

COUNTY COMMISSIONERS
Chair, Alexis Hill, District 1
Vice-Chair, Jeanne Herman, District 5
Michael Clark, District 2
Mariluz Garcia, District 3
Clara Andriola, District 4



COUNTY MANAGER
Eric P. Brown

NOTICE OF MEETING AND AGENDA
WASHOE COUNTY BOARD OF COUNTY COMMISSIONERS
- 1001 E. 9th Street, Reno, Nevada 89512

ASSISTANT DISTRICT ATTORNEY
Nathan Edwards

December 12, 2023
10:00 a.m.

COUNTY CLERK
Janis Galassini

NOTE: Items on this agenda may be taken out of order, combined with other items, removed from the agenda, or moved to the agenda of another later meeting. The Consent section is a single agenda item and is considered as a block and will not be read aloud. Items on this agenda may also be moved to or from the consent section. Items not voted on in the Consent section may also be voted on in a separate block or blocks. Items designated for a specified time will not be heard prior to the stated time but may be heard later. There will be only one period of public comment on any block vote. Any public comment made during that period may pertain to any of the items being voted on in the block, but there will not be separate public comment periods for each item within the block.

Location. This meeting will be held at the physical location designated on this agenda, but one or more of the County Commissioners and/or County staff may attend and participate by a remote technology system. Members of the public wishing to attend the meeting may do so at the designated physical location or may otherwise participate as stated in the Public Comment section. The Chair or their designee will make reasonable efforts to ensure that members of the public body and members of the public present at the physical location can hear or observe each member attending by remote technology system, and each member of the public body in attendance can participate in the meeting.

Accessibility. Washoe County, in compliance with the Americans with Disabilities Act, wishes to make all of its public meetings accessible to the public. Persons who require special accommodations or assistance in attending this meeting may contact the Office of the County Manager at least two working days before the meeting, if possible, by dialing 311 from any phone or (775) 328-2003.

Public Transportation. Public transportation is available to this meeting site. For eligible RTC ACCESS reservations call (775) 348-5438 or visit: <https://www.rtcwashoe.com/public-transportation/>.

Public Comment. Public comment is welcomed during public comment periods and is limited to 3 minutes per person per public comment period. Unused time may not be allocated to other speakers. A speaker's viewpoint will not be restricted; however, reasonable restrictions may be imposed upon the time, place, and manner of speech. Irrelevant statements, unduly repetitious statements, and personal attacks that would objectively antagonize or incite others are examples of speech that may be reasonably limited. All comments are to be directed to the Commission as a whole.

During the general public comment periods at the beginning and end of the meeting, speakers may address any matter either on or off the agenda. Items voted on in the Consent section or in a separate block or blocks shall have a single public comment period per block, and public comment will only be heard about the specific items being considered by the Commission in the block. For the remainder of the agenda, during items designated "for possible action" that are considered individually, public comment will only be heard about the specific item being considered by the Commission.

Members of the public may also submit comments by mail (1001 E. Ninth St., Reno, NV 89512), by eComment at <https://washoe-nv.granicusideas.com/#>, and by voice message at: (775) 328-2003. The County will make reasonable efforts to include all such comments received by 4:00 pm one working day prior to the meeting in the record. Voicemails will no longer be played for broadcast; mail and eComment will not be read by the Clerk.

Although not required by the Open Meeting Law, in order to accommodate persons residing in populated areas substantially outside the vicinity of the commission chambers, additional public comment may be given by remote technology system on agenda items concerning Districts 1, 5, or "All Commission Districts" (as specified in the subject line of the respective agenda items as "Virtual Public Comment Eligible") from the following locations: Incline Village Library: 845 Alder Ave, Incline Village, NV 89451 and/or Gerlach Community Center: 510 Cottonwood St, Gerlach, NV 89412.

Forum Restrictions and Orderly Conduct of Business. The Board of County Commissioners carries out the business of Washoe County and its residents during its meetings. The presiding officer may order a person be removed if the person's conduct or statements disrupt the order or safety of the meeting. Warnings about disruptive conduct or comments may or may not be given prior to removal.

