



WASHOE COUNTY

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Attachment E

STAFF REPORT

BOARD MEETING DATE: April 12, 2022

DATE: March 22, 2022

TO: Board of County Commissioners

FROM: Courtney Weiche, Senior Planner, Community Services Dept., 328-3608, cweiche@washoecounty.gov

THROUGH: Mojra Hauenstein, Arch., Planner, Division Director, Planning & Building Division, Community Services Department, 328-3619, mhauenstein@washoecounty.gov

SUBJECT: Public Hearing: Master Plan Amendment Case Number WMPA21-0008 & Regulatory Zone Amendment Case Number WRZA21-0005 (Highland Village Phase II).

Recommendation to:

(1) Amend the Washoe County Master Plan, Sun Valley Area Plan Appendix C – Maps, to reconfigure the boundaries of the Suburban Residential master plan designation, decreasing that designation from 16.7 to 14.7 acres; and reconfigure the boundaries of the Rural master plan designation, increasing that designation from 1.67 to 3.68 acres on three adjacent parcels (APN's 508-020-04, -42 & -44). If adopted, the master plan amendment will take effect after a determination of conformance with the Truckee Meadows Regional Plan by the Truckee Meadows Regional Planning Commission; and

(2) Approve, subject to final approval of the associated master plan amendment and a favorable conformance review by the Truckee Meadows Regional Planning Commission, a regulatory zone amendment to the Sun Valley Regulatory Zone Map to change the regulatory zone on 3 parcels from 16.706 acres of Low Density Suburban (LDS) and 1.676 acres of General Rural (GR) to 14.702 acres of High Density Suburban (HDS) and 3.68 acres of GR on 18.382 acres, and reconfigure the boundaries of the proposed HDS and GR zones on the three adjacent parcels (APN's 508-020-04, -42 & -44).

The Board of County Commissioners may adopt the proposed amendments, may further modify the proposed master plan amendment and refer the matter back to the Planning Commission for its report in accordance with NRS 278.220(4) or the proposed regulatory zone amendment, or may deny the proposed amendments after the public hearing.

AGENDA ITEM # _____

If approved, the Board must authorize the chair to sign the resolution(s) to this effect. (Commission District 5.)

SUMMARY

This master plan amendment is a request to reconfigure the Rural and Suburban Residential master plan designations on three adjacent parcels of land (APN's 508-020-04, -42 & -44), totaling approximately 18.408 acres (herein referred to as "project area"), in an effort to better align future development with the topographical constraints associated with steeper slopes and rocky terrain. The Suburban Residential designation would decrease from 16.7 to 14.7 acres, and the Rural designation would increase from 1.67 to 3.68 acres.

The regulatory zone amendment is a request to change the regulatory zone on all three project area parcels from Low Density Suburban (LDS) to High Density Suburban (HDS) and to reconfigure the regulatory zones to match the proposed Master Plan Designation on all three parcels of land.

Washoe County Strategic Objectives supported by this item:

Economic Impacts: Meet the needs of our growing community.

Fiscal Sustainability: Long-term sustainability.

PREVIOUS ACTION

On December 7, 2021, the Washoe County Planning Commission heard the master plan and regulatory zone amendment requests in question and unanimously recommended adoption of the amendments as proposed.

On October 25, 2021, a neighborhood meeting was held to receive community feedback on the master plan and regulatory zone amendment requests in question. The meeting lasted approximately 2 hours and included a detailed presentation on the project with numerous questions asked and concerns brought up. A summary of feedback received at the neighborhood meeting is included as Exhibit F to the Planning Commission Staff Report, attached hereto as Attachment E. This meeting fulfilled the neighborhood meeting requirement per NRS 278.210(2).

BACKGROUND

In 2020, to the north and northeast of the subject site, across Highland Ranch Parkway, a regulatory zone amendment was approved to change the regulatory zone from LDS to HDS on APNs 508-020-43 and 508-020-41. The regulatory zone amendment allowed for the subsequent approval of a tentative map for a 210-lot common open space subdivision (Highland Village Phase I). The proposed master plan and regulatory zone amendments are being requested to support Phase II of the Highland Village residential development.

Master Plan Request

The current Rural (R) designation encompasses 1.676 acres on some portion of all three parcels, primarily following the topography of the rocky knoll. However, the current Rural designation does not include the entirety of all steeply sloped areas, specifically the land with slopes exceeding 30%.

As proposed, the northern portion of the project area, 3.68 acres, would be designated as Rural (R) and predominantly located on APN 508-020-44. This area would include a much greater portion of land with slopes exceeding 20% and almost all the land with slopes exceeding 30%. The Rural designation would include the peak of the rocky knoll extending west, to Klondike Drive and east, to Highland Ranch Parkway. As proposed, the remaining 14.73 acres of the project area to the south would be designated Suburban Residential. *See* Figure 1 below for proposed acreages for each designation.

Figure 1

Assessor's Parcel Number	Existing Master Plan Designation	Existing Acres	Proposed Master Plan Designation	Proposed Acres
508-020-04	Suburban Residential	4.389	Suburban Residential	4.737
508-020-04	Rural	.626	Rural	.278
508-020-42	Suburban Residential	9.544	Suburban Residential	9.769
508-020-42	Rural	.387	Rural	.161
508-020-44	Suburban Residential	2.773	Suburban Residential	.196
508-020-44	Rural	.663	Rural	3.240

Regulatory Zone Amendment

The proposed reconfiguration would relocate a majority of the existing LDS regulatory zone (proposed to be HDS) to the two southern parcels (508-020-04 & 508-020-42). The General Rural (GR) designation would be reconfigured to be on the remaining portion of the project area, located mainly on the northern parcel (508-020-44). *See* Figure 2 below for proposed acreages for each designation.

Figure 2

Assessor's Parcel Number	Existing Zoning	Existing Acres	Proposed Zoning	Proposed Acres
508-020-04	LDS	4.389	HDS	4.737
508-020-04	GR	.626	GR	.278
508-020-42	LDS	9.544	HDS	9.769
508-020-42	GR	.387	GR	.161
508-020-44	LDS	2.773	HDS	.196
508-020-44	GR	.663	GR	3.240

The applicant states in their application that the regulatory zone amendment and reconfiguration request is intended to facilitate future development of single-family dwellings on the southern portion of the project area where the property has more gentle slopes. Overall, the proposed reconfiguration increases the General Rural designation by approximately 2 acres. The request to change the LDS regulatory zone to HDS allows for

a higher density of dwelling units per acre on the most suitable lands, which helps to minimize development and preserve the lands proposed for GR.

The current LDS regulatory zone allows for one (1) dwelling unit per acre. The requested HDS regulatory zone allows for seven (7) dwelling units per acre. The existing regulatory zone makeup of the three properties currently allows for a density of 16 residential lots. The proposed regulatory zone amendment would allow for a density of 103 residential lots, however, the application indicates an interest to develop a maximum of 70 dwelling units via a future tentative map, pending approval of the proposed amendments. This amendment would equate to a density of 3.8 du/acre for the entire project area (18.408 acres), or 4.75 du/acre for just the Suburban Residential designation (14.725 acres) of the project.

The subject parcels have a master plan designation of Suburban Residential (SR) and Rural (R). The proposed regulatory zone of High Density Suburban (HDS) is allowed within the SR master plan designation. The parcels to the west and south have a regulatory zone of Medium Density Suburban (MDS), Open Space (OS) and Public and Semi Public Facilities (PSP); to the north and east, the parcels have a regulatory zone of High Density Suburban (HDS).

