

**COUNTY COMMISSIONERS**

David Humke, Chairman  
Jim Shaw, Vice Chairman  
Jim Galloway  
Pete Sferrazza  
Bonnie Weber

**COUNTY MANAGER**

Katy Singlaub

**ASSISTANT  
DISTRICT ATTORNEY**

Madelyn Shipman

**AGENDA**

**WASHOE COUNTY BOARD OF COMMISSIONERS**

**COMMISSION CHAMBERS - 1001 E. 9th Street, Reno, Nevada**

**November 25, 2003**

**NOTE:** Items on the agenda without a time designation may not necessarily be considered in the order in which they appear on the agenda. Items may be moved to the Consent Agenda at the beginning of the Board Meeting.

The Washoe County Commission Chambers are accessible to the disabled. If you require special arrangements for the meeting, call the County Manager's Office, 328-2000, 24-hours prior to the meeting.

An Agenda **CAUCUS** Meeting will be held in the Commission Caucus Room (1001 E. 9th St., Bldg. A, 2<sup>nd</sup> Floor, Reno) on **MONDAY, November 24, 2003 at 1:30 p.m.** in order to review agenda items for the regular meeting of the Washoe County Board of Commissioners as described below. Said review, if requested by the Commission, is limited to a brief staff presentation of issue and may include review of background information and questions to be answered at the regular meetings.

**Public Comment:** Limited to three minutes per person and limited to matters other than the agenda items that will be heard at the Commission Meeting. Persons are invited to submit comments in writing on agenda items and/or attend and make comment on that item at the Commission Meeting.

**AT THE CAUCUS MEETING (November 24, 2003),** the following items may also be discussed:

Meeting Management Effectiveness.

Possible items for placement on the December 9, 2003 Commission Agenda.

Review of 2002 study of Washoe County Regional Fire Consolidation Financial Analysis Report; Update on progress of Sierra Forest Fire Protection District Study of Fire Service Alternatives [the Commission will convene as the Board of Fire Commissioners for the Sierra Forest Fire Protection District for the aforementioned Update]; and, possible direction to staff on both studies (presented by Mary Walker of Walker and Associates). Discussion and possible direction to staff concerning: 1) tax refunds; 2) tax exemptions; and, 3) roll change requests.

Pursuant to NRS 241.020, the Agenda for the Commission Meeting has been posted at the following locations: Washoe County Administration Building (1001 E. 9<sup>th</sup> Street, Bldg. A), Washoe County Courthouse-Clerk's Office (Court and Virginia Streets), Washoe County Central Library (301 South Center Street) and Sparks Justice Court (630 Greenbrae Drive). At the meeting, after salute to the flag and roll call, the Board of County Commissioners may vote on the following items as the Board and, ex-officio, as the Board of Fire Commissioners for the Truckee Meadows Fire Protection District, the Board of Fire Commissioners for the Sierra Forest Fire Protection District and/or the Board of Trustees of either the Lawton/Verdi or South Truckee Meadows General Improvement Districts.

Support documentation for items on the agenda, provided to the Washoe County Board of Commissioners, is available to members of the public at the County Manager's Office (1001 E. 9th St., Bldg. A, 2nd Floor, Reno, Nevada) and on the County's website at [www.co.washoe.nv.us](http://www.co.washoe.nv.us).

**Unless otherwise indicated by asterisk (\*), all items on the agenda are action items upon which the Board of County Commissioners will take action.**

