

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

February 11, 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, 2nd Floor, Reno) on **MONDAY, February 10, 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 meeting.

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 (February 10, 2003), the following *workshop* will be held:

Fiscal Year 2004-2008 Capital Improvements Program Review.

Legislative Update--this item may be discussed at Monday's Caucus Meeting and/or Tuesday's Board Meeting and may involve discussion by the Commission and direction to staff on various bills and bill draft requests (BDR). Current bills the County is tracking that may be reported on or discussed are listed under ***Legislative Affairs*** at "www.co.washoe.nv.us". Due to time constraints inherent in the legislative process, a list of specific bills that staff will seek direction from the Commission on during ***Legislative Update*** will be posted on the web site by 6:30 p.m. the Friday before the Monday Caucus and will be posted in the County Manager's Office, and at other locations where the agenda is posted, by 9 a.m. on Monday.

Pursuant to NRS 241.020, the Agenda for the Commission Meeting has been posted at the following locations: Washoe County Administration Building (1001 E. 9th 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 Governing Board for Financial Matters of the Regional Hazardous Materials Response Team 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.

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 February 11, 2003.
- *4. Public comments (three-minute time limit per person and limited to items not listed on the agenda).
- *5. Commissioners'/Manager's Announcements and Requests for Agenda Items (this item limited to announcements or topics/issues proposed for future workshops/agendas).
6. Consent Items.
 - A. Approval of the minutes for the Board of County Commissioners' meetings of November 26 and December 10, 2002.
 - B. Approve payment for sexual assault victims (62 cases)--District Attorney.
 - C. Retroactively reimburse Commissioners Bonnie Weber [\$303.51] and David Humke [\$41.61] for travel expenses incurred for attending the Nevada Association of Counties Annual Conference held November 12-15, 2002 in Lake Tahoe, Nevada.
 - D. Approve waiver of prohibition of serving alcoholic beverages for a private birthday celebration on Saturday, March 1, 2003 (4 p.m. to 8 p.m.) to be held at Sparks Senior Center--Senior Services.
 - E. Approve abolishment of one vacant library aide part-time permanent position (#124) and create two permanent part-time library aide positions to work less than 780 annual hours each [will save approximately \$1,958 for Fiscal Year 2002-03 and \$1,528 for Fiscal Year 2003-04]--Budget.
 - F. Social Services.
 - (1) Ratify revisions to Regulations for Child Care Facilities effective January 1, 2003.

6. F. (2) Ratify three new appointments (representing Profit Providers, Licensed Child Care Homes and Recipient of Child Care) and three reappointments (representing Division of Child and Family Services, City of Sparks and Non-Profit Providers) to the Washoe County Child Care Advisory Board.
- G. Approve naming of unnamed easement (located one street south of Rose Rock Lane and runs in an east and west direction) to Sierra Country Road--Regional Street Naming Committee.
- H. Approve enhancements to Permits Plus permitting application by Accela, Inc. in coordination with the County's Information Technology Department [\$37,960]--Information Technology.
- I. Authorize Washoe County's Risk Manager to purchase [\$134,500 annual premium] a policy of excess liability insurance from Insurance Company of the State of Pennsylvania (a member of AIG Group) for the period February 1, 2003 to February 4, 2004--Risk Management.
- J. Approve monthly reimbursement [\$4,293.09] to the Regional Emergency Medical Services Authority for purchase of acquiring a Plant Vesta 911 Emergency Telephone Answering System, effective November 2002 and subject to annual renewal upon recommendation of the 911 Emergency Response Advisory Committee--911 Emergency Response Advisory Committee.
- K. Award Bid No. ITB-2369-03--Two Hot and Cold Meal Delivery Truck Conversions (Senior Services) to Mobile Advantage [\$17,775 each] and if awarded, acknowledge Washoe County's option to procure additional hot and cold meal delivery truck conversions from Mobile Advantage through June 30, 2004 provided there is no increase in pricing. Any subsequent purchases would be brought back before the Board for approval--Purchasing.
- L. Authorize Chairman to execute Recreation or Public Purposes Lease Renewal N-32941 between the County of Washoe and Bureau of Land Management, concerning approximately 190-acres of land in the Huffaker Hills for development of recreational facilities (renewal is for an additional 10 years)--Parks.
- M. Execute Agreement to Provide Collection Services between the County of Washoe and Truckee Meadows Water Authority, concerning providing collection services to Truckee Meadows Water Authority--Collections Division.
- N. Water Resources.
 - (1) Approve and grant a Grant of Easement for Utility Facilities to Sierra Pacific Power Company at Lemmon Valley Water Tank #2 site; and if approved, authorize Chairman to execute easement.

