

TUESDAY 3:00 P.M. FEBRUARY 9, 1999

PRESENT:

- Jim Galloway, Chairman
- Ted Short, Vice Chairman
- Joanne Bond, Commissioner
- Pete Sferrazza, Commissioner
- Jim Shaw, Commissioner
- Amy Harvey, County Clerk
- Katy Simon, County Manager
- Madelyn Shipman, Legal Counsel

The Board met in regular session in the Commission Chambers of the Washoe County Administration Complex, 1001 E. 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:

**99-92 AGENDA**

In accordance with the Open Meeting Law, on motion by Commissioner Bond, seconded by Commissioner Short, which motion duly carried, Chairman Galloway ordered that the agenda for the February 9, 1999 meeting be approved.

**PUBLIC COMMENTS**

There was no response to the call for public comments.

**MINUTES**

On motion by Commissioner Shaw, seconded by Commissioner Bond, which motion duly carried, with Commissioners Sferrazza and Short "abstaining" Chairman Galloway ordered that the minutes of the regular meeting of December 15, 1998 be approved.

On motion by Commissioner Shaw, seconded by Commissioner Bond, which motion duly carried, Chairman Galloway ordered that the minutes of the regular meeting of January 12, 1999 be approved.

**99-93 RECOGNITION OF COUNTY EMPLOYEES - INNOVATIVE SUGGESTIONS - PERSONNEL**

Katy Simon, County Manager, commented that the County is very proud of the Employee Recognition Program and the employees who have made suggestions that improved County government.

Joanne Ray, Chief of Personnel, reviewed the suggestions presented by the employees being recognized today that resulted in cost savings to the County. Chairman Galloway presented Certificates of Appreciation to the following persons and thanked them for their suggestions:

- |                      |   |
|----------------------|---|
| Janet Rought         | Registrar of Voters                           |
| Ruth Hensley         | Management Information Services (not present) |
| Kelly Smith          | Sheriff's Office                              |
| Rick Halbardier      | Management Information Services               |
| Mimi Fujii-Strickler | Public Works                                  |

Peggy Nelson-Aguilar

Parks and Recreation (not present)

Andrew Mink

Parks and Recreation

Michael Haley

Sheriff's Office (not present)

#### **99-94 PRESENTATION - CHRISTMAS IN APRIL PROGRAM**

Michael McMahon, Human Service Coordinator, conducted a video presentation of the Christmas in April program, which is a program that represents a one-day blitz annually for the repair and rehabilitation of the homes of low-income, elderly and disabled residents in communities across America.

Linda Johnson, Housing Program Administrator for the City of Reno and City of Reno staff person to the Washoe County Home Consortium, reviewed the Christmas in April, Truckee Meadows program, advising that there is a need in this community for the program and to develop a partnership with the local entities, agencies and businesses in the community.

Michael Moreno, Reno Area Director for U. S. Senator Richard Bryan, read a letter from Senator Bryan, as honorary Chair for the first Christmas in April, Truckee Meadows, in support of the program and congratulating the County Commission, the City Councils of Reno and Sparks, and all the corporate sponsors and volunteers that will be part of the program.

Fran Valentine, Housing Rehabilitation Specialist, City of Reno, advised that over the past few months they have been organizing the Christmas in April program and have gone into the community to select several homes that need repairs in order to improve the lives of the individuals living in them; that they have sponsors that are willing to take part, and at a January 27, 1999 reception over 200 individuals showed interest in volunteering for the program; that the City of Reno has already committed \$1500 per house to partner with the program and they are asking that the County Commission contribute that same matching amount of funds; and that they will be presenting the program to Sparks who has also shown an interest in the project.

Ian Hill, Chairperson, Christmas in April, Truckee Meadows, stated that he is honored to be working with Senator Bryan on this program and noted that Congressman Jim Gibbons is also an honorary chair person; that this is an incredible program that is not only about fixing up 10 or 12 homes, but about people in the community reaching out and giving of themselves; and that he looks forward to having each Board member participate as the leadership of the County.

Ms. Johnson then presented applications, sponsorship brochures, and a sponsorship packet to the Board. Chairman Galloway thanked everyone for their presentation and commented that it looks as though the program has a great group of sponsors. Upon inquiry of Commissioner Sferrazza, Ms. Johnson advised that it costs approximately \$5,000 to sponsor a home. County Manager Simon advised that the County sponsored the cards located in the packet and Ms. Johnson commented that she knows the great response from the volunteers can be attributed to those cards. Ms. Simon thanked everyone for their efforts regarding the program and expressed appreciation for being given to opportunity to participate, noting that it was quite impressive and inspiring to see the turnout at the reception for the volunteers.

#### **99-95 MANUFACTURER'S LICENSE - SILVER PEAK RESTAURANT AND BREWERY**

Upon recommendation of Karen Carmel, Business License and Enforcement, on motion by Commissioner Bond, seconded by Commissioner Shaw, which motion duly carried, Chairman Galloway ordered that a license for the Silver Peak Restaurant and Brewery to operate a brew pub be approved.

#### **99-96 RESIGNATIONS AND APPOINTMENTS - NORTH VALLEYS CITIZEN ADVISORY BOARD**

On motion by Commissioner Bond, seconded by Commissioner Shaw, which motion duly carried, Chairman Galloway ordered that the resignations of Sheri Jones and Nancy O'Massey as at-large representatives on the North Valleys Citizen Advisory Board be accepted, and that William Gagnon and Ramie Pratt be appointed to fill these vacancies with terms to expire June 30, 1999. It was

further ordered that an alternate-at-large representative position be established, and Sarah Chvilicek be appointed to fill this position with term to expire June 30, 1999.

**99-97 AWARD OF BID - UNDERWATER INSPECTION AND/OR CLEANING OF WATER STORAGE TANKS - BID NO. 2131-99 - UTILITY SERVICES DIVISION**

This was the time to consider award of bid, Notice to Bidders for receipt of sealed bids having been published in the Reno Gazette-Journal on December 18, 1998, for Underwater Inspection and/or Cleaning of Water Storage Tanks for the Utility Services Division of the Water Resources Department. Proof was made that due and legal Notice had been given.

Bids, copies of which were placed on file with the Clerk, were received from the following vendors:

- LiquiVision Technology
- Aqua - Tech Company
- Conrady Consultant Services

Aquatic Consulting Services, Aquatic Inspections, Dive/Corr, Inc., Resource Development Co., Inc., and Underwater Video Training Center failed to respond to the invitation to bid.

Upon recommendation of John Balentine, Purchasing and Contracts Administrator, on motion by Commissioner Bond, seconded by Commissioner Shaw, which motion duly carried, Chairman Galloway ordered that Bid No. 2131-99 for Underwater Inspection and/or Cleaning of Water Storage Tanks for the Utility Services Division of the Water Resources Department be awarded to the lowest responsive, responsible bidder, LiquiVision Technology.

It was noted that the estimated initial inspection and cleaning is for inspection of five water tanks, cleaning of eight water tanks, and the cleaning and inspection of seven water tanks, in the net amount of \$23,000.00; and that the award shall be utilized from the date of bid award and/or February 1, 1999 through January 31, 2001, with the County retaining the option for a one year extension, provided there is no increase in the cost of such service and the service is acceptable to Washoe County.

**99-98 ACCEPTANCE OF GRANT - STATE OF NEVADA EMERGENCY RESPONSE COMMISSION, HAZARDOUS MATERIAL**

Katy Simon, County Manager, provided information regarding this item in response to questions raised at yesterday's caucus meeting.

Upon recommendation of Carl Cahill, Chairman, Local Emergency Planning Committee, and Press Clewe, Finance Committee, on motion by Commissioner Bond, seconded by Commissioner Shaw, which motion duly carried, Chairman Galloway ordered that acceptance of a State of Nevada, Emergency Response Commission, Hazardous Material Training grant in the amount of \$12,950.00 be approved.

**99-99 PURCHASE OF PROPERTY - MORRILL AVENUE**

Upon recommendation of James Gale, Senior Property Agent, through David Roundtree, Public Works Director, on motion by Commissioner Bond, seconded by Commissioner Shaw, which motion duly carried, Chairman Galloway ordered that the purchase of the property located at 808 Morrill Avenue, Assessor Parcel Number 008-162-09 for the amount of \$69,000.00 from Clifford S. Rodecker be approved. It was further ordered that the purchase of the properties located at 817, 819, 821, 823, 825, and 827 Morrill Avenue, Assessor Parcel Numbers 008-161-16, 17, and 19 for the amount of \$230,000.00 from Gerald A. Phillips, be approved.

It was noted that the County does not solicit any property owner about the possibility of selling his or her property, and only reacts to a contact or an offer from the property owner; and that the owners of the subject properties contacted Washoe County and indicated their desire to sell the properties.

**99-100 ACCEPTANCE OF DONATIONS - KIDS KOTTAGES**

Katy Simon, County Manager, advised that, with regard to a question raised at yesterday's caucus meeting, she believes that Social Services did extend invitations to the people making these donations. She asked if anyone was present regarding the donations to Kids Cottages for children and emergency shelter care and there was no response. Ms. Simon stated that said invitation will be made a part of the County's standard procedure regarding donations. Chairman Galloway expressed appreciation on behalf of the Board for these donations and requested that County staff send written acknowledgment if they have not already done so.

Upon recommendation of May Shelton, Director, Department of Social Services, on motion by Commissioner Short, seconded by Commissioner Bond, which motion duly carried, Chairman Galloway ordered that the following cash donations in the amount of \$4,689.74 for children in emergency shelter care be accepted with gratitude; and that if County staff has not already done so, that written acknowledgment be made to the donating parties:

- \$ 20.00 from Cree Crawford
- \$ 30.00 from Carolyn Junta
- \$ 65.00 from St. Paul's United Methodist Church
- \$ 100.00 from Tom Lewis
- \$ 100.00 from Mrs. Frances Schulte in memory of Mabel Mooney
- \$ 100.00 from Hal and Rita Tarry in memory of Mabel Mooney
- \$ 120.00 from Shenendehowa Senior Center Widows Group in memory of Mabel Mooney
- \$ 125.00 from Mr. and Mrs. Michael Anderson and family
- \$ 150.00 from Carole and Michael Horan
- \$ 150.00 from Northern Nevada Dairymen
- \$ 250.00 from Classic Chevys of Reno
- \$ 495.00 from A and H Insurance, Inc.
- \$ 600.00 from Xerox Corporation
- \$2,384.74 from United Way of Northern Nevada, Inc.

It was further ordered that the Comptroller be directed to make the following account change:

Increase Expenditures:

Account No. 28-28052-7205	(Minor Furniture and Equipment)	\$4,689.74
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Sharon Gibbons, Social Services, advised that staff has incorporated a routine invitation to the donors to be present when the donations are accepted; and that the donors have been personally thanked in writing.

**99-101 REPORT - REVIEW OF COLLECTION DIVISION FINANCIAL INTERNAL CONTROLS - FINANCE**

Katy Simon, County Manager, commented that discussion was held on this item at yesterday's caucus meeting. Chairman Galloway noted that there is disagreement on some items recommended for implementation in the report and noted that it was suggested at yesterday's caucus meeting that the Board consider directing the staff of the Finance Division and the Collections Division to work together and report back to the Board on the final resolution of those items.

John Sherman, Interim Director, Finance Division, suggested that the staff of those two departments be directed to work together to resolve issues relating to implementation such as staffing, etc. and if it is determined that additional staff is needed to deal with segregation of duties, that issue could be included in the budget process, and there would not be a stand alone report

back to the Board.

On motion by Commissioner Bond, seconded by Commissioner Shaw, which motion duly carried, Chairman Galloway ordered that the report on the review of the Washoe County Collection Division's financial internal controls over the receipt of revenues be accepted. It was further ordered that Finance staff be directed to work with the Collection Division staff to address the issues regarding implementation of the recommendations set forth in the report as they relate to staffing, segregation of duties, etc.

#### **99-102 TRANSFER OF APPROPRIATION AUTHORITY - DISTRICT COURT BUDGET**

The Board requested additional information relative to this item and later in the meeting, Brian Mirch, Finance Division, reviewed the expenditure requirements from the increase in appropriations. He advised that account no. 001-1210-7250 should be corrected to account no. 001-1210-7205 and the amount of \$25,000 from that account is for minor furniture for three judicial departments.

