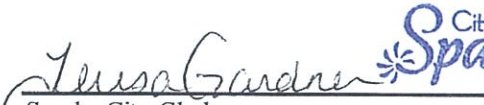
COUNTY OF WASHOE


Geno Martini, Mayor, City of Sparks

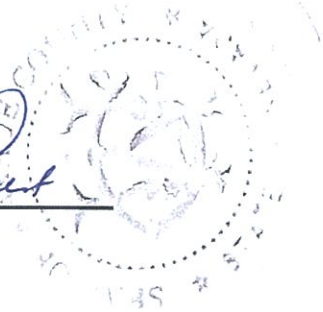

Chair, Board of County Commissioners

ATTEST:

ATTEST:


Teresa Gardner
Sparks City Clerk


Nancy L. Parit
Washoe County Clerk



Approved as to form:

Approved as to form:


Sparks City Attorney


Paul Capparelli
Washoe County District Attorney

INTERLOCAL AGREEMENT
WASHOE COUNTY SHERIFF RAVEN HELICOPTER PROGRAM
AND THE
TRUCKEE MEADOWS FIRE PROTECTION DISTRICT

THIS INTERLOCAL AGREEMENT, hereinafter referred to as "Agreement", is made and entered by and between the County of Washoe, a political subdivision of the State of Nevada, on behalf of the Washoe County Sheriff's Office, 911 Parr Boulevard, Reno, NV 89512, hereinafter the "WCSO", the Truckee Meadows Fire Protection District, 1001 E. 9th St., Reno, NV 89520, hereinafter "TMFPD",

WHEREAS, each of the parties are public agencies and political subdivisions of the State of Nevada; and

WHEREAS, NRS 277.180(1) provides that any one or more public agencies may contract with any one or more other public agencies to perform any governmental service, activity or undertaking which any of the contracting agencies is authorized by law to perform; and

WHEREAS, the WCSO owns and operates an HH1-H helicopter on which a water tank for fire suppression can be affixed, as well as two OH-58 helicopters which aircraft are suitable for use for aerial observation purposes; and

WHEREAS, the Fire District is responsible for wildland fire monitoring and suppression within their areas of unincorporated Washoe County; and

WHEREAS, aerial fire monitoring and suppression instituted by the Fire District can be done more cost-effectively using the aerial resources of the WCSO; and

WHEREAS, the TMFPD desire that the WCSO respond for the purposes of aerial wildland fire monitoring and suppression for the Fire District's, which response shall include such mutual training exercises as the parties to this Agreement shall agree are necessary to provide the level of service and margin of safety appropriate for such purposes; and

WHEREAS, the Fire District's respective lands all pose fire dangers at times and, therefore, the Fire District agrees to participate in portions of the administration and costs of the duties and obligations to the WCSO as set forth in this Agreement;

NOW, THEREFORE, based on the foregoing premises and the following covenants, terms and conditions, the parties hereto do hereby agree as follows:

1. **TERM:** This Agreement shall commence upon acceptance by all parties and shall terminate on June 30, 2018.
2. **TERMINATION:** Any party may terminate this Agreement without cause, solely as to its duty and obligation hereunder, upon 90 days written notice to all other parties. Any party may terminate this Agreement for cause, solely as to its duty and obligation hereunder, after 30 days written notice to the defaulting party (ies) only if the defaulting party (ies) fails to cure the default

17-0413

within those 30 days. The notice shall specify the cause alleged as the basis for said termination. In the event any party terminates this Agreement for cause, the Agreement shall remain in force and effect with other parties who have not taken action to terminate.

3. **AGREEMENT AS TO PERSONNEL AND EQUIPMENT AND OPERATING PROTOCOLS AND PROCEDURES:**

A. Aircraft and Equipment:

1. The WCSO shall provide, when requested, to TMFPD a helicopter, and possibly other aircraft, if made available by WCSO, (hereinafter collectively referred to as "helicopter") for the use of TMFPD for monitoring and fire suppression purposes during fire season. For purposes of this Agreement, "fire season" shall be defined as commencing as of April 1 and ending as of October 31 during the applicable calendar year. Except as specifically otherwise provided in this Agreement, the duties and obligations of TMFPD and WCSO in regard to said Aircraft and Equipment only apply during the fire season as so defined. WCSO as owner of helicopter and shall maintain the helicopter to standards applicable to the allowed uses established by this Agreement, including standards referenced herein, and assure its availability to TMFPD during the Fire Season.
2. The helicopter provided shall be configured as follows:
 - a. A Type 2 helicopter, which aircraft shall be configured to meet ICS 420-1 minimum standards for a Type 2 helicopter, including but not limited to:
 - 10 seats, including pilot;
 - 2,500 pound card weight capacity; and
 - 300 gallons of water capacity.
 - b. Include a fixed water tank capable of two (2) drops per sortie and equipped with a self-filling snorkel device.
3. The helicopter and any other aircraft provided pursuant to this Agreement shall be equipped, maintained and operated under all applicable Federal Aviation Agency (FAA) regulations.
4. The helicopter provided pursuant to this Agreement shall be operated, maintained and secured within the guidelines of the Federal Excess Personal Property (FEPP) Program and its sponsors, the United States Forest Service, hereinafter referred to as the "USFS" and the Bureau of Land Management, hereinafter referred to as the "BLM."
5. The WCSO shall provide pilots for any helicopter and all other aircraft provided pursuant to the terms of this Agreement and shall be responsible to assure that such pilots have proper training and adequate supervision to accomplish the allowed uses established by this Agreement.

6. All pilots provided by the WCSO shall have current commercial licenses. For firefighting missions that involve federal lands, the pilots shall also have current permits and approvals (carding) from USFS and BLM for firefighting missions.

7. The WCSO shall notify TMFPD of the schedule for inspections of any of the helicopter, including other aircraft made available, as provided by the WCSO to TMFPD during the term of this Agreement and allow TMFPD representative to attend the card review procedures. This inspection is for informational purposes and does not impose any form of duty or liability on TMFPD to ascertain fitness for purpose or to confirm adequate maintenance has been performed.