Responses to Public Comments. The Board of County Commissioners may only deliberate or take action on matters that have been properly labeled "for possible action" and listed on a properly noticed Agenda. While the Open Meeting law allows discussion of public comments by members of the Commission, responses to matters not listed on the agenda could become deliberation without notice to the public. To avoid this situation and to ensure the public has proper notice of all matters, members may choose not to respond to public comments, except to correct factual inaccuracies, ask for staff to provide information, or ask that the matter be listed on a future agenda for consideration.

Pursuant to NRS 241.020, the Agenda for the Board of County Commissioners has been posted at the following locations: Washoe County Administration Building (1001 E. 9th Street, Bldg. A), Washoe County Courthouse-Second Judicial District Court (75 Court Street), Reno City Hall - Clerk's Office (1 E. 1st Street); Sparks Justice Court (1675 East Prater Way); www.washoecounty.gov/bcc/board_committees/ and <https://notice.nv.gov>.

Although no longer required under NRS 241.020, the agenda has been physically posted at the following locations: Washoe County Courthouse-Second Judicial District Court (75 Court Street), Reno City Hall - Clerk's Office (1 E. 1st Street), Sparks Justice Court (1675 East Prater Way).

Support documentation for the items on the agenda, provided to the Washoe County Board of Commissioners, is available to members of the public at the County Manager's Office (1001 E. 9th Street, Bldg. A, 2nd Floor, Reno, Nevada) Washoe 311 (washoe311@washoecounty.gov), (775) 328-2000 and on Washoe County's website www.washoecounty.gov/bcc/.

We begin by acknowledging that we gather today on the ancestral homelands of the Wašičiw (Washoe), Numu (Northern Paiute), Newe (Western Shoshone), Nuwu (Southern Paiute), and Pipa Aha (Mojave), the original caretakers of the land that we now call Nevada. Washoe County, formally named after the Washoe people in 1861, continues to be a gathering place and home for Indigenous Peoples, and we recognize their rich history and deep connections to these lands. May we honor their past, present, and future stewardship by remembering that the health of the land and its people are inextricably linked.

10:00 a.m.

1. Salute to the flag.
2. Roll call.
3. Public Comment. Comment heard under this item will be limited to three minutes per person and may pertain to matters both on and off the Commission agenda. The Commission will also hear public comment during individual action items, with comment limited to three minutes per person. Comments are to be made to the Commission as a whole. Virtual Public Comment Eligible when facilities are available.

(Note: Items listed after Public Comment will be heard on or after 11:00am. In no case will they be heard sooner than the stated time.)

4. Commissioners'/County Manager's announcements, reports and updates to include boards and commissions updates, requests for information or topics for future agendas. (No discussion among Commissioners will take place on this item.)
5. Presentation and discussion by Brian Beffort, Sustainability Manager regarding progress and plans for the County's greenhouse gas reduction and other sustainability work affecting both County operations and community-wide activities in Fiscal Year 2024. FOR DISCUSSION ONLY

Attachments: [BCC Sustainability Update 121223](#)

6. Donations. (FOR POSSIBLE ACTION)

- 6.A.1. Recommendation to accept donations in the amount of [\$4,147.00] and a \$100.00 pizza gift card to Washoe County Regional Animal Services retroactive for the period July 1, 2023 through September 30, 2023, from numerous donors (see attached list), to be used for the humane care and treatment of sick and/or injured, stray, abandoned, or at-risk animals received; express appreciation for these thoughtful contributions; and direct the Comptroller's Office to make the necessary budget amendments. Regional Animal Services. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [BCC- Donations- July 1-Sept 30 2023](#)
[7-1-23 to 9-30-23 donations BCC](#)

- 6.A.2. Recommendation to accept a one-time equipment donation of [128] Automated External Defibrillators (AED's) from the Nevada Department of Health and Human Services to the Washoe County Sheriff's Office to be placed in all patrol vehicles and used as life saving devices. Sheriff. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [BCC 12-12-23 - Sheriff - AED Donation from Nevada Department of Health and Human Services](#)
[Nevada First Responder AED Project Overview](#)

- 6.A.3. Recommendation to accept a one-time cash payment of [\$18,000.00] from the Department of Homeland Security, Special Response Team, by the Washoe County Sheriff's Office to be used for training costs associated with a week-long training iteration in Vehicle Based Tactics (VBT) taught and attended by both Agencies. Training will be conducted from February 26th to March 2nd at the Regional Training center. Sheriff. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [BCC 12-12-23 - Sheriff - Cash Payment for Department of Homeland Security Hosted Training \\$18,000](#)

7. Consent Items. (FOR POSSIBLE ACTION)

eComment to be provided here. The Consent section is a single agenda item and is considered as a block. Individual items in the Consent section will not be eComment eligible. When providing eComment, please note the specific item being addressed.