**2:00 p.m.**

- \*1. Salute to the flag.
- \*2. Roll call.
3. Approval of the agenda for the Board of County Commissioners' meeting of November 25, 2003.
- \*4. Public Comments (three-minute time limit per person and limited to items not listed on the agenda). The Commission reserves the right to reduce the time, or limit the total time allowed for public comment, if more than 10 people request to speak.
- \*5. Commissioners'/Manager's Announcements, Topics for future Agendas and Statements Relating to Items Not on the Agenda. (No discussion among Commissioners will take place on this item.)
6. Consent Items.
  - A. Library Board of Trustees--Accept resignation and appoint an individual to fill unexpired term of June 30, 2006.
  - B. Accept Donations.
    - (1) Landscape tools and equipment [estimated value \$72,009] from a private Washoe County business for the specific purpose of assisting with the operation and funding of Washoe County Sheriff's Office Sheriff's Community Work Program, with the understanding the Work Program will share excess of these tools with other Washoe County Departments such as Washoe County Parks, Washoe County Roads and agencies who supervise the Sheriff's Community Work Program workers--Sheriff.
    - (2) Retroactively accept various cash donations [\$233.22] received between July, 2002 and July, 2003 to be used for miscellaneous needs for seniors served through Washoe County Senior Services--Senior Services.
    - (3) Monetary donation [\$100] from Harold and Marcia Hansen to Washoe County Animal Services; extend appreciation to Mr. And Mrs. Hansen for their thoughtful contribution; and if accepted, direct staff to deposit donation into Animal Services Fund (500000-484000)--General Services.
  - C. Community Development.
    - (1) Authorize Chairman to sign application to City of Reno for abandonment of Aspen Glen Drive.

6. C. (2) Adopt Resolution authorizing grant of public money to the Nevada Land Conservancy and authorize Director of Community Development to transfer funds [\$66,960] from Community Development Department's authorized budget to Nevada Land Conservancy.
- D. Award Bid No. 2411-04--Telephone System Components to Expansets of New York for the Jan Evans Juvenile Justice Center [net amount \$60,530.59 (Purchasing).
- E. Agreements.
  - (1) Execute Interlocal Agreement between the County of Washoe (Social Services) and City of Reno (Reno Police Department), concerning continued operation of the Joint Child Abuse and Investigation Team (retroactive July 1, 2003 and will automatically renew each year unless terminated per the terms of the agreement) [estimated reimbursement to Washoe County for Fiscal Year 2003/04 is \$24,000]--Social Services.
  - (2) Execute Amendment of Solicitation/Modification of Contract between the County of Washoe (Senior Services) and Veterans Administration, concerning renewing contract for the purpose of providing Adult Daycare Services for VA beneficiaries, retroactive October 1, 2003 through September 30, 2004 [annual reimbursement approximately \$35,000]--Senior Services.

**2:00 p.m.**

7. South Truckee Meadows General Improvement District.

See separate agenda.

8. Appearance: Gary Schiff, District Ranger, Carson Ranger District  
Humboldt-Toiyabe National Forest

Presentation on updates for: 1) Washoe County Bond trailhead projects including Whites, Thomas and groundbreaking at Mt. Rose Summit and Galena campground planning; 2) Mt. Rose Ski Area Master Plan implementation; 3) Peavine plan implementation and further planning; 4) fuels projects throughout the County (Whites, Thomas and North Washoe), and fire suppression activities, capabilities and coordination with local fire departments; 5) Southern Nevada Lands acquisition planning status; 6) Tahoe Meadows winter use separation; and, 7) Martis/I80 corridor strategic planning update.

9. Recommendation to acknowledge receipt of a letter from Verdi Business Park Cooperative requesting preparation of an Agreement to transfer the Cooperative's assets to Washoe County and direct staff to prepare Agreement--Water Resources.