8. The WCSO shall also supply necessary supporting equipment for the helicopter, including but not limited to, an approved fuel-servicing vehicle sufficient to sustain eight (8) hours of helicopter flight under firefighting conditions. The fuel-servicing vehicle shall be inspected by TMFPD and WCSO shall comply with all fire, vehicle and other applicable codes related thereto. This inspection is for informational purposes and does not impose any form of duty or liability on TMFPD to ascertain fitness for purpose or to confirm adequate maintenance has been performed.

9. Any helicopter supplied pursuant to this Agreement shall be operated in accordance with the "Interagency Helicopter Operations Guide" (IHOG).

10. When TMFPD requests the use of a Helicopter it shall provide a helicopter manager, either a Qualified TMFPD employee or through a cooperative agreement with another agency, anytime a helicopter is requested from the WCSO under the terms of this Agreement. If TMFPD is unable to provide a helicopter manager, the WCSO shall provide one. The cost for the helicopter Manager, if provided by WCSO, shall be borne by TMFPD.

B. Operations

1. TMFPD shall appoint a designated helicopter manager for all operations for which a helicopter is requested pursuant to this Agreement. If no TMFPD helicopter manager is available for response, the WCSO shall provide the helicopter manager. The helicopter manager shall be responsible for the administrative and tactical functions of the aircraft. Although TMFPD may select a helicopter manager based on its own selection criteria, the TMFPD will consult with the WCSO regarding the Selection.

2. The helicopters subject to this Agreement will be based at the Reno-Stead Airport. TMFPD may, at its, option designate alternate bases for temporary operation. TMFPD shall be responsible for the cost of flight time to and from the alternate base so designated.

3. TMFPD may have interagency and cooperative-agreements with other local, state and federal agencies and may dispatch the helicopter to supply automatic and mutual aid pursuant to contracts with those agencies. The WCSO consents to the use by TMFPD of the WCSO personnel and equipment designated in this Agreement pursuant to those

agreements for wildland fire monitoring and suppression activities within the County of Washoe. Operations for such purposes outside of Washoe County may not be undertaken without the prior approval by the WCSO Chief Deputy of Operations - or a higher member of the WCSO Command Staff – which approval or denial shall be at the sole discretion of the WCSO. In any event such operations shall not exceed twenty (20) nautical miles beyond the Washoe County boundary lines.

4. In the event that a WCSO helicopter is not available for a response to a TMFPD request for a fire monitoring or suppression mission due to being utilized by a another agency for fire monitoring or suppression, it will be the responsibility of the TMFPD and the Incident Commander of the fire in which the helicopter is already working, to determine which fire should receive priority for air support.

5. Further operational and related details concerning the parties' performance under this Agreement in regard to said Aircraft and Equipment are set forth in the parties' Aviation Fire Suppression Program Operational Plan 2010 ("Operating Plan") executed contemporaneously herewith. The terms and conditions of this Agreement shall govern and resolve any conflicts between the Operating Plan and this Agreement.

C. Availability As follows:

1. During the Fire Season and during the duration of this Agreement the helicopter shall be available:

- a. Immediate Response: The helicopter shall be available for immediate response during designated "Red Flag" days. "Red Flag" days shall be defined as those days that the National Weather Service has issued a "Red Flag" warning for any area under the TMFPD responsibility. For the purposes of this Agreement, the phrase "immediate response" shall mean the helicopter is in flight within fifteen (15) minutes of receipt of the contact by the WCSO from the TMFPD requesting such equipment's dispatch.
- b. Standby Time: The helicopter will be available four (4) days per week, ten (10) hours per day. The duty hours will be coordinated with TMFPD to maximize coverage for the critical burn hours. Sunset will be taken into consideration for operational hours as the WCSO will not be qualified to fight fires at night during the period of this Agreement. The "designated days" of the week will be at the discretion of the WCSO. The response time shall be no more than thirty (30) minutes from notification of the WCSO by the TMFPD requesting such dispatch. For "Red Flag" days that fall outside of a designated four (4) day work week, the WCSO shall staff the helicopter for immediate response if requested and for an additional cost as hereinafter set forth.
- c. The helicopter may be made available each day for recall for hours that fall outside of the WCSO's designated work week hours. This recall status will be available for an additional cost. For the purposes of this Agreement, "recall"

shall mean the pilot is being recalled from an off-duty status and will respond to the hanger. The helicopter will be staffed and in flight within one (1) hour of notification of the designated recall pilot.

- d. Time Schedules: TMFPD and the WCSO, in cooperation with the other involved fire departments and districts will meet and mutually agree on duty hours prior to the start of the fire season.

2. The WCSO shall provide immediate notification to TMFPD Chief of Operations of any inability of the WCSO to provide the designated personnel and equipment pursuant to the terms and conditions of this Agreement.

3. The WCSO shall provide all necessary support for continuous, uninterrupted operation of the helicopter whenever required pursuant to the terms of this Agreement. This support shall include, but not be limited to, a staffed fuel truck and other services as required.

4. The WCSO may, at its sole discretion, when so requested by TMFPD, make an additional helicopter (OH-58) available to TMFPD for aerial observation. Such additional aircraft is subject to the immediate direction of the WCSO. TMFPD may, at their discretion, request such additional aircraft on a call-when-needed basis when TMFPD' incident commanders request additional firefighting resources. TMFPD shall reimburse the WCSO for such call-when-needed aircraft in accordance with the terms of this Agreement. A qualified helicopter manager will be assigned to call-when-needed aircraft when available, but shall not delay a response.

5. When TMFPD request's the availability of an observation helicopter and it is made available by the WCSO, TMFPD acknowledges that such OH-58 helicopters operated by the WCSO are not and will not be "carded" by the USFS or the BLM and therefore its costs do not qualify for reimbursement by FEMA.

6. Except as provided in Section 3 of this Agreement, in the event that other agencies request the use of the WCSO'S aircraft, the use of those aircraft shall be governed by the terms of use established by the WCSO with those agencies.

