

WASHOE COUNTY COMMISSION  
RENO CITY COUNCIL  
SPARKS CITY COUNCIL

JOINT MEETING

MONDAY

8:30 A.M.

FEBRUARY 5, 2007

PRESENT:

Bob Larkin, Washoe County Commissioner, Chairman  
Bonnie Weber, Washoe County Commissioner, Vice Chairman  
Jim Galloway, Washoe County Commissioner  
David Humke, Washoe County Commissioner\*  
Pete Sferrazza, Washoe County Commissioner\*

Robert A. Cashell, City of Reno, Mayor  
Dave Aiazzi, Reno City Councilmember\*  
Dwight Dortch, Reno City Councilmember\*  
Jessica Sferrazza, Reno City Councilmember  
Dan Gustin, Reno City Councilmember  
Sharon Zadra, Reno City Councilmember

Geno Martini, City of Sparks, Mayor  
Mike Carrigan, Sparks City Councilmember  
John Mayer, Sparks City Councilmember  
Phil Salerno, Sparks City Councilmember  
Ron Schmitt, Sparks City Councilmember  
Ron Smith, Sparks City Councilmember

ABSENT:

Pierre Hascheff, Reno City Councilmember

The Board and Councils met in joint session in the Washoe County Commission Chambers, 1001 East Ninth Street, Reno, Nevada, with City of Sparks Mayor Geno Martini presiding.

Also present were Washoe County Manager Katy Singlaub, Washoe County Assistant District Attorney Melanie Foster, Washoe County Clerk Amy Harvey, Reno City Manager Charles McNeely, Reno City Attorney John Kadlic, Reno Chief Civil Deputy City Attorney Tracy Chase, Reno City Clerk Lynnette Jones, Sparks Assistant City Manager Steve Driscoll, Sparks Assistant City Attorney David Creekman, and Sparks Deputy City Clerk Lenda Ulrich.

Following the Pledge of Allegiance to the flag of our Country, the Clerks called the roll for their respective entities, and the Commission and Councils conducted the following business:

**07-129**      **AGENDA**

In response to the call for public comment, Sam Dehne objected to the one-minute time limit for public comment on agenda items.

On motion by Mayor Cashell, seconded by Councilmember Jessica Sferrazza, which motion duly carried with Commissioners Humke and Pete Sferrazza and Councilmembers Aiazzi, Dortch and Hascheff absent, it was ordered that the agenda for February 5, 2007 be approved with an amendment to consider item ten prior to item seven.

**PUBLIC COMMENT**

Guy Felton spoke about free speech, public servants, and the legality of removing citizens from an open meeting for disruption.

**\*8:49 a.m.**      Reno City Councilmember Dwight Dortch arrived.

**\*8:50 a.m.**      Washoe County Commissioner Pete Sferrazza arrived.

James Kozera complained about the institution of a \$50-per-year fee to receive programming schedules by mail for Sierra Nevada Community Access Television (SNCT). He suggested the fee be waived and that SNCT should broadcast announcements concerning the availability of schedules by email or at its website, as well as the time and place for SNCT Board meetings.

Sam Dehne agreed with Mr. Kozera. He discussed a parking ticket that he had received while attending a Reno City Council meeting. Mr. Dehne commented that the voting system and the Workers' Compensation system in Nevada were broken.

**MINUTES**

On motion by Councilmember Gustin, seconded by Commissioner Larkin, which motion duly carried with Commissioner Humke and Councilmembers Aiazzi and Hascheff absent, it was ordered that the minutes for the joint meeting of October 2, 2006 be approved.

**07-130**      **APPEARANCE/DIRECTION – 2007 LEGISLATIVE  
RECOMMENDATIONS – REGIONAL HOUSING TASK FORCE**

**\*8:57 a.m.**      Reno City Councilmember David Aiazzi arrived.

**\*8:57 a.m.**      Washoe County Commissioner David Humke arrived.

Jodi Royal-Goodwin, Community Resources Program Manager for the City of Reno, briefly discussed the background of the Regional Housing Task Force and its objective to improve the provision of affordable and workforce housing throughout the community. She summarized the staff report containing initial recommendations made by the Task Force, as well as a handout containing additional recommendations made at the most recent meeting of the Task Force, both of which were placed on file with the Clerk. All of the recommendations were related to Assembly Concurrent Resolution (ACR) 11.