- 7.A.1. Recommendation to approve the Protest to Water Rights Application No. 93079, filed in the Office of the State Engineer, pursuant to Nevada Revised Statute 534.270.3(g)(1), requesting a change in the approved place of use of temporary surface (flood) waters of White Lake in the Cold Springs Hydrographic Basin, to preserve Washoe County's ability to protect and manage the water resources of Washoe County as prescribed under Washoe County Code Article 422. [Fiscal impact of \$30 for Protest filing fees]. Community Services. (Commission District 5.) FOR POSSIBLE ACTION

Attachments: [BCC 12-12-23 - Staff Report - Protest Wate Rights Application](#)
[BCC 12-12-23 - 93079 - Protest Form](#)

- 7.B.1. Recommendation to approve the use of General Fund Contingency in the total amount of [\$95,000] for fiscal year 2024 in accordance with Nevada Revised Statute (NRS) 354.598005 to increase expenditure authority for the 2024 Joy Lake Road Pipe Failure; and direct the Comptroller to make the appropriate budget appropriation transfers. [Total fiscal year 2024 impact \$95,000; net fiscal impact \$-0-]. Finance. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [FY24 Contingency 12-12-23 Joy Lake Road Pipe Failure](#)

- 7.C.1. Recommendation to approve, pursuant to NRS 244.1505, Commission District Special Fund disbursement in the amount of [\$4,700.00] for Fiscal Year 2023-2024; District 1 Commissioner Alexis Hill recommends a [\$4,700.00] grant to the Northern Nevada Member Assistance Program - a non-profit organization, created for religious, charitable or educational purposes - to support the future efforts of assisting working families through its food pantry and apprentice assistance programs; approve Resolution necessary for same; and direct the Comptroller's Office to make the necessary disbursement of funds. Manager's Office. (Commission District 1.) FOR POSSIBLE ACTION

Attachments: [12.12.23 Staff Report NNMAP - Food Pantry - Hill CR](#)
[12.12.23 BCC Resolution NNMAP - Food Pantry - Hill CR](#)

- 7.C.2. Recommendation to approve, pursuant to NRS 244.1505, Commission District Special Fund disbursement in the amount of [\$7,500.00] for Fiscal Year 2023-2024; District 2 Commissioner Mike Clark recommends a [\$2,500.00] grant to the Northern Nevada Member Assistance Program - a non-profit organization, created for religious, charitable or educational purposes - to support the future efforts of assisting working families through its food pantry and apprentice assistance programs; [\$5,000.00] grant to The Healing Center and Spa Steamboat Hot Springs - a non-profit organization, created for religious, charitable or educational purposes - to support the efforts for roof repairs for the historical building; approve Resolution necessary for same; and direct the Comptroller's Office to make the necessary disbursements of funds. Manager's Office. (Commission District 2.) FOR POSSIBLE ACTION

Attachments: [12.12.23 Staff Report NNMAP Steamboat Hot Springs Clark](#)
[12.12.23 BCC Resolution NNMAP - Food Pantry Clark](#)
[12.12.23 BCC Resolution Steamboat Hot Springs](#)

- 7.C.3. Recommendation to appoint Ryan Gustafson as Director of Human Services Agency effective December 12, 2023, with an annual salary of \$203,819.20. Manager's Office. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [BCC Staff Report -Director HSA 12 23](#)

- 7.C.4. Discussion and approval of Washoe County's Federal Legislative Principles and Lobbying Practices, including an update and direction to staff regarding the 118th Congress. The principles and practices are meant to serve as guidance to staff, lobbyists, and elected officials in representing the County before the United States Congress and Federal Agencies and to provide a means to advance and protect the County's interests on issues at the federal level, including health and human services, land use and management, capital projects, emergency preparedness, and election administration. Among other things, they address legislative, regulatory, administrative, and fiscal impact issues that may arise during the remainder of the 118th Congress and the County's practices as it conducts lobbying activities to advance the County's interests. Approval of these principles and practices may include but is not necessarily limited to the following overarching categories: fiscal sustainability, economic impacts, vulnerable populations, and innovative services. Manager's Office. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [BCC 12122023 - Manager - 118th Congress Federal Legislative Principles and Lobbying Practices](#)