Figure 3
Existing Slope and Topography

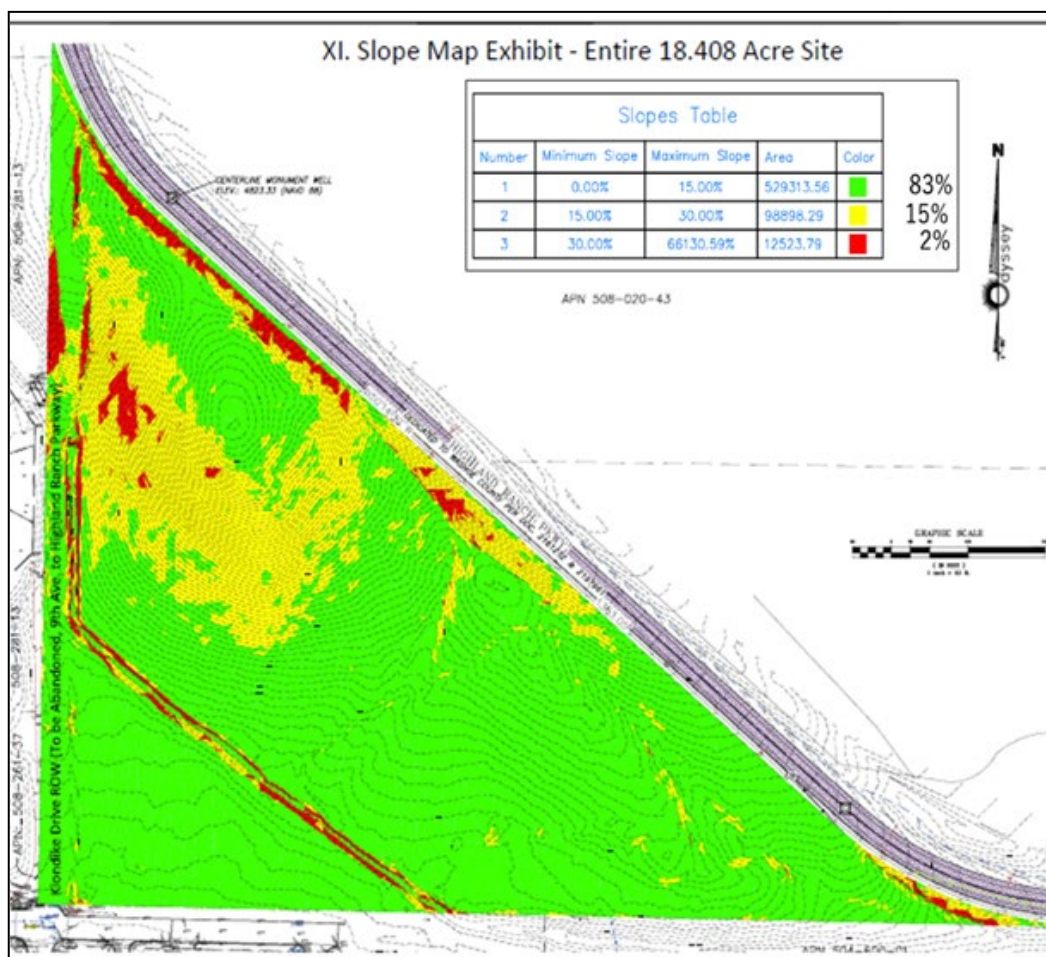


Figure 4
Existing Master Plan and Zoning Designations

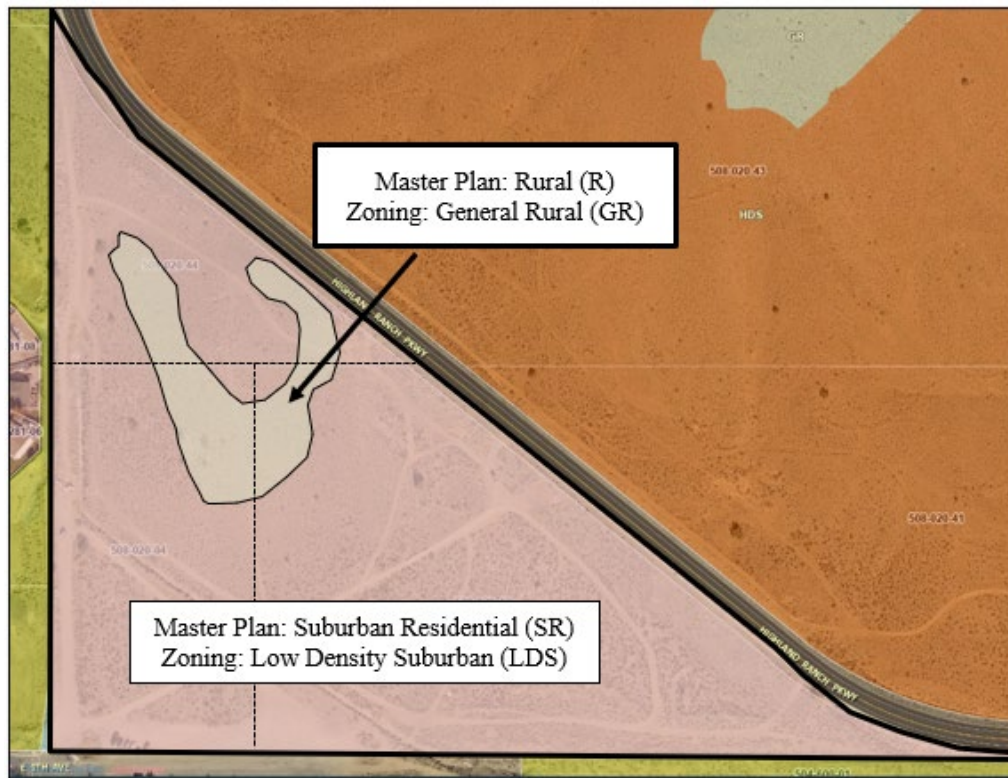
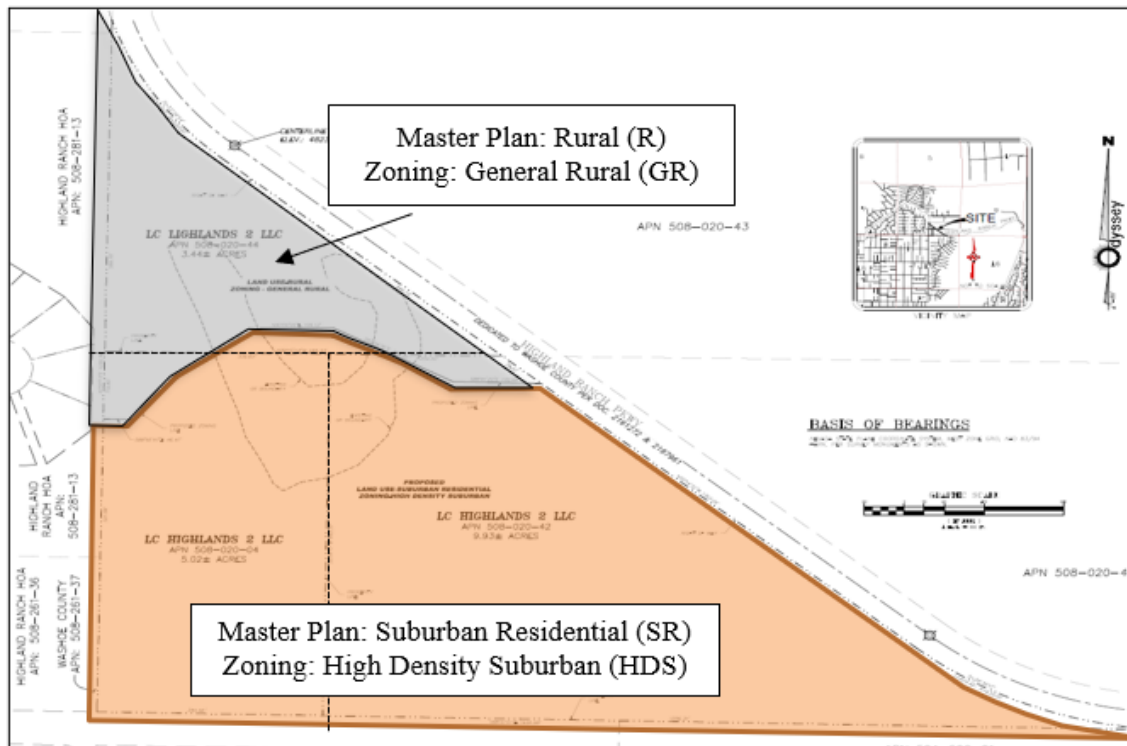


Figure 5
Proposed Master Plan and Zoning Designations



FISCAL IMPACT

No fiscal impact.

