

COUNTY COMMISSIONERS  
Chair, Vaughn Hartung, District 4  
Vice-Chair, Bob Lucey, District 2  
Marsha Berkgigler, District 1  
Kitty Jung, District 3  
Jeanne Herman, District 5

INTERIM COUNTY MANAGER  
David Solaro

ASSISTANT DISTRICT ATTORNEY  
Paul Lipparelli

COUNTY CLERK  
Nancy Parent



## NOTICE OF MEETING AND AGENDA

### WASHOE COUNTY BOARD OF COUNTY COMMISSIONERS COMMISSION CHAMBERS - 1001 E. 9th Street, Reno, Nevada

**November 5, 2019**

**8:30 a.m.**

**NOTE:** Items on the agenda may be taken out of order; combined with other items; removed from the agenda; moved to the agenda of another meeting; moved to or from the Consent section; or may be voted on in a block. Items with a specific time designation will not be heard prior to the stated time, but may be heard later. The Consent is a single agenda item and is considered as a block and will not be read aloud. The Board of County Commissioners may take breaks approximately every 90 minutes.

**Accessibility.** The Washoe County Commission Chambers are accessible to the disabled. If you require special arrangements for the meeting, call the Office of the County Manager, (775) 328-2000, 24-hours prior to the meeting.

**Public Transportation.** Public transportation is available to this meeting site: RTC Routes 2, 2S, 5 and 15 serve this location. For eligible RTC ACCESS reservations call (775) 348-5438.

**Time Limits.** Public comments are welcomed during the Public Comment periods for all matters, whether listed on the agenda or not, and are limited to three minutes per person. Additionally, public comment of three minutes per person will be heard during individually numbered items designated as "for possible action" on the agenda. Persons are invited to submit comments in writing on the agenda items and/or attend and make comment on that item at the Commission meeting. Persons may not allocate unused time to other speakers.

**Forum Restrictions and Orderly Conduct of Business.** The Board of County Commissioners conducts the business of Washoe County and its citizens during its meetings. The presiding officer may order the removal of any person whose statement or other conduct disrupts the orderly, efficient or safe conduct of the meeting. Warnings against disruptive comments or behavior may or may not be given prior to removal. The viewpoint of a speaker will not be restricted, but reasonable restrictions may be imposed upon the time, place and manner of speech. Irrelevant and unduly repetitious statements and personal attacks which antagonize or incite others are examples of speech that may be reasonably limited.

**Responses to Public Comments.** The County Commission can deliberate or take action only if a matter has been listed on an agenda properly posted prior to the meeting. During the public comment period, speakers may address matters listed or not listed on the published agenda. The Open Meeting Law does not expressly prohibit responses to public comments by the Commission. However, responses from Commissioners to unlisted public comment topics could become deliberation on a matter without notice to the public. On the advice of legal counsel and to ensure the public has notice of all matters the Commission will consider, Commissioners may choose not to respond to public comments, except to correct factual inaccuracies, ask for County staff action or to ask that a matter be listed on a future agenda. The Commission may do this either during the public comment item or during the following item "Commissioners'/County Manager's announcements, reports and updates, requested for information or topics for future agendas."

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.us/bcc/board\\_committees/](http://www.washoecounty.us/bcc/board_committees/) and <https://notice.nv.gov>.

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) Marilyn Kramer, Assistant to the County Manager, (775) 328-2000 and on Washoe County's website [www.washoecounty.us/bcc](http://www.washoecounty.us/bcc) <http://www.washoecounty.us/bcc>

**8:30 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.

**\*\*FOR AGENDA ITEM - SEE NEXT PAGE\*\***

**Public Hearing.**

4. Public Hearing: Master Plan Amendment Case Number WMPA19-0001 and Regulatory Zone Amendment Case Number WRZA19-0001 (Buck Drive) - The Washoe County Commission and the Reno City Council in joint session will affirm, reverse, or modify the decisions of their respective planning commissions that recommended approval of this item and, if approved by the County Commission and City Council:
- (1) (Both Washoe County Commission and Reno City Council) Subject to a finding of conformance with the regional plan by the regional planning authorities, to approve a master plan amendment from the "Medium Density Suburban/Suburban Residential" (MDSSR) to the "Commercial" (C) master plan designation on one parcel of land, totaling approximately 1.003 acres; because the subject property is within the Reno-Stead Corridor Joint Plan, which is a master plan under the joint jurisdiction of the City of Reno and Washoe County, amendments require approval by both entities. If approved, authorize the chairs of each respective governing body to sign a resolution to this effect;
- (2) (Only Washoe County Commission) Subject to final approval of the associated master plan change, to approve a regulatory zone amendment from the "Medium Density Suburban" (MDS) regulatory zone to the "General Commercial" (GC) regulatory zone on the same parcel of land, and, if approved, authorize the chair to sign a resolution to this effect. The existing manufactured home is subject to a condition precedent that the residence be removed before the amendments take effect.
- Alan and Debra Squalia are the property owners; Christi Corp is the applicant's representative. The parcel associated with this request is APN: 552-190-03 (1.003 Acres). The subject parcel is located off of Lemmon Drive and Buck Drive, and is situated within the North Valleys Area Plan, the Reno-Stead Corridor Joint Plan and the North Valleys Citizen Advisory Board boundaries. Community Services (Commission District 5.) FOR POSSIBLE ACTION