- 7.D.1. Recommendation to retroactively accept a Nevada Division of Emergency Management grant award [amount not to exceed \$280,000.00, no County match required] as administered through the State of Nevada, Office of the Military, Division of Emergency Management, Federal FY 2023 project number 97067.23, to the Washoe County Sheriff's Office Bomb Unit for the purchase of a Chemical, Biological, Radiological, Nuclear, and Explosive detection robot for the Consolidated Bomb Squad for the grant term of October 1, 2023 through September 30, 2025 and if approved, authorize Sheriff Balaam to execute grant award documentation, and direct the Comptroller's Office to make the necessary budget amendments. Sheriff. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [TMP-8174 2023 DEM Bomb Detection Robot 12.12.23](#)
[2023 DEM Bomb Enhance Award](#)

- 7.D.2. Recommendation to retroactively accept a Nevada Division of Emergency Management grant award [amount not to exceed \$149,460.00, no County match required] as administered through the State of Nevada, Office of the Military Division of Emergency Management, Federal FY 2023 project number 97067.23 to the Washoe County Sheriff's Office Community Emergency Response Team (CERT) for payment of three intermittent positions as well as equipment and supplies for the grant term of October 1, 2023 through September 30, 2025 and if approved authorize Sheriff Balaam to execute grant award documentation, and direct the Comptroller's Office to make the necessary budget amendments. Sheriff. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [BCC 12-12-23 - Sheriff - 2023 DEM CERT \[\\$149,460\]](#)
[2023 DEM CERT Award Exp 9-30-25](#)

- 7.D.3. Recommendation to retroactively accept a grant award [\$258,981.00, no County match required] from the Bureau of Justice Assistance (BJA), State Criminal Alien Assistance Program (SCAAP), FY 2022, Award Number 15PBJA-22-RR-05075-SCAA, to the Washoe County Sheriff's Office, Detention Bureau beginning August 30, 2023 through September 30, 2024. If approved, direct the Comptroller's Office to make the necessary budget amendments. Sheriff. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [BCC-12-12-23 - Sheriff - SCAAP 2022 \[\\$258,981\]](#)
[Award Package FAW-175836](#)

- 7.D.4. Recommendation to retroactively accept a Nevada Division of Emergency Management grant award [amount not to exceed \$110,422.00, no County match required] as administered through the State of Nevada, Office of the Military, Division of Emergency Management, Federal FY 2023 project number 97067.23, to the Washoe County Sheriff's Office Northern Nevada Regional Intelligence Center (NNRIC) for the purchase of software enhancements for the grant term of October 1st, 2023 through September 30th, 2025 and if approved, authorize Sheriff Balaam to execute grant award documentation, and direct the Comptroller's Office to make the necessary budget amendments. Sheriff. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [2023 DEM NNRIC Award Exp 9-30-25](#)
 [BCC 12-12-23 - Sheriff - 2023 DEM NNRIC \[\\$110,422\]](#)

- 7.D.5. Recommendation to retroactively accept Nevada Division of Emergency Management grant award [amount not to exceed \$193,621.70, no County match required] as administered through the State of Nevada, Office of the Military, Division of Emergency Management (DEM), Federal FY 2023 project number 97067.23, to the Washoe County Sheriff's Office Special Operations Division Cyber Crimes Unit for the purchase of forensic software and licenses, and travel/training for county/non-county employees for the grant term of October 1, 2023, through September 30, 2025 and if approved, authorize Sheriff Balaam to execute grant award documentation, and direct the Comptroller's Office to make the necessary budget amendments. Sheriff. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [BCC 12-12-23 - Sheriff - DEM FY23 Cyber \[\\$193,621.70\]](#)
 [2023 DEM Cyber Award Exp -30-25](#)