10. Recommendation to authorize Chairman to execute upon presentation a Memo of Understanding between the County of Washoe and State Of Nevada, Department of Conservation and Natural Resources, concerning State Question 1 (AB9) Washoe County Truckee River Project; and, authorize County Treasurer to accept Washoe County's proceeds from State Q1 (AB9) [\$10,000,000 in several installments]--Parks.
11. Recommendation to approve Interlocal Cooperative Agreement between the County of Washoe and Regional Transportation Commission of Washoe County, the City Council of Reno, the City Council of Sparks and the Regional Transportation Commission, concerning design, construction engineering or construction/right-of-way of specific projects contained in Regional Transportation Commission's Street and Highway Program of Projects; and if approved, authorize Chairman to execute Agreement upon receipt--Regional Transportation Commission.
12. Recommendation to consider and possibly appoint one representative from County Commission District 3 and one representative from County Commission District 5 to the Washoe County Animal Control Board--Public Works.
13. Discussion and direction to staff regarding advertising for positions on a possible additional panel of the Washoe County Board of Equalization--District Attorney.
14. Recommendations for Requests for Refund of Taxes--District Attorney.
  - A. Partial refund of taxes for Fourth Street Partners [\$24,842.93]; and if approved, execute Resolution approving same. (Continued from September 23, 2003 Commission Meeting.)
  - B. Partial refund of taxes for Casa de Vida [\$1,706.79] and if approved, execute Resolution approving same; and, recommendation to deny remainder of refund of taxes [\$3,654.20] and execute Decision for same. (Continued from September 23, 2003 Commission Meeting.)
  - C. Refund of taxes for Ligon-Pickering Limited Partnership [\$12,553.21] and if approved, execute Resolution approving same. (Continued from September 9, 2003 Commission Meeting.)
  - D. Partial refund of taxes for DP Operating Partnership L.P. [\$11,523.06]; and if approved, execute Resolution approving same. (Continued from October 13, 2003 Commission Meeting.)
15. Recommendation to approve various components of the "Charting Our Course...Investing In Our Future" initiative--Finance.

16. Possible Adoption of One of Three Resolutions for Amendment of the Reno-Stead Corridor Joint Plan; and, alternatively, discussion and direction regarding possible solutions concerning Beckwourth/McMullen/Bushey Mediation Efforts--Community Development.

Resolution to change the land use designation from Low Density Suburban (1 dwelling unit per acre) to Medium Density Suburban (3 dwelling units per acre) on 153.04 ± acres; to incorporate the development standards enumerated in signed and draft mediation agreements and to amend the plan boundaries to exclude certain parcels from the plan's provisions which shall also include an initiation of an amendment to the Truckee Meadows Regional Plan; or, Resolution to change the land use designation from Low Density Suburban (1 dwelling unit per acre) to Medium Density Suburban (3 dwelling units per acre) on 153.04 ± acres and to incorporate the development standards enumerated in signed and draft mediation agreements; or, Resolution to amend the plan boundaries to exclude certain parcels from the plan's provisions which shall also include an initiation of an amendment to the Truckee Meadows Regional Plan plus consideration of adoption of the mediation agreement between the City of Reno and Washoe County on property located north of Beckwourth Drive and east of North Hills Boulevard, North Valleys Planning Area; and discussion and direction regarding possible solutions concerning Beckwourth/McMullen/Bushey Mediation Efforts. (Continued from November 12, 2003 Commission Meeting).
17. Discussion and possible action regarding Wildcreek Golf Course concerning previous County Commission direction to explore the possibility of acquiring Wildcreek and Northgate Golf Courses from the Reno-Sparks Convention Visitors Authority either in direct ownership or with alternative management option--Parks.
18. Discussion and possible direction regarding 2002 Regional Plan Settlements and associated issues.
- \*19. Reports/updates from County Commission members concerning various board/commissions they may be a member of or liaison to (these may include, but not be limited to, Regional Transportation Commission, Reno-Sparks Convention & Visitors Authority, Debt Management Commission, District Board of Health, Truckee Meadows Water Authority, Organizational Effectiveness Committee, Investment Management Committee, Citizen Advisory Boards).

**5:30 p.m.**

20. **Public Hearings.** (*Note: Items listed under this heading only will be heard at or after the noted time. In no case will they be heard before the stated time. Due to public testimony and discussion, time expended on items in this category can vary.*)

A. **Recommendations Concerning Master Business License Fee Schedule Changes--Community Development.**

Review and approve a Business Impact Statement, as required pursuant to NRS 237.090, for proposed changes to the Washoe County Master Business License Fee Schedule.