D. Training

1. All pilots assigned to aircraft under this Agreement shall be trained in the policies, frequency plans and special safety issues of TMFPD and Federal firefighting aviation assets. This knowledge may, in the alternative, be gained by attending NDF/USFS/BLM Aviation safety meetings, pre-season inter-agency operations meetings and other such opportunities. TMFPD shall make such opportunities available to the WCSO's pilots at no charge, cost or fees for such attendance and participation.

2. WCSO shall train the helicopter manager in the duties and responsibilities of the crew chief at no additional charge, cost or fee for such training other than assessment of

the charges and fees designated for use of the WCSO personnel and equipment for such training and operational usage by TMFPD of such personnel and equipment.

3. The WCSO'S Aviation Unit manager or his designee and all pilots (based upon availability) assigned to aircraft under this Agreement shall attend a TMFPD approved pre-season workshop.

4. The WCSO shall make its helicopters reasonably available, at the agreed hourly flight rate, for firefighting coordination training of flying crews and helicopter managers.

E. Communications:

1. A morning report shall be transmitted to the on-duty Battalion Chiefs for TMFPD, and Minden Dispatch centers within 30 minutes of commencement of daily operations.

2. This report shall include:

- Status of RAVEN 3 (HH-1H, Huey)
- Response posture, immediate or stand-by
- Pilot name
- Special status changes; i.e., location if not Reno-Stead Airport
- Other available helicopters
- Name of Helicopter Manager

3. The helicopter manager or the pilot shall ensure the following minimum information is obtained before liftoff on a fire mission:'

- Location and name of incident (Latitude and Longitude if available)
- Command radio frequency
- ICS ground contact
- Call-up frequency if different from command frequency
- Air-to-air frequency if other aircraft are operating

4. At TMFPD request, the WCSO personnel who participate in a response will attend any TMFPD meetings to discuss the response to the incident subject to said attendance occurring during such personnel's regular duties days and hours.

F. Funding and Reimbursement:

1. As and for advance funding for the availability during a fire season of designated WCSO equipment and personnel at times constituting the WCSO's designated work week and hours, TMFPD will provide advance funding to the WCSO as follows:

- a. The TMFPD shall provide to the WCSO \$65,000 within 30 days of acceptance by all parties to this Agreement.

The purpose of the advance funding by each of TMFPD is to ensure the ability of each district to request a WCSO helicopter for wildland fire monitoring and/or suppression pursuant to the terms of this Agreement. The advance funding shall be utilized at the discretion of the WCSO in its sole and absolute discretion.

2. Reimbursement for Flight Time: TMFPD does not guarantee a maximum or minimum number of flight hours that may be utilized for training and the monitoring and suppression of wildland fires during the term of this Agreement, such usage being subject to the nature and extent of such incident during the term of this Agreement. When the aircraft of the WCSO covered by this Agreement are operating at the request of a TMFPD, TMFPD is solely responsible to reimburse the WCSO as follows:

- a. \$1,190 per flight hour for the HH-1H Huey helicopter. Flight time shall be accrued and reimbursed in tenths of an hour based upon a battery-activated hour meter and shall include fuel.
- b. \$525 per flight hour for the OH-58 helicopter. Flight time shall be accrued and reimbursed in tenths of an hour based upon a battery-activated hour meter and shall include fuel.

3. Personnel Surcharges: Anytime a WCSO pilot is operating on behalf of TMFPD, or is requested by TMFPD to be available for an immediate response or to be on standby, outside of the WCSO designated work week hours, TMFPD shall pay a surcharge.

- a. A request to be available for immediate response shall generate a surcharge of \$100 per hour (\$152 per hour on a holiday) to be paid to the WCSO by TMFPD. TMFPD shall pay \$100 per hour of this surcharge. The remaining quarter shall be paid by the Washoe County Fire Suppression Budget. Holidays will be defined in accordance with the Washoe County Deputies Association contract with the County.
- b. When WCSO personnel operate aircraft at the request of TMFPD, TMFPD is solely responsible for the surcharge of \$100 per hour (\$152 per hour on a holiday). Holidays will be defined in accordance with the Washoe County Deputies Association contract with the County.
- c. When TMFPD request the WCSO to guarantee availability of a pilot at times outside of the WCSO's designated work week hours (i.e. "standby" with a pager), TMFPD shall pay to the WCSO a surcharge of \$9.25 per hour per person (\$14.00 on a holiday). This surcharge is mandated in accordance with Washoe County Deputies Association contract with the WCSO, specifically ¼ hour pay per hour of "stand-by time." TMFPD must notify the WCSO Aviation Unit manager 8 hours prior to the desired recall period to determine pilot availability and provide proper prior notice and crew rest to the designated pilot. TMFPD shall pay¾ of this surcharge. The remaining quarter is to be paid by the Washoe County Fire Suppression Budget. When said pilot is then requested for immediate availability, or requested to operate

aircraft, then this standby status is terminated along with this surcharge and the surcharge rate in paragraph 3.F.3.b immediately above applies.

- d. TMFPD may request a pilot to respond outside of the WCSO's designated work week hours but without designating a pilot for standby; however the WCSO will not guarantee a response in such event.
- e. If a fuel truck is requested by TMFPD to respond to a fire, the requesting TMFPD is solely responsible for and shall pay \$37 per hour (\$55 per hour on a holiday) for the driver. TMFPD shall pay – in addition - \$1.00 per mile from the Reno-Stead Airport to and from any staging area. For any training activities provided to TMFPD in which the fuel truck is requested, the rates in this paragraph apply. These rates include fuel.
- f. If TMFPD is unable to provide a helicopter manager and WCSO provides one, TMFPD shall pay \$37 per hour (\$55 on a holiday) for the helicopter manager.
- g. The WCSO Aviation Unit Manager or his designee shall prepare, during each month during the term of this Agreement when a reimbursement is due, a month-end invoice detailing services rendered and the associated costs in accordance with this Agreement. A copy of any backup documentation will be provided to TMFPD when requested of the WCSO Finance Liaison Officer.
- h. TMFPD shall remit to the WCSO full payment within 30 days of receipt of the invoice, which payment shall be by a check made out to the Washoe County Sheriff's Office, RAVEN program.