Upon recommendation of Cathy Krolak, Court Administrator, on motion by Commissioner Bond, seconded by Commissioner Shaw, which motion duly carried, Chairman Galloway ordered that the following appropriations transfer within the budget of the District Court, be approved:

Decrease Account	Amount	Increase Account	Amount
001-12101-7001	\$ 5,400	001-1210-7485	\$12,000
001-1221-7250	\$ 9,200	001-1210-7170	\$10,880
001-1210-7025	\$ 8,280	001-1210-7205	\$25,000
001-1281-7439	\$25,000		
Total	\$47,880	Total	\$47,880

#### **99-103 TRANSFER OF APPROPRIATIONS - SPARKS JUSTICE COURT - FINANCE**

Upon recommendation of Brian Mirch, Finance Division, on motion by Commissioner Bond, seconded by Commissioner Shaw, which motion duly carried, Chairman Galloway ordered that the following transfer of appropriations within the Sparks Justice Court be approved:

Account	Description	Decrease	Increase
007-0720-7222	Computer Supplies	\$1,700	
007-0720-7620	Travel	\$1,700	

It was noted that the transfer of appropriations will allow Judge Volk to attend the National Judges Association Annual Education Conference in Lyndonville, Vermont the week of June 6, 1999 through June 11, 1999.

#### **99-104 RETURN WATER RIGHTS DEED - O & O NOVELLY CO., INC. - UTILITY SERVICES**

Upon recommendation of John Collins, Manager, Utility Services Division, through Ed Schmidt, Director, Department of Water Resources, on motion by Commissioner Bond, seconded by Commissioner Shaw, which motion duly carried, it was ordered that the Utility Services Division Manager be directed not to record the Water Rights Deed between Washoe County and O & O Novelly Co., Inc. with the County Recorder, which deed was approved and executed by the Washoe County Commission on January 19, 1999; and that the Utility Services Division Manager be further directed to return said deed to O & O Novelly Co., Inc.

It was noted that 62.55 acre-feet of water rights were dedicated to Washoe County in support of Hidden Canyon Subdivision, Units 4B and 5; that due to special circumstances arising from protests of Truckee River Change Applications to municipal use, the developer of Hidden Canyon Subdivision decided they could no longer utilize these water rights within the necessary time frames; and that O & O Novelly, the owner of these water rights, wishes to sell the water rights to developers within Sierra Pacific Power Company's retail service area.

**99-105 ACCEPTANCE OF AFFIDAVIT OF WAIVER AND CONSENT - APPORTIONMENT REPORT - SPECIAL ASSESSMENT DISTRICT NO. 21 - COLD SPRINGS WASTEWATER (PEAVINE) VIEW ESTATES UNIT 5) - WATER RESOURCES**

Upon recommendation of John Collins, Manager, Utility Services Division, through Ed Schmidt, Director, Department of Water Resources, on motion by Commissioner Bond, seconded by Commissioner Shaw, which motion duly carried, it was ordered that the Affidavit of Waiver and Consent and Apportionment Report to redistribute the Special Assessment District (SAD) No. 21 assessments - Cold Springs Wastewater (Peavine View Estates Unit 5) be accepted, and the Manager of the Utility Services Division be directed to record the Affidavit with the County Recorder.

**99-106 ACCEPTANCE OF AFFIDAVIT OF WAIVER AND CONSENT - APPORTIONMENT REPORT - SPECIAL ASSESSMENT DISTRICT NO. 23 - ARROWCREEK UNIT 7 - WATER RESOURCES**

Upon recommendation of John Collins, Manager, Utility Services Division, through Ed Schmidt, Director, Department of Water Resources, on motion by Commissioner Bond, seconded by Commissioner Shaw, which motion duly carried, it was ordered that the Affidavit of Waiver and Consent and Apportionment Report to redistribute the Special Assessment District (SAD) No. 23 assessments - ArrowCreek Unit 7 be accepted, and the Manager of the Utility Services Division be directed to record the Affidavit with the County Recorder.

**99-107 RESOLUTION - INTERFUND LOAN FROM GENERAL FUND - SPECIAL ASSESSMENT DISTRICT FUND - MATTERHORN DRIVE - SAD NO. 26 - FINANCE**

John Sherman, Interim Director, Finance Division, provided information in response to questions raised at yesterday's caucus meeting regarding this item and the following item relative to the interfund loan from the General Fund to the Special Assessment District Fund.

Upon recommendation of John Sherman, Interim Director, Finance Division, on motion by Commissioner Bond, seconded by Commissioner Shaw, which motion duly carried, it was ordered that the following resolution be approved and Chairman Galloway be authorized to execute:

**A RESOLUTION AUTHORIZING INTERFUND LOAN - GENERAL FUND (001) TO SPECIAL ASSESSMENT DISTRICT FUND (093)**

WHEREAS, the General Fund of the County (Fund 001) has sufficient cash resources to finance a short-term interfund loan in an amount not to exceed \$685,000; and

WHEREAS, the Special Assessment District Fund (Fund 093) was established to account for the construction activities of the Special Assessment Districts; and

WHEREAS, the Special Assessment District Fund has been designated as the fund to account for the design and construction of the Matterhorn Drive (SAD 26) construction project and the fund is in need of a short-term cash loan to cover interim financing requirements associated with the completion of the construction; and

WHEREAS, the short-term cash loan will not in any way have an adverse or deleterious effect upon the General Fund (001); and

WHEREAS, the Special Assessment District Fund will be seeking a longer term financing source that will be sufficient to repay the short-term interfund loan.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF WASHOE IN THE STATE OF NEVADA:

Section 1. The County Comptroller is hereby directed to transfer in amounts as needed, up to \$685,000 from the General Fund (001) to the Special Assessment District Fund (093) to cover construction costs.

Section 2. The cash interfund transaction for this loan is as follows:

General Fund	Account	Debit Credit
Amount Due from SAD Fund	001-0000-135910	\$685,000
Cash	001-0000-1001	\$685,000
Special Assessment District Fund		
Cash	093-0000-1001	\$685,000
Due to General Fund	093-0000-2601	\$685,000

Section 3. Appropriation authority with the Special Assessment District Fund will be augmented to provide the necessary expenditure authority.

Section 4. The term of this interfund loan shall be twelve calendar months, commencing on July 1, 1998 to be repaid within that term.

Section 5. There shall be interest on this interfund loan at an annual rate of 6.0%, calculated from the date(s) advances are made.

Section 6. This Resolution shall be effective on passage and approval.

Section 7. The County Clerk is hereby directed to distribute copies of the Resolution to the Department of Taxation, the Comptroller and the Finance Division within 30 days.

**99-108 RESOLUTION - INTERFUND LOAN FROM GENERAL FUND - SPECIAL ASSESSMENT DISTRICT FUND - OSAGE ROAD AND PLACERVILLE ROAD - SAD NO. 27 - FINANCE**

Upon recommendation of John Sherman, Interim Director, Finance Division, on motion by Commissioner Bond, seconded by Commissioner Shaw, which motion duly carried, it was ordered that the following resolution be approved and Chairman Galloway be authorized to execute:

**A RESOLUTION AUTHORIZING INTERFUND LOAN - GENERAL FUND (001) TO SPECIAL ASSESSMENT DISTRICT FUND (093)**

WHEREAS, the General Fund of the County (Fund 001) has sufficient cash resources to finance a short-term interfund loan in an amount not to exceed \$260,000; and

WHEREAS, the Special Assessment District Fund (Fund 093) was established to account for the construction activities of the Special Assessment Districts; and

WHEREAS, the Special Assessment District Fund has been designated as the fund to account for the design and construction of the Osage Road and Placerville Road (SAD 27) construction project and the fund is in need of a short-term cash loan to cover interim financing requirements associated with the completion of the construction; and

WHEREAS, the short-term cash loan will not in any way have an adverse or deleterious effect upon the General Fund (001); and

WHEREAS, the Special Assessment District Fund will be seeking a longer term financing source that will be sufficient to repay the short-term interfund loan.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF WASHOE IN THE STATE OF NEVADA:

Section 1. The County Comptroller is hereby directed to transfer in amounts as needed, up to \$260,000 from the General

Fund (001) to the Special Assessment District Fund (093) to cover construction costs.

Section 2. The cash interfund transaction for this loan is as follows:

General Fund	Account	Debit	Credit
Amount Due from SAD Fund	001-0000-135915	\$260,000	
Cash	001-0000-1001		\$260,000
Special Assessment District Fund			
Cash	093-0000-1001	\$260,000	
Due to General Fund	093-0000-2601		\$260,000

Section 3. Appropriation authority with the Special Assessment District Fund will be augmented to provide the necessary expenditure authority.

Section 4. The term of this interfund loan shall be twelve calendar months, commencing on July 1, 1998 to be repaid within that term.

Section 5. There shall be interest on this interfund loan at an annual rate of 6.0%, calculated from the date(s) advances are made.

Section 6. This Resolution shall be effective on passage and approval.

Section 7. The County Clerk is hereby directed to distribute copies of the Resolution to the Department of Taxation, the Comptroller and the Finance Division within 30 days.

#### **99-109 CORRECTION OF FACTUAL ERRORS ON TAX ROLLS - ASSESSOR**

In response to questions raised at yesterday's caucus meeting, Tom Sokol, Assistant Chief Deputy Assessor, provided information relative to how the Assessor's Office determines that a business is no longer operating and that a tax roll change is needed. He responded to questions of the Board and advised that approximately 22,000 to 23,000 personal property statements are sent out annually by the Assessor's Office; that between the fiscal years of 95/96 through 97/98 the number of personal property accounts that have been added to the unsecured tax roll has been between 3,000 to 3,400; and that the unsecured tax roll last year was approximately \$450 to \$500 million assessed, and these amounts represent a very small percentage of the roll. A discussion commenced relative to possible ways to verify that a business closed prior to the July 1 lien date.

Chairman Galloway suggested that the Assessor's Office might spot check a few businesses to see if they paid sales tax or business tax, etc. in order to verify when the business closed.

Upon recommendation of Jean Tacchino, Assistant Chief Deputy Assessor, and Thomas Sokol, Assistant Chief Deputy Assessor, on motion by Commissioner Bond, seconded by Commissioner Shaw, which motion duly carried, it was ordered that the following Roll Change Requests correcting factual errors on tax bills already mailed, be approved for the reasons indicated thereon and mailed to the property owners, a copy of which is placed on file with the Clerk. It was further ordered that the Orders directing the Treasurer to correct the errors be approved and Chairman Galloway be authorized to execute on behalf of the Commission.

William & Debra L. Yost	Parcel No. 008-303-21	(1998/99 Supplemental Roll)
Model Dairy, Inc.	Parcel No. 012-171-19	(1998/99 Supplemental Roll)
Thomas R. & Frances A. Smedes	Parcel No. 035-310-55	(1998/99 Supplemental Roll)
Gary D. & Leta K. Bader	Parcel No. 038-260-20	(1998/99 Supplemental Roll)

James L. Edwards	Parcel No. 040-152-20	(1998/99 Supplemental Roll)
David R. & Barbara E. Edwards	Parcel No. 050-310-48	(1998/99 Supplemental Roll)
Tyrolian Village Association, Inc.	Parcel No. 126-540-08	(1998/99 Supplemental Roll)
Frank G. & Joy Alverson, II	Parcel No. 522-301-11	(1998/99 Supplemental Roll)
Byron D. Sly & Gayle A. Miller	Parcel No. 027-063-74	(1998/99 Supplemental Roll)
Bret L. & Deborah M. Dowty	Parcel No. 002-063-04	(1998/99 Secured Roll)
C I T Group Equipment Financing, Inc.	I.D.#2/191-350	(1997/98 Unsecured Roll)
Paradise Unlimited	I.D.#2/200-859	(1997/98 Unsecured Roll)
Sunrise International Leasing	I.D. #2/341-622	(1997/98 Unsecured Roll)
Sneakers	I.D. #2/210-317	(1998/99 Unsecured Roll)
Life Resources	I.D.# 2/470-024	(1998/99 Unsecured Roll)
Club Tahoe Resort Owners Association	I.D.#2/630-008	(1998/99 Unsecured Roll)
Pro Write	I.D.#2/100-131	(1998/99 Unsecured Roll)
Agape Concrete, Inc.	I.D.#2/469-031	(1998/99 Unsecured Roll)
Paradise Unlimited	I.D.#2/200-859	(1998/99 Unsecured Roll)
Access Connections	I.D. #2/100-148	(1998/99 Unsecured Roll)
Environmental Solutions	I.D. #2/101-450	(1998/99 Unsecured Roll)
Willits Ralph Photography	I.D. #2/101-904	(1998/99 Unsecured Roll)
Angelo B. Hafalla	I.D. #2/102-701	(1998/99 Unsecured Roll)
Dan Gregg Design	I.D. #2/102-921	(1998/99 Unsecured Roll)
Green Acres Lawn Improvement Co.	I.D. #2/114-156	(1998/99 Unsecured Roll)
Elmac Enterprises Videography	I.D. #2/119-099	(1998/99 Unsecured Roll)
Design Lifestyles	I.D. #2/175-278	(1998/99 Unsecured Roll)
Innovative Services International	I.D. #2/177-064	(1998/99 Unsecured Roll)
Environmental Consultants, Inc.	I.D. #2/182-002	(1998/99 Unsecured Roll)
Integrated Data Systems	I.D. #2/182-216	(1998/99 Unsecured Roll)
T Cs Enterprises	I.D. #2/200-269	(1998/99 Unsecured Roll)
Dynabyte Electronics, Inc.	I.D. #2/200-466	(1998/99 Unsecured Roll)
Desert Flower	I.D. #2/203-199	(1998/99 Unsecured Roll)
Vanier Business Forms	I.D. #2/297-036	(1998/99 Unsecured Roll)
G.S. Construction	I.D. #2/463-035	(1998/99 Unsecured Roll)
Granite Construction Company	APN 032-050-52	(1998/99 Secured Roll)
Granite Construction Company	APN 032-050-52	(1999/00 Secured Roll)

**99-110 STATUS REPORT - TRANSITION OF CONSTABLES' FUNCTIONS - FINANCE/SHERIFF**

John Sherman, Interim Finance Director, and Sergeant Bob Towery, Sheriff's Office, provided a status report on the transition of the functions of the Constables Offices. Sgt. Towery advised that if the current trend continues over 10,800 garnishments will be received this year; that they also did not anticipate the number of evictions that would need to be handled, which is currently between 12 and 16 daily; and that if the workload continues at the current rate some additional internal adjustments may need to

be made to deal with the problem of processing the volume of work.