Commissioner Larkin asked about the rationale in Recommendation No. 1 for supporting the creation of a housing trust fund targeting 61-120 percent of the Area Median Income (AMI) instead of 80-120 percent. Ms. Royal-Goodwin responded that the ACR 11 recommendation was intended to make workforce housing more in line with the gap left after federal funding and that trust funds at the State level specified 60 percent or below. The task force did not want to create an assistance gap leaving out those between 60 and 80 percent of the AMI.

Commissioner Galloway pointed out the upper end of the target range at 120 percent of AMI. He questioned whether it was sensible to divert money for moderate income housing when lower income needs were not met. Ms. Royal-Goodwin indicated the lower income and workforce housing trust funds were separate, so funds would not actually be diverted. She explained it was necessary to earn approximately 130 percent of the AMI to afford a median-priced home in this community. Commissioner Galloway expressed his belief that the money could and should go to assist lower income groups.

Mark Sullivan, Chairman of the Regional Housing Task Force, stated that those who earn 60 percent of the AMI would qualify for approximately \$1100 per month toward a mortgage payment. He commented that those who were actively working and contributing to the community would go to surrounding communities to purchase a home if they were not given a helping hand, resulting in a large number of people who paid taxes elsewhere but still had an impact on services in Reno, Sparks and Washoe County. He indicated the committees and subcommittees of the Task Force who had taken a comprehensive look at the issue were made up of individuals in local, state and federal agencies, as well as those in the building industry.

**9:05 a.m.** Commissioner Humke temporarily left the meeting.

Commissioner Galloway suggested the top end of the range should be something less than 120 percent. Mr. Sullivan commented that families in that range would have the best chance for success. Commissioner Galloway remarked that setting the percentage above the average would make those individuals dependent on a system for which those same individuals were the source of the income, since they represented the biggest tax-paying group. Mr. Sullivan reiterated that the recommendations represented the consensus of those who served on the Task Force and its committees.

Councilmember Jessica Sferrazza indicated she had attended all of the Task Force meetings. She pointed out that it was comprised of approximately 40 members from a wide variety of backgrounds, who had come to 100 percent consensus after lengthy discussion regarding the workforce percentage recommendations. Due to the opening of the 2007 Legislative Session, she encouraged the group to move forward today with the additional recommendations as well as the initial ones in the staff report, with the possible exception of redistribution of the real estate transfer tax (item 5 on the list of Additional Recommendations).

In response to the call for public comment, Sam Dehne stated that Mr. Sullivan and Commissioner Galloway both made a lot of sense. He believed that many would equate getting out of Iraq with achieving the American dream and said that there were lots of people who had dreams more important to them than owning a home.

**9:10 a.m.** Commissioner Humke returned to the meeting.

Councilmember Jessica Sferrazza commented that the Committee did not want mobile home recommendations to be too restrictive because that might deter redevelopment of mobile home parks for affordable housing. She brought up another issue discussed in committee pertaining to building enterprise fees, stating that State law currently prohibited the reduction of master plan or zone plan checks for affordable housing projects.

Commissioner Humke observed that a decision was difficult given that the Additional Recommendations were so fresh. He indicated that he would prefer to know more about the impacts and possible conflicts with tax revenue but he would not oppose the recommendations if the rest of the Commissioners voted to go forward.

Commissioner Galloway asked that Recommendation No. 1 giving 120 percent of AMI as the upper end of the target range for the workforce housing trust fund be separated out from the motion. He stated that he would only support it if the percentage were lowered. He expressed concern about putting \$20,000,000 into this fund without some comment that it would not be at the expense of the under-funded Truckee River Flood Control Project.