Review and adopt a Resolution under Chapter 25 (Business License Ordinance) of the Washoe County Code to increase the annual business license fees in five of the nine fee categories as contained within the Washoe County Master Business License Fee Schedule. The fees would be effective on the date the fee schedule is approved by the Nevada Tax Commission.

Direct staff to submit an application to the Nevada Tax Commission to increase Washoe County's business license revenue beyond the limitation imposed by NRS 354.5989; and if approved, authorize the Chairman to execute a letter to the Nevada Tax Commission regarding same.

B. **Comprehensive Plan Amendments--Community Development.**

- (1) Case No. CP03-009 (Paul Olson): To consider a request to amend the Forest Area Plan, being a part of the Washoe County Comprehensive Plan. The amendment request would re-designate Assessor's Parcel Number 150-080-03 (40 acres) from the land use designations of Low Density Suburban (LDS) and General Rural (GR), to the land use designations of Medium Density Rural (MDR) and Open Space (OS). The proposed re-designation of the subject parcel, results in land use designations that will allow seven dwelling units on the forty acres; the current land use designations allow six dwelling units on the forty acres. The change will distribute the parcel potential over a greater area and remove the concentration of development from the existing residences in the area. The property is located approximately 1/4 mile southeast of the intersection of Fawn Lane and the Mount Rose Highway. The parcel is located within Section 36, T18N, R19E, MDM, Washoe County, Nevada. The property is within Washoe County Commission District No. 2. (APN 150-080-03)

To reflect changes requested within this application and to maintain currency of general area plan data, administrative changes to the area plan are proposed. These administrative changes include: a revised map series with updated parcel base and a revised table of land uses.

**5:30 p.m.**

20. B. (1) In addition, Washoe County Department of Parks and Recreation has noted two parcels that are designated Parks and Recreation in the Forest Area Plan that have no long-range plans for park use. Therefore, the following Assessor's Parcel Numbers are proposed to be changed from Park and Recreation (PR) to a land use compatible with the adjacent properties. Assessor's Parcel Number 047-210-01 to Low Density Suburban; 048-050-08 to Public and Semi-public Facilities.

**AND IF APPROVED**

Authorize Chairman to execute the Resolution Adopting the Amended Forest Area Plan **AFTER** a finding of conformance with the Regional Plan by the Truckee Meadows Regional Planning Commission.

- (2) Case No. CP03-007 (Burkhart - Golden Sage Estates): To appeal the technical denial by the Planning Commission of a Comprehensive Plan Amendment to change a portion of the South Valleys Area Plan as authorized in Article 820 of the Washoe County Development Code (WCC Chapter 110). The amendment would change the Land Use Designations from  $\pm 25.1$  acres of Low Density Suburban (LDS) and  $\pm 600.8$  acres of General Rural (GR) to  $\pm 89.7$  acres of High Density Rural (HDR),  $\pm 238.2$  acres of General Rural (GR),  $\pm 277.0$  acres of Open Space (OS) and  $\pm 21.0$  acres of Parks and Recreation (PR). The subject parcel is  $\pm 625.9$  acres in size. The change does not increase the development potential of the parcel; it distributes the existing parcel potential over a greater area and moves the concentration of development away from the existing residences within the area. The request is located south of the terminus of Fawn Lane and west of the terminus of Shawna Lane, approximately one mile south of Mount Rose Highway (SR 431). The subject parcel constitutes most of Section 1, T17N, R19E, MDM, Washoe County, Nevada. The property is located within the Galena-Steamboat Citizen Advisory Board boundary and Washoe County Commission District No. 2.

To reflect the changes requested within this application and to maintain currency of general area plan data, administrative changes to the area plan include a revised map series with updated parcel base and revisions to the Table of Land Uses. (APN 045-252-11)

**AND IF APPROVED**

Authorize Chairman to execute the Resolution Adopting the Amended South Valleys Area Plan **AFTER** a finding of conformance with the Regional Plan by the Truckee Meadows Regional Planning Commission.

**END OF SCHEDULED PUBLIC HEARINGS**

21. Emergency Items.