- 7.D.6. Recommendation to retroactively accept a Nevada Division of Emergency Management grant award [amount not to exceed \$166,759.00, no County match required] as administered through the State of Nevada, Office of the Military, Division of Emergency Management, Federal FY 2023 project number 97067.23, to the Washoe County Sheriff's Office Bomb Unit for the purchase of equipment, supplies, and travel and training for county/non-county employees for the Consolidated Bomb Squad for the grant term of October 1, 2023 through September 30, 2025 and if approved, authorize Sheriff Balaam to execute grant award documentation, and direct the Comptroller's Office to make the necessary budget amendments. Sheriff. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [BCC 12-12-23 -Sheriff - 2023 DEM Bomb Main \[\\$166,759\]](#)
 [2023 DEM Bomb Maint Exp 9-30-25](#)

- 7.D.7. Recommendation to accept an agreement for the annual reimbursement limit of [\$41,415, no match required] in overtime reimbursement for two deputies assigned full time to the Federal Bureau of Investigation (FBI) Northern Nevada Child Exploitation Task Force (NNCETF). Washoe County will be reimbursed for overtime costs directly related to activities in conjunction with the FBI NNCETF. Funds are available for Federal FY 2024 for the retroactive period of October 1, 2023 - September 30, 2024. If approved, direct the Comptroller's Office to make the necessary budget amendments. Sheriff. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [BCC Sheriff - 2024 FBI Child Exploitation \[\\$41,415\]](#)
[FY2024 Signed TFO OT Limit Memo](#)
[FBI Child Exploitation MOU No EXP Date](#)

- 7.E.1. Recommendation to accept Treasurer's status report for the period ending November 30, 2023, of payment of refunds and interest since last update in the amount of \$70,910.62 on certain property tax overpayments for residential properties at Incline Village/Crystal Bay, in compliance with the October 21, 2019 Order issued by the District Court in Village League to Save Incline Assets, Inc., et.al. vs. State of Nevada, et.al., Case No. CV03-06922, as modified and clarified by the settlement agreement regarding the processing of refunds. Treasurer. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [Staff Report - Treasurer's status report for the period ending 11.30.2023](#)
[November 30 2023 REPORT OF CLAIMS PAID](#)

End of Consent Items

(Note: The following items will not be heard before 1:00pm: 8, 9, 10, 11, 12, 13, 14. Item 11. is Virtual Public Comment Eligible for Gerlach residents, to be provided from: Gerlach Community Center: 510 Cottonwood St, Gerlach, NV 89412. Due to public testimony and discussion, time expended on the items in this category can vary.)

8. Recommendation to conduct a performance evaluation of Washoe County Manager Eric Brown, including a discussion of the results of the 2023 Performance Feedback Survey; to adopt priorities and expectations for the County Manager; and discussion and possible action to approve a single lump sum merit bonus for the County Manager (current base salary is \$331,115.20) in an amount to be determined by the Board, to amend Section 2.A of the County Manager's Employment Agreement to extend the term of the Agreement for one (1) additional year to November 21, 2025, and to amend Section 2.C of the County Manager's Employment Agreement to increase severance pay from six (6) months of the Manager's annual base salary to twelve (12) months of his annual base salary, and if approved, to authorize the Chair to sign the amendments, and to authorize the Comptroller's Office and Human Resources to make all necessary adjustments. Human Resources. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [Staff Report - 2023 County Manager Performance Evaluation](#)
[Attachment A - Survey Invites 2023](#)
[Attachment B - Survey Results 2023](#)
[Current Agreement & Amendments](#)
[Human Resources PowerPoint Presentation](#)

9. Introduction and first reading of an ordinance pursuant to Nevada Revised Statutes 278.0201 through 278.0207 approving a development agreement between Washoe County and St. James's Village, Inc. for St. James's Village, a residential subdivision (Tentative Subdivision Map Case No. TM5-2-92).

The purpose of the development agreement is to extend the deadline for recording the next final map from October 16, 2023, to October 16, 2025, and to adopt amended conditions of approval (WAC23-0013). The project is located along the central portion (on both sides) of Joy Lake Road, west of the I-580 freeway. The project encompasses a total of approximately 1,626 acres, and the total number of residential lots allowed by the approved tentative map is 530. The parcels are located within the Forest Planning Area and Washoe County Commission District No. 2. (APNs 046-080-40; 046-060-45 & 47; 046-131-24; 046-132-06; 046-133-15 & 17; 046-180-12, 14 & 15; 154-011-07; 156-040-09, 10, 14 & 15; 156-111-23; 156-141-04.