For the City of Reno, on motion by Councilmember Jessica Sferrazza, seconded by Councilmember Dortch, which motion duly carried with Councilmember Hascheff absent, it was ordered that the recommendations in the Regional Housing Task Force staff report and the Additional Recommendations be adopted with the exception of item 5 on the list of Additional Recommendations, (pertaining to redistribution of real estate transfer taxes), which was to be sent back to each jurisdiction for further review.

For the City of Sparks, on motion by Councilmember Carrigan, seconded by Councilmember Schmitt, which motion duly carried, it was ordered that the recommendations in the Regional Housing Task Force staff report and the Additional Recommendations be adopted with the exception of item 5 on the list of Additional

Recommendations, (pertaining to redistribution of real estate transfer taxes), which was to be sent back to each jurisdiction for further review.

For Washoe County, on motion by Commissioner Weber, seconded by Commissioner Pete Sferrazza, which motion duly carried with a minority opinion expressed by Commissioner Galloway, it was ordered that the recommendations in the Regional Housing Task Force staff report and the Additional Recommendations be adopted with the exception of item 5 on the list of Additional Recommendations, (pertaining to redistribution of real estate transfer taxes), which was to be sent back to each jurisdiction for further review. It was acknowledged that Commissioner Galloway did not support Recommendation No. 1 of the staff report as written, but that he voted to support the rest of the motion.

**07-131            DISCUSSION – JOINT MEETING RULES AND PROCEDURES**

Discussion took place about scheduling of the joint meetings and it was determined that the first Monday of the month on a quarterly basis remained the best available day.

Melanie Foster, Washoe County Assistant District Attorney, stated that there were two versions of the rules under consideration. She explained the document marked Exhibit A contained the existing rules including changes to the meeting day that were adopted at the last joint meeting, and Exhibit B added some language in section 1.4 to authorize the attendance of at least one member of the Washoe County School District Board of Trustees at each Joint Meeting. Ms. Foster asked the joint bodies to direct legal counsel to review the rules and previous minutes with respect to Open Meeting Law compliance.

Councilmember Jessica Sferrazza remarked that there were issues needing discussion that had not made it onto the agenda, some of which related only to the City of Reno and Washoe County. Mayor Martini pointed out that items not pertaining to the City of Sparks were moved to the end of the agenda and all Council or Commission members could bring items to their Mayor or Chairman for inclusion in an agenda.

Commissioner Pete Sferrazza clarified the 2007 quarterly meeting schedule with Commissioner Larkin.

Councilmember Aiazzi pointed out that the rules did not preclude the governing bodies from calling an additional meeting when necessary.

Councilmember Salerno inquired whether the proposed School District representative would be a voting member. Commissioner Larkin explained that the School District would not have a quorum present and their representative would therefore be required to take issues back to the Board of Trustees for action.

David Creekman, Sparks Assistant City Attorney, commented that item 3.1 allowing general public comment on any subject went significantly beyond what was required in cases interpreting the Constitution. He stated the joint bodies and individual bodies were only required to take public comment with respect to topics over which the bodies arguably had jurisdiction and control.

Mayor Cashell clarified the public comment time limits of one minute for agenda items and three minutes under general public comment.

Councilmember Carrigan suggested that consideration be given to synchronizing public comment rules among the various governing boards and commissions.

Councilmember Aiazzi questioned whether the Reno City Council could establish different rules for public comment at joint meetings when it was still convened as the Reno City Council. He suggested that the rules during a joint meeting should reflect the most liberal of those followed by the three bodies rather than the most restrictive.

There was no response to the call for public comment.

Mayor Cashell suggested the public comment time for individual agenda items be changed from one minute to three minutes. Commissioner Galloway asked that it be changed to two minutes.

Councilmember Smith disagreed with having quarterly meetings scheduled on the first Monday of the month.

For the City of Reno, on motion by Mayor Cashell, seconded by Councilmember Jessica Sferrazza, which motion duly carried with Councilmember Hascheff absent, it was ordered that Exhibit B entitled *Rules of Procedure for Joint Regional Meetings of Washoe County, the City of Reno and the City of Sparks* be adopted with an amendment in item 3.1 to allow three minutes for public comment on specific agenda items.