4. **ADMINISTRATION:** TMFPD Chiefs and the Washoe County Sheriff shall be responsible for the administration of this Agreement. Each party to this Agreement represents to the other that it has sufficient resources and/or other agreements to perform the covenants, terms and conditions set-forth hereunder. The terms of this Agreement may be modified only by written agreement of the parties hereto.

5. **EMPLOYMENT STATUS:** The WCSO and TMFPD shall, during the entire term of this Agreement, be construed to be independent contractors and nothing in this Agreement is intended nor shall be construed to create an employer-employee relationship between employees of any of the parties hereto. Except as expressly provided in this Agreement, the WCSO shall be responsible for management of and costs associated with the WCSO employees, and TMFPD shall be responsible for management of and the costs associated with TMFPD employees.

6. **ENTIRE AGREEMENT & SEVERABILITY:** This Agreement contains all of the commitments and agreements of the parties. Oral and written commitments not contained herein shall be of no force or effect to alter any term of this Agreement. If any provision of this Agreement is held to be illegal, invalid, or unenforceable by a court of competent jurisdiction, the parties shall, if possible, agree on a legal, valid, and enforceable substitute provision that is as similar

in effect to the deleted provision as possible. The remaining portion of the Agreement not declared illegal, invalid, or unenforceable shall, in any event, remain valid and effective for the term remaining unless the provision found illegal, invalid, or unenforceable goes to the essence of this Agreement.

7. **NOTICE.** All notices or other communications required or permitted to be given under this Agreement shall be in writing and shall be deemed to have been duly given if delivered personally in hand, by telephonic facsimile with simultaneous regular mail, or mailed certified mail, return receipt requested, postage prepaid on the date posted, and addressed to the other party at the address set forth above.

8. **INSPECTION & AUDIT.**

A. Books and Records.

Each party agrees to keep and maintain under generally accepted accounting principles full, true and complete records, agreements, books, and documents as are necessary to fully disclose to the other party, the State or United States Government, or their authorized representatives, upon audits or reviews, sufficient information to determine compliance with any applicable regulations and statutes.

B. Inspection & Audit.

Each party agrees that the relevant books, records (written, electronic, computer related or otherwise), including but not limited to relevant accounting procedures and practices of the party, financial statements and supporting documentation, and documentation related to the work product shall be subject, at any reasonable time, to inspection, examination, review, audit, and copying at any office or location where such records may be found, with or without notice by the other party, the State Auditor, Employment Security, the Department of Administration, Budget Division, the Nevada State Attorney General's Office or its Fraud Control Units, the State Legislative Auditor, and with regard to any federal funding, the relevant federal agency, the Comptroller General, the General Accounting Office, the Office of the Inspector General, or any of their authorized representatives.

C. Period of Retention.

All books, records, reports, and statements relevant to this Agreement must be retained by each party for a minimum of three years and for five years if any federal funds are used in this Agreement. The retention period runs from the date of termination of this Agreement. Retention time shall be extended when an audit is scheduled or in progress for a period reasonably necessary to complete an audit and/or to complete any administrative and judicial litigation which may ensue.

9. **LIABILITY OF PARTICIPATING AGENCIES**

A. To the extent limited in accordance with NRS 41.0305 to NRS 41.039, each Party agrees to indemnify, hold harmless and defend the other Party, its officers, employees and

agents from and against all liability, claims, actions, damages, losses, and expenses, including but not limited to reasonable attorneys' fees and costs, arising out of any alleged negligent or willful act or omissions of the Party, its officers, employees and agents arising out of the performance of this Agreement. Each Party may assert all available defenses, including but not limited to the defense of sovereign immunity as appropriate in all cases. Each party's obligation for actions sounding in tort is limited in accordance with the provisions of NRS 41.035.

- B. Each participating Party shall be responsible for, and the other Party shall have no obligations with respect to the following:
1. Withholding income taxes, FICA or any other taxes or fees
 2. Industrial insurance
 3. Participation in any group insurance plans available to employees
 4. Participation or contribution by either the employing agency or the participating agencies to the Public Employees Retirement System
 5. Accumulation of vacation leave or sick leave
 6. Unemployment compensation coverage provided by the participating agencies
- C. INDEMNIFICATION. Pursuant to Nevada Revised Statutes, Chapter 41, and without waiving any provisions thereof, the Parties hereto agree to hold harmless, indemnify and defend each other from and against any and all losses, liabilities or expenses of any nature resulting from any claim for injury to the person or property of another as a result of any negligent, reckless or intentional act on the part of their respective employees, agents or servants. Neither Party waives any right or defense to indemnification that may exist in law or equity. The employing agency's employees, agents, or representatives shall not be considered employees, agents or representatives of other participating agencies. Each will assert the defense of sovereign immunity as appropriate in all cases. Each Party's obligation for actions sounding in tort is limited in accordance with the provisions of NRS 41.035.
- D. To the extent limited in accordance with NRS 41.0305 to NRS 41.039, participating agencies shall indemnify and hold other participating agencies harmless for damage, or from liability for damages, resulting from the use of another agencies' equipment or vehicle while acting in official capacity in furtherance of this agreement to include damages arising from mechanical or other defects with the equipment or vehicles. Each agency will assert the defense of sovereign immunity as appropriate in all cases. Each agency's obligation for actions sounding in tort is limited in accordance with the provisions of NRS 41.035.

10. WORKERS' COMPENSATION. For the limited purpose of the exclusive remedy set forth in NRS 616A.020, all parties shall be deemed to employ jointly a person who is an employee of either party and sustains an injury by accident or occupational disease while participating in the matter for which assistance was requested. However, for the purpose of providing insurance benefits pursuant to NRS 616A through NRS 616D and NRS 617 each party shall provide such benefits to its own employees at its own expense. The parties waive any indemnification provision with respect to such industrial injuries or occupational diseases.

11. **GOVERNING LAW; JURISDICTION.** This Agreement and the rights and obligations of the parties hereto shall be governed by, and construed according to, the laws of the State of Nevada. The parties consent to the jurisdiction of the Second Judicial District Court of the State of Nevada for interpretation and enforcement of this Agreement.