6. N. (2) Approve and execute Water Rights Deed and direct Utility Services Division Manager to return Water Rights Deed to Mr. and Mrs. Lee T. Weston--Lee T. Weston, II and Sally S. Weston.

O. Roll Change Requests for Clerical and Factual Errors and Execute Orders for Correction of Same (cumulative amount of reduction \$7,397.08)--Assessor.

- Christine L. Cohn, et al--Parcel #003-352-31 [-\$46.53] (2000 Secured Roll).
Christine L. Cohn, et al--Parcel #003-352-31 [-\$66.24] (2001 Secured Roll).
Christine L. Cohn, et al--Parcel #003-352-31 [-\$68.11] (2002 Secured Roll).
Reno Sparks-Lake Tahoe Convention and Visitors Authority--Parcel #011-380-32 [-\$4,487.57] (2002 Secured Roll).
Washoe Medical Center, Inc.--Parcel #012-144-03 [-\$143.46] (2002/2003 Secured Roll).
Washoe Medical Center, Inc.--Parcel #012-144-04 [-\$402.95] (2002/2003 Secured Roll).
Washoe Medical Center, Inc.--Parcel #012-144-05 [-\$292.23] (2002/2003 Secured Roll).
Washoe Medical Center, Inc.--Parcel #012-144-06 [-\$132.26] (2002/2003 Secured Roll).
Washoe Medical Center, Inc.--Parcel #012-381-14 [-\$160.24] (2002/2003 Secured Roll).
James M. and Julie A. Paschall--Parcel #032-275-04 [-\$120.90] (2002/2003 Secured Roll).
Clifford J. and Kiyo Schaffer--Parcel #049-351-27 [-\$31.88] (2000 Secured Roll).
Clifford J. and Kiyo Schaffer--Parcel #049-351-27 [-\$32.09] (2001 Secured Roll).
Clifford J. and Kiyo Schaffer--Parcel #049-351-27 [-\$702.29] (2002 Secured Roll).
Edward and Karol Davis--Parcel #076-690-62 [-\$45.22] (2002 Secured Roll).
Danial Smith--Parcel #086-572-50 [-\$16.95] (2000 Secured Roll).
Danial Smith--Parcel #086-572-50 [-\$17.29] (2001 Secured Roll).
Danial Smith--Parcel #086-572-50 [-\$17.76] (2002 Secured Roll).
Hans C. and Francoise Verhoeven, Tr.--Parcel #125-185-08 [-\$91.63] (2002 Secured Roll).
Donald C. and Terry L. Tachera--Parcel #200-340-26 [-\$177.55] (2000 Secured Roll).
Donald C. and Terry L. Tachera--Parcel #200-340-26 [-\$179.31] (2001 Secured Roll).
Donald C. and Terry L. Tachera--Parcel #200-340-26 [-\$164.62] (2002 Secured Roll).

2:00 p.m. 7. Sierra Forest Fire Protection District.

See separate agenda.

8. Kenel Permit Appeal--Deanna Zech.

9. Appearance: Pcte Christensen, Assistant Field Manager
Bureau of Land Management

Donna Potter, Environmental Coordinator
Empire Farms

Presentation of proposed land exchange (lands are under Washoe County's jurisdiction, are southeast of Empire, Nevada and would go into private ownership); and, request for possible consensus of same by the County Commission.