Mr. Sherman discussed financial issues and stated that, while there is a cost benefit issue, there was an important issue of accountability that needed to be addressed relative to the Constables Offices that went into the decision to take over those duties; that there were very few issues with regard to the Reno Constables Office; and that staff will be reviewing the Constable functions as part of this year's budget process.

He then discussed the problems experienced in taking over the Sparks Constables Office.

On motion by Commissioner Sferrazza, seconded by Commissioner Short, which motion duly carried, Chairman Galloway ordered that the Report on the transition of the Constables' Offices functions be accepted.

**99-111 ACCEPTANCE OF FUNDING - NEVADA DEPARTMENT OF MOTOR VEHICLES AND PUBLIC SAFETY - DIVISION OF EMERGENCY MANAGEMENT - URBAN SEARCH AND RESCUE EXERCISE - SHERIFF**

Upon recommendation of Richard Kirkland, Sheriff, on motion by Commissioner Bond, seconded by Commissioner Shaw, which motion duly carried, Chairman Galloway ordered that the acceptance of approximately \$9,000.00 from the Nevada Department of Motor Vehicles and Public Safety, Division of Emergency Management, to be utilized to cover costs associated with the Urban Search and Rescue (USAR) exercise that took place on November 14-15, 1998, be authorized. It was further ordered that the following account changes be approved:

Increase Revenue	15264G/4301	\$9,000.00
Increase Expenditures	15264G/7003	\$1,710.05
	15264G/7259	\$ 111.80
	15264G/7260	\$1,980.41
	15264G/7367	\$5,197.74

**99-112 ACCEPTANCE OF DONATION - RAVEN UNIT - SHERIFF**

Upon recommendation of Richard Kirkland, Sheriff, on motion by Commissioner Sferrazza, seconded by Commissioner Shaw, which motion duly carried, Chairman Galloway ordered that the donation in the amount of \$10,000.00 from a private Washoe County citizen who wishes to remain anonymous be accepted with gratitude. It was noted that the donation was made for the specific purpose of assisting with the funding of the Sheriff's Office Regional Aviation Enforcement - RAVEN - Unit.

It was further ordered that the following account transactions be authorized:

Increase Revenues	15228D-5802	\$10,000
Increase Expenditures	15228D-7398	\$10,000

**99-113 ACCEPTANCE OF DONATION - H.I.S.T.E.P. BOOT CAMP PROGRAM - SHERIFF**

Upon recommendation of Richard Kirkland, Sheriff, on motion by Commissioner Sferrazza, seconded by Commissioner Short, which motion duly carried, Chairman Galloway ordered that the donation from the Truckee Meadows Boys and Girls Club up to the amount of \$3,500.00 for the Sheriff's Office H.I.S.T.E.P. Boot Camp Program be accepted with gratitude.

It was further ordered that the following account transactions be authorized:

Increase Revenues	15227D-5802	\$3,500.00
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**99-114 ACCEPTANCE OF GRANT - "COPS MORE '98" - PURCHASE OF CAPITAL OUTLAY - SHERIFF**

Gary Goelitz, Senior Administrative Analyst, responded to questions of the Board regarding this item.

Upon recommendation of Richard Kirkland, Sheriff, on motion by Commissioner Bond, seconded by Commissioner Shaw, which motion duly carried, it was ordered that the U.S. Department of Justice "COPS More '98" Grant in the amount of \$193,432.00 be accepted, and Chairman Galloway, the County Manager, and the Sheriff be authorized to execute all agreements and documents relating to the grant.

It was further ordered that the following account transactions be authorized:

Increase Revenues	15249G-4301 (Federal Contributions)	\$193,432.00
Transfer Funds 15141D (Federal Forfeiture) to 15249G as County's match	\$ 10,000.00	
Increase Expenditures	15249G-7849	\$257,910.00

It was further ordered that the Sheriff's Office be authorized to purchase the following Capital Outlay items:

- 30 Motorola F2453 VRM RF Radio Modem
- 30 J967 20' cable
- 30 J819 RD-Lap 19.2 Protocol
- 30 RRA4914 1/4 Wave Antenna
- 30 L&E Docking Station Tilt/Swivel mount w/lock
- 30 RR06100 Message Link Application
- 30 PCMCIA Cards for 600 programming
- 30 Panasonic CF 25 Lap Top Computers;  
EGCYCAM w/Li Lon Battery, AC adapter, Windows 95, Office 97
- One time system VRM programming cost
- VRM & mount installation

**99-115 TRANSFER FROM CONTINGENCY - CAPITAL OUTLAY - SHERIFF**

Upon recommendation of Gary Goelitz, Senior Administrative Analyst, on motion by Commissioner Bond, seconded by Commissioner Shaw, which motion duly carried, Chairman Galloway ordered that the transfer of \$54,478 from the contingency fund to a capital outlay account within the Sheriff's Office for the purchase of capital outlay items related to the "COPS More '98" grant (see previous item) be approved and the following account transactions be authorized:

Transfer From:	Account	Description	Amount
	001-1890-7328	Contingency	\$54,478
Transfer To:	Account	Description	Amount
	15083-7829	Personal Computer Hardware	\$54,478

**99-116 AGREEMENT AMENDMENT - HAZARD MITIGATION GRANT PROGRAM - ALBERT CODEGA PROPERTY, LOCKWOOD - PUBLIC WORKS**

David Roundtree, Public Works Director, reviewed background information relative to the proposed agreement amendment and responded to questions of the Board regarding this item.

Upon recommendation of James Gale, Senior Property Agent, through David Roundtree, Public Works Director, on motion by

Commissioner Short, seconded by Commissioner Shaw, which motion duly carried, it was ordered that the Agreement Amendment between Albert W. Codega and Washoe County concerning the purchase of Albert W. Codega's property in Lockwood, Assessor's Parcel Number 084-080-03, be approved and Chairman Galloway be authorized to execute.

It was noted that the fiscal impact of this amendment is \$14,500.00 and funds are available in the Hazard Mitigation Account No. 7861.

**99-117 PROFESSIONAL SERVICES CONTRACT - LODER, DREW & ASSOCIATES, INC. - REVIEW OF ACCOUNTS PAYABLE PROCESS**

Katy Simon, County Manager, advised that a question was raised at yesterday's caucus meeting relative to "future liability" and Loder and Drew have stated that they would withdraw that language from the contract proposal; and that they would also consider tiering the contract, which would be negotiable. She further stated that another question had to do with the review period and Loder and Drew suggested that would most likely include three years of activity up to the current period. Upon inquiry of Chairman Galloway, Kathy Garcia, Comptroller, advised that Section 2 (3), would be deleted from the contract. Chairman Galloway commented that the changes and clarifications are satisfactory to him.

Upon recommendation of Kathy Garcia, Comptroller, on motion by Commissioner Bond, seconded by Commissioner Shaw, which motion duly carried, it was ordered that the Contract for Professional Services with Loder, Drew and Associates, Inc. concerning the review of the accounts payable process for possible cash recovery opportunities and internal control enhancements, with the changes and clarifications indicated, be approved and Chairman Galloway be authorized to execute. It was further ordered that the Comptroller be authorized to serve as contract administrator.

**99-118 BILL NO. 1230 - AMENDING WCC CHAPTER 5 - INTER-JURISDICTION TRANSFERS INTO CLASSIFIED SERVICE**

Bill No. 1230 entitled, "AN ORDINANCE AMENDING THE WASHOE COUNTY CODE BY PROVIDING FOR INTER-JURISDICTION TRANSFERS INTO THE CLASSIFIED SERVICE OF WASHOE COUNTY, AND OTHER MATTERS PROPERLY RELATING THERETO" was introduced by Commissioner Bond, the title read to the Board, and legal notice for final action of adoption directed.

**99-119 REPLACEMENT OF SECURITY ELECTRONICS - DETENTION FACILITY - RISK MANAGEMENT**

Upon recommendation of Jean Ely, General Services, and Ray Sibley, Risk Management, on motion by Commissioner Bond, seconded by Commissioner Shaw, which motion duly carried, Chairman Galloway ordered that the replacement of security electronics in the amount of \$360,000.00 for Area Control #1 and its associated equipment in Housing Units #1, #2, and #3 at the Washoe County Detention Facility at 911 Parr Boulevard, be approved.

**99-120 SETTLEMENT - MARC GARRICK V FAVINO - RISK MANAGEMENT**

Commissioner Sferrazza stated that he has some things he would like to discuss on this issue but does not know anyway to do that because of the confidential nature of this matter. Legal Counsel Shipman stated that the practice of this Board has been that any discussion relating to questioning the discretion and judgment of the attorney needs to be addressed to the attorney; that it has always been the advice of the District Attorney's office that no public discussion be held on these issues until there has actually been a decision, which she realizes places the Board in an extreme situation, but there is no open meeting law exception for discussing the decision making relating to lawsuits with the Board as a whole; and that a Board member could individually meet with staff if more information is wanted, and she would encourage that this be done if there are questions; and that this item could be continued to provide time to address those issues.

Chairman Galloway stated that he would be supportive of a motion to continue the item. Commissioner Shaw stated that he respects the recommendation made by staff in this regard, noting that the Board has dealt with these items in the past.

Following further discussion, on motion by Commissioner Shaw, seconded by Commissioner Bond, which motion duly carried, with Chairman Galloway and Commissioner Sferrazza voting "no," it was ordered that the Risk Manager be authorized to settle the matter

Chairman Galloway stated that he did not support the motion because he favored the continuance of this item, but this does not mean that he thinks the recommendation is wrong.

**99-121 LETTERS SUPPORTING FUNDING - LAND AND WATER CONSERVATION FUNDS STATESIDE PROGRAM - PARKS**

Upon recommendation of Karen Mullen, Director, Department of Parks and Recreation, on motion by Commissioner Bond, seconded by Commissioner Short, which motion duly carried, it was ordered that the Board send a letter to Nevada's congressional delegation supporting full funding of the Land and Water Conservation Funds Stateside Program.

**99-122 SETTLEMENT OF LONG DISTANCE SERVICE AND CARRIER CHARGES - MCI - PURCHASING**

Upon recommendation of John Balentine, Purchasing and Contracts Administrator, on motion by Commissioner Shaw, seconded by Commissioner Bond, which motion duly carried, Chairman Galloway ordered that the Purchasing and Contracts Administrator and/or his designee be authorized to present to MCI and/or their authorized representative, a settlement for long distance service and carrier charges in the amount of \$30,620.06, being the representative dollar value for all Washoe County, MCI past due accounts. It was further ordered that once the offer has been accepted by MCI and/or their authorized representative, the payment be rendered within 30 days of said acceptance by the Office of the Washoe County Comptroller.

**99-123 PERMANENT PART-TIME DATA RECORDER II POSITIONS - ASSESSOR'S OFFICE - FINANCE**

Katy Simon, County Manager, reviewed background information regarding this item. Ms. Simon and Gary Goelitz, Finance Division, responded to questions of the Board.