12. **ASSIGNMENT.** Neither party shall assign, transfer or delegate any rights, obligations or duties under this Agreement without the prior written consent of the other party.

13. **FUNDING-OUT CLAUSE:** TMFPD reasonably believes that funds can be obtained sufficiently to make all payments during the term of this Agreement. If TMFPD does not allocate funds to continue the function performed by the WCSO under this Agreement, this Agreement shall be terminated when appropriated funds expire, without penalty, charge or sanction to TMFPD.

IN WITNESS THEREOF, the parties hereto have approved this Agreement and have caused this Agreement to be executed by their respective officers on the date next to the signatures.

WASHOE COUNTY
BOARD OF COUNTY COMMISSIONERS


By: 
Bob Lucey, Chair

Date: 5/23/17

ATTEST:


County Clerk

TRUCKEE MEADOWS FIRE PROTECTION DISTRICT
BOARD OF FIRE COMMISSIONERS

By: 
Bob Lucey, Chair

Date: 5/16/17

ATTEST:


County Clerk

INTERLOCAL AGREEMENT - WASHOE COUNTY SHERIFF RAVEN HELICOPTER PROGRAM
AND THE TRUCKEE MEADOWS FIRE PROTECTION DISTRICT

Response to appeal to *Amendment of Master Plan*

WMPA17-0001 (SPANISH SPRINGS AREA PLAN
TEXT AMENDMENT)

Introduction:

The request to change the current master plan for Spanish Springs by adding "Operable Vehicles" to the use category of "NC/O" (neighborhood commercial/office) is a change that dramatically alters the master plan for the area. The master plan was put in place to define what we, as a community, wanted our future to look like, and we listed that concept in the plan. I believe the applicant misinterpreted the verbiage of the plan while requesting the change.

The term "Personal Storage" and "Operable Vehicle" are both defined in the verbiage of the master plan, also defined is where each shall be located - in two definitions :

* 1) "Personal Storage" may be placed in a "NC/O" (Neighborhood Commercial/Office) area and also in a "I" (Industrial) area; whereas "Operable Vehicle" may only be located in a "I" (Industrial) area.

* 2) the master plan also defines, for both uses, what type facility each must be associated with, for safety, architectural guidelines, etc. The facility requirements are only defined once since the facilities for each are so similar - except that an RV awning would not be required in a facility that defined by:

a) Section 110.304.25 Commercial Use Types, (z) Personal Storage *"personal effects and household goods within an enclosed storage area having individual access"*.

b)Where an awning could be needed for: Section 110.304.25 Commercial Use Types. (7) Storage of Operable Vehicles. Storage of operable vehicles refers to storage of operable vehicles, recreational vehicles and boat trailers. Typical uses include storage areas within personal storage facilities and storage yards for commercial vehicles.

Response to the appeal of Master Plan Amendment:

WOOD RODGERS April 19,2017

Applicant's EXHIBIT A

APPEAL OF PLANNING COMMISSION DECISION ON APRIL 4, 2017 WITH REGARD TO MASTER PLAN AMENDMENT FINDINGS 1, 2, 3, AND 5 ASSOCIATED WITH WMPA17-0001 (SPANISH SPRINGS AREA PLAN TEXT AMENDMENT)

On April 4, 2017 the Washoe County Planning Commission was asked to review a text amendment to the Spanish Springs Area Plan to amend Table C-3 to allow "Storage of Operable Vehicles" in the Neighborhood Commercial (NC) regulatory zone with a Board of Adjustment approved Special Use Permit. The Planning Commission Staff Report, dated March 20, 2017, recommended approval based on Staff's ability to make the required Findings for a Master Plan Amendment with the exception of Finding 6 as there are no Military installations associated with the proposed Amendment. Comments received by the public in regards to the amendment were primarily related to specific project elements that are outlined by the Personal Storage Guidelines, and would also be addressed through the Special Use Permit process. Other comments included opposition to storage facilities and commercial uses in general, both of which are allowed in the SSAP NC zones and would not be further impacted by the proposed amendment. Following the public comment, the Planning Commission made a motion for denial without identifying specific findings for denial. Washoe County Staff reminded the Planning Commission that a recommendation of denial would need to be made based on an inability to make the Findings as required by Washoe County Code Section 110.820.15(d), and the specific Finding(s) that could not be made needed to be stated for the record. After several minutes of discussion the Planning Commission broadly indicated that they could not make Findings 1, 2, 3 and 5.

It is the applicant's opinion that the Planning Commission made their decision in error, and did not fully consider the Findings as required in 110.820.15(d) prior to making their decision. Washoe County Staff outlined the Findings and their ability to make those Findings in great detail in their Staff Report to the Planning Commission, recommending approval. The following is an appeal of the Planning Commission decision to deny the Spanish Springs Area Plan Text Amendment (WMPA17-0001) on April 4, 2017 with regard to Findings 1, 2, 3, and 5 specifically.

Master Plan Amendment Finding 1 – Consistency with Master Plan:

The applicant finds the proposed amendment to be in substantial compliance with the policies and action programs of the Master Plan, as did the Planning Commission Staff Report prepared by Washoe County Staff March 20, 2017. The Spanish Springs Area Plan (SSAP) Table C-3 (Appendix C of the SSAP) currently allows "Personal Storage" facilities within Neighborhood Commercial (NC) regulatory zones in Spanish Springs. "Storage of Operable Vehicles" or RV storage is commonly associated with in "Personal Storage" facilities and should not be considered different than the Personal Storage facilities that are currently allowed in the NC zone.

RESPONDANT'S COMMENTS:

The request to change the master plan for Spanish Springs by adding "Operable Vehicles" to the use category of "NC/O" (Neighborhood Commercial/Office) is a change that dramatically alters the master plan for the area. The master plan was put in place to define what we, as a community, wanted our future to look like, and we listed that concept in the plan. I believe the applicant misinterpreted the verbiage of the plan while requesting the change.

The term "Personal Storage" and "operable vehicle" are both defined in the verbiage of the master plan, also defined is where each shall be located - in two senses:

* 1) "Personal Storage" may be placed in a "NC/O" (Neighborhood Commercial/Office) area and also in a "I" (Industrial) area; whereas "Operable Vehicle" may only be located in a "I" (Industrial) area.