For Washoe County, on motion by Commissioner Pete Sferrazza, seconded by Commissioner Larkin, which motion duly carried, it was ordered that Exhibit B entitled *Rules of Procedure for Joint Regional Meetings of Washoe County, the City of Reno and the City of Sparks* be adopted with an amendment in item 3.1 to allow three minutes for public comment on specific agenda items.

For the City of Sparks, on motion by Councilmember Salerno, seconded by Councilmember Mayer, which motion carried on a 4-1 vote with Councilmember Smith voting "no," it was ordered that Exhibit B entitled *Rules of Procedure for Joint Regional Meetings of Washoe County, the City of Reno and the City of Sparks* be adopted

with an amendment in item 3.1 to allow three minutes for public comment on specific agenda items.

**9:45 a.m.** Barbara Price of the Washoe County School District Board of Trustees was seated on the dais.

**07-132**            **APPEARANCE/REPORT – REGIONAL TEN-YEAR PLAN TO  
END CHRONIC HOMELESSNESS DEVELOPMENT  
COMMITTEE**

Bob Rusk, Chairman of the Ten-Year Plan to End Chronic Homelessness Development Committee, conducted a Power Point presentation that was placed on file with the Clerk. He thanked staff and the 28 members of the Committee, who had worked for over a year to develop the report entitled *Housing for All: A Plan to End Homelessness*, which was being presented for consideration and adoption by the three jurisdictions. The Committee was created as part of a federal initiative of the Interagency Council on Homelessness and included representatives from local businesses, service providers, financial institutions, faith communities, law enforcement, and local government jurisdictions.

Mr. Rusk gave special thanks to Mayor Cashell for his leadership in finding the Record Street site for the Community Assistance Center.

Mr. Rusk gave some background on efforts to help the homeless in the community, pointing out that two decades of debate went into the building of a homeless shelter. The Reno Alliance for the Homeless was created in October 2000 to increase collaboration among service providers, raise awareness, and establish a continuum of care for resources. Mr. Rusk's presentation outlined the numbers and composition of local homeless populations, as well as some of the common causes of homelessness and costs for providing services. He stated that phase I of the Community Assistance Center opened last year on Record Street, including a men's drop-in center, the Reno-Sparks Gospel Mission, and St. Vincent's Dining Room. Phase II of the project was underway and would house a family shelter, a single women's shelter, triage center and a crisis intervention team. Mr. Rusk pointed out the list and breakdown of 33 primary providers of homeless services in the report, including nonprofit organizations and government assistance programs. He described the core values guiding development and implementation of the Ten-Year Plan and discussed strategies for preventing homelessness and providing adequate housing.

Mayor Martini invited Eduardo Cabrera, a representative of the United States Interagency Council on Homelessness, to comment on the issue. Mr. Cabrera indicated his support for the Ten-Year Plan and encouraged the joint bodies to adopt it. He commented that the Plan contained elements found in other results-driven, outcome-oriented ten-year plans that had begun to yield reductions in the number of people living on the streets and long-term in shelters in various parts of the Country. He emphasized the consumer-centered approach in the Plan, acknowledging that program-focused

models had not been entirely effective in the past. Mr. Cabrera identified the shift in resources toward prevention and a housing first strategy, stating that the best way to end homelessness was to provide a permanent home. He pointed out that this approach had a success rate of 88 percent and a substantially lower price tag compared to cycling the homeless through existing systems of care. The Plan rejected traditional models of outreach to the homeless, instead looking to professionalize the field through implementation of the Assertive Community Treatment (ACT) model, which empowered a team of trained clinicians to move toward an engagement approach to bring the homeless in. Mr. Cabrera discussed the importance of embracing best practices that were already working such as the Community Assistance Center, the H.E.L.P. Reunification Program and the Homeless Court. He referred to the Plan as a living document, designed to allow the agencies to throw out elements that did not work and add in those that did. Mr. Cabrera emphasized that benchmarks, budgets and timelines should be first on the agenda when implementing the Plan. He acknowledged several of the people who had worked to put together the Plan.