**Attachments:**    [BCC 11-5-19 - BCC Staff Report WMPA19-0001 WRZA19-0001 Buck Drive](#)  
[BCC 11-5-19 - Attachment A - BCC MPA Resolution](#)  
[BCC 11-5-19 - Attachment B - BCC RZA Resolution](#)  
[BCC 11-5-19 - Attachment C - Reno City Council MPA Resolution](#)  
[BCC 11-5-19 - Attachment D - PC Meeting Minutes](#)  
[BCC 11-5-19 - Attachment E - PC Staff Report](#)  
[BCC 11-5-19 - Attachment F - PC MPA Resolution](#)  
[BCC 11-5-19 - Attachment G - PC RZA Resolution](#)  
[BCC 11-5-19 - Staff Presentation](#)

5. 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.
6. 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 Hartung

Community Homelessness Advisory Board (alternate)  
Nevada Association of Counties Board of Directors  
Regional Transportation Commission  
Truckee Meadows Regional Planning Agency Governing Board  
Truckee Meadows Water Authority Board  
Truckee River Flood Management Authority  
Washoe County Investment Committee  
Washoe County Stadium Authority  
Washoe-Storey Conservation District (alternate)  
Western Regional Water Commission

Vice-Chair Lucey

Community Homelessness Advisory Board  
Economic Development Authority of Western Nevada (EDAWN) (alternate)  
Nevada Association of Counties Board of Directors (NACO)  
Regional Transportation Commission  
Reno-Sparks Convention & Visitors Authority  
Tahoe Regional Planning Agency Governing Board (alternate)  
Tahoe Transportation District Board of Directors (alternate)  
Tahoe Transportation Commission (alternate)  
Truckee Meadows Water Authority (alternate)  
Truckee River Flood Management Authority (alternate)  
Washoe County Investment Committee  
Washoe County Legislative Liaison  
Washoe County School District Capital Funding Protection Committee  
Washoe County School District Oversight Panel  
Washoe County Stadium Authority (alternate)  
Western Regional Water Commission

Commissioner Berkbigler

Community Homeslessness Advisory Board  
EDAWN (Economic Development Authority of Western Nevada) (liaison)  
Nevada Tahoe Conservation District Board of Supervisors  
Tahoe Prosperity Center Board of Directors  
Tahoe Regional Planning Agency Governing Board  
Tahoe Transportation District Board of Directors  
Tahoe Transportation Commission  
Truckee Meadows Regional Planning Agency Governing Board  
Truckee Meadows Water Authority Board (alternate)  
Truckee River Flood Management Authority (alternate)  
Washoe County District Board of Health  
Washoe County Stadium Authority

Commissioner Jung

Nevada Works (alternate)  
Statewide Partnership on Opioid Crisis  
Truckee Meadows Water Authority Board (alternate)  
Truckee River Flood Management Authority (alternate)  
Washoe County Criminal Justice Advisory Committee  
Washoe County Internal Audit Committee  
Washoe County Legislative Liaison  
Washoe County Open Space and Regional Parks Commission  
Washoe County Senior Services Advisory Board Liaison  
Washoe County Stadium Authority

Commissioner Herman

Nevada Association of County Board of Directors (alternate)  
NevadaWorks  
State Land Use Planning Advisory Council (SLUPAC)  
Truckee Meadows Regional Planning Agency Governing Board  
Truckee Meadows Water Authority Board  
Truckee River Flood Management Authority  
Verdi Television District (Liaison)  
Vya Conservation District  
Washoe County Animal Services Advisory Board  
Washoe County Debt Management Commission  
Washoe County Internal Audit Committee (alternate)  
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 (alternate)  
Washoe-Storey Conservation District  
Western Nevada Development District  
Western Regional Water Commission