* 2) the master plan also defines, for both uses, what type facility each must be associated with, for safety, architectural guidelines, etc. The facility requirements are only defined once since the facilities for each are so similar - except that an RV awning would not be required in a facility that defined by:

a) **Section 110.304.25 Commercial Use Types, (z) Personal Storage "personal effects and household goods within an enclosed storage area having individual access".**

b) **Where an awning could be needed for: Section 110.304.25 Commercial Use Types. (7) Storage of Operable Vehicles. Storage of operable vehicles refers to storage of operable vehicles, recreational vehicles and boat trailers. Typical uses include storage areas within personal storage facilities and storage yards for commercial vehicles.**

With this requested change the applicant wishes to move a Commercial type classified "Operable Vehicle" that was defined by the existing Master plan as being ONLY compatible with Industrial locations to locations closer to residential zones. The "NC/O" location this applicant wants to add "Operable Vehicles" to is located at the corner of Pyramid Highway and La Posada Road, this area has grown into a retail center of Spanish Springs.

The Washoe County Master Plan VOLUME #2

Introduction

The Spanish Springs Area Plan responds to a citizen-based desire to identify, implement and preserve the community character that has evolved in the Spanish Springs Valley over time.

The result of these workshops has been the development of a comprehensive vision for the Spanish Springs community that identifies an existing and desired community character. The Spanish Springs Area Plan implements and preserves this community vision and character.

Vision and Character Management

Land Use

Goal One: The pattern of land use designations in the Spanish Springs Area Plan will implement and preserve the community character described in the Character Statement.

Visually the facility described to encompass the category Operable Vehicle does not match the surrounding community that is currently existing at that location.

This is what we call our "Downtown" today, tomorrow we expect it to grow, to develop into a retail hub for our community even more than it is now.:



And this is what the county board is telling us that we must accept in our downtown:



(The above pictured facility is constructed to the existing guidelines for "Operable Vehicle" storage in a industrial zoned area.)

We, as a community, do not want our downtown to be a industrial/residential mix-match. That is the reason for planning. The planning has been done, your job, as the monitor of the land use, is to stick to that plan.

Master Plan Amendment Finding 1 – Consistency with Master Plan: (Continued)

In addition to being an allowed use, the SSAP provides "Personal Storage Guidelines for NC zones" (Appendix A of the SSAP) which includes design guidelines for "storage structures and RV awnings". The Personal Storage Guidelines for NC within the SSAP provide architectural requirements, fencing and wall requirements, lighting requirements, setback requirements, and landscape requirements. These requirements, already provided in the SSAP, will continue to apply with the addition of "Storage of Operable Vehicles" or RV storage. Furthermore, the proposed text amendment to allow "Storage of Operable Vehicles" will require a Board of Adjustment approved Special Use Permit, which ensures "Storage of Operable Vehicles" projects meet the SSAP Personal Storage Guidelines for NC zones and provide an opportunity for the surrounding community to comment on projects.

RESPONDANT'S COMMENTS:

see the comments earlier under **Master Plan Amendment Finding 1 – Consistency with Master Plan** page 2, paragraph 2

• **Master Plan Amendment Finding 2 - Compatible Land Uses:**

The text amendment proposes to allow "Storage of Operable Vehicles" or RV storage with a Board of Adjustment approved Special Use Permit, requiring any future projects to go through a public review process, within NC regulatory zones. As described above in Finding 1, "Personal Storage" facilities are an allowed use in the NC regulatory zones, and can go straight to building permit with no public review process. It is common, and appropriate, to have RV storage or "Storage of Operable Vehicles" included within a "Personal Storage" facility as they are essentially the same use.

RESPONDANT'S COMMENTS:

I agree the facility to house both "Personal Storage" and "Operable Vehicles" are essentially the same use, but because of the visual impact "personal Storage" can go into "NC/O" or "I" zoned location whereas "Operable Vehicles" can only be located in areas zones as "I".

Trying to understand what the character of other "Operable vehicles" storage facilities in the Reno area was/is I looked up several Facilities in the phone book and went to see if I would want them in my back yard (as this will literally be located) below are some pictures of those facilities:



This is not "compatible" with the community location defined as "NC/O" by this applicant.

Master Plan Amendment Finding 2 - Compatible Land Uses: (continued)

In addition to storage uses allowed in NC, there are multiple auto oriented commercial uses allowed in the NC regulatory zone (straight to building permit, no public review process required) within the SSAP. These include, but are not limited to, Auto Repair Stations, Car Washes, and Gasoline Sales and Service Stations. All of these uses would have much more of an impact to the surrounding area compared to "Personal Storage" or "Storage of Operable Vehicles" including taller building heights, increased lighting, much higher traffic generators than a storage facility, architectural standards, less security, etc. Unlike the other allowed uses, "Personal Storage" has its own set of Guidelines. "Storage of Operable Vehicles" or RV storage is currently identified within those Guidelines, and would continue to be included if the proposed text amendment were approved.

RESPONDANT'S COMMENTS:

It would seem logical that the planning board would want to use the existing infrastructure wisely before causing the government to invest in additional changes to roads, sidewalks, lighting etc. The location at Pyramid Highway and La Posada is the intersection of 4 lane both east- west and north - south. Presently there are retail establishments there that take advantage of the infrastructure that is there.

The designation of "NC/O" intended to allow businesses that required higher traffic flourish to be located near roads and transportation. Although a "personal storage" facility is allowed to be constructed there it may be wise for the applicant to explore other uses that would take advantages of the existing infrastructure that he finds in that location.