Mayor Cashell stated that he, Mayor Martini and Chairman Larkin were working on a letter to be sent to developers, contractors and business people asking private enterprise to help with construction of the Family Shelter.

For the City of Reno, on motion by Councilmember Jessica Sferrazza, seconded by Councilmember Gustin, which motion duly carried with Councilmember Hascheff absent, it was ordered that *Housing for All: A Plan to End Homelessness* be adopted and staff be directed to take the steps necessary for implementation.

For Washoe County, on motion by Commissioner Pete Sferrazza, seconded by Commissioner Weber, which motion duly carried, it was ordered that *Housing for All: A Plan to End Homelessness* be adopted and staff be directed to take the steps necessary for implementation.

For the City of Sparks, on motion by Councilmember Smith, seconded by Councilmember Schmitt, which motion duly carried, it was ordered that *Housing for All: A Plan to End Homelessness* be adopted and staff be directed to take the steps necessary for implementation.

**07-133            APPEARANCE – NORTHERN NEVADA INFORMATION  
CENTER AND STATE WATCH PROGRAM – WASHOE COUNTY  
SHERIFF’S OFFICE**

Lieutenant Jim Forbus of the Washoe County Sheriff’s Office conducted a Power Point presentation on the Northern Nevada Information Center (formerly known as the Terrorism Early Warning System), which was placed on file with the Clerk. Mr. Forbus explained the Center was the result of a Department of Homeland Security grant and in compliance with the 2005 Department of Homeland Security national preparedness goal. He indicated the 2006 Department of Homeland Security funding consisted of a partnership with the Las Vegas Metropolitan Police Department, Clark County Emergency Management, and the Nevada Department of Public Safety Division

of Emergency Management two programs, the Northern Nevada Information Center and the State Watch Program.

Mr. Forbus discussed the primary objectives of the Nevada Critical Infrastructure Protection Program (NCIPP), also known as the State Watch Program, which was designed to identify, catalog, prioritize and protect critical infrastructure and key resources to support federal, state and local readiness, prevention, deterrence, mitigation and response efforts. He reviewed elements of the SILVER Shield Program, an acronym for State Infrastructure Liability, Vulnerability Assessment and Emergency Response Repository, and talked about the Northern Nevada Information Center. Mr. Forbus pointed out that State Watch involved identifying vulnerabilities and critical infrastructure, while the Northern Nevada Information Center involved the sharing of information between local, regional, state and federal agencies.

**10:15 a.m.** Councilmember Jessica Sferrazza left the meeting.

There was no action taken on this issue.

**10:20 a.m.** Since the final agenda item concerned Washoe County and the City of Reno, Sparks City Councilmembers and staff left the meeting.

**07-134A      COMPREHENSIVE PLAN AMENDMENT – CASE NO. CP06-14  
(AUTOZONE) – WASHOE COUNTY COMMUNITY  
DEVELOPMENT**

It was determined that no formal presentation on this item was necessary. The public hearing was opened by Chairman Larkin on behalf of Washoe County and by Mayor Cashell on behalf of the City of Reno.

There was no response to the call for public comment.

For the City of Reno, on motion by Councilmember Dortch, seconded by Councilmember Zadra, which motion duly carried with Councilmembers Hascheff and Jessica Sferrazza absent, it was ordered that, as recommended by the Reno Planning Commission, the Reno City Council approve Comprehensive Plan Amendment Case No. CP06-014 concerning Parcel No. 552-190-04 for Auto Zone with the following findings:

1. Growth and/or other development factors in the community support changing the zoning;
2. The change in zoning represents orderly development of the City and there are, or are planned to be, adequate services and infrastructure to support the proposed zoning change and existing uses in the area;

3. The change in zoning provides for an appropriate use of the property;
4. The change in zoning is in substantial conformance with the Master Plan and other adopted plans and policies; and
5. The proposed zoning is sensitive to and/or compatible with the use and development of adjacent properties.

With one additional finding that states:

6. The Reno City Council gave reasoned consideration to information contained within the reports transmitted to the City Council from the City of Reno Planning Commission, and the information received during the public hearing.