RECOMMENDATION

It is recommended the Board of County Commissioners adopt and authorize the Chair to sign the resolution included as Attachment A to this staff report to amend the Master Plan as set forth in Master Plan Amendment Case Number WMPA21-0008; and, subject to final approval of the associated master plan amendment and a favorable conformance review by the Truckee Meadows Regional Planning Commission, adopt and authorize the Chair to sign the resolution included as Attachment B to this staff report to amend the Sun Valley Regulatory Zone Map, as set forth in Regulatory Zone Amendment Case Number WRZA21-0005.

POSSIBLE MOTION

Should the Board agree with staff's recommendation, a possible motion would be:

“Move to adopt:

(1) Master Plan Amendment Case Number WMPA21-0008 to amend the Washoe County Master Plan, Appendix C - Maps to reconfigure the boundaries of the Suburban Residential master plan designation, decreasing that designation from 16.7 to 14.7 acres, and reconfigure the boundaries of the Rural master plan designation, increasing the designation from 1.67 to 3.68 acres, on three adjacent parcels (APN's 508-020-04, -42 & -44); and to authorize the Chair to sign the resolution included as Attachment A to this staff report to that effect. The master plan amendment will take effect after a determination of conformance with the Truckee Meadows Regional Plan by the Truckee Meadows Regional Planning Commission;

AND

(2) Approve Regulatory Zone Amendment Case Number WRZA21-0005, subject to final approval of the associated master plan amendment and a favorable conformance review by the Truckee Meadows Regional Planning Commission, to amend the Sun Valley Regulatory Zone Map to change the regulatory zone on 3 parcels from 16.706 acres of Low Density Suburban (LDS) and 1.676 acres of General Rural (GR) to 14.702 acres of High Density Suburban (HDS) and 3.68 acres of GR on 18.382 acres and reconfigure the boundaries of the proposed HDS and GR zones on the three adjacent parcels (APN's 508-020-04, -42 & -44); and to authorize the Chair to sign the resolution included as Attachment B to this staff report to that effect.

In making this motion, the Board is able to make the findings for the master plan amendment as required by Washoe County Code Section 110.820.15(d):

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.
2. Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.

3. Response to Change Conditions. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.
4. Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed Master Plan designation.
5. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly 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.

In making this motion, the Board is also able to make the required Sun Valley Area Plan Finding Goal Thirteen:

SUN13.1. The amendment will further implement and preserve the Vision and Character Statement. The amendment conforms to all applicable policies of the Sun Valley Area Plan and the Washoe County Master Plan. The amendment will not conflict with the public's health, safety or welfare.

Finally, in making this motion, the Board is able to make the findings for the regulatory zone amendment as required by Washoe County Code Section 110.821.15(d):

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.
2. Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.
3. Response to Change Conditions; more desirable use. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.
4. Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed amendment.
5. No Adverse Effects. The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan.
6. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly 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.

7. Effect on a Military Installation When a Military Installation is Required to be Noticed. The proposed amendment will not affect the location, purpose and mission of the military installation.”

Attachments:

- A. Master Plan Amendment Resolution
- B. Regulatory Zone Amendment Resolution
- C. Planning Commission Master Plan Amendment Resolution No. 21-09
- D. Planning Commission Regulatory Zone Amendment Resolution No. 21-10
- E. Planning Commission Staff Report
- F. Planning Commission Minutes

Applicant: Krater Consulting Group, PC, ken@kraterconsultinggroup.com

Property Owner: LC Highland 2, LLC, jholbrook@landcapip.com

**WASHOE COUNTY COMMISSION**

1001 E. 9th Street
Reno, Nevada 89512
(775) 328-2000

RESOLUTION

ADOPTING AN AMENDMENT TO THE WASHOE COUNTY MASTER PLAN, SUN VALLEY AREA PLAN APPENDIX C- MAPS TO RECONFIGURE THE BOUNDARIES OF THE SUBURBAN RESIDENTIAL AND RURAL MASTER PLAN DESIGNATIONS ON THREE ADJACENT PARCELS (APNS 508-020-04, -42 & -44) (WMPA21-0008)

WHEREAS, Krater Consulting Group applied to the Washoe County Planning Commission on behalf of LC Highland 2, LLC (owner) to reconfigure the boundaries of the Suburban Residential master plan designation, decreasing the designation from 16.7 to 14.7 acres, and the Rural master plan designation, increasing the designation from 1.67 to 3.68 acres, on three adjacent parcels (APN's 508-020-04, -42 & -44) within the Sun Valley Area Plan;

WHEREAS, on December 7, 2021, the Washoe County Planning Commission held a public hearing on the proposed amendment, adopted Resolution No. 21-09, recommending that the Washoe County Board of County Commissioners adopt the proposed Master Plan Amendment Case No. WMPA21-0008;

WHEREAS, upon holding a subsequent public hearing on April 12, 2022, this Board voted to adopt the proposed amendment, having affirmed the following findings made by the Planning Commission in accordance with Washoe County Code Section 110.820.15:

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.
2. Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.
3. Response to Changed Conditions. The proposed amendment identifies and responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.
4. Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed Master Plan designation.
5. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource.

The Board was also able to make the required Sun Valley Area Plan Finding Goal Thirteen:

SUN13.1. The amendment will further implement and preserve the Vision and Character Statement. The amendment conforms to all applicable policies of the Sun Valley Area Plan and the Washoe County Master Plan. The amendment will not conflict with the public's health, safety or welfare.

WHEREAS, Under NRS 278.0282, before this adoption can become effective, this Board must submit this proposed amendment to the Regional Planning Commission and receive a final determination that the proposed amendment conforms with the Truckee Meadows Regional Plan;

NOW THEREFORE BE IT RESOLVED,

That this Board does hereby ADOPT the amendment to the Washoe County Master Plan, Sun Valley Area Plan, Appendix C - Maps (Case No. WMPA21-0008), as set forth in Exhibit A-1 attached hereto, to become effective if and when the County has received a final determination that the amendment conforms to the Truckee Meadows Regional Plan.

ADOPTED this 12th day of April 2022, to be effective only as stated above.