Upon recommendation of Gary Goelitz, Senior Administrative Analyst, on motion by Commissioner Bond, seconded by Commissioner Shaw, which motion duly carried, Chairman Galloway ordered that three permanent, part-time Data Recorder II positions for a period of time not-to-exceed October 31, 1999 be approved. It was further ordered that the following transfer from the contingency fund to the personnel service accounts within the Assessor's Office be authorized:

Transfer From:	Account	Description	Amount
	001-1890-7328	Contingency	\$32,300
Transfer To:	Account	Description	Amount
	1024-7001	Base Salaries	\$25,170
	1024-7042	Group Health Ins.	\$ 3,600
	1024-7048	Retirement	\$ 3,530

**99-124 STAFF APPEARANCE AT PLANNING COMMISSION AND CITY COUNCIL MEETINGS REGARDING ANNEXATION AND SPHERE OF INFLUENCE CHANGES**

Legal Counsel Shipman reviewed issues regarding the role of the County Commission with regard to the annexation process and the sphere of influence process, emphasizing that individual Board members always have the role of representing their constituents and as such are not limited in any way in making an appearance or statement on their behalf. She advised that, in her opinion, the County Commission has the ability to comment on behalf of the County on any annexation program that is developed by a city; that statute authorizes that, at the Regional Planning Commission level, when amendments to sphere plans and actual annexation proposals are brought before the Regional Planning Commission sitting as the Annexation Commission, the Board can take a position and represent the County's interest in both of those proceedings; but that when it comes down to the final parcel by parcel annexation on the part of the City, the County has no standing or role to be involved in those particular hearings.

Commissioner Sferrazza stated that it was his understanding that the County does not get involved until the City Council votes on

a sphere amendment, but he would rather have that input before the City Council takes action on the matter so the Board can take a position before a decision is made.

Legal Counsel Shipman stated that, relative to sphere of influence matters, the regional plan calls for amendments to be set forward by each entity by December 31 of each year for consideration by the Regional Planning Commission; and that the process from the statutory standpoint involves the County as part of the Regional Planning process, but not necessarily at the initial stages. She further stated that since staff became aware that the Board was so interested in these issues, they have been submitting them to the County Commission for response early in the process.

Dean Diederich, Planning Manager, Department of Community Development, advised that there have been a multitude of different approaches followed by the City of Reno and the County, but staff would bring any item to the County Commission as soon as staff is aware of it; and that the only requirement as it relates to the regional plan is that sometime before the Regional Planning Commission hears an item, it has to be brought before the Board, but it is not clear that this happens before or after the City Council takes action. He suggested that the Board might consider giving direction to staff to draft a letter for the Board's review and signature to be sent to both Reno and Sparks requesting that the County Commission have the opportunity to comment on these issues before any action is taken.

On motion by Commissioner Sferrazza, seconded by Commissioner Shaw, which motion duly carried, Chairman Galloway ordered that staff be directed to place any proposed sphere amendment on the County Commission agenda as soon as they become aware of the proposal; and that staff be directed to draft a letter for the Board's consideration and review to be sent to the Cities of Reno and Sparks expressing the Board's preference that the County Commission be advised of these proposals in advance.

Sam Dehne, County resident, stated that he would recommend that the Airport Authority meetings also be included in the Board's request, as there is a lot of "body snatching" going on there, too; and that he agrees that closing the barn door after the horse is out is not the way to go.

**99-125 TAHOE ALLOCATION DISTRIBUTION PROGRAM MODIFICATION - COMMUNITY DEVELOPMENT**

Sharon Kvas, Department of Community Development Planner, provided background information concerning the Tahoe Allocation Distribution Program and staff's recommendation on what should be done with the unused single-family allocations stating that the Incline Village/Crystal Bay Citizen Advisory Board at first was not in favor of the single-family allocations being rolled over to multi-family; that she then talked to many of the groups and stakeholders for their input and, as a result, came up with four options for the Board's consideration; and that her recommendation is Option No. 3, which is a compromise position allowing the Board to hold the unused allocations for projects that include community and/or environmental improvements. Ms. Kvas further stated that since that time, the CAB reheard the issue and is now recommending that the unused single-family allocations be allowed to roll over to multi-family allocations for 1999 only.

Chairman Galloway advised that he attended that CAB meeting; that the reason for their decision was to allow the Board of County Commissioners the greatest flexibility for one year because he assured them that the allocations do not determine the ultimate buildout and it does not mean that if you have a single-family lot that you can build multi-family because the zoning still applies; that he agreed to hold a workshop with them to look into the zoning and land use issues; that he recommends that staff allocate as originally planned until October 15th; that from October 15 to December 1, any unused allocations which had been set aside for single-family residential may be reprioritized to a multi-family use of benefit to the County; and that if there are still allocations left over after December 1st, those would be rolled over to any other multi-family or residential use on a first-come, first-served basis. He emphasized that the allocations should not go back to TRPA.

A discussion ensued concerning building at the Lake and how getting this TRPA allocation is just an additional step in the process of being able to build (i.e. zoning, water rights, building permits, etc.), the short construction season, the reasons why allocations are held back, the fact that in past years there were more applicants than allocations available, and this is the first time there have ever been unused allocations.

On motion by Commissioner Sferrazza, seconded by Commissioner Short, which motion duly carried, Chairman Galloway ordered that the current allocation system be maintained until October 15, 1999; that after October 15th, the County can move any remaining allocations from one category to another based on the interest of the community and award them to any takers; and that after December 1, 1999, any unused allocations be awarded on a first-come, first-served basis.

**99-126 VARIANCE CASE NO. V10-56-98 - DENNIS M. & PAT BRIERTON - APPEAL (APN: 150-192-110)**

5:00 p.m. This was the time set in a Notice of Public Hearing mailed to affected property owners on January 27, 1999 to consider the appeal of Dennis M. and Pat Brierton from the denial by the Board of Adjustment of a request to vary the required setbacks within Section 110.406.05.1 to reduce the rear yard setback from 30 feet to 10 feet to construct a two-story detached accessory structure (visually connected to the home by a breezeway) which includes a two-car garage on the first story and a weight room in the attic space. No plumbing is requested as part of this application. The property is located at 14515 South Quiet Meadow Drive. The .5-acre parcel is designated Low Density Suburban (LDS) in the Southwest Truckee Meadows Area Plan and situated in a portion of Section 25, T16N, R19E, MDM, Washoe County, Nevada.

Katy Simon, County Manager, advised that the applicant has requested that this item be rescheduled for February 23, 1999.

Chairman Galloway opened the public hearing by asking if there was anyone present who wished to speak concerning this Variance request at this time. There was no response.

On motion by Commissioner Sferrazza, seconded by Commissioner Shaw, which motion duly carried, Chairman Galloway ordered that the public hearing concerning the appeal by the applicant of the denial of Variance Case No. V10-56-98 be continued to the meeting of February 23, 1999, at 5:00 p.m.

**99-127 ORDINANCE NO. 1053, BILL NO. 1229 - AMENDING WCC CHAPTER 5 - ESTABLISHES DE MINIMIS USE POLICY**

5:00 p.m. This was the time set in a Notice of Public Hearing published in the Reno Gazette-Journal on January 29, 1999, to consider second reading and adoption of Bill No. 1229. Proof was made that due and legal Notice had been given.

Howard Reynolds, Assistant County Manager, noted that new pages with minor changes to the proposed ordinance are being distributed. He then provided background information explaining that this ordinance follows the Nevada Revised Statutes and answered questions of the Board.

The Chairman opened the public hearing by calling on anyone wishing to speak for or against adoption of said Ordinance. There being no response, the hearing was closed.

On motion by Commissioner Bond, seconded by Commissioner Shaw, which motion duly carried, Chairman Galloway ordered that Ordinance No. 1053, Bill No. 1229, entitled, "AN ORDINANCE AMENDING THE WASHOE COUNTY CODE BY ESTABLISHING A DE MINIMIS USE POLICY PROVIDING FOR THE LIMITED USE OF COUNTY PROPERTY, EQUIPMENT OR OTHER COUNTY FACILITY BY COUNTY OFFICERS AND EMPLOYEES, AND OTHER MATTERS PROPERLY RELATING THERETO," be approved, adopted and published in accordance with NRS 244.100.

**99-128 SPHERE OF INFLUENCE AND REGIONAL LAND USE AMENDMENT - AIRPORT AUTHORITY - RENO STEAD AIRPORT - DEPARTMENT OF COMMUNITY DEVELOPMENT**

Mike Harper, Department of Community Development, distributed Appendix "F" from the Truckee Meadows Regional Plan, which outlines the procedures established for Regional Plan Amendments; and advised that the City of Reno has not yet taken any action on the request by the Airport Authority to amend the Sphere of Influence boundary at Stead and to change the regional land use category from rural to urban. Mr. Harper further stated that the action available to the Board is to provide comments and/or recommendations to the Reno City Council.

Jeff Codega, Codega Planning and Design, representing the Airport Authority, displayed a large diagram/map of the Stead area and

stated that most of the property is already in the Sphere of Influence and has an urban land use designation; that the neighbors to the west already abut the urban land use; that the Stead Airport receives its infrastructure and services through the City of Reno and it makes sense to extend those to the north; that the intent is not to tie this development into unincorporated areas, but to funnel the traffic, utilities, and services to the south into existing airport property; and that the plan is to annex the property into the City of Reno and to plan and zone the entire property as a cohesive whole. He further stated that the plan for the area has always included urban-type uses, specifically industrial and business along with support uses such as offices, etc.; that during the actual planning and zoning is when the issues concerning the buffering between urban and rural would be addressed; and that one of the key things that the Airport Authority has done is to adopt a resolution stating that they will not be putting a race track on subject property.

Commissioner Sferrazza asked that the Airport Authority consider giving a deed restriction to the area homeowners that would preclude the possibility of ever developing a race track, noting that although they adopted a resolution, resolutions can be changed. Mr. Codega responded that the Airport Authority has committed to zoning the property so that race tracks are specifically precluded.

Commissioner Bond stated that many residents in the unincorporated area, who will be impacted the most by whatever occurs on this property, have expressed concerns to her that they will not be able to participate in the process and asked how the Airport Authority is going to work with the people. Mr. Codega responded that since the project will be a project of regional significance, there will be many, many meetings for people to attend and provide input; that the project will need approvals from Regional Planning as well as Reno City Council; and that he believes the Airport Authority wants to be a good neighbor.

Chairman Galloway asked when they last met with the North Valleys Citizen Advisory Board and what position the CAB has taken concerning the proposal.

Dean Schultz, Airport Planner for the Washoe County Airport Authority, stated that they have met on 26 different occasions with various groups; that December 14, 1998, was the last time they met with the North Valleys CAB; that the concerns of that group are the race track, the buffering, and the uncertainty of what is going to happen. He further stated that until they can move forward with the land use amendments, they cannot really codify the land use details.

Commissioner Bond stated that she has heard that as long as the Air Races remain at Stead, a lot of the industrial use indicated on the map will not be built and asked if that was true. Mr. Schultz stated that was correct; that the Airport Authority has an arrangement with the Reno Air Race Association that they can operate as long as they like; and that they have no intentions of asking them or forcing them to leave.

Commissioner Bond asked if that would result in a larger buffer. Mr. Schultz stated that it would because the race course for the larger airplanes runs along the western boundary and the safety area setback is 1300 feet.

Chairman Galloway stated that if the land use was specified as rural for a certain width along the western boundary, that would assure that there would always be a good buffer and there could be some possible future community uses for that land; and asked if the Airport Authority would object to the County requesting a rural designation for the buffer area. Mr. Codega stated that he did not think that leaving a buffer area as "rural" would be a big deal. Mr. Schultz further explained that they do need to provide drainage on the site and are considering developing the buffer area as a drainage channel; that the buffer area is 300 feet wide; and that the details as to how wide and how deep the channel would be have not yet been determined.

Commissioner Bond asked where the water will go. Tom Gribben, Airport Authority Trustee, stated that the water will be channeled through the Lear property to Silver Lake.

Commissioner Sferrazza asked Mr. Gribben if the Airport Authority is really sincere about never putting an automobile race track on this property, would there be any reason he would not deed restrict the property. Mr. Gribben stated that he would need to talk to their legal counsel about that; that he does feel a little uncomfortable about deed restrictions; and that if the rest of the Airport Board agreed to deed restrictions, he would too. Commissioner Sferrazza stated that he feels uncomfortable about the

Airport Board not being willing to do that.

Chairman Galloway and Commissioners Bond and Shaw disclosed that they met with Mr. Codega's firm to discuss this matter. Chairman Galloway further disclosed that he did talk to Geno Menchetti, the County's appointee to the Airport Authority Board of Trustees, and they discussed other ways to ensure that a race track could not be built on the property, at least for a long period of time, such as interlocal agreements or some other kind of covenant.

Chairman Galloway then called on members of the audience who wished to speak concerning this matter.

John Howe, 11510 Osage Road, stated that the airport's west fence is his back fence; that they do not feel the airport is an urban use; that the airport has been a good neighbor; that it is peaceful and quiet; and that the airport currently does not interfere with their enjoyment of their rural lifestyle. He further stated that they have always understood that the buffer would be 1300 feet; and that originally they were told that it would include a berm with trees and other landscaping, which is a very attractive idea. Mr. Howe stated that he does not believe annexation and land use changes are necessary; that the airport can still use the land it owns; but that if it has to consult the Washoe County Planning Commission and the County Commission for development approval, the County would still be able to keep control of an area that is entirely rural.

