

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

**SPECIAL MEETING**

MONDAY

11:00 A.M.

FEBRUARY 27, 2006

PRESENT:

**Bob Larkin, Chairman**  
**Bonnie Weber, Vice Chairman**  
**Jim Galloway, Commissioner**  
**David Humke, Commissioner\***

**Nancy Parent, Chief Deputy County Clerk**  
**Katy Singlaub, County Manager**  
**Melanie Foster, Legal Counsel**

ABSENT:

**Pete Sferrazza, Commissioner**

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

**AGENDA**

In accordance with the Open Meeting Law, on motion by Commissioner Galloway, seconded by Commissioner Weber, which motion duly carried with Commissioners Sferrazza and Humke absent, Chairman Larkin ordered that the agenda for the February 27, 2006 special meeting be approved.

**PUBLIC COMMENTS**

Susan Seidl, local resident, discussed the Regional Plan amendment and the section entitled Future Open Space on Private Property.

Juanita Cox, local resident, attended the Board of Equalization meeting held February 24th. She said the room was too small, and there was no room capacity signage.

Gary Schmidt, local resident, believed there were fire Code violations at the meeting Ms. Cox referenced. He said there were also Open Meeting Law violations at that meeting and discussed Development Code violations.

**DEVELOPMENT CODE ASSESSMENT – COMMUNITY DEVELOPMENT**

Kirk Bishop, Duncan Associates, discussed the assessment of the Development Code and how the assessment was done. He noted this presentation was the first of three that would be conducted, stating they would be presenting to the various Citizen Advisory Boards and the public later in the day. He said the last meeting would be with the Development Code Assessment Steering Committee.

Michael Dyett, Dyett and Bhatia, said the standards were not being carried through; and there was a lot of repetition in the Code. He noted having a map that depicted ridges and hills would be helpful. He said the approval criteria should be placed in the Code. He said the County should consider the one map system, stating there were many areas of the County that system had provided a benefit. However, he thought some areas could better benefit from uncoupling the zoning map from the comprehensive plan map. He suggested a hybrid system that might only apply to a third of the County where a need for additional tools existed. He said the balance of the County could remain under a one-map system.

Mr. Bishop said he was asked to look at the diversity of the area during original meetings. He stated the regulatory zones did not look at that diversity, and the 18 regulatory zones did not always provide a good fit with the vision for certain areas of the County. He said the County should consider looking at new classifications that would be available countywide. He discussed administration and procedures. He suggested using the update of the Code as a means to step back and think about the appropriate role of all the review and decision making bodies that exist in the County. He said some authorizations that exist in the Development Code or Nevada law for providing a more efficient and streamlined approval process should be used. He suggested staff be given greater decision-making authority. He discussed some miscellaneous issues, such as the County's landscaping and sidewalk installation standards and suggested a reorganization of the Code, as well as an electronic version.

**\*11:44 a.m.** Commissioner Humke arrived.

Commissioner Galloway discussed special use permits and asked for elaboration on forms of relief. Mr. Bishop said the Code could rationalize when a special use permit was required versus a variance, and he noted there was an appropriate use of discretionary review within the Development Code. Commissioner Galloway asked if the two-map system would allow them to pinpoint certain issues. Mr. Bishop said, by virtue of adding some additional choices to the regulatory zone palette in combination with a two or hybrid map system, the recommendations in the report would move the County closer to that. Commissioner Galloway stated more categories would do the same thing.

Commissioner Weber asked how to address working with other entities. Mr. Dyett said having different standards that relate to the different environments in the

County could handle that. Adrian Freund, Community Development Director, discussed landscaping, stating there were several efforts taking place involving all of the jurisdictions. He said they were looking at the County's standards regarding landscaping, drainage, and grading since the recent flood. He said current Development Code and landscaping standards did not always provide a good match with water conserving landscape or better erosion control. He said the recommendation was to improve the County's landscape standards and bring them into line with water conversation landscaping, and that would be done with a dialogue with the other entities. Mr. Freund said the Code clarified ways the County worked with other entities.