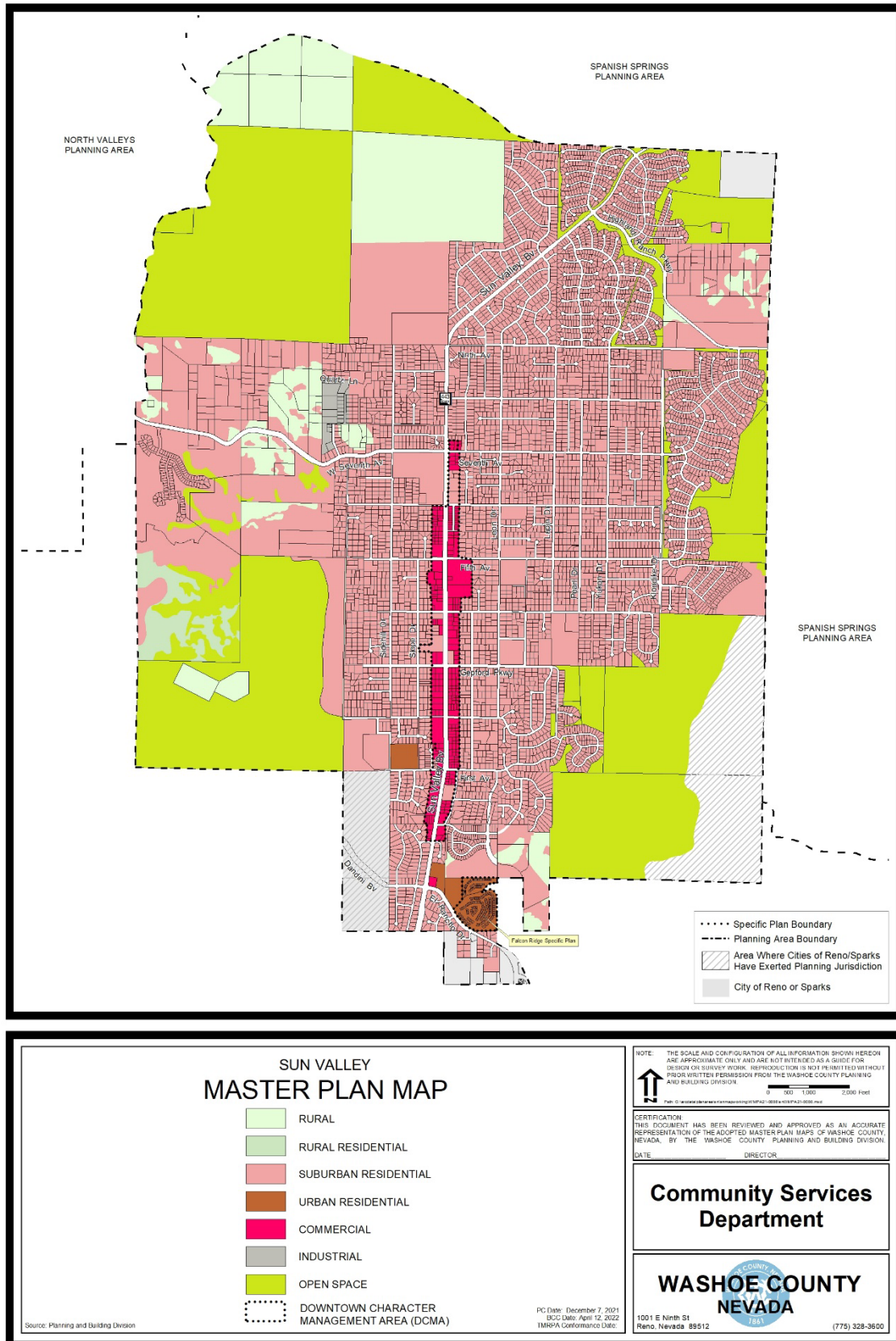
WASHOE COUNTY COMMISSION

Vaughn Hartung, Chair

ATTEST:

Janis Galassini
Washoe County Clerk

Exhibit A-1



**WASHOE COUNTY COMMISSION**

1001 E. 9th Street
Reno, Nevada 89512
(775) 328-2000

RESOLUTION

**ADOPTING AN AMENDMENT TO THE SUN VALLEY REGULATORY ZONE
MAP TO CHANGE THE REGULATORY ZONE ON THREE PARCELS FROM 16.706
ACRES OF LOW DENSITY SUBURBAN (LDS) AND 1.676 ACRES OF GENERAL
RURAL (GR) TO 14.702 ACRES OF HIGH DENSITY SUBURBAN (HDS) AND 3.68
ACRES OF GR, AND RECONFIGURE THE BOUNDARIES OF THE HDS AND GR
ZONES ON THE PARCELS (APNS 508-020-04, -42 & -44) (WRZA21-0005)**

WHEREAS, Krater Consulting Group applied to the Washoe County Planning Commission on behalf of LC Highland 2, LLC (owner) to amend the Sun Valley Regulatory Zone Map to change the regulatory zone on 3 parcels from 16.706 acres Low Density Suburban (LDS) and 1.676 acres of General Rural (GR) to 14.702 acres of HDS (High Density Suburban) and 3.68 acres of GR on 18.382 acres, and reconfigure the boundaries of the proposed HDS and GR zones on the three adjacent parcels (APN's 508-020-04, -42 & -44).

WHEREAS, On December 7, 2021, the Washoe County Planning Commission held a public hearing on the proposed amendment, adopted Resolution No. 21-10, recommending that the Washoe County Board of County Commissioners adopt the proposed Regulatory Zone Amendment Case No. WRZA21-0005;

WHEREAS, Upon holding a subsequent public hearing on April 12, 2022, this Board voted to adopt the proposed amendment, having affirmed the following findings as made by the Planning Commission, pursuant to Washoe County Code Section 110.821.35:

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.
2. Compatible Land Uses. The proposed amendment will not result in land uses which are incompatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.
3. Response to Changed Conditions; more desirable use. The proposed amendment identifies and responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.
4. Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility and other facilities to accommodate the uses and densities permitted by the proposed amendment.
5. No Adverse Effects. The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan.
6. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly 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. And;

WHEREAS, This action will become effective after the adoption of Master Plan Amendment Case No. WMPA21-0008 by this Board and a subsequent favorable conformance review of that Master Plan Amendment with the Truckee Meadows Regional Plan by the Truckee Meadows Regional Planning Commission;

NOW THEREFORE BE IT RESOLVED,

That this Board does hereby ADOPT the amendment to the Sun Valley Regulatory Zone Map (Case No. WRZA21-0005), as set forth in Exhibit B-1 attached hereto, to become effective if and when the County has received a final determination that Master Plan Amendment Case No. WMPA21-0008 conforms to the Truckee Meadows Regional Plan.

ADOPTED this 12th day of April 2022, to be effective only as stated above.

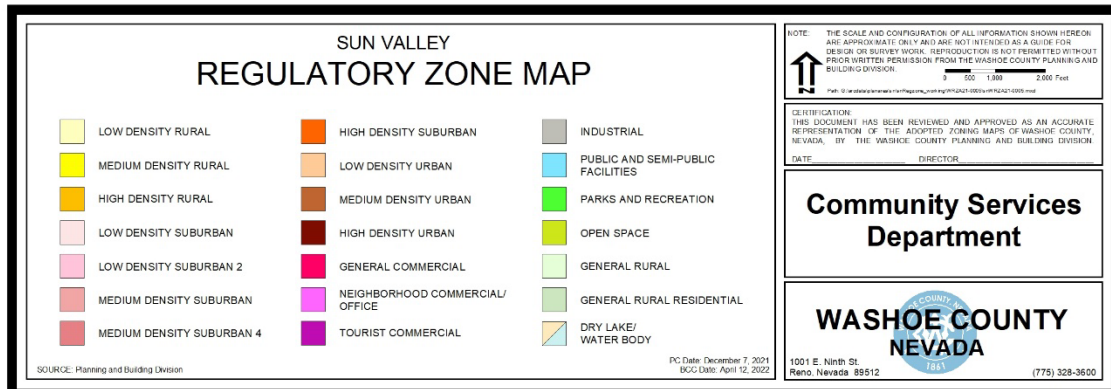
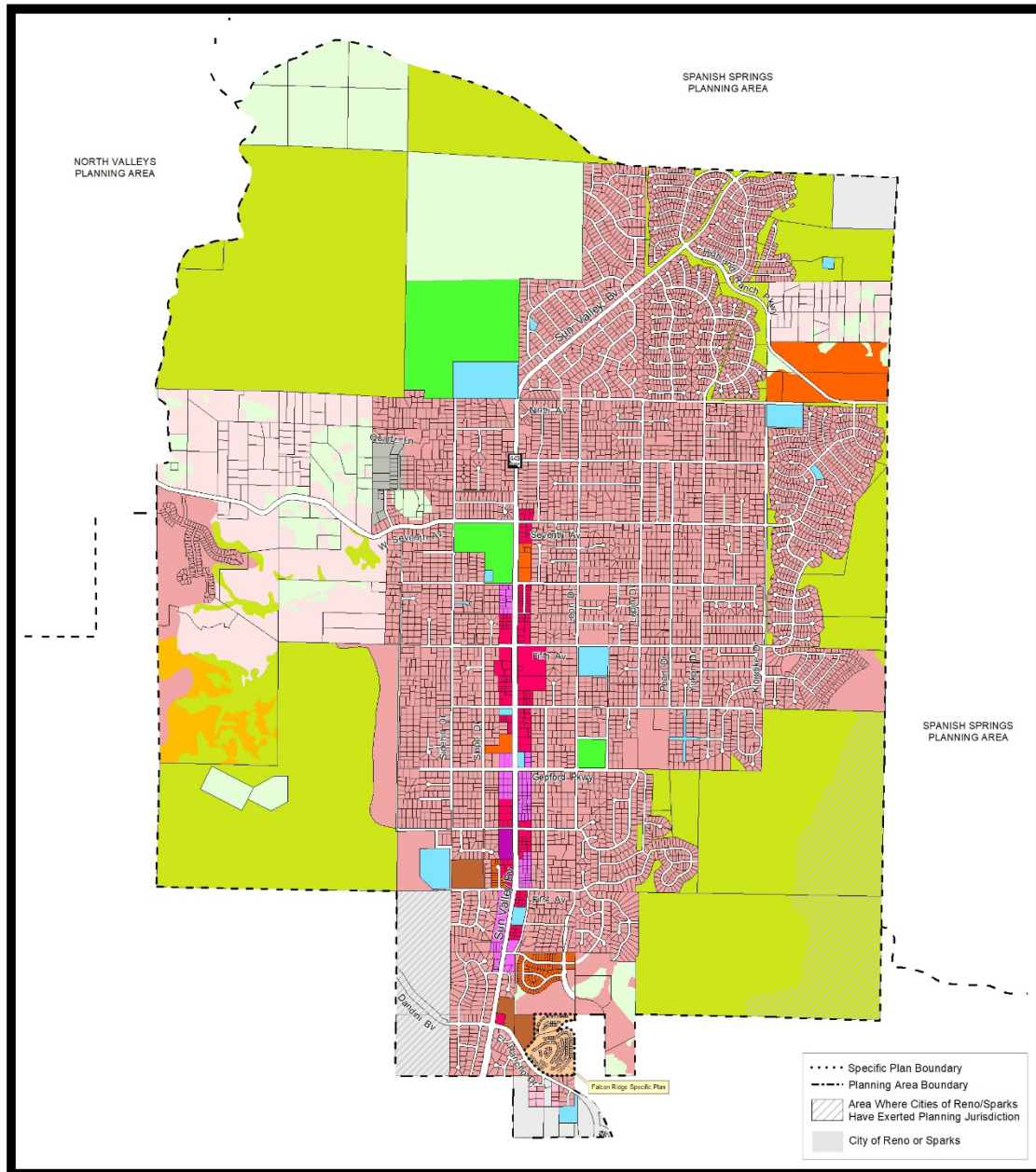
WASHOE COUNTY COMMISSION