Chairman Galloway asked Mr. Howe how often and how recent the representations concerning a 1300-foot buffer were made. Mr. Howe responded that they have been hearing that since the motor raceway was first proposed. Commissioner Bond stated that it was for noise abatement from the race track.

Commissioner Sferrazza asked Mr. Howe if he and the homeowners in the area are still in opposition to the race track. Mr. Howe answered that it is his understanding that most, if not all, of the residents are opposed including residents in Red Rock Estates, Lemmon Valley, Anderson Acres and the Lewis Homes by Silver Lake. Commissioner Sferrazza asked if Mr. Howe is still requesting a 1300 foot buffer. Mr. Howe stated that he is.

Sam Dehne, a Reno citizen, stated that he objects to this "land grab"; that he has attended Airport Authority Board meetings for the past four years and thinks the north valley citizens should be on the alert; and that the Commission should be protecting their constituents.

Dave Walsh, Vice Chairman of the North Valleys Citizen Advisory Board, stated that their board did pass a motion that they wanted the 1300 foot buffer to be maintained; that they are also very concerned about why the Airport Authority will not put some kind of legal mechanism, like a deed restriction or restrictive covenant, onto the property if they are not planning to build a race track; that the race track is the only thing they want to restrict; and that they are also very concerned about annexation with "fingers" of the City going out into the County and the logical progression that might follow. Mr. Walsh further stated that he was concerned because Mr. Schultz made comments that perhaps the Air Races wouldn't be there much longer and that the airport in Reno was tired of supporting the airport in Stead. He further stated that he does not believe that the Airport Authority should be in the business of land development.

Commissioner Sferrazza asked if there were any other concerns of the CAB. Mr. Walsh stated that the residents are concerned that maintaining their rural lifestyle will be hard to do in an urban environment and are wondering if the City will handle the wishes of County residents with any sensitivity.

Roland Zier, 11625 Osage Road, stated that when he purchased his home 20 years ago, he was concerned about what might happen on all the vacant land; that he was told at that time, and many of his neighbors have also been told, that there is a buffer zone of 1300 feet; and that he wants the 1300-foot buffer zone maintained and some kind of assurance that there will be no race track. He further stated that he is very concerned because he read in the newspaper that someone from the Airport Authority said that if there was too much opposition from the people in Silver Knolls or the surrounding area, that they would use the race track as a "club" or bargaining tool.

Richard Hill, Airport Authority Board Trustee and Chairman of the Stead Development Committee, stated that he is concerned that

the proper signals from the Airport Authority be sent; that there are two issues that need to be addressed correctly; and that the first is the race track. Mr. Hill stressed that there is no intent by this board (the current Airport Authority Board) to initiate any type of race track facility; that they do know that boards can change; that he does not know the particulars or legalities of deed restrictions versus zoning issues; and that the airport does want to establish good relations with their neighbors. He stated that on the buffer issue, one of their goals is to make sure they develop the land at the Stead airport responsibly and they want to contribute to the revenue stream for the airport; that 1300 feet is the practical barrier that currently exists because of the air races; that it is a very unlikely prospect that the air races would ever go away, but if they did, the airport would have to have some designation under that land area; and that is the reason they are looking at 300 feet. Mr. Hill stated that they do not want to give away 500 acres of land that could be developed for the Airport Authority because the Stead airport is dependent on the Reno-Tahoe International Airport and keeping costs down is very important, plus developing the Stead airport has a positive influence on their ability to attract air service to the community.

Chairman Galloway read an excerpt from a letter that Mary Sanada, Washoe County Planning Commission Chairman, sent to the Truckee Meadows Regional Planning Commission after the Washoe County Planning Commission considered this amendment wherein Ms. Sanada stated "...that the residents of the Silver Knolls area were able to secure a 1200 to 1300 foot wide open space buffer on the 'Coffman Associates' land use plan that was approved by the Federal Aviation Administration in 1995 and that in 1998 the Airport Authority staff is not representing this area as permanent open space, but is considering it a temporary holding zone until the Air Races cease operations and are stating that the final open space buffer would only be 300 feet..."

He then asked Mr. Hill if this is a reneging on the part of the Airport Authority. Mr. Hill responded that he did not attend any of those meetings prior to being appointed to the board last July, but that there may have been a perception that the 1300 foot safety setback was some type of permanent buffer zone. Chairman Galloway pointed out that Mr. Howe stated that these representations of a 1300 foot buffer zone were being made 20 years ago. Mr. Hill stated that the practical reality of giving up over a quarter of a mile of area, 520 acres, doesn't follow any pragmatic planning standards.

Commissioner Bond asked Mr. Hill if he would be willing to talk to his board about negotiating mutual agreements between the three entities concerning the race track issue. Mr. Hill stated that their resolution was very specific and that he feels the perception breakdown was in the news coverage. Mr. Gribben stated that he would be happy to discuss it with the other board members.

Commissioner Shaw asked Mr. Hill if the board members were aware that the area residents were under the belief that there would be a 1300 foot buffer. Mr. Hill stated that the buffer discussions were prior to his being appointed to the board; and that, until the final proposals are submitted, the planners are looking at 1300 feet from a practical standpoint and 300 feet from a land use standpoint.

Chairman Galloway asked Mr. Harper if there are industrial uses that require more than a 300 foot setback from a residential area. Mr. Harper stated that there are no standardized rules or regulations; that, based on the type of buffering and type of use, industrial uses can be right next to residential uses; that he thinks the 300 feet is an arbitrary figure; and that the type of use, hours of operation, noise levels, traffic generated, etc., would all have to be considered in determining buffer width.

Chairman Galloway stated that 1300 feet seems to be rooted in history and it appears that this has been promised again and again over the years. Commissioner Bond agreed but stated that she does not know how you take 550 acres away from a potential development area; and that the Commission will have enough chance to review whatever occurs on subject property to mitigate and buffer the impacts on the residents.

In response to Commissioner Short's question about zoning, Mr. Harper explained that what is before the Board tonight is moving the sphere of influence line and changing the land use designation to urban; that the decisions that will be made concerning the zoning on this property will be made by the City of Reno if the sphere is amended; and that he will convey the Commission's concerns to the City Council.

Commissioner Shaw stated that input on behalf of the County from the Airport Authority to the City of Reno concerning the buffer and some restrictive covenants or interlocal agreements that there will be no race track is essential.

In response to Chairman Galloway, Mr. Harper stated that all planning authority within the Sphere of Influence will go to the City of Reno unless, as Mr. Codega previously stated, the magnitude of the development would require a project of regional significance review by the Regional Planning Commission and, if their decision is appealed, by the Regional Planning Governing Board.

On motion by Commissioner Shaw, seconded by Commissioner Bond, which motion duly carried with Commissioner Sferrazza voting "no," Chairman Galloway ordered that staff be directed to convey to the Reno Planning Commission and the Reno City Council that the Washoe County Commission will not oppose the Sphere of Influence amendment requested on behalf of the Airport Authority for the Reno Stead Airport if:

1. some kind of legal covenant or commitment be volunteered by the Airport Authority prior to submittal to the Regional Planning Commission to ensure that there will be no race track within that sphere without the mutual consent of Washoe County, the City of Reno, and the Airport Authority; and
2. there is a buffer zone on the western boundary with a rural designation which is as wide as possible and to reasonably accommodate the expectations of the area residents.

Commissioner Sferrazza spoke in opposition to the motion stating that the residents want 1300 feet; that 300 feet is not even splitting the difference; that he is very concerned about the race track; and that, while he understands that the Commission can only act in an advisory capacity in this situation, he is not comfortable with the open-ended nature of this action. He further requested that this be re-agendized for the February 23rd meeting.

**99-129 SPHERE OF INFLUENCE AND REGIONAL PLAN AMENDMENT - GOLDEN HIGHLANDS - DEPARTMENT OF COMMUNITY DEVELOPMENT**

Mike Harper, Department of Community Development, distributed Appendix "F" from the Truckee Meadows Regional Plan, which outlines the procedures established for Regional Plan Amendments; and advised that the City of Reno has not yet taken any action on the request by Golden Highlands to amend the Sphere of Influence boundary in Golden Valley. Mr. Harper further stated that there is an approved tentative subdivision map on subject and the action available to the Board is to provide comments and/or recommendations to the Reno City Council.

Ben Veach, Summit Engineering, representing the applicant Braddock and Logan, stated that this was actually approved by the Reno City Council earlier this date; that part of the project is already in the sphere of influence and is being served by City streets, sewer and Sierra Pacific water; and that they would like to bring it all together in the City.

Commissioner Sferrazza stated that it was his understanding that there are homeowners in the area who do not support this sphere amendment; that there is also a concern because there has been a problem with this developer in the past in terms of what he committed to do and what actually happened; and that he would like to request that there be some guarantee concerning the buffer along the northern and eastern boundaries.

He further stated that he met with a representative of the developer who indicated to him that the northeast area adjacent to the 1-acre lots would be all open space and the lots on the northern boundary would be one acre; and that he is looking for some kind of assurance that that will occur to protect the integrity of Golden Valley.

Mr. Veach explained that all the City did today was approve the sphere amendment and conditions of development are not a part of that. He further stated that out of this 402-acre subdivision, there are approximately 174 acres that will be dedicated as open space in one form or another. In response to Commissioner Sferrazza, Mr. Veach stated that they are certainly interested in maintaining the open space in the northeast, especially if a high school were to go in as is currently proposed.

Chairman Galloway asked if there was anyone present who wished to address the Board concerning this matter.

Dave Walsh, representing the North Valleys Citizen Advisory Board and the Golden Valley Homeowners Association, stated that his question is what is a logical extension; that at the CAB meeting he could not get a straight answer from either City or County

staff; that this is really a moving target; that he does not believe this is a logical extension; and that extending the sphere into the actual valley will result in the ultimate annexation of Golden Valley. Mr. Walsh further stated that on the south side there is a line of regionally significant hills which certainly make a logical barrier; that City staff has already stated that they expect to make modifications at the final map stage increasing the density to allow for a buffer zone next to the school, should it be approved. He stated that the Golden Valley residents are very uncomfortable about how the City will administer this project. In response to Commissioner Sferrazza, Mr. Walsh stated that the Golden Valley Homeowners Association has taken the position that they are opposed to the sphere amendment.

Commissioner Sferrazza moved that staff convey that the Washoe County Commission opposes the Golden Highlands sphere amendment request, but if the Regional Planning Commission approves it, that some type of buffer strip be established as the final line for Golden Valley, because he believes this is an intrusion into Golden Valley. He also noted that when he was Mayor of Reno, they committed to not go into Golden Valley and now that is what is happening.

Commissioner Shaw stated that he would second the motion and asked Commissioner Sferrazza if he would add to the comments that another reason for the Board's position is the opposition of the Golden Valley Homeowners Association and the North Valleys Citizen Advisory Board. Commissioner Sferrazza stated that he would.

Madelyn Shipman, Assistant District Attorney, advised that the Board cannot condition a sphere amendment, but can request that there be a designation of rural or something that would leave that open space in the northern/eastern edge.

Commissioner Sferrazza stated that there is open space in the current plan and there are 1-acre lots, which is a buffer, but the developer could change that later and he would like to ensure that the buffer remains.

The Chairman then called for the vote on the motion and the motion passed unanimously.

**99-130 SPHERE OF INFLUENCE AND REGIONAL LAND USE AMENDMENT - HARDING ESTATES - DEPARTMENT OF COMMUNITY DEVELOPMENT**

Mike Harper, Department of Community Development, stated that the sphere of influence has already been changed for the Harding Estates, but there is a land use change from rural to urban for approximately 19 acres located west of Military Road.

John Krmpotic, Jeff Codega Planning and Design, representing the property owners George and Janece Harding, stated that the 19-acre parcel in question has now been surrounded by urban uses on 3 sides and there is a request in for a change on the property abutting on the south; and that they do not feel it would be appropriate to maintain this pocket of rural in the midst of urban and suburban uses. He then answered questions of the Board and demonstrated subject and other properties on the map on the overhead.

Chairman Galloway asked if there was anyone in the audience who wished to speak concerning this matter. There was no response.

It was the consensus of the Board that they had no comment on the sphere amendment and land use amendment for the Harding Estates at this time.