And, if approved, schedule a public hearing, second reading and possible adoption of the ordinance for January 9, 2024, and authorization for the Chair to execute the Development Agreement. Community Services. (Commission District 2.) FOR POSSIBLE ACTION

Attachments: [BCC 12-12-23 - Staff Report - St. James's Village Development Agreement](#)
 [BCC 12-12-23 - Attachment A - Draft Ordinance with A-1](#)
 [BCC 12-12-23 - Attachment B - Application](#)
 [BCC 12-12-23 - Attachment C - Conditions of Approval 2007](#)
 [BCC 12-12-23 - Attachment D - Amended Conditions per WAC23-0013](#)
 [BCC 12-12-23 - Staff Presentation - St. James's DA](#)
 [BCC 12-12-23 - Applicant Presentation - St. James's DA](#)

10. Recommendation to adopt seven resolutions accepting real property for use as public streets, which pertain to portions of six official plats and one irrevocable offer of dedication as listed below totaling 23.19 acres and 3.59 linear miles; and if approved, direct the Clerk's Office to record the resolutions to accept:
- 1) R23-166 for a portion of the Official Plat of Eagle Canyon Ranch Unit 9, Tract Map 5389, recorded on September 28, 2020, as document number 5083344, being: Pine Forest Drive, Sand Springs Drive, and a portion of Neighborhood Way and Whitney Pockets Drive, Assessor Parcel Number (APN) 532-344-02; approximately 2.416 acres and 0.44 linear miles;
 - 2) R23-167 for a portion of the Official Plat of Eagle Canyon Ranch Unit 9B, Subdivision Tract Map 5444, recorded on September 13, 2021, as document number 5225283, being Carico Valley Place, Lone Valley Drive, Kumiva Drive, and Mojave Desert Drive and a portion of Neighborhood Way and Whitney Pockets Drive; APN's 532-393-34 and 532-402-03; approximately 4.45 acres and 0.57 linear miles;
 - 3) R23-168 for a portion of the Official Plat of Ladera Ranch Phase 1, Subdivision Tract Map 4790, recorded on June 8, 2007, as document number 3542043, being Dream Catcher Drive, Dream Catcher Court, Painted Sky Way, Flint Springs Drive, Flint Springs Court, and Quail Ridge Court; APN's 502-712-09, 502-722-46, and 502-32-16; approximately 5.778 acres and 0.82 linear miles;
 - 4) R23-169 for a portion of the Official Plat of Woodland Village Phase 21, Subdivision Tract Map 5273, recorded on June 27, 2018, as document number 4826743, being Brady Ridge Court, Jones Creek Court, Tohakum Court, and a portion of Village Parkway; APN 556-641-45; approximately 2.89 acres and 0.47 linear miles;
 - 5) R23-170 for a portion of the Official Plat of Woodland Village Phase 23, Subdivision Tract Map 5379, recorded on June 29, 2020, as document number 5045584, being Davis Meadow Court, Relay Ridge Court, Ginny Creek Court, Slab Cliffs Drive, East Slab Cliffs Court, West Slab Cliffs Court, Church Peak Court, Bronco Creek Court, and Alpine Walk Court; APN's 556-701-42, 556-701-43, 556-711-18, 556-691-22, 556-691-23, 556-681-21; approximately 4.774 acres and 0.78 linear miles;
 - 6) R23-171 for a portion of the Official Plat of Sugarloaf Ranch Estates Unit 2, Subdivision Tract Map 5468, recorded on January 24, 2022, as document number 5270925, being Malabar Drive and a portion of Seaberry Drive, Cloud Berry Drive, Cloud Berry Court, Calle De La Plata, and Hickory Drive; APN 534-776-12; approximately 2.878 acres and 0.51 linear miles; and
 - 7) R23-172 for an Irrevocable Offer of Dedication, recorded on March 31, 2023, as document number 5369205, being a portion of Eclipse Drive; APN 089-531-07; approximately 0.02 acres and 0.01 linear miles. Community Services. (Commission Districts 4 and 5.) FOR POSSIBLE ACTION