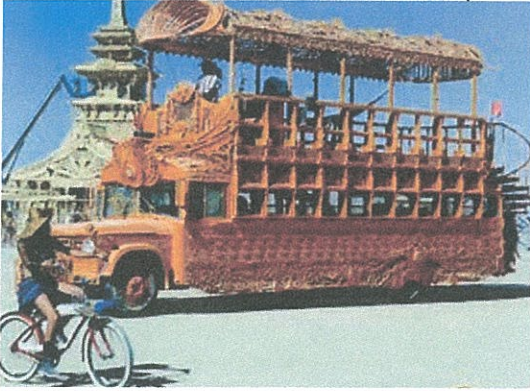
• **Master Plan Amendment Finding 3 – Response to Changed Conditions**

Regional housing trends point to a need for smaller residential lot sizes. Common open space developments and smaller residential lot sizes within the SSAP, and surrounding area, typically do not allow for RV storage within property owner driveways or yard space. Although some residents have the ability to store an RV on their property, others do not and prefer to store them within a secure storage facility. It is common practice for RV storage and mini storage, or "Personal Storage" to occur within the same facility. These facilities exist throughout the Reno-Sparks region, including within Washoe County. As noted previously, Personal Storage facilities located within the SSAP have very strict design criteria, including screening, which makes them an ideal location for including RV storage.

RESPONDANT'S COMMENTS:

Industrial zoned land is available within the area, that is where "Operable Vehicles" are defined to be located for several reason:

Vehicles that are defined as an Operable vehicle: A cute Burner Bus



Large dump trucks:



even a track back hoe:

all the above items are covered under the category of "Operable Vehicles."

Even if only RV's are allowed within the facility difference between the wall height allowed in the **site development guidelines (8 feet high)**

The allowed height of a RV in Nevada: TOTAL LENGTH: 70 FEET; TRAILER AND MOTOR HOME LENGTH: NOT SPECIFIED; WIDTH: 8 FEET 6 INCHES (FOR TRAILERS EXCLUDING LIGHTS OR DEVICES UP TO 6 INCHES, DOOR HANDLES, HINGES, CABLE CINCHERS AND CHAIN BUNDLERS UP TO 3 INCHES; FOR MOTOR HOMES, EXCLUDING MIRRORS, SAFETY EQUIPMENT, AND LIGHTS AND AWNINGS OR HARDWARE UP THE WIDTH OF REAR VIEW MIRRORS); HEIGHT: 14 FEET.

RV Height = 14' Wall Height = 8' This allows 6 feet of RV to extend above the wall.

Response to changing conditions would define this type of land usage: "Operable Vehicles", located in "NC/O" zone not be employed, but options that conforms to the surrounding facilities.

Master Plan Amendment Finding 3 – Response to Changed Conditions (continued)

The proposed text amendment will also remove an inconsistency between Table C-3 and the Personal Storage Guidelines, and will only allow “Storage of Operable Vehicles” with a Board of Adjustment approved Special Use Permit. This will ensure that any proposed project goes through a public review process and is looked at for its ability to meet the design criteria and appropriateness on a project by project basis.

RESPONDANT'S COMMENTS:

There is no inconsistency, "Operable Vehicles" are to be located in industrial zone areas. The master plan defines the obligation of the planning commission office to inform the applicant of the current zoning and the applicant is normally going to conform to that zoning, but he may appeal for a change.

The Washoe County Master Plan Volume # 1

Goal Twenty-five: Development review enforces the goals and policies of the Master Plan.

Policies

LUT.25.1 Ensure that development proposals are in conformance with appropriate Master Plan policies and the relevant Area Plan policies.

LUT.25.2 Early in the application process, staff shall provide applicants with relevant land use and transportation goals and policies.

There is an inherent gamble when a developer purchases land with the intent to change the zoning rules to accommodate his needs over those of the community that he is trying to become a part of.

• **Master Plan Amendment Finding 5 – Desired Pattern of Growth**

Storage facilities are currently an allowed use within the SSAP NC regulatory zone (“Personal Storage”). The proposed text amendment to add “Storage of Operable Vehicles” with a Special Use Permit is consistent with the existing “Personal Storage” use, and would provide additional, secured storage opportunities for the growing Spanish Springs community.

RESPONDANT'S COMMENTS:

The text change may seem small, 4 words, but the impact on the community would be significant. The added text changes the complete character of the personal storage facility:



FROM:

TO:



Master Plan Amendment Finding 5 – Desired Pattern of Growth (continued)

As outlined by Staff in the Planning Commission Staff Report, the SSAP Character Statement reads in part, “A distinct suburban core is, and will continue to be, concentrated along the Pyramid Highway. This suburban core includes a broad mix of non-residential uses together with residential densities of up to three dwelling units per acre.” The proposed text amendment supports the SSAP Character Statement by providing opportunities for current and future Spanish Springs residents, who are unable or unwilling to store RVs within their property, to continue to own and/or purchase recreational vehicles. Washoe County and the State of Nevada are known for and embrace recreation, a rapidly growing industry. The continuing trend of smaller lot sizes creates the need for recreational vehicle owners to find other means for storage. Mini storage or Personal Storage facilities are ideal as they typically offer a range of storage alternatives for RVs including covered areas, garage space, and secure storage. Users of the storage facilities prefer these to be located conveniently near their subdivision for a quick, easy pick up before a recreation outing.

RESPONDANT'S COMMENTS:

The master plan addressed this element of community recreation, the RV- both motor home and fifth wheel, need to be stored in a safe place where the storage facility will have minimum impact on the day to day activities of the community while going about their daily activities. Thus the reason why the "Operable Vehicles" are defined to go within a similar structure as "Personal Storage" and those structures to be located within a Industrial location.

Master Plan Amendment Finding 5 – Desired Pattern of Growth (continued)

The proposed amendment does not change the fact that “Personal Storage” facilities are an allowed use within the SSAP NC regulatory zone. The proposed amendment simply allows “Storage of Operable Vehicles” to occur within the walls of a Personal Storage facility upon an approved Special Use Permit through the Board of Adjustment. The Special Use Permit provides an opportunity for the Spanish Springs Community to provide input on Storage facilities in the NC regulatory zone if they will include RV parking, an opportunity they currently don’t have.

RESPONDANT'S COMMENTS:

If you look at the "NC/O" location at Pyramid Highway and Horizon View Road you will notice the "NC/O" property is located on the east side of the road, a buffer between residential housing and the Industrial zoned property located on the west side of the road. It would only mean a right turn instead of a left turn to meet the existing master plan. The "NC/O" designation is to be a visual buffer between residential zoned property and Industrial property. There is plenty of open land to house RV's, busses, Boats, etc. but it is zoned "I" (Industrial) not "NC/O".