**99-131 COMPREHENSIVE PLAN AMENDMENT CASE NUMBER CPA97-SS-1 - SPANISH SPRINGS SPECIFIC PLAN/SPANISH SPRINGS ASSOC., DONOVAN, ET AL. - DEPARTMENT OF COMMUNITY DEVELOPMENT**

5:00 p.m. This was the time set in a Notice of Public Hearing, published in the Reno Gazette-Journal on January 29, 1999, to consider a request to amend the Spanish Springs and Sun Valley Area Plans, being a part of the Washoe County Comprehensive Plan. The amendment request would modify the boundary and land use configuration of the proposed Spanish Springs Specific Plan, affecting the following Assessor's Parcel Numbers: 076-290-14; 076-401-20, 24 through 36; 089-152-02; 089-160-14, 24, 35; 530-280-04. The amendment proposes to: modify the Specific Plan boundary from 1,725 acres to 2,952 acres; add 111 acres of business park uses for a total of 411 acres; add 25 acres of commercial uses; add Spanish Springs Parkway as a 4-lane minor arterial roadway; remove 206 acres from the Specific Plan designation; and formally adopt the Spanish Springs Specific Plan. To

accommodate projected traffic volumes, amendments to the Streets and Highway Plans in the Spanish Springs and Sun Valley planning areas are also requested. Lane widths are proposed to change on Pyramid Highway, Highland Ranch Parkway, Sun Valley Drive, and the Sun Valley Drive Extension. The parcels are located north of Eagle Canyon Road, on the east and west sides of the Pyramid Lake Highway. Administrative changes to the area plans are necessary to reflect the changes requested within this application, including new text or policy, a revised Public Services and Facilities Map, and a revised table of land use. The parcels considered for the expanded Specific Plan boundary are designated as "Rural" on the Truckee Meadows Regional Plan land use diagram. Therefore, a Regional Plan amendment to "Suburban" will be necessary. The parcels are found within the Spanish Springs Hydrographic Basin, in portions of Sections 11, 14, 15, 19, 22-24, 27, 34 and 35, T21N, R20E, MDBM.

Catherine McCarthy, Department of Community Development Planner, provided background information, reviewed the staff report as well as the Washoe County Planning Commission public hearing, motion, and findings. She also distributed a new land use map stating that the previous map did not have the commercial uses along the Pyramid Highway properly designated.

Robert Sellman, Director, Department of Community Development, stated that the Board has also been given a copy of a memorandum from the Truckee Meadows Regional Planning Agency concerning the Spanish Springs Specific Plan; that staff just received this letter approximately 2:00 p.m. this date; that because of the lateness of receipt, staff is considering this informational only; that staff will be working with regional planning and the developers to resolve issues; and that these are items that would normally be resolved during the conformance review by regional planning. Legal Counsel Shipman stated that this letter is a little out of order in that normally such correspondence would not occur until after the Board approves such an amendment, assuming that it will be approved; and that if regional planning finds that this is not in conformance with the regional plan, it will come back to the County for further work.

Britta Trygvvi, CFA, Inc., representing applicants, introduced the five property owners involved in this specific plan and displayed maps on the overhead and on the easels. Ms. Trygvvi stated that there are 11 different land use designations proposed and identified each use on the maps, as well as citing the percentages of the residential uses, the commercial uses, the open space designations, etc.

Robert Sader, representing Spanish Springs Associates (Hawco), provided historical background on the plan, stating that this is being submitted to the Board after seven years of planning; that this began in 1992 as a joint plan between Sparks and Washoe County; that it was incorporated into the regional plan at that time; that it was approved by both the Regional Planning Commission and the Regional Governing Board at that time; that it went through several hearings at that time; and that the basic land uses were established in 1992 and have not changed. Mr. Sader stated that this proposal now is to fill in the details of the plan; that in 1996 they went through a framework document, which also required numerous hearings; that at that time the land use plan was almost identical to what is before the Board tonight; and that in January, 1997, they submitted their first plan application and then went through about 18 months of "spirited" discussion with staff and numerous changes were made, which required more hearings.

He further stated that the Spanish Springs Citizen Advisory Board has had 4 meetings on this plan, three of which were special meetings just to discuss this specific plan, and they have considered this plan in detail; that as a result, the owners got together with the CAB and proposed numerous changes to meet their concerns; that in November and December they met further with staff to work out staff issues; and that they finally went before the Washoe County Planning Commission in January, where more changes were made. Mr. Sader emphasized that this has been a long process; that there have been disagreements between the owners and staff, which have been reconciled; that they do want to compliment staff and support staff's position; and that there have been many compromises on both sides.

Richard Donovan, also one of the property owners, stated that his family has lived in the Spanish Springs Valley since 1962; that he can remember when his nearest neighbor was 8 miles away; and that his family mission is to have a final plan for the north end of the valley that will provide a very high class subdivision. Mr. Donovan stated that, in response to those who say they are ruining the rural atmosphere, he would like to give his "rural speech," which is that when he stands on his front porch and looks out at the houses that have been built in the last 10 years, he doesn't see rural anymore; but when those people stand on their front porches and look at his property, it's his rural they are looking at, not theirs.

Chairman Galloway noted that the Sun Valley CAB recommended denial of the proposed plan until the Sun Valley Drive extension to Eagle Canyon is removed and the western Sun Valley arterial is added to the maps and asked to what extent this plan depends on that road. Ms. McCarthy stated that the extension is a major arterial that serves the valleys and the connection between Sun Valley and Spanish Springs is an essential arterial to regional traffic in the future.

Commissioner Bond elaborated that the issue concerning the Sun Valley citizens is traffic; that the traffic in Sun Valley is already a nightmare; and that they are hoping that the traffic issue will be addressed soon.

Chairman Galloway opened the public hearing by calling on those wishing to speak concerning this specific plan.

Liz Younger, Chairman of the Spanish Springs CAB, stated that the CAB has been involved in this planning process since the beginning; that traffic, water, flood mitigation, etc., issues have been discussed at great length; that they recently had three special meetings just to discuss this plan; that the issues of traffic and flooding are still of concern; and that on behalf of the CAB, she is encouraging the Board to adopt this specific plan.

Commissioner Shaw asked if this new western arterial through Sun Valley was discussed and whether it alleviated some of the concerns regarding traffic. Ms. Younger stated that there has been much discussion about some kind of a western access to Spanish Springs that would not have a significant impact on a lot of other people; and that traffic impacts are a great concern and a top priority for resolution.

Craig Brake, Spanish Springs resident, stated that his only problem with this specific plan is that roadway; that the arterial should be put in first; and that he would like to see a re-alignment of the road.

Frank Benedickt, one of the property owners, stated that his property is the smallest in this plan; and that he agreed to a 50-foot setback adjoining his neighbors who are not in the plan area. Chairman Galloway asked if he was talking about the setback between Donovan Ranch and the other parcels. Mr. Benedickt stated that they agreed to 50 feet and the setback is now 20 feet.

Sam Dehne, a Reno citizen, expressed his objection to what he considers cancerous growth that is taking place all over Washoe County. He further stated that property owners should not be allowed to change land use designations; that he objects to the increased air pollution and congestion in the whole valley; and that these large developments just exacerbate the problems.

David Warfe, representing YMCA of the Sierra, read a letter into the record which stated that in 1996 Hawco agreed to donate a 10-acre parcel of land to the YMCA of the Sierra for future development of a full-facility YMCA; that they will provide a full range of services for recreation, health, family support, etc.; and that they are encouraging the Board to approve the specific plan.

Dan Herman, Spanish Springs resident, stated that he has been involved with this project for over 3 years; that his property is located at the corner by the Donovan land on the Pyramid Highway; that across the street a 400-acre industrial park is going in; that behind him is the Caramella's 25 homes on 25 acres; and that his lot is 10 acres and he is zoned for 1 dwelling unit. He stated that he is surrounded and his concern is that there is no transitional lot sizing for the Benedickts and Caramellas where their properties abut the 10-acre parcels; that he has sent both the Benedickts and the Caramellas certified letters and has had no response; that he expressed these concerns to staff and the Planning Commission; and that transitional lot sizing needs to be in the plan.

Mr. Herman stated that Pyramid Highway is going to go to 8 lanes, which is way above what he envisioned when he moved out there; that Pyramid Highway has been designated a scenic corridor, but there are no standards set yet; and that the scenic corridor and the design standards need to be established. He further stated that he also has a concern regarding the amount of ground water the developers are going to be pumping and that he does not believe the impact on the water table has been adequately addressed. Mr. Herman also stated that there has not been citizen input on this plan for almost two years now as Mr. Sader said; and that for an 18-month period ending in October, 1998, he was specifically excluded by Mr. Sader's office from reviewing changes to this plan.

Commissioner Bond advised that the scenic corridor for the Pyramid Highway has not yet been adopted by the Commission; that

because of the expanse of the area, it's almost impossible to designate a corridor limit; and that hopefully they will be able to accomplish that. She further stated that the water provided for this development will not be ground water. Mr. Herman stated that was not correct and suggested that the Board ask Mr. Sader how much ground water they are going to be pumping.

Commissioner Sferrazza asked Mr. Herman to explain the buffering issue.

Mr. Herman cited from the Spanish Springs Area Plan in the Washoe County Comprehensive Plan wherein it states that where property being developed is large enough, lot sizes must be increased around the periphery of the development to match that of the surrounding land use designation. Mr. Herman stated that his property is 10 acres; and that he is asking that the lots adjacent to his be at least 2 1/2 acres or 5 acres, not the 1 acre lots that are proposed.

Kenneth Cazier, Spanish Springs resident, stated that there are two bottlenecks to getting out of this valley, one at McCarran and Pyramid, the other at Sun Valley; and that those are issues that need to be addressed.

There being no one else wishing to speak, the Chairman closed the public hearing.

Terri Svetich, Water Resources Department, responded to Chairman Galloway's questions about the water issue, stating that they have been working with the developer on the water issues; that arrangements have been made with Sierra Pacific for 3,000 gallons per minute under a wholesale water agreement for surface water; that the developers are dedicating surface water rights that will be sufficient to supply average day demand; and that they will need to rely on ground water rights in the summertime for peak day demand, but they will not be mining ground water and instead will be utilizing ground water rights that have already been dedicated to the County. She further stated that there is a specific diversion rate and an amount of annual pumpage that can be utilized through the existing permits with the State Engineer. Chairman Galloway confirmed that staff is saying that they will not be taking out more water than the recharge for the whole basin.

In response to Commissioner Short, Ms. Svetich stated that they intend to use the ground water only for peak demand; that the surface water will suffice for average day demand for the majority of the valley; and that the ground water resources will be able to recover from the pumping during the winter months. Chairman Galloway asked how much water this project will use and how much will be left. Ms. Svetich stated that she does not have the exact numbers but it was determined that there would be sufficient water rights to address the peak demands in the valley at buildout for this project and the existing development. Commissioner Shaw asked if this project has been reviewed by the Water Planning Commission. Ms. Svetich stated that she knows that Steve Walker, Water Resources Manager, has reviewed the project and participated in the preparation of the comments.

Commissioner Sferrazza asked staff to explain what the Code provides in regard to the transitional lot sizing. Ms. McCarthy referred him to page 8-4 of the specific plan, stating that there are standards relating to buffering and screening and pointed out that along the south side of the Donovan Ranch is where the 50-foot buffering is discussed. She further stated that the County policy is to encourage transitional lot sizes between adjacent densities; and that the opportunity to vary the lot sizes along the perimeter will be when the actual subdivision maps come in.

Mr. Sader stated that all the new subdivisions in this specific plan will use Sierra Pacific water; that the County has a conjunctive use plan which basically uses the ground water they already have dedicated more in the summer and less in the winter; that they use their wells in the summer, and they will need more wells because they have big supply needs in the summer, but they rest those wells in the winter; and that there is no net increase in water use. He also stated that Mr. Herman's comment about not having any input for 18 months is correct; that he did specifically instruct his staff not to give Mr. Herman various proposals of plan documents until they were done; that as he stated in the beginning, it took them 18 months to get an agreement between the owners and County staff on a complete application; that during that time he did not want various plans that may or may not come to pass being circulated among residents; and that he took the position that until they had a complete application, no one would see the plan and that when they did have agreement and a complete application, the CAB would be first to see it. Chairman Galloway asked if there was extensive citizen input prior to going into this final negotiation with staff. Mr. Sader stated that there was, but then there was an 18-month period where there were numerous problems between staff and the owners; and that during that time, it was just between them and staff.