Commissioner Galloway said the Development Code was not the place to discuss meetings or processes to work with other entities. He said the Development Code would be the product of those meetings.

Chairman Larkin questioned page 11 of the report, stating findings of fact were made and incorporated into the motion when the Board made decisions on special use permits. He asked if the report was saying this was not done on County land use and transportation policies. Mr. Dyett said the requirements for findings and criteria approval did not tie back specifically to sets of policies within the Comprehensive Plan. Mr. Freund said a strong tie back to area plan policies for the area was needed when a special use permit was being sought.

Chairman Larkin asked about the one-map system versus two-map system. Mr. Dyett said commercial space was not shown in Spanish Springs through the one-map system. He said an overlay of that area could give the additional flexibility. Chairman Larkin asked what process was envisioned. Mr. Dyett said zoning must always be consistent with the Comprehensive Plan, and any rezoning under a two-map system would require a legislative act. Chairman Larkin said there would be no compromise of decisions made under the one-map system by going to a two-map system.

In response to Commissioner Galloway, Mr. Dyett said gateway landscaping was an excellent idea.

Mr. Bishop said a final report would be produced with priorities for the major recommendations.

**06-208            DISCUSSION – COMPATIBILITY AND ADJACENCY**  
**STANDARDS – COMMUNITY DEVELOPMENT**

Adrian Freund, Community Development Director, said developers worked with the community to tailor compatibility and adjacency standards. He said, as they moved forward, the County might want to look at a variety of choices to meet compatibility based on local desires of a particular community.

Sharon Kvas, Planning Manager, stated Commissioner Sferrazza requested this item; and the issue began with an infill project within the Horizon Hills

area. She said a major issue with that appeal was the lots did not have the same width as those properties they were adjacent to.

**12:10 p.m.** Commissioner Humke left the meeting.

Ms. Kvas gave a review of her report, stating the Board adopted the Regional Development Standards within cooperative planning areas and all of Washoe County in 2004; and lot adjacency standards were part of that. She reviewed recommended staff options with the Board. She said an area plan update allowed for more diversity, and she discussed issues that allowed for smaller lots.

Commissioner Galloway asked if the County would be violating the Settlement Agreement if the Board made a change. Mr. Freund said they would not. He stated the requirement was similar standards rather than same standards, and he discussed an adjacency buffer.

Commissioner Weber said, since Commissioner Sferrazza requested this item, he should have a chance to see the presentation. She said this was a policy issue the Board needed to decide rather than an entity such as the Citizen Advisory Boards (CAB's). Ms. Kvas said she was not suggesting the CAB's make the decision but rather they be involved in the process.

Mr. Freund discussed how the process through the area plans would work and codification. Chairman Larkin asked about impact on developer's applications. Ms. Kvas said less lots could be developed if the Code was changed. Mr. Freund said, if a project was next to another jurisdiction and the property was reachable through annexation, it might lead to more intense development. He noted most developers negotiated with neighborhoods for the most palatable solutions.

Commissioner Galloway asked why there were no modifiers. Ms. Kvas said there were modifiers and referenced charts in her report. Commissioner Galloway said the Board could forego signing the resolution today and favored bringing it back at a later date.

Juanita Cox, local resident, said the Board should wait for the other Commissioners before deciding this issue and was concerned with inconsistencies.

Gary Schmidt, local resident, discussed densities, open space, and sprawl.

Susan Seidl, local resident, asked for clarification on who this applied to and what applied to an individual making capital improvements on their own property.

Commissioner Galloway moved to delay adoption of the resolution and directed staff to come back with a review of these issues at a later date. Commissioner Weber seconded the motion.

On call for the question, the motion passed on a 3 to 0 vote, with Commissioners Humke and Sferrazza absent.

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**12:35 p.m.** There being no further business to come before the Board, the meeting adjourned.

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**ROBERT M. LARKIN**, Chairman  
Washoe County Commission

**ATTEST:**

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

*Minutes Prepared by  
Jill Shelton, Deputy County Clerk*