- *10. Appearance: Chris Crystal and Jim Litchfield
Truckee River White Water Steering Committee

Update regarding Truckee River White Water Course.

11. Recommendation to review Water Rights Application 69299 and authorize Chairman to formally recommend approval of subject Application to Nevada State Engineer (Utility Division).
12. Recommendation to authorize Chairman to execute an Interlocal Agreement (upon presentation) between the City of Sparks and the County of Washoe Governing the Exercise of Extra-Territorial Jurisdiction by the City of Sparks within a Sphere of Influence (agreement will improve customer service to property owners within a sphere of influence, clearly designate duties and responsibilities for the City of Sparks and Washoe County within a sphere of influence and provide for an orderly transition for properties within a sphere of influence toward eventual annexation by the City of Sparks--Community Development.
13. Recommendation that the Board authorize the conversion of a current Court Services position (#132) Pre-Trial Service Officer I from a part-time to a full-time equivalent position [current budget year 2002/03 impact would be \$6,310.70 or less which could be derived from existing salary savings; and, for Fiscal Year 2003/04 overall cost is estimated at \$29,425 as a part time position is already authorized]--Second Judicial District Court.
14. Discussion and possible direction regarding 2002 Regional Plan Settlements and associated issues, including, but not limited to, possible violations.
15. Consideration of Development Code Amendment Case No. DC03-001--Community Development:
- A. Discussion and direction regarding possible alternatives to Development Code Amendment DC03-001 (Site Compatibility and Adjacency Standards).

AND

15. B. First reading of Development Code Amendment DC03-001 - An Ordinance amending provisions relating to Washoe County Code Chapter 110, Article 434, site compatibility and adjacency standards, by incorporating standards to address site compatibility between existing built environment and new development within unincorporated Washoe County. The standards will also apply to cooperative planning amendments within the post-May 8, 2002 sphere of influence and lands annexed by the City of Reno and Sparks under the provisions of NRS 268.670 in the regional plan except those lands identified in the settlement agreement in Nevada Supreme Court Case 38749 (also known as the Verdi matter). The proposed amendment includes reference to lot adjacency standards of single family residential to single family residential including parcel size matching, buffering, and yard matching; lot adjacency standards from multi-family to single family residential; lot adjacency standards of residential to non-residential; lot adjacency standards of non-residential to non-residential; grading; and protection of ridgelines, and other matters properly relating thereto.

16. Consideration of Development Code Amendment Case No. DC03-002--Community Development:
 - A. Discussion and direction regarding possible alternatives to Development Code Amendment DC03-002 (Amendments within Cooperative Planning Areas).

AND

- B. First reading of Development Code Amendment DC03-002 - An Ordinance amending provisions relating to Washoe County Code Chapter 110, Article 822, amendments within cooperative planning areas to address those criteria to be evaluated in the processing of a cooperative plan amendment within the post-May 8, 2002 sphere of influence of the City of Sparks and the City of Reno, lands identified by the cities as an area of interest and lands annexed by the City of Reno and Sparks under the provisions of NRS 268.670 in the regional plan except those lands identified in the settlement agreement in Nevada Supreme Court Case 38749 (also known as the Verdi matter). Cooperative plan amendment criteria apply throughout the cooperative planning areas unless the text of a specific policy states otherwise. The criteria include regional form and pattern (including open space), desired population and employment distribution and jobs/housing balance; regional centers; transit oriented development corridors; potential regional open space; amendments outside the Truckee Meadows service area; concurrency, timing and phasing of infrastructure; facility plans for public infrastructure; public service levels and fiscal effect; and natural resource constraints not elsewhere addressed, and other matters properly relating thereto.

5:30 p.m.

17. **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. **Special Assessment District No. 32 (Spanish Springs Valley Ranches Road).**

This item was continued to February 11, 2003. However, it will not be heard at this time. Notices will go out prior to any subsequent hearing.