Ms. McCarthy stated that in regard to the scenic corridor, the applicants have agreed to do a more detailed design along the business park area on the Pyramid Lake Highway; and that the Code does require a 25-foot setback, which is how the scenic corridor is currently being implemented in Spanish Springs. She read the business park setbacks proposed in the plan including the buffering and screening plans. Having made the findings listed below, on motion by Commissioner Bond, seconded by Commissioner Short, which motion duly carried, Chairman Galloway ordered that Comprehensive Plan Amendment Case No. CPA 97-SS-1, the Spanish Springs Specific Plan, be approved:

1. The proposed amendments to the Spanish Springs and Sun Valley Area Plans will not adversely affect the implementation of the policies and action programs of the Conservation Element or the Population Element of the Washoe County Comprehensive Plan. The amendments conform to policies POP.1.4, C.2.17.
2. The proposed amendments to the Spanish Springs Area Plan will provide for land uses compatible with existing and planned adjacent land uses and will not adversely impact the public health, safety or welfare. LUT.1.3, LUT.1.14, LUT.2.4.
3. Public testimony provided during the hearing before the Washoe County Planning Commission has demonstrated that the proposed amendments to the Spanish Springs and Sun Valley Area Plans respond to significant changed conditions or result in a more desirable use of land.
4. The proposed amendment to the Spanish Springs and Sun Valley Area Plans will promote the desired pattern for the orderly physical growth of the County or adequately guide 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.
5. The proposed amendment to the Spanish Springs Area Plan is the first amendment to the Plan in 1999, and therefore does not exceed the three permitted amendments as specified in Section 110.820.05 of the Washoe County Development Code.
6. The Washoe County Planning Commission public hearing, prior to action on the proposed amendment to the Spanish Springs and Sun Valley Area Plans, and the related changes to the text and maps of the plan, has been properly noticed in a newspaper of general circulation in the County as prescribed under NRS 278.210(1).
7. The Washoe County Planning Commission gave reasoned consideration to information contained within the staff report and information received during the public hearing.
8. The Washoe County Commission gave reasoned consideration to information contained within the reports transmitted to the Washoe County Planning Commission and the Washoe County Commission, and information received during the County Commission public hearing.

**99-132 COMPREHENSIVE PLAN AMENDMENT CASE NO. CPA98-SS-1 - VISTA DORADO - SECTION 33**

5:00 p.m. This was the time set in a Notice of Public Hearing published in the Reno Gazette-Journal on January 29, 1999, to consider a request to amend the Spanish Springs and Sun Valley Area Plans, being a part of the Washoe County Comprehensive Plan. The amendment request would re-designate Assessor's Parcel Numbers 89-151-18 through 27, 32, and 33 from the land use category of General Rural (GR) to Specific Plan (SP). The proposal includes new language in the Spanish Springs Area Plan of a master planned community known as the Vista Dorado Specific Plan (VD SP). Through the future adoption of a specific plan, the new language would require the VD SP to provide more detailed information concerning development intensity, lot sizes, infrastructure and open space improvements, prior to development. The net change in development potential equals a maximum of 950 new residential dwelling units. To accommodate projected traffic volumes, amendments to the Streets and Highway Plans in the Spanish Springs and Sun Valley planning areas are also requested. Lane widths are proposed to change on Pyramid Highway, Highland Ranch Parkway, Sun Valley Drive, and the Sun Valley Drive Extension. A new roadway known as the Western Sun Valley Arterial is also proposed; however, it was not endorsed by the Planning Commission. The parcels considered for the land use change total 483½ acres and are located south of Eagle Canyon Road, approximately 1 1/4 mile west of the Pyramid Lake Highway.

Administrative changes to the area plans are necessary to reflect the changes requested within this application, including new

text or policy, a revised Public Services and Facilities Map, and a revised table of land use. The parcels considered for the land use change are designated as "Rural" on the Truckee Meadows Regional Plan land use diagram. Therefore, a Regional Plan amendment to "Suburban" will be necessary. The parcels are found within the Spanish Springs Hydrographic Basin, in the S<sub>4</sub> and NE<sub>4</sub> of Section 33, T21N, R20E, MDB&M. Catherine McCarthy, Planner, Department of Community Development, reviewed background information on the proposed project stating that the request is to change the land use designation from General Rural to Specific Plan with an overall density of 2 dwelling units per acre on approximately 483 acres or about 950 homes; that the application also requests amendments to the Street and Highway plan for Spanish Springs and Sun Valley; and that in 1997 the property owners had asked to change the land use from General Rural to Low Density Suburban, which request was denied by both the Planning Commission and County Commissioners.

Chairman Galloway stated that he remembers when this was before the Board previously; that the letter from Mr. Bell and the CAB comments attached to the map are stating that this proposal is not fundamentally different than the previous plan; and that perhaps that issue should be addressed first.

In response to Chairman Galloway, Legal Counsel Madelyn Shipman advised that each Board member needs to determine for himself whether this is new information and a different project than they saw two years ago.

Commissioner Bond stated that she would like to see this Board make a decision based on the information presented to the Washoe County Planning Commission and to them at this time; and that she does not believe the history of this parcel is relevant. Commissioner Shaw concurred stating that the project should be considered on the merits of what is presented at this time. The Board members concurred that the project as submitted at this time should be judged on its own merit.

Bill Thomas, Summit Engineering, representing applicants, displayed maps and oriented the Board to the exact location of the project; and explained that what they are asking is that 396 acres of the property be designated "Suburban" which is a maximum of 3 units per acre; that the balance of the property, or 87 acres on the south side, would stay as "Rural" matching the adjacent land use designations; and that they have put together a conceptual development plan which provides feathering and buffering for adjacent properties. He further stated that they are committing to either open space and 2-acre lots or 2.5-acre lots with 250-foot setbacks adjacent to the 10-acre lots; and that the lots adjacent to Spanish Springs Village will be 1.5 acres matching the adjacent density exactly. Mr. Thomas explained why this property should not have GR zoning stating that it is not in a floodplain; that there are no wetlands; that 90 percent of the site has slopes of less than 15 percent; that there are no known archeological or wildlife issues; that it is privately owned, not BLM land; and that the extension of Sun Valley Boulevard will go right through this property. He further cited statistics concerning the number of homes proposed and the various zoning designations for Spanish Springs and stated that this plan does not significantly change the land use pattern of Spanish Springs; that leaving the property GR would mean more wells and septic tanks; and that there should not be anymore wells and septic tanks. He also discussed the capacity and expansion of the regional treatment facility for the sewer as well as traffic projections. Mr. Thomas stated that the Sun Valley western arterial is something they brought forward because they have heard from the CAB's that they want another way in and out of the valley; that they do not need this road for their project; and that they do believe this road should be on the Street and Highway Plan so that discussions and analysis can continue. He also stated that they plan to use a task force that includes representatives from the community and from the CAB's throughout this whole process; and that unlike the project the Board just heard that took over 7 years to get to a specific plan, they are at the very beginning of formulating their specific plan. Mr. Thomas then answered questions of Board members and confirmed that they would be working very closely with both the Sun Valley and Spanish Springs Citizen Advisory Boards.

Ms. McCarthy pointed out that the Planning Commission did not endorse the inclusion of the Sun Valley western arterial and, if the Board does consider adding that roadway, this would need to be referred back to them for their review and comment.

Commissioner Bond asked why staff felt this should not be a specific plan.

Ms. McCarthy responded that staff did not feel this fit the description of a specific plan; that specific plans usually include a mixture of land uses, which this does not; and that there are other items, such as environmental constraints, etc., which require specific plans that this project does not have. She stated that this is basically a residential development and there are other

avenues available to the developer. Commissioner Bond asked which would require more scrutiny. Ms. McCarthy responded that the specific plan would be a much more extensive process, but the other thing is, as the Chairman pointed out, the Board would be approving a total unit count.

Chairman Galloway opened the public hearing by calling on anyone wishing to speak concerning this proposal.

Jim Jackson, Spanish Springs CAB member, stated that he voted against this project; that 950 homes is way too many for that area as that would decimate the hillside; that he believes that about 300 homes could fit into this situation a lot better; and that the Sun Valley western arterial is a pipe dream. In response to Commissioner Bond, Mr. Jackson stated that he was on the CAB in 1997; that at that time the developer was proposing 450 homes; that the issues were the same; and that the developer is saying that they can't make the project work unless they can build 800 homes, but that is not the Board's problem or the people's.

Vaughn Hartung, Spanish Springs CAB member, stated that he must ask the question - what has changed since the last land use change request was denied in 1997? He further stated that this project does not fit the area plan and requested that the Board deny this request or reduce the density to 200 or 300 dwelling units.

Matt Boga, Spanish Springs Village resident, stated that at a meeting of the Spanish Springs Common Interest Association there was a clear consensus that the homeowners purchased their homes in that area to get away from the Reno congestion; that many people paid lot premiums to get away from the traffic and density; and that they do realize there will always be growth, but it should be planned growth. He further stated that he does not understand how this proposal got this far; that this project has to be considered on the availability of resources, such as sewer, water, schools, roads, etc., which are all already at capacity; and that the quality of life issues need to be addressed.

Nancy Danner, 7790 Dolores Drive, stated that she lives on one of the 10-acre parcels to the west of this proposed development and reiterated the concerns regarding schools, water, sewer, etc. She also stated that staff recommended denial of this project; that the CAB recommended denial of the proposal; and that she does not understand how the planning commission could approve it.

Liz Younger, Chairman of the Spanish Springs Citizen Advisory Board, stated that her fellow board members have made many of the points she was going to discuss and that she does believe it is very noteworthy that so many of them are here. She further stated that they have been very diligent in trying to preserve the Spanish Springs Area Plan; that the citizen's concerns focus on density and the impact such a project would have on traffic; and that the CAB voted unanimously to deny this amendment to the Spanish Springs plan. Ms. Younger then responded to Board questions.

Debby Walker, Spanish Springs resident, also spoke against the proposed project citing the same issues.

Craig Brake, Spanish Springs resident, stated that there is no police substation in the area; that they have one fire station with only 2 trucks; and that if 3,000 homes are being added, he would like to hear some talk about adding facilities for police and fire services. He further stated that people have talked about what this project will do to the view of that hillside, but no one has mentioned that they will have to put water tanks on that hillside also, which will be a major eyesore.

Kenneth Cazier, Spanish Springs resident, stated that he thought this matter had been put to rest last year; that besides being very unpopular with the area citizens, the proposal was in violation of the area plan; that there was no infrastructure to support it; and that the only thing he sees different now is they are requesting twice as many homes as before. He also discussed the impacts on water, sewer, roads, schools, etc., and stated that all those homes would be a real eyesore sitting on that hill.

Bea Vandenburg, Spanish Springs Village, read a letter into the record which she also placed on file with the Clerk, stating that the Washoe County Planning Commission did not listen to staff, to the Sun Valley Citizen Advisory Board, to the Spanish Springs Citizen Advisory Board, or to the citizens and requesting that the Board deny this request citing the same reasons and issues mentioned by previous speakers.

John Bell, Spanish Springs Village, stated that he has submitted written statements to the Board; that he is going to stand on

what he wrote because not one thing in there is wrong; that he has noted line-by-line where this developer has deceived the County; that the developer is trying to put in the same thing on property that is owned by the same people as two years ago; and that this is a big waste of everyone's time. He then went through item-by-item the issues, i.e., water, sewer, roads, schools, etc., that have not changed in the last two years. Chairman Galloway asked Mr. Bell whether he was referring to the interceptors or the treatment plant when he stated there was no sewer capacity. Mr. Bell stated both.

In response to Chairman Galloway, Dean Diederich, Planning Manager, discussed available water rights and noted that the applicant has not yet purchased any water rights. He further stated that he would like to clarify the wastewater treatment capacity issue in that there was a graphic presented earlier that there are 46- to 47-million gallons per day treatment capacity proposed in the Regional Wastewater Management Plant; that that value was based on the consensus forecast accepted by regional planning based on a population of 408,000 people 20 years out; that since then the forecast has been revised and the number has gone up; and that what that means is as they are doing the design for the plant today, they are having to catch up from the growth that has already been projected through Reno and Sparks. Mr. Diederich stated that what is critical to recognize is that 46 to 47MGD is based on the already adopted land use plans, including the specific plan to the north, since that was on the plan since 1992; that this area and proposed project were not included in the potential demand for the expansion of the sewer treatment plant, so at this point in time, there is no capacity even being planned for; and that they are already behind the curve based on the projected growth through this region.

Commissioner Bond stated that she has now heard twice that the applicant has no water rights but that she was not aware that you would go out and buy your water rights before you had an approved project, and asked Mr. Diederich to clarify. Mr. Diederich stated that it is not unusual for staff to look for some kind of expression that an applicant may have water rights, either that they do own rights or intend to purchase; that in this particular case staff did ask the developer to provide documentation that there were water rights available on the market currently since they are using Truckee River rights; and that is an attachment to the report. He further stated that that information was provided before Sierra Pacific Power Company indicated they have a reserve pool of rights available.

Frances Short, area resident, stated that this all started back in the 80's when a road was needed to connect Sun Valley and Spanish Springs; that they had many, many meetings and that is how Highland Ranch Parkway came about. She stated that roads are needed to get out of both valleys and that the western arterial is a very good idea.

Mike Buschelman, Water Rights Department Manager for Summit Engineering and also a member of the Regional Water Planning Commission, discussed how they are looking at conjunctive use of surface water and ground water all over the County. He further explained that there are a number of rights available for purchase and conversion to subdivision use and development and that the developers usually build in phases and procure the water rights accordingly. Mr. Buschelman stated that in regard to the issue of capacity at the sewer treatment plant, last week Corolla Engineering gave a presentation to the Water Planning Commission that addressed the item of capacity and when they would have to trigger additional capacity at the treatment plant; that they were assured at that meeting that there was still room and time available to make a decision regarding expansion; and that there was still capacity to satisfy current growth as well as projected growth.