Attachments: [BCC 12-12-23 - Staff Report - Resolutions to Accept Streets](#)
[BCC 12-12-23 - Reso R23-166 -Eagle Canyon Ranch Unit 9](#)
[BCC 12-12-23 - Reso R23-167 -Eagle Canyon Ranch Unit 9B](#)
[BCC 12-12-23 - Reso R23-168 - Ladera Ranch Phase 1](#)
[BCC 12-12-23 - Reso R23-169 - Woodland Village Phase 21](#)
[BCC 12-12-23 - Reso R23-170 - Woodland Village Phase 23](#)
[BCC 12-12-23 - Reso R23-171 - Sugarloaf Ranch Estates Unit 2](#)
[BCC 12-12-23 - Reso R23-172 - Eclipse Dr IOD](#)

Public Hearing. (Note: Due to public testimony and discussion, time expended on the item in this category can vary.)

(Note: Item 11. is Virtual Public Comment Eligible for Gerlach residents, to be provided from: Gerlach Community Center: 510 Cottonwood St, Gerlach, NV 89412. Due to public testimony and discussion, time expended on the items in this category can vary.)

11. Public Hearing: Second reading and possible adoption of an ordinance amending Washoe County Code Chapter 110 (Development Code) by adding various sections and maps to multiple articles within Divisions Two, Three, Four and Eight, in order to transfer existing regulatory language found in the 2010 Washoe County Master Plan to the Development Code as part of a comprehensive update to the Master Plan (Envision Washoe 2040). The following articles have been amended by adding new sections thereto: Article 204 Forest Area to add sections related to Madera Ridge Community Modifiers, Mt. Rose Scenic Highway Commercial Modifiers, Mt. Rose Resort Services Area, and specific plans; Article 206 High Desert Area to add sections related to temporary residential development, Squaw Valley Reservoir Community Modifiers, Downtown Gerlach Community Modifiers, and specific plans; Article 208 North Valleys Area to add sections related to avigation easements, Golden Valley Community Modifiers, Lemmon Valley Community Modifiers, and specific plans; Article 210 South Valleys Area to add sections related to Old Washoe City Community Modifiers, development standards and allowed uses, and Steamboat Valley Community Modifiers, development standards and allowed uses; Article 212 Southeast Truckee Meadows Area to add a section related to public access easements in the Virginia range; Article 216 Spanish Springs Area to add sections related to western theme design standards, business park design standards, specific plans, the Spanish Springs Airport, and allowable uses in the Spanish Springs planning area; Article 218 Sun Valley Area to add sections related to Downtown Sun Valley Design and Development Standards, and specific plans; Article 226 Warm Springs Area to add sections related to export of native water resources and Palomino Valley Community Modifiers; Article 302 Allowed Uses to add a section related to diesel power generation; Article 340 Industrial Performance Standards to add sections related to building design and air quality; Article 406 Building Placement Standards to add a section related to common open space fences; Article 820 Amendment of Master Plan to add a section related to administrative amendments; and Articles 204, 206, 208, 210, 216, 218 and 226 for the addition of planning area community maps; and all matters necessarily connected therewith and pertaining thereto. Virtual Public Comment Eligible: Gerlach. Community Services. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [BCC 12-12-23 - Staff Report - 2nd Reading WDCA23-0002](#)
 [BCC 12-12-23 - Attachment A - Ordinance](#)
 [BCC 12-12-23 - Attachment B - PC Resolution](#)
 [BCC 12-12-23 - Attachment C - PC Staff Report](#)
 [BCC 12-12-23 - Attachment D - PC Video 10-16-23](#)
 [BCC 12-12-23 - Attachment E - PC Minutes 10-16-23](#)
 [BCC 12-12-23 - Attachment F - Ordinance Clean Copy](#)
 [BCC 12-12-23 - WDCA23-0002 Presentation](#)

12. Public Hearing on Resolution R23-163 to allow for objections with possible action to approve a Sign Location Lease for an outdoor advertising structure between Washoe County (Lessor) and the Lamar Companies (Lessee), retroactive to June 1, 2023 for a 36-month term, with option to renew for 24 additional months, for the continued use of a portion of land (approximately 250 square feet) identified as Assessor's Parcel Number (APN) 008-211-51 (formerly APN # 008-211-46) to allow a billboard sign with rental fee to Washoe County [in the amount of \$1,750.00 monthly] pursuant to Nevada Revised Statute 244.2833. Community Services. (Commission District 2.) FOR POSSIBLE ACTION