Vaughn Hartung, Chair

ATTEST:

Janis Galassini
Washoe County Clerk

Exhibit B-1





RESOLUTION OF THE WASHOE COUNTY PLANNING COMMISSION

ADOPTING AMENDMENTS TO THE WASHOE COUNTY MASTER PLAN, SUN VALLEY AREA PLAN, MASTER PLAN MAP (WMPA21-0008), AND RECOMMENDING ITS ADOPTION TO THE BOARD OF COUNTY COMMISSIONERS

Resolution Number 21-09

Whereas, Master Plan Amendment Case Number WMPA21-0008 came before the Washoe County Planning Commission for a duly noticed public hearing on December 7, 2021; and

Whereas, the Washoe County Planning Commission heard public comment and input from both staff and the public regarding the proposed master plan amendments; and

Whereas, the Washoe County Planning Commission gave reasoned consideration to the information it received regarding the proposed master plan amendments;

Whereas, the Washoe County Planning Commission has made the following findings necessary to support adoption of the proposed Master Plan Amendment Case Number WMPA21-0008, as set forth in NRS chapter 278 and Washoe County Code Chapter 110 (Development Code), Article 820:

Washoe County Code Section 110.820.15 (d) Master Plan Amendment Findings

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.
2. Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.
3. Response to Change Conditions. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.
4. Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed Master Plan designation.
5. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly 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.
6. Effect on a Military Installation. The proposed amendment will not affect the location, purpose and mission of the military installation.

Sun Valley Area Plan Required Findings

1. Area Plan Policy: SUN.13.1

- a. The amendment will further implement and preserve the Vision and Character Statement.
- b. The amendment conforms to all applicable policies of the Sun Valley Area Plan and the Washoe County Area Plan.
- c. The amendment will not conflict with the public's health, safety or welfare.

Now, therefore, be it resolved that pursuant to NRS 278.210(3):

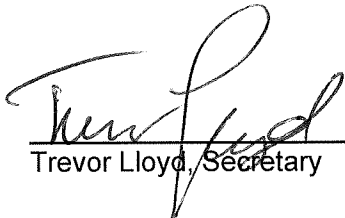
- (1) subject to approval by the Washoe County Board of County Commissioners and a finding of conformance with the Truckee Meadows Regional Plan, the Washoe County Planning Commission does hereby adopt Master Plan Amendment Case Number WMPA21-0021, comprised of the map as included at Exhibit A to this resolution, descriptive matter and other matter intended to constitute the amendments as submitted at the public hearing noted above; and,
- (2) To the extent allowed by law, this approval is subject to the conditions adopted by the Planning Commission at the public hearing noted above.

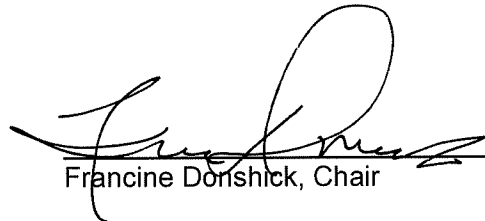
A certified copy of this resolution shall be submitted to the Board of County Commissioners and any appropriate reviewing agencies in accordance with NRS 278.220.