For Washoe County, on motion by Commissioner Weber, seconded by Commissioner Pete Sferrazza, which motion duly carried, it was ordered that, as recommended by the Washoe County Planning Commission, the Washoe County Board of Commissioners approve Comprehensive Plan Amendment Case No. CP06-014 concerning Parcel No. 552-190-04 for Auto Zone with the following findings in accordance with Washoe County Development Code Section 110.810.30:

1. The proposed amendment to the North Valleys Area Plan and Reno-Stead Corridor Joint Plan are in substantial compliance with the policies and action programs of the Washoe County Comprehensive Plan.
2. The proposed amendments to the North Valleys Area Plan and Reno-Stead Corridor Joint 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.
3. The proposed amendments to the North Valleys Area Plan and Reno-Stead Corridor Joint Plan will not adversely affect the implementation of the policies and action programs of the Conservation Element, the Population Element and/or the Housing Element of the Washoe County Comprehensive Plan.
4. The proposed amendments to the North Valleys Area Plan and Reno-Stead Corridor Joint Plan will promote the desired pattern for the physical growth of the County and guides 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 amendments to the North Valleys Area Plan and Reno-Stead Corridor Joint Plan is the first amendment to the North Valleys Area Plan and Reno-Stead Corridor Joint Plan in 2006, 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 and the City of Reno Planning Commission gave reasoned consideration to information contained within the staff report and information received during the public hearing.

With one additional finding that states:

7. The Washoe County Commission gave reasoned consideration to information contained within the reports transmitted to the County Commission from the Washoe County Planning Commission, and the information received during the public hearing.

**07-134B      RESOLUTION – COMPREHENSIVE PLAN AMENDMENT CASE NO. CP06-14 (AUTOZONE) – WASHOE COUNTY COMMUNITY DEVELOPMENT**

For the City of Reno, on motion by Councilmember Dortch, seconded by Councilmember Aiazzi, which motion duly carried with Councilmembers Hascheff and Jessica Sferrazza absent, it was ordered that the Reno City Council authorize the Chair to sign the Joint Resolution that follows for the updated area plan and specific plan after a determination of conformance with the Regional Plan by the Truckee Meadows Regional Planning Agency.

For Washoe County, on motion by Commissioner Weber, seconded by Commissioner Pete Sferrazza, which motion duly carried, it was ordered that the Washoe County Board of Commissioners authorize the Chair to sign the Joint Resolution that follows for the updated area plan and specific plan after a determination of conformance with the Regional Plan by the Truckee Meadows Regional Planning Agency.

**JOINT RESOLUTION OF THE RENO CITY COUNCIL  
AND THE BOARD OF COUNTY COMMISSIONERS  
ADOPTING THE AMENDED RENO-STEAD CORRIDOR  
JOINT PLAN WASHOE COUNTY COMPREHENSIVE  
PLAN AMENDMENT CASE NO. CP06-014**

**WHEREAS**, Section 278.150 and 278.210, Nevada Revised Statutes, specifies that the City of Reno Planning Commission may prepare and adopt a master plan for all or any part of the City of Reno, subject to Reno City Council approval, and the Washoe County Planning Commission may prepare and adopt a master plan for all or any part of the County, subject to County Commission approval;

**WHEREAS**, The Truckee Meadows Regional Plan identifies the RENO-STEAD CORRIDOR JOINT PLAN as a part of the City of Reno Master Plan and the Washoe County Comprehensive Plan – North Valleys Area Plan and, further, NRS 278.02784 and 278.02786 specify the purpose and procedure for the adoption of a joint plan consistent with the Truckee Meadows Regional Plan;

**WHEREAS**, The City of Reno Planning Commission and the Washoe County Planning Commission have found that the RENO-STEAD CORRIDOR JOINT PLAN, a part of the Reno Master Plan and the amended Washoe County Comprehensive Plan – North Valleys Area Plan, and the most recent amendment, provides a long-term general plan for the development of the City of Reno and Washoe County including the subject matter currently deemed appropriate for inclusion in the City of Reno Master Plan and the Washoe County Comprehensive Plan – North Valleys Area Plan;

