

BOARD OF COUNTY COMMISSIONERS, WASHOE COUNTY, NEVADA

TUESDAY

7:00 P.M.

MAY 8, 2002

SPECIAL MEETING

PRESENT:

Pete Sferrazza, Chairman
Joanne Bond, Vice Chairman
Jim Galloway, Commissioner
Jim Shaw, Commissioner
Ted Short, Commissioner

Nancy Parent, Chief Deputy Clerk
Katy Singlaub, County Manager
Madelyn Shipman, Legal Counsel

The Board met in special session in the Caucus Room of the Washoe County Administration Complex, 1001 East Ninth Street, Reno, Nevada. Following the Pledge of Allegiance to the flag of our Country, the Chief Deputy Clerk called the roll, and the Board conducted the following business:

AGENDA

In accordance with the Open Meeting Law, on motion by Commissioner Short, seconded by Commissioner Bond, which motion duly carried, Chairman Sferrazza ordered that the agenda for the May 8, 2002, special meeting be approved.

PUBLIC COMMENTS

There was no response to the call for public comments.

MANAGER'S/COMMISSIONERS' COMMENTS

Commissioner Bond requested a future agenda item concerning appointment of the seventh individual on the Truckee Meadows Water Authority (TMWA) Board. Commissioner Galloway stated he would co-sponsor Commissioner Bond's request.

Chairman Sferrazza requested a report on why Highway 395 was completely closed for over two hours during a recent shooting incident.

02-450

**APPOINTMENT - ALTERNATE MEMBER - DEBT
MANAGEMENT COMMISSION**

Commissioner Galloway explained that the Debt Management Commission (DMC) is currently dealing with more critical and pressing issues than ever before because the region is so close to the \$3.64 cap on the overlapping tax rates. He stated the DMC meetings are typically held on Fridays; there are two Fridays in May that he will not be available because his sons are graduating; and a Washoe County alternate should be appointed in case a meeting is called on one of those Fridays when he cannot attend.

Following further discussion, on motion by Commissioner Galloway, seconded by Commissioner Short, which motion duly carried, it was ordered that Commissioner Shaw be appointed as first alternate and Chairman Sferrazza as second alternate to the Debt Management Commission.

02-451

REGIONAL PLAN UPDATE

Commissioner Galloway noted Commissioner Bond's list of 25 issues to be discussed at the Regional Planning Governing Board (RPGB) meeting on May 9, 2002, and reported that he has had a discussion with Chairman Martini concerning a process for discussing the issues.

Eric Young, Department of Community Development, reviewed the strategy he plans to use at the RPGB May 9th meeting and solicited advice from the Board members. He identified staff's concerns with the proposed regional plan update stating the plan is now even less objective than the 1996 plan, and it provides for more interpretation than ever before. He stated the plan identifies that 64 percent of the population growth should occur outside of the McCarran ring, but the numbers are very arbitrary. Mr. Young explained "attracters" as being such things as shopping malls, large commercial development, high schools, etc., which usually result in surrounding higher density residential development and cited the Damonte Ranch High School as an example. He further stated that is also how spheres of influence lead to denser development.

Mr. Young then reviewed a handout concerning policy 1.2.15 concerning development in the spheres and a table translating the Washoe County land use designations into Reno land use designations. He described how the City of Reno has several zoning designations (i.e., lot sizes) that apply to their master plan designations (i.e., single-family residential) allowing for varied numbers of units per acre; and the overall average density of Reno's single family residential zoning for what actually exists on the ground is 7.9 units per acre. Mr. Young stated Reno staff keeps insisting they would be required to zone a sphere area exactly the same as the County designation, but Reno's lowest density designation is 1 unit per 2.5 acres, and they have nothing that compares to 1 unit per 5 acres or more. Staff is very concerned that the City could significantly increase densities in the spheres because a plan amendment would not be necessary to change zoning (lot sizes) as long as the designation (single-family residential) remained the same. He cited the Somersett development as an example of land that was designated

as general rural when it was in the County, but is being built-out much denser under City zoning as a special planning area.

Chairman Sferrazza stated Washoe County should request that the plan be more specific concerning densities. Mr. Young stated that is what staff is proposing. He said there is an actual written commitment in the plan by the County for no more than 3 units per acre and only neighborhood commercial in the unincorporated area, but anyone looking at this plan would have no way of knowing what might happen in the spheres or in the Cities. A discussion then ensued concerning the importance of having that kind of information available so that other entities, such as the Regional Transportation Commission, the School District, Truckee Meadows Water Authority, etc., can plan for the infrastructure required to support the development. It was also pointed out that the plan demonstrates a jobs-to-housing imbalance.

Mr. Young stated there are really two plans on the table, the Regional Planning Commission (RPC) draft and the County compromise plan. The County compromise accepts the process in lieu of an actual plan for large areas and some expanded spheres of influence; but, for the rest of the region, an analysis of needs and capacity, natural resources, air quality, etc., has to be done in order to develop a joint master plan that describes exactly what the ultimate zoning will be.

A discussion ensued concerning the economic future of the region and possible impacts of Indian Gaming and whether those kinds of issues were taken into account in drafting the plan.

Commissioner Galloway requested a legal review of the plan that is ultimately adopted. Madelyn Shipman, Assistant District Attorney, responded to questions from Chairman Sferrazza concerning rolling back the sphere of influence.

Richard Hobbs, area resident, stated there has been no give-and-take in this process; the County has been outvoted at all RPC meetings; and the County compromise was not received well. He stated the only hope he sees to stop the Reno-Sparks expansion plan is through Reno Councilman Hascheff and Sparks Councilman Carrigan.

Bob Lissner, local homebuilder, asked what is wrong with building 10,755 units in Lemmon Valley if it is affordable housing. If development is cut off, the government will be destroying the dream of home ownership. Mr. Lissner stated the County plan is simply an attempt to control or stop growth.

Diana Langs, Sun Valley General Improvement District, stated the population chart is not supported by data; there were no studies done; and no one in the County wants this plan, but they are going to get it anyway.

Tom Gallagher, Summit Engineering Corporation, suggested the County needs to look at the numbers closer and stated the highest density in northwest Reno is 2.9 units per acre.

Chairman Sferrazza expressed a desire that the County compromise proposal be on the next joint meeting agenda.

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There being no further business to come before the Board, the meeting adjourned at 8:40 p.m.

PETER J. SFERRAZZA, Chairman
Washoe County Commission

ATTEST:

AMY HARVEY, County Clerk
and Clerk of the Board of
County Commissioners

*Minutes Prepared by
Sharon Gotchy
Deputy County Clerk*