Andy Husted, Summit Engineering, responded to Commissioner Short's question, stating that the northwest interceptor, as it stands now, does have capacity for this project, but that the section between Baring Boulevard and the treatment plant is being studied by the City of Sparks because the Baring interceptor does not have capacity.

Derek Morse, Deputy Executive Director of the Regional Transportation Commission, stated that, with the current master plan and projections, by the year 2015 they expect to have about 160,000 trips per day coming out of the entire area that includes Sun Valley and Spanish Springs; that right now there are only four roads--Sun Valley Boulevard, Pyramid Highway, Sparks Boulevard, and Vista; that by 2030, they expect that there will be about 225,000 trips per day out of those areas; and that will not be the end of the growth in that area or the end of increases in traffic. He further stated that when reality gets here and it becomes necessary to do things like extend Sun Valley Boulevard or make the 2-lane roads into 4 lanes, which have been on the plan for several years, RTC becomes very unpopular with the residents, so they are undertaking a very significant effort right now to really look at all of the northern part of the area and the whole road network. Mr. Morse also stated that the Sun Valley western

arterial would not do much to relieve traffic on the Pyramid Highway, but would reduce congestion on Sun Valley Boulevard; and that they need to really look at this road because it would be a very costly effort.

A discussion ensued between Chairman Galloway and Mr. Thomas concerning the number of units they actually need for a viable project and Chairman Galloway asked if the actual number would be 950 if the Board approves this. Mr. Thomas stressed that they are at the beginning of creating a plan; that they need a unit number as a starting point for the project; that as the plan evolves, there will be many meetings with staff and the citizens to resolve the issues; and that he could not commit to a number at this time.

Commissioner Sferrazza asked why the density has to be determined now and why they can't just develop their plan, talk to the people, resolve the issues using the task force they proposed, and then come back to the Board. Mr. Thomas responded that the reason they asked for that density was to be able to do an assessment of the impacts and to have a starting point. Ms. McCarthy explained that this would give the applicant a "suburban" land use designation. Chairman Galloway expressed that if the Board approves a suburban designation now, when the applicant comes back with their specific plan, they will not be able to change that back to a lower density.

In rebuttal, Mr. Thomas reiterated many of his previous comments and stated that the issue of schools was raised frequently; that the decision on when and where schools are built is made by the school district; and that they do not build schools ahead of time and wait for them to fill up, but instead they build them when they are needed.

There being no one else wishing to speak, the public hearing was closed.

Chairman Galloway reviewed the findings that are necessary for the Board to make in order to approve this request. He stated that he is having trouble with the first four findings in that he believes this development is getting way ahead of the infrastructure for sewer and roads; that he does not feel this change will result in a more desirable use of the land; and that he cannot make the findings required in number 4 concerning orderly growth and efficient expenditure of funds for public services. He stated that he does not believe building on a viewshed when there is plenty of developable land on the valley floor is orderly growth; and that this hill is a perfect natural buffer between Sun Valley and Spanish Springs.

Commissioner Bond agreed stating that you can see the whole valley from this hill, which also means that the whole valley can see this hill; that she is also very concerned about roads, sewer and water; and the fact that staff recommended denial of this request carries a lot of weight with her.

Commissioner Shaw stated that he voted against this project the last time around; that he hasn't really heard anything tonight that changes his mind; and that there are just too many questions still unanswered.

Commissioner Sferrazza suggested that instead of the Board setting a density, that perhaps the developer should go back to the CAB and try to work something out. Chairman Galloway stated that he thinks the way to do that is to deny this request.

Commissioner Bond moved that Comprehensive Plan Amendment Case No. CPA98-SS-1 be denied, which motion was seconded by Commissioner Shaw, based on the findings for denial outlined in the staff report to the Washoe County Planning Commission, as well as Board members comments concerning why they could not make the specific findings for approval.

Jim Spoo, legal counsel for the applicant, stated that he wanted it on the record that they were denied the opportunity to withdraw the project from consideration.

The Chairman stated that there is a motion and a second on the table for denial; but that it is his understanding that if the applicant withdraws the project, then they would not be under the 1-year time limitation on submitting another application and asked if the maker of the motion would like to amend the motion.

Dean Diederich, Planning Manager, confirmed that section 110.820.50 of the Development Code provides that if this request is

denied, a new application for the same or a similar comprehensive plan amendment may not be accepted for one year immediately following the denial. He further explained that if the applicants wish to withdraw their application, they would have the right to do that at any point up to the Board's action; and the question would be whether the Board really has enough information that they are truly withdrawing.

Chairman Galloway stated that he has heard no such request and, since there was no request, he does not know that the Board denied an opportunity. Legal Counsel Madelyn Shipman stated that it would be her opinion that there was no denial of an opportunity to withdraw since there was no such request, but that the Board has been placed on notice that they evidently have a request to withdraw, and the Board should deal with that request before they vote on the motion.

Chairman Galloway asked if the makers of the motion wanted to withdraw the motion and allow the Board to consider a request to withdraw the proposal.

Commissioners Bond and Shaw stated that they would so move. Chairman Galloway asked the applicants if they wanted to make a request to withdraw their proposal. Mr. Diederich stated that for the record he wanted to make sure the Board was aware of who the applicants are; that there are signed affidavits from Collie L. Hutter, Constance Lam Clapp, and Richard Golden; and that the Board needs to ensure that these people are being represented. Chairman Galloway asked Mr. Spoo if he has the authority to request withdrawal of the application. Mr. Spoo stated that he needs a moment to confer with Mr. Thomas.

Mr. Spoo stated that what he understands at this point is that under the proper conditions and with a lot of work being done, the CAB and the Board might consider approval of this project; that he is just trying to preserve whatever legal position they might have; that denial would affect the timeframe as well as prejudice the project for future consideration, since this project would have then been denied twice; and that he does have the authority to withdraw and is making a request that this application be withdrawn in the spirit of still attempting to work the matter out.

Chairman Galloway asked Ms. Shipman for advice. Ms. Shipman stated that first of all she did not hear Mr. Spoo say that he had the authority to represent all of the applicants and she would like to have that representation on the record; and that there are three options available to the Board:

- 1) to go forward with the motion to deny, which motion has not been voted on yet;
- 2) make a new motion to deny without prejudice; or
- 3) allow them to withdraw assuming Mr. Spoo does represent all three of the applicants.

In response to Chairman Galloway, Ms. Shipman stated that the Board is not obligated to grant the request to withdraw. Chairman Galloway asked Mr. Spoo to clarify his authority. Mr. Spoo stated that they do have the authority on behalf of the primary project applicant who has the authority from the property owners to make these kinds of decisions.

Chairman Galloway stated that he does not feel a year is too long to work on another project and rethink all this. Commissioners Bond and Short stated that they would be willing to allow them to withdraw. Commissioner Sferrazza stated that perhaps they should move to deny without prejudice because that would be the same.

Commissioner Bond moved that the applicant be allowed to withdraw this application for a comprehensive plan amendment. The motion was seconded by Commissioner Short. Chairman Galloway asked if they would add to the motion that an application not be brought back unless it is substantially different and shows substantially more research and community acceptance. Ms. Shipman stated that she thinks the Board has the right to expect that there would be some change in any new proposal because the only basis for allowing a withdrawal would be based on the fact that what was before the Board would not have been approved, but that she does not think the Board can condition the motion on that.

Chairman Galloway stated that the applicant has already stated that they have to have a certain number of units in order for their project to work out; that he does not think they will come back with something substantially different that the Board could support; and that he will be voting against the motion.

Following further discussion, the Chairman called for a vote on the motion to allow the applicant to withdraw the application. The motion carried by a 3 to 2 vote with Commissioners Galloway and Sferrazza voting "no" and it was so ordered.

**99-133 ALTURAS POWER LINE MITIGATION FUNDS DISBURSEMENT CRITERIA/PROCESS - DEPARTMENT OF COMMUNITY DEVELOPMENT**

Bob Webb, Department of Community Development, responded to questions raised at the Caucus meeting concerning the Alturas power line mitigation funds stating that commercial power was established to the Alturas intertie on December 22nd; that the second payment of \$500,000 was deposited by Sierra Pacific Power Company on January 19th; that the total in the fund account is slightly over \$1.5-million; and that subsequent payments of \$500,000 each will be made in January in the years 2000, 2001, and 2002 until the total of \$3-million is reached. Mr. Webb then enumerated the projects being discussed in each of the community areas.

In response to Chairman Galloway's concerns raised at Caucus regarding the preference criteria, Mr. Webb further stated that it is not staff's intent that projects that do not have other funding source(s) not be considered and suggested that the criteria sequence as outlined in the agenda memorandum be rearranged so that items a., b., and f. be moved to the bottom of the list and a sentence be inserted before those items stating that all projects will be considered and that a., b., and f. apply to projects whose benefits are high in relationship to mitigation funds spent on the project.

Commissioner Sferrazza stated that he received complaints from Raleigh Heights, Comstock Hills, and University Ridge residents that they were not included, although it was his understanding that the City of Reno was going to be doing something in the University Ridge area. Mr. Webb stated that Raleigh Heights, Comstock Hills, and University Ridge were not included in the geographic areas originally set by the Board because it was felt that those areas were not as impacted and that he does not know definitely what the City of Reno is going to do with the \$250,000 they received in January.

Commissioner Sferrazza stated that he still wants to poll, by mail, the Golden Valley residents. County Manager Katy Simon stated that staff would be glad to work with him on that.

Following further discussion, Commissioner Sferrazza moved to approve staff's recommendation. The motion was seconded by Commissioner Short. Chairman Galloway stated that he is assuming that the motion also includes amending the preference criteria as previously discussed and requested that the maker of the motion also request that staff add a footnote stating "that nothing in this preference criteria prevents giving a high priority to a project that can only be funded by these mitigation funds." Commissioners Sferrazza and Short agreed to add that to the motion. The Chairman called for the vote, the motion duly carried, and it was ordered that:

1. The criteria established by the July 1998 Commission action to guide the disbursal of Alturas power line mitigation funds be approved;
2. The criteria to assist the County Commission in selecting projects proposed for Alturas power line mitigation funds, as outlined in the agenda memorandum, be adopted, with appropriate modifications, including the footnote Chairman Galloway requested;
3. The contents of project description sheets that will provide a standard format for ad-hoc task forces to submit projects for consideration by the County Commission, as outlined in the agenda memorandum, be adopted with appropriate modifications;
4. The Board hereby confirms that the lower portion of Panther Valley is in the Golden Valley/Panther Valley community area.

**99-134 INTERLOCAL AGREEMENT - CITY OF RENO - SPHERE OF INFLUENCE LINE - SOUTH VIRGINIA CORRIDOR**

Robert Sellman, Community Development Director, updated the Board on the status of discussions with the City of Reno concerning the South Virginia Corridor and Sphere of Influence amendment. Mr. Sellman advised that at their meeting earlier this same date, the Reno City Council did not approve the agreement the County had proposed and distributed a copy of the letter from Reno, which was also placed on file with the Clerk.

Legal Counsel Madelyn Shipman further advised that the item on this agenda is the proposed interlocal agreement; that the issue of

the South Virginia Corridor and the actual sphere amendment is scheduled for the Board's February 23, 1999 meeting; and that she would suggest that this be continued to then as well.

Ben Farahi, South Virginia Corridor property owner, stated that as a property owner he believes that he has a right to participate in any agreement between the County and the City; that the City is moving in that direction; that most of the commercial development on South Virginia is happening; and that it is only natural for them to be part of the City.

Chairman Galloway stated that the agreement the County proposed was basically a truce; that Reno could not agree; that Reno has just put a counter proposal on the table that seems totally contrary; and that staff has not yet had time to review and study it. Mr. Farahi stated that the County proposed an agreement without even asking the property owner what he wants; and that not being a part of this agreement is totally unacceptable to them.

Following further discussion, Chairman Galloway stated that he would entertain a motion that expresses the Board's disappointment that an agreement could not be reached and that the counter proposal by the City of Reno is unacceptable to the County. Commissioner Short stated he would make that motion. The motion died for lack of a second.

**COMMISSIONERS'/MANAGER'S COMMENTS**

County Manager Katy Simon advised that there was an avalanche warning issued for the Incline Village area and IVGID, NDOT, NHP, the Sheriff's Office, and the County Road Department assisted with voluntary evacuations.

Commissioner Sferrazza suggested that the Board should take a dinner break when the meetings go this long.

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There being no further business to come before the Board, the meeting adjourned at 1:00 a.m, Wednesday, February 10, 1999.

JIM GALLOWAY, Chairman  
Washoe County Commission

ATTEST: AMY HARVEY, County Clerk