ADOPTED on December 7, 2021

WASHOE COUNTY PLANNING COMMISSION

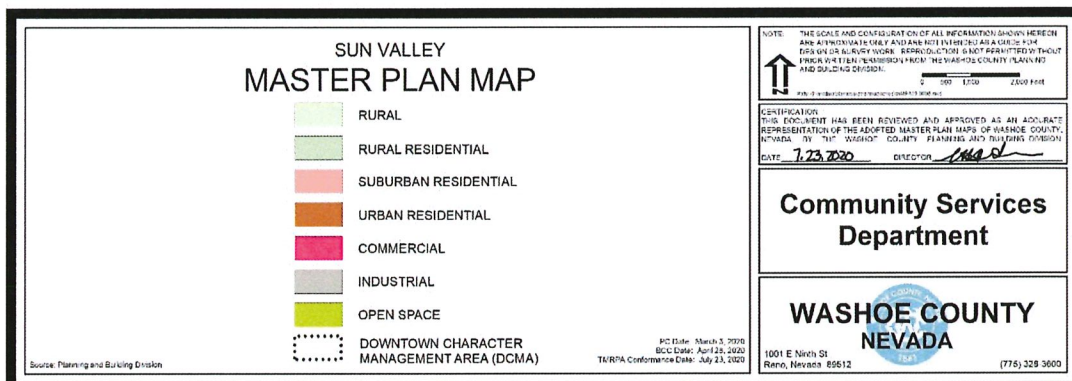
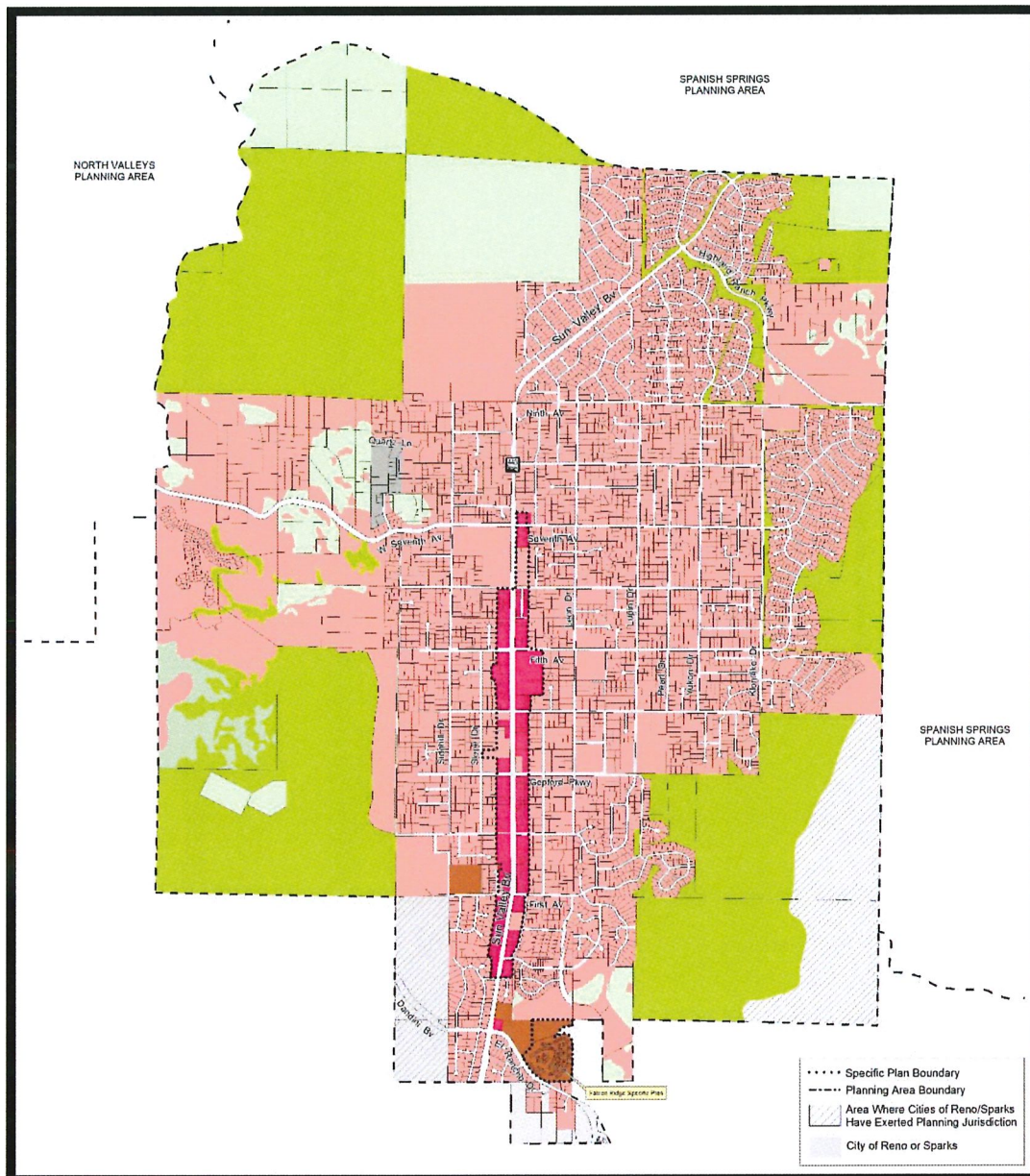
ATTEST:


Trevor Lloyd, Secretary


Francine Dorishick, Chair

Attachment: Exhibit A – Area Plan Master Plan Map

Exhibit A – WMPA21-0008





RESOLUTION OF THE WASHOE COUNTY PLANNING COMMISSION
RECOMMENDING ADOPTION OF REGULATORY ZONE AMENDMENT CASE
NUMBER WRZA21-0005 AND THE AMENDED SUN VALLEY AREA PLAN
REGULATORY ZONE MAP

Resolution Number 21-10

Whereas, Regulatory Zone Amendment Case Number WRZA21-0005, came before the Washoe County Planning Commission for a duly noticed public hearing on December 7, 2021; and

Whereas, the Washoe County Planning Commission heard public comment and input from staff regarding the proposed Regulatory Zone Amendment; and

Whereas, the Washoe County Planning Commission has given reasoned consideration to the information it has received regarding the proposed Regulatory Zone Amendment; and

Whereas, the Washoe County Planning Commission has made the findings necessary to support adoption of this proposed Regulatory Zone Amendment as set forth in NRS Chapter 278 and Washoe County Code Chapter 110, Article 821, Amendment of Regulatory Zone;

Whereas, the proposed Regulatory Zone Amendment shall be recommended for adoption pending adoption of the accompanying proposed Master Plan Amendment (WMPA21-0008) by the Washoe County Board of County Commissioners and a finding of conformance by the Truckee Meadows Regional Planning Commission; and

Whereas, pursuant to Washoe County Code Section 110.821.15(d), in making this recommendation, the Washoe County Planning Commission finds that this proposed Regulatory Zone Amendment:

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan;
2. Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare;
3. Response to Change Conditions; more desirable use. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land;
4. Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed amendment;

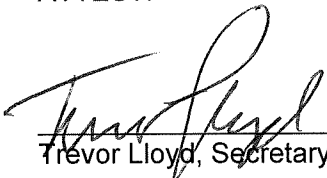
5. No Adverse Effects. The proposed amendment will not adversely effect the implementation of the policies and action programs of the Washoe County Master Plan,
6. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides 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; and
7. Effect on a Military Installation When a Military Installation is Required to be Noticed. The proposed amendment will not affect the location, purpose and mission of a military installation.

Now, therefore, be it resolved that the Washoe County Planning Commission does hereby recommend adoption of Regulatory Zone Amendment Case Number WRZA21-0005 and the amended Sun Valley Area Plan Regulatory Zone Map included as Exhibit A to this resolution to the Washoe County Board of County Commissioners.

ADOPTED on December 7, 2021.

WASHOE COUNTY PLANNING COMMISSION

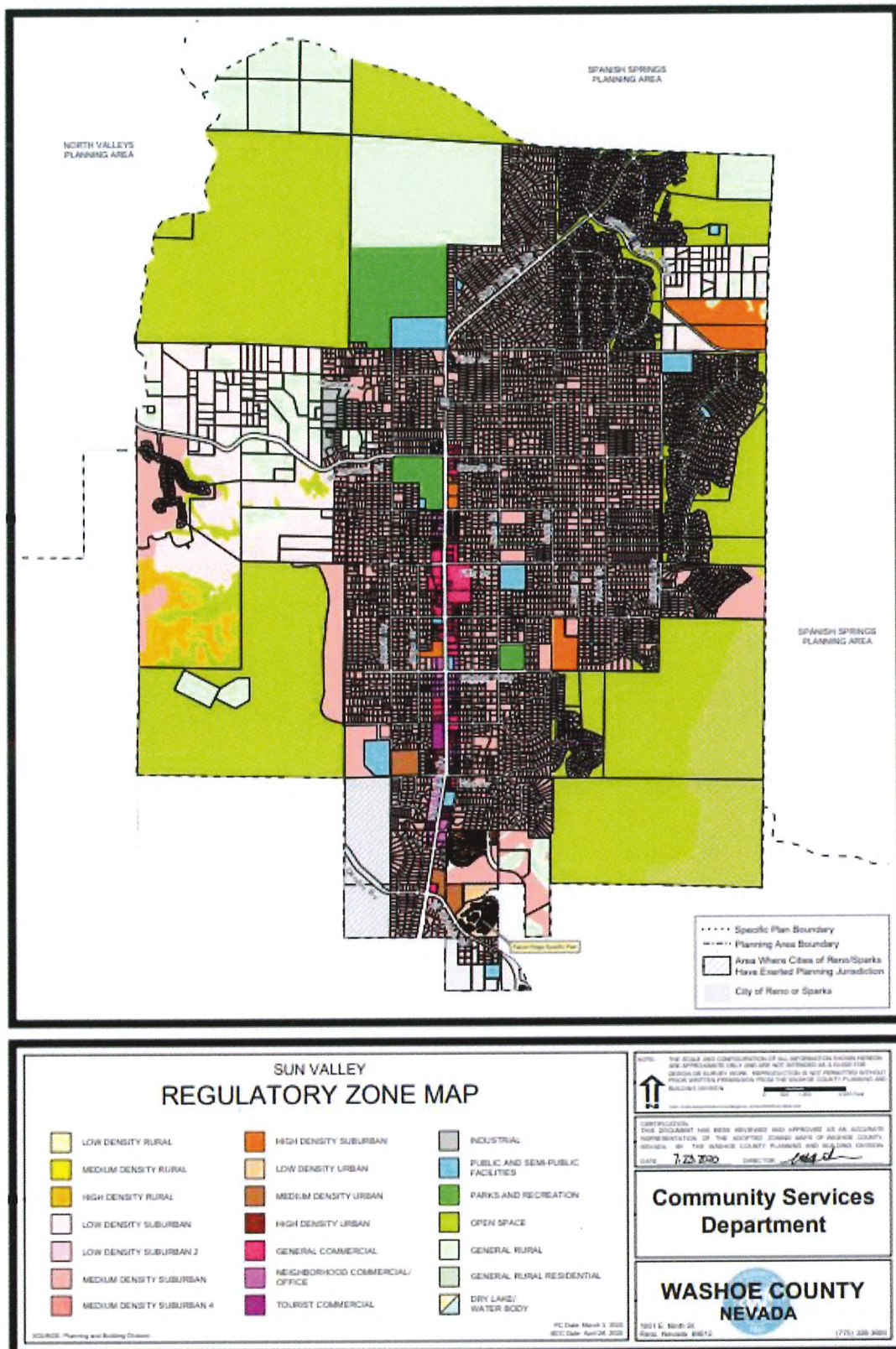
ATTEST:


Trevor Lloyd, Secretary


Francine Donshick, Chair

Attachment: Exhibit A – Sun Valley Area Plan Regulatory Zone Map

Exhibit A – WRZA21-0005





Planning Commission Staff Report

Meeting Date: December 7, 2021

Agenda Item: 9D

MASTER PLAN AMENDMENT CASE NUMBER / WMPA21-0008 (Highland Village II)
REGULATORY ZONE AMENDMENT CASE
NUMBER: WRZA21-0005 (Highland Village II)

BRIEF SUMMARY OF REQUEST: To consider approval of a Master Plan & Regulatory Zone Amendment to better address development constrained areas on APNs 508-020-04, 42 and 44.

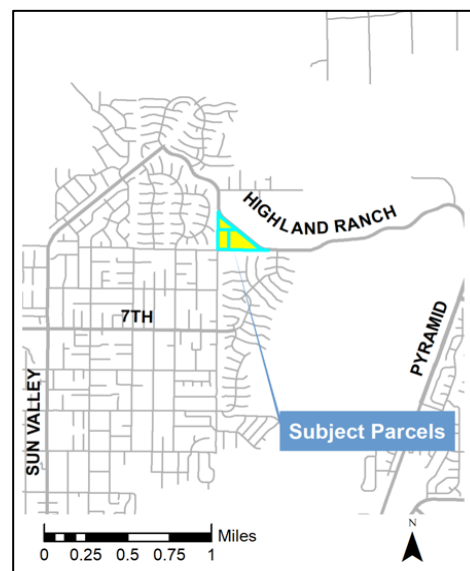
STAFF PLANNER: Planner's Name: Courtney Weiche
Phone Number: 775.328.3608
E-mail: cweiche@washoecounty.us

CASE DESCRIPTION

Master Plan Amendment Case Number WMPA21-0008 and Regulatory Zone Amendment Case Number WRZA21-0005 (Highland Village II) – For hearing, discussion, and possible action:

- (1) To adopt a resolution amending the Washoe County Master Plan, Appendix C - Maps to reconfigure the boundaries of the Suburban Residential & Rural master plan designations on three adjacent parcels (APN's 508-020-04, -42 & -44); and
- (2) Subject to final approval by the Board of County Commissioners of the associated Master Plan Amendment and a finding of conformance with the Truckee Meadows Regional Plan by regional planning authorities, to adopt a resolution recommending amendment of the Sun Valley Regulatory Zone Map to change the regulatory zone on 3 parcels from 16.706 acres LDS (Low Density Suburban) and 1.676 acres of General Rural (GR) to 14.702 acres of HDS (High Density Suburban) and 3.68 acres of GR on 18.382 acres and reconfigure the boundaries of the proposed HDS and General Rural (GR) zones on the three adjacent parcels (APN's 508-020-04, -42 & -44); and if approved, authorize the chair to sign resolutions to this effect.

Applicant: Krater Consulting Group, PC
Property Owner: LC Highland 2, LLC
Location: 0 9th Avenue, Sun Valley
APNs: 508-020-04, -42 & -44
Parcel(s) Size: 4.94ac (508-020-04), 10.13ac (508-020-42) & 3.33ac (508-020-44)
Master Plan: Suburban Residential & Rural
Regulatory Zone: General Rural & Low Density Suburban
Area Plan: Sun Valley
Development Code: Authorized in Chapter 110, Article 820
Commission District: 5 – Commissioner Herman



Vicinity Map

STAFF RECOMMENDATION – Master Plan Amendment

APPROVE

APPROVE WITH CONDITIONS

DENY

POSSIBLE MOTION

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission adopt the resolution contained as Exhibit A of this staff report to amend the Master Plan as set forth in Master Plan Amendment Case Number WMPA21-0008, having made at least three of the five findings required by Washoe County Code Section 110.820.15(d) and having made the required Sun Valley Area Plan findings. I further move to certify the resolution and the proposed Master Plan Amendments in WMPA21-0008 as set forth in this staff report for submission to the Washoe County Board of County Commissioners and authorize the chair to sign the resolution on behalf of the Planning Commission.

(Motion with Findings on Page 15)

STAFF RECOMMENDATION – Regulatory Zoning Amendment

APPROVE

DENY

POSSIBLE MOTION

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Planning Commission adopt the resolution included as Exhibit B, recommending adoption of Regulatory Zone Amendment Case Number WRZA21-0005, having made all findings required by Washoe County Code Section 110.821.15(d). I further move to certify the resolution and the proposed regulatory zone amendment in WRZA21-0005 as set forth in this staff report for submission to the Washoe County Board of Commissioners; and if approved, authorize the chair to sign a resolution to this effect on behalf of the Planning Commission.

(Motion with Findings on Page 16)

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Master Plan Amendment Resolution	Exhibit A
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Agency Comments.....	Exhibit D
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Explanation of a Master Plan Amendment

The purpose of a master plan amendment application is to provide a method of review for requests to amend the master plan.

The Master Plan guides growth and development in the unincorporated areas of Washoe County, and consists of three volumes. By establishing goals and implementing those goals through policies and action programs, the Master Plan addresses issues and concerns both countywide and within each community. Master plan amendments ensure that the Master Plan remains timely, dynamic, and responsive to community values. The Washoe County Master Plan can be accessed on the Washoe County website at www.washoecounty.gov, select departments, planning and building, then planning documents (Master Plan, Regulatory Zone) - or it may be obtained at the front desk of the Washoe County Planning and Building Division.

Volume One of the master plan outlines six countywide priorities through the year 2025. These priorities are known as elements and each is summarized below. The Land Use and Transportation Element, in particular, plays a vital role in the analysis of a master plan amendment.

- **Population Element.** Projections of population, housing characteristics, trends in employment, and income and land use information for the County.
- **Conservation Element.** Information, policies and action programs, and maps necessary for protection and utilization of cultural and scenic, land, water, air and other resources.
- **Land Use and Transportation Element.** Information, policies and action programs, and maps defining the County's vision for development and related transportation facilities needed for the forecasted growth, and protection and utilization of resources.
- **Public Services and Facilities Element.** Information, policies and action programs, and maps for provision of necessary services and facilities (i.e. water, sewer, general government and public safety facilities, libraries, parks, etc.) to serve the land use and transportation system envisioned by the County.
- **Housing Element.** Information, policies and action programs, and maps necessary to provide guidance to the County in addressing present and future housing needs.
- **Open Space and Natural Resource Management Plan Element.** Information, policies and action programs, and maps providing the necessary framework for the management of natural resources and open spaces.

Volume Two of the Master Plan consists of 13 Area Plans, which provide detailed policies and action programs for local communities in unincorporated Washoe County relating to conservation, land use and transportation, public services and facilities information, and maps.