RESPONDANT'S COMMENTS: Summary

- 1) The Existing Master Plan is written correctly: It states that "Personal storage" is to go inside a facility defined by Site Development Guidelines, Personal Storage Guidelines and located in Commercial Use Types (Section 110.304.25) designated as "NC/O" (Neighborhood Commercial / office) or "I" (Industrial). It also defines "Operable Vehicles" as going inside a facility defined by Site Development Guidelines, Personal Storage and located in Commercial Use Types (Section 110.304.25) designated as ONLY "I" (Industrial).
- 2) The visual impact of a facility as defined by Existing Master Plan as "Personal Storage" and versus that of "Operable Vehicles" is dramatic.
 - a) "Personal Storage" is defined by enclosed buildings
 - b) "Operable Vehicles" classification looks "Industrial" and would not fit with adjacent and nearby parcels
- 3) This change affects all land classified as "NC/O" not just the parcel that the current applicant owns, adding the text "Operable Vehicles" to the "NC/O" changes each location; I can't imagine residential citizens appreciating having zoning charged so busses, construction equipment, and object defined as "Operable Vehicle" could be parked in their back yard.
- 4) The current location that this applicant owns is within a federally designated flood plain and must comply with all Washoe county flood hazard reduction ordnances. There has been significant flooding in the area causing roads adjacent to the property to be closed.
- 5) The Washoe County Master Plan Volume #1:

Goal Twenty-one: The design of communities and neighborhoods creates a strong sense of place.

LUT.21.2 Nonresidential development shall be compatible with the nearby neighborhoods, service and facility capacities, and the surrounding environment.

a. Compatible is defined as the proportional relationship of the physical environment to human dimensions, acceptable to the public perception and comprehension in terms of size, height, bulk, and/or massing of buildings or other features of the built environment.

6) Goal Twenty-five: Development review enforces the goals and polices of the Master Plan. Policies.

Existing Master plan does not allow "Operable Vehicles" in a "NC/O" location but only allows it in a industrial designated area.

7) Character Planning and Design

Character Planning:

When evaluating future developments applications, approval of applications should only be granted if the applicant can demonstrate compatibility with the existing character of an area. Existing character of a community does not refer to low density, cul-de-sac sprawled development. Character refers to architectural style, historic and cultural preservation, and maintaining a sense of community.

The adding the storage of "Operable Vehicles" to the center of town in a retail sales area does not "maintain a sense of community."

This change does not maintain the character of the community, we don't want our community to develop in a haphazard way, we have seen how other communities, because of lack of planning, have allowed neighborhood to crumble because of random growth. We want a community that is planned now and for the future.

You, as county officials, are the guardians of our future, you are to reflect the character of the community, you are our monitor of our future. Please stick with the "plan" and secure the future for our community for our kids and grandkids.

My Father always told me to make sure where you are before traveling on. Let's review where we are before we try to change what we presently have - it might be better than what we are trying to change to.

Presently defined:

- 1) The master plan calls out that "Personal Storage" must be within a facility defined by Personal Storage Guidelines
- 2) The Master Plan calls out that "Operable Vehicle Storage" must be within a facility defined by Personal Storage Guidelines
- 3) Table C-3: Allowed Uses defines "Personal Storage" as allowed in "NC/O" (Neighborhood Commercial / Office) and in "I" (Industrial)
- 4) Table C-3: Allowed Uses defines "Operable Vehicle Storage" as allowed in "I" (Industrial) ONLY

Master Plan Spanish Springs Area Plan

Appendix C – Allowable Land Uses in the Spanish Springs Area Plan

	MDS	LDS	LDR	"NC"	"I"	PSP	OS
Storage of Operable Vehicles	--	--	--	--	A	--	--
Personal Storage	--	--	--	A	A	--	--

Key: -- = Not allowed; A = Allowed; P = Administrative Permit; PR = Park Commission Approval pursuant to 110.104.40(c); S₁ = Planning Commission Special Use Permit; S₂ = Board of Adjustment Special Use Permit.

This means on land zoned "I" (Industrial), a facility can be built under "Personal Storage Guidelines" to house "Personal Storage" and/or "Operable Vehicle Storage". The Personal Storage Guidelines presently defines the design of the facility that is required to be constructed to allow a permit to be issued in a "I" (Industrial) zone for either of these operations, "Personal Storage" or "Operable Vehicle Storage".

But on land zoned "NC/O" (Neighborhood Commercial / Office) ONLY Personal Storage is allowed, the facility that houses the Personal Storage must be constructed to "Personal Storage Guidelines" the same as it would be if a Personal Storage only facility was to be built in a "I" (Industrial) zoned location. It is not the description of the facility that defines the land use but **Appendix C – Allowable Land Uses in the Spanish Springs Area Plan. C – Allowable Land Uses in the Spanish Springs Area Plan** specifically prohibited in the master plan to put "Operable Vehicle Storage" in a "NC/O" zoned area.

Appendix C – Allowable Land Uses in the Spanish Springs Area Plan

In some instances, allowable uses within certain land use designations of the Spanish Springs Area Plan vary from those allowed for the same land use in Article 302, Allowed Uses, of the Washoe County Development Code. The following tables delineate land uses allowed for certain designations found in the Spanish Springs Area Plan. For land use designations not listed below, the land uses assigned by Article 302, Allowed Uses, of the Washoe County Development Code will apply. All other uses are prohibited.

The Master plan is correct as written. It defines what is required for the specified operations, and it also defines where each operation should located. By adding "Operable Vehicle Storage" to NC/O category in the **Allowable Land Uses in the Spanish Springs Area Plan** you are changing the zoning of ALL NC/O designated land. If the applicant wants to use this land as he intends he should ask for his specific parcel of land to be rezoned from "Neighborhood Commercial / Office" to "Industrial".

Respectfully,

Gordon Astrom

200 Horizon Ridge Road, Sparks NV.