B. **Possible Relocation of Callahan Ranch Road AND Appeal of the Planning Commission's Denial of Tentative Subdivision Map Case No. TM02-003 (Appeal Case No. AX03-003)--Tessa Associates (Estates at Mt. Rose)--Community Development.**

- 1) To conduct a public hearing to determine if the relocation of Callahan Ranch Road pursuant to NRS 405.195 may be made; **and,**
- 2) To conduct a public hearing to consider an appeal by the applicant to the denial by the Planning Commission of Tentative Subdivision Map Case No. TM02-003 Estates at Mt. Rose. The request is to develop a 201-lot single-family subdivision on one parcel, with common open space as authorized in Article 608, Tentative Subdivision Maps, of the Washoe County Development Code. Lot sizes range from 14,500 square feet to 76,214 square feet, with an average lot size of 0.64 acres. The project has approximately 65 acres of common area, including 2.0 miles of pedestrian trails. **The project is located immediately south, east and west of the intersection of Mt. Rose Highway and Callahan Ranch Road.** The subject parcel, totaling ±376.05 acres, is designated Low Density Suburban (LDS) and General Rural (GR) in the Forest Area Plan, and is situated in Sections 35, T18N, R19E, MDM, Washoe County, Nevada. The property is located in the Galena/Steamboat Area Citizens Advisory Board boundaries and Washoe County Commission District No. 2. (APN: 150-102-01)

C. **Comprehensive Plan Amendment Case No. CP02-016 (Mary Ann Ferguson)--Community Development.**

To consider a request to amend the Tahoe Area Plan, being a part of the Washoe County Comprehensive Plan. The amendment request would change the existing land use from Parks and Recreation to General Commercial and allow the resumption of commercial uses on the former Orbit Gas Station site. The parcel considered for the land use change totals ±1.1 acres and is located at 560 Lakeshore Boulevard, the westernmost intersection of Lakeshore Boulevard and Tahoe Boulevard (SR 28) in Incline Village. The parcel is situated within the

5:30 p.m.

17. C. Tahoe Area Plan, in a portion of Section 17, T16N, R18E, MDM, Washoe County, Nevada. The property is within the Incline Village/Crystal Bay Citizen Advisory Board boundary and Washoe County Commission District No. 1. (APN 125-131-15)

To reflect the 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 may include: new text or policy; a revised map series with updated parcel base and data sources related to development suitability, current assessed land use, planned land use, streets and highways, and public services and facilities; new population statistics; new references to past and future facility construction; new horizon date references and corrections to department or agencies names; and revisions to the Table of Land Uses and the Table of Approved Tentative Subdivisions.

If Comprehensive Plan Amendment is approved authorize Chairman to execute a Resolution Adopting the Amended Tahoe Area Plan (CP02-016), a part of the Washoe County Comprehensive Plan.

- D. Appeal of the Board of Adjustment's Denial of Variance Case No. VA02-043 (Appellant: Brooks Johnson – Appeal Case No. AX03-001)--Community Development.

To consider an appeal to overturn the Washoe County Board of Adjustment's action denying the request to reduce the front yard setback from 15 feet to 0 feet to facilitate the addition of a garage with living space below, a storage area, and a covered entrance as authorized in Article 406 of the Washoe County Development Code. **The project is located at 457 Jill Court (Incline Village Subdivision 2, Lot 15, Block W) approximately 100 feet west of the intersection of Tyner Way and Jill Court.** The ±0.14-acre parcel is designated High Density Suburban (HDS) in the Tahoe Area Plan, and is situated in a portion of Sections 9 and 16, T16N, R18E, MDM, Washoe County, Nevada. The property is located in the Incline Village/Crystal Bay Citizen Advisory Board boundary and Washoe County Commission District No. 1. (APN 125-131-15)

END OF SCHEDULED PUBLIC HEARINGS

18. Emergency Items.