**WHEREAS**, NRS 278.02784 specifies that the RENO-STEAD CORRIDOR JOINT PLAN shall be submitted to the Regional Planning Commission for review of conformance with the Truckee Meadows Regional Plan pursuant to NRS 278.028; and, further, that a public hearing on review of conformance of the RENO-STEAD CORRIDOR JOINT PLAN, with the Truckee Meadows Regional Plan, was originally held on June 23, 1999, with the most recent amendment to the RENO-STEAD CORRIDOR JOINT PLAN being held on January 31, 2005, and the Regional Planning Commission found that the amended RENO-STEAD CORRIDOR JOINT PLAN, was in conformance with and promotes the goals and policies of the Truckee Meadows Regional Plan;

**WHEREAS**, The City of Reno Planning Commission, the Washoe County Planning Commission and the Regional Planning Commission have submitted the amended RENO-STEAD CORRIDOR JOINT PLAN, a part of the Reno Master Plan and the amended Washoe County Comprehensive Plan – North Valleys Area Plan, to the City Council of the City of Reno, Nevada, and the Board of County Commissioners of Washoe County, Nevada, for approval and adoption;

**WHEREAS**, Pursuant to NRS 278.02786(5), a joint public hearing on the adoption of the RENO-STEAD CORRIDOR JOINT PLAN, a part of the Reno Master Plan and the amended Washoe County Comprehensive Plan – North Valleys Area Plan, was originally held on July 8, 1999, by the City Council of the City of Reno, Nevada, and the Board of County Commissioners of Washoe County, Nevada, with the most recent amendment to the RENO-STEAD CORRIDOR JOINT PLAN being held on February 5, 2007;

**WHEREAS**, Under the provisions of NRS 278.220, the City Council of the City of Reno, Nevada and the Board of County Commissioners of Washoe County, Nevada find that the amended RENO-STEAD CORRIDOR JOINT PLAN, a part of the Reno Master Plan and the amended Washoe County Comprehensive Plan – North Valleys Area Plan, conserves and promotes the public health, safety and general welfare; and

**WHEREAS**, The amended RENO-STEAD CORRIDOR JOINT PLAN, an element of the Reno Master Plan and the amended Washoe County Comprehensive Plan – North Valleys Area Plan, is the desired pattern and guide for the orderly physical growth and development of the Reno-Stead Corridor based on the projected population growth, with the least amount of natural resource impairment, and the efficient expenditure of funds for public services;

**NOW, THEREFORE, IT IS HEREBY RESOLVED**, BY THE CITY COUNCIL OF THE CITY OF RENO, NEVADA, AND THE BOARD OF COUNTY COMMISSIONERS OF WASHOE COUNTY, NEVADA, That the Council and Board do hereby adopt and endorse the amended RENO-STEAD CORRIDOR JOINT PLAN, a part of the Reno Master Plan and the amended Washoe County Comprehensive Plan – North Valleys Area Plan, to serve as a guide for the orderly growth and development of the City of Reno, Nevada, and of Washoe County, Nevada;

**AND BE IT FURTHER RESOLVED**, That the City Council of the City of Reno, Nevada, and the Board of County Commissioners of Washoe County, Nevada, do hereby agree and direct that any amendments to the RENO-STEAD CORRIDOR JOINT PLAN, a part of the Reno Master Plan and the amended Washoe County Comprehensive Plan – North Valleys Area Plan, which has been approved by both the City of Reno Planning Commission and the Washoe County Planning Commission on October 17, 2006, before being forwarded for adoption to the Council and Board.

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**10:25 am.** There being no further business to come before the joint bodies, the meeting adjourned.

**ATTEST:**

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

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

**ATTEST:**

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**ROBERT A. CASHELL**, Mayor  
City of Reno

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**LYNNETTE R. JONES**, City Clerk  
City of Reno

**ATTEST:**

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**GENO MARTINI**, Mayor  
City of Sparks

\_\_\_\_\_  
**DEBORINE J. DOLAN**, City Clerk  
City of Sparks

*Minutes Prepared by Lisa McNeill  
Washoe County Deputy Clerk*