Attachments: [BCC 12-12-23 - Staff report - Sign Location Lease - Lamar on Threlkel](#)
[BCC 12-12-23 - Sign Location Lease - Lamar](#)

End Of Scheduled Public Hearings

13. Public Comment. Comment heard under this item will be limited to three minutes per person and may pertain to matters both on and off the Commission agenda. The Commission will also hear public comment during individual action items, with comment limited to three minutes per person. Comments are to be made to the Commission as a whole.
14. Commissioners'/County Manager's announcements, reports and updates to include boards and commissions updates, requests for information or topics for future agendas. (No discussion among Commissioners will take place on this item.)

Adjournment

Various boards/commissions the Washoe County Commissioners may be a member of or liaison to:

Chair Hill

Community Homelessness Advisory Board
Downtown Reno Business Improvement District (alternate)
Nevada Association of Counties Board of Directors (NACO)
Nevada Tahoe Conservation District Board of Supervisors
Regional Transportation Commission
Reno-Sparks Convention & Visitors Authority
Tahoe Prosperity Center Board of Directors
Tahoe Regional Planning Agency Governing Board
Tahoe Transportation District Board of Directors
Tahoe Transportation Commission
Truckee Meadows Water Authority Board
Truckee North Tahoe Transportation Management Association Board
Truckee River Flood Management Authority
Washoe County Internal Audit Committee (alternate)
Washoe County Investment Committee
Washoe County Legislative Liaison
Washoe County Stadium Authority (alternate)
Western Regional Water Commission (WRWC) – TMWA Appointed

Vice-Chair Herman

Nevada Association of Counties Board of Directors (NACO)
Nevadaworks
Regional Transportation Commission (alternate)
State Land Use Planning Advisory Council (SLUPAC)
Truckee Meadows Regional Planning Agency Governing Board
Truckee Meadows Water Authority Board (alternate)
Truckee River Flood Management Authority (alternate)
Vya Conservation District (Diane Stobiecki—alternate)
Washoe County Debt Management Commission
Washoe County Internal Audit Committee
Washoe County Legislative Liaison
Washoe County School District Capital Funding Protection Committee
Washoe County School District Oversight Panel
Washoe County Stadium Authority (alternate)
Washoe Storey Conservation District
Western Nevada Development District (WNDD) (alternate)

Commissioner Clark

Community Homelessness Advisory Board
EDAWN (Economic Development Authority of Western Nevada) (alternate)
Nevada Association of Counties Board of Directors (NACO) (alternate)
Regional Transportation Commission (alternate)
Truckee Meadows Regional Planning Agency Governing Board
Truckee Meadows Water Authority Board (alternate)
Truckee River Flood Management Authority (alternate)
Washoe County Criminal Justice Advisory Committee
Washoe County Senior Services Advisory Board Liaison
Washoe County Stadium Authority (alternate)
Washoe Storey Conservation District (alternate)
Western Nevada Development District (WNDD)

Commissioner Garcia

Washoe County Animal Services Advisory Board
Community Homelessness Advisory Board (alternate)
District Board of Health
Downtown Reno Business Improvement District
EDAWN (Economic Development Authority of Western Nevada)
Nevada Tahoe Conservation District Board of Supervisors (alternate)
Regional Transportation Commission
Tahoe Regional Planning Agency Governing Board (alternate)
Tahoe Transportation District Board of Directors (alternate)
Tahoe Transportation Commission (alternate)
Truckee Meadows Water Authority Board (alternate)
Truckee River Flood Management Authority (alternate)
Washoe County Open Space and Regional Parks Commission (liaison)
Washoe County Stadium Authority
Western Regional Water Commission (WRWC) – TMWA Appointed

Commissioner Andriola

Regional Transportation Commission (alternate)
Truckee Meadows Regional Planning Agency Governing Board
Truckee Meadows Water Authority Board
Truckee River Flood Management Authority
Washoe County Investment Committee
Washoe County Senior Services Advisory Board Liaison (alternate)
Washoe County School District Capital Funding Protection Committee
Washoe County School District Oversight Panel
Washoe County Stadium Authority
Western Regional Water Commission