Volume Three of the Master Plan houses Specific Plans, Joint Plans and Community Plans that have been adopted by the Washoe County Board of County Commissioners. These plans provide specific guiding principles for various districts throughout unincorporated Washoe County.

Requests to amend the Master Plan may affect text and/or maps within one of the six Elements, one of the 13 Area Plans, or one of the Specific Plans, Joint Plans or Community Plans. Master plan amendments require a change to the Master Plan and are processed in accordance with Washoe County Chapter 110 (Development Code), Article 820, *Amendment of Master Plan*.

When making a recommendation to the Washoe County Board of County Commissioners to adopt a master plan amendment, the Planning Commission must make at least three of the five findings as set forth in Washoe County Code (WCC) Section 110.820.15(d). If a military installation is required to be noticed, then an additional finding of fact pursuant to WCC Section 110.820.15(d)(6) is required. If there are findings relating to master plan amendments contained in the Area Plan in which the subject property is located, then the Planning Commission must also make all of those findings. A recommendation to adopt the master plan amendment requires an affirmative vote of at least 2/3's of the Planning Commission's total membership.

Existing and Proposed Master Plan Designations

This request is to reconfigure the Rural and Suburban Residential master plan designations on three adjacent parcels of land, totaling approximately 18.408 acres (herein referred to as "project area"), in an effort to better align future development with the topographical constraints associated with steeper slopes and rocky terrain.

The steepest slopes are located on the northern portion of the project area, where a rocky knoll exists west of Highland Ranch Parkway. The current Rural designation encompasses 1.676 acres on some portion of all three parcels, primarily following the topography of the rocky knoll. However, the current Rural designation does not include the entirety of all steeply sloped areas, specifically the land with slopes exceeding 30%.

As proposed, the northern portion of the project area, 3.68 acres, would be designated as Rural and predominantly located on APN 508-020-44. This area would include a much greater portion of land with slopes exceeding 20% and almost all the land with slopes exceeding 30%. See Figure 3 - Topography and Slope Map. The Rural designation would include the peak of the rocky knoll extending west, to the Klondike Drive right of way (proposed for future abandonment), and east, to Highland Ranch Parkway. As proposed, the remaining 14.73 acres of the project area to the south would be designated Suburban Residential. See Figure 1 for proposed acreages for each designation.

Figure 1

Assessor's Parcel Number	Existing Master Plan Designation	Existing Acres	Proposed Master Plan Designation	Proposed Acres
508-020-04	Suburban Residential	4.389	Suburban Residential	4.737
508-020-04	Rural	.626	Rural	.278
508-020-42	Suburban Residential	9.544	Suburban Residential	9.769
508-020-42	Rural	.387	Rural	.161
508-020-44	Suburban Residential	2.773	Suburban Residential	.196
508-020-44	Rural	.663	Rural	3.240

The project area is undeveloped and covered with mainly upland native vegetation, such as sage/rabbit brush, with a handful of Juniper trees. Highland Ranch Parkway parallels the eastern portion of the project area. A public easement, known locally as Klondike Drive, parallels the length of the project area on the two western parcels. The easement is proposed for a future abandonment, with the intent to be used as a public trail connector. Additional various dirt roads bisect each of the three parcels.

Surrounding the project area to the west is a mix of open space and single-family dwellings; to the north and east is undeveloped, however a tentative map has been approved for future development of single-family residences (Highlands Village Phase I); and to the south is an elementary school and single-family dwellings.

Master plan designations surrounding the project area are predominantly Suburban Residential, with only a portion along the western parcels line designated Open Space.

Explanation and Processing of a Regulatory Zone Amendment

The following explains a regulatory zone amendment, including its purpose and the review and evaluation process involved for an application with such a request.

The purpose of a regulatory zone amendment (RZA) is to provide a method for amending the regulatory zone maps of Washoe County. The regulatory zone maps depict the regulatory zones (i.e. zoning) adopted for each property within the unincorporated area of Washoe County. The regulatory zones establish the uses and development standards applied to each property.

Regulatory zones are designed to implement and be consistent with the master plan by ensuring that the stability and character of the community will be preserved for those who live and work in the unincorporated areas of the county. A regulatory zone cannot be changed if it conflicts with the objectives or policies of the master plan, including area plans that further define policies for specific communities. The Master Plan is the blueprint for development within the unincorporated County. Pursuant to NRS 278, any action of the county relating to zoning must conform to the Washoe County Master Plan.

Evaluation of the proposed regulatory zone amendment involves review for compliance with countywide policies found in Volume One of the Washoe County Master Plan and applicable area plan policies found in Volume Two of the Washoe County Master Plan. If the subject parcel(s) is within a specific plan, joint plan or community plan found in Volume Three of the Master Plan, then supplemental review shall be required to ensure compliance with the applicable plan. Additionally, the analysis includes review of the proposed amendment against the findings found in Article 821 of the Washoe County Development Code and any findings as set forth in the appropriate area plan.

Requests to change a regulatory zone affecting a parcel of land or a portion of a parcel are processed under Article 821, Amendment of Regulatory Zone, of the Washoe County Development Code. Rezoning or reclassification of a lot or parcel from one Regulatory Zone to another requires action by both the Planning Commission and the Board of County Commissioners.

The Planning Commission may deny a regulatory zone amendment or it may recommend approval or modification of an amendment to the Board of County Commissioners. Upon an affirmative recommendation by the Planning Commission, the Board of County Commissioners is required to hold a public hearing which must be noticed pursuant to Section 110.821.20 of the Washoe County Development Code. Final action is taken by the Board of County Commissioners who may adopt, adopt with modifications, or deny the proposed amendment.

Existing and Proposed Regulatory Zoning Designations

This request is to change the regulatory zone on all three parcels from Low Density Suburban (LDS) to High Density Suburban (HDS) and to reconfigure the regulatory zones to match the proposed Master Plan Designation on all three parcels of land. See Figure 4 & 5 - Existing / Proposed Master Plan and Zoning Designations.

The proposed reconfiguration would relocate a majority of the existing LDS zone (proposed to be HDS) to the two southern parcels (508-020-04 & 508-020-42). The General Rural (GR) designation would be reconfigured to be on the remaining portion of the project area, located mainly on the northern parcel (508-020-44). See Figure 2 for proposed acreages for each designation.

Figure 2

Assessor's Parcel Number	Existing Zoning	Existing Acres	Proposed Zoning	Proposed Acres
508-020-04	LDS	4.389	HDS	4.737
508-020-04	GR	.626	GR	.278
508-020-42	LDS	9.544	HDS	9.769
508-020-42	GR	.387	GR	.161
508-020-44	LDS	2.773	HDS	.196
508-020-44	GR	.663	GR	3.240

The applicant states in their application that the regulatory zone amendment and reconfiguration request is intended to facilitate future development of single-family dwellings on the southern portion of the project area where the property has more gentle slopes. Overall, the proposed reconfiguration increases the General Rural designation by approximately 2 acres. The request to change the LDS regulatory zone to HDS allows for a higher density of dwelling units per acre on the most suitable lands, which helps to minimize development and preserve the lands proposed for GR. The current LDS zoning allows for one (1) dwelling unit per acre. The requested HDS zoning allows for seven (7) dwelling units per acre. The existing regulatory zone makeup of the three properties currently allows for a density of 16 residential lots. The proposed regulatory zone amendment would allow for a density of 103 residential lots, however, the application indicates an interest to develop a maximum of 70 dwelling units via a future tentative map, pending approval of the proposed amendments. This amendment would equate to a density of 3.8 du/acre for the entire project area (18.408 acres), or 4.75 du/acre for just the Suburban Residential designation (14.725 acres) of the project.

The subject parcels have a master plan designation of Suburban Residential (SR) and Rural (R). The proposed regulatory zone of High Density Suburban (HDS) is allowed within the SR master plan designation. The parcels to the west and south have a regulatory zone of Medium Density Suburban (MDS), Open Space (OS) and Public and Semi Public Facilities (PSP); to the north and east, the parcels have a regulatory zone of High Density Suburban (HDS).

Figure 4
Existing Master Plan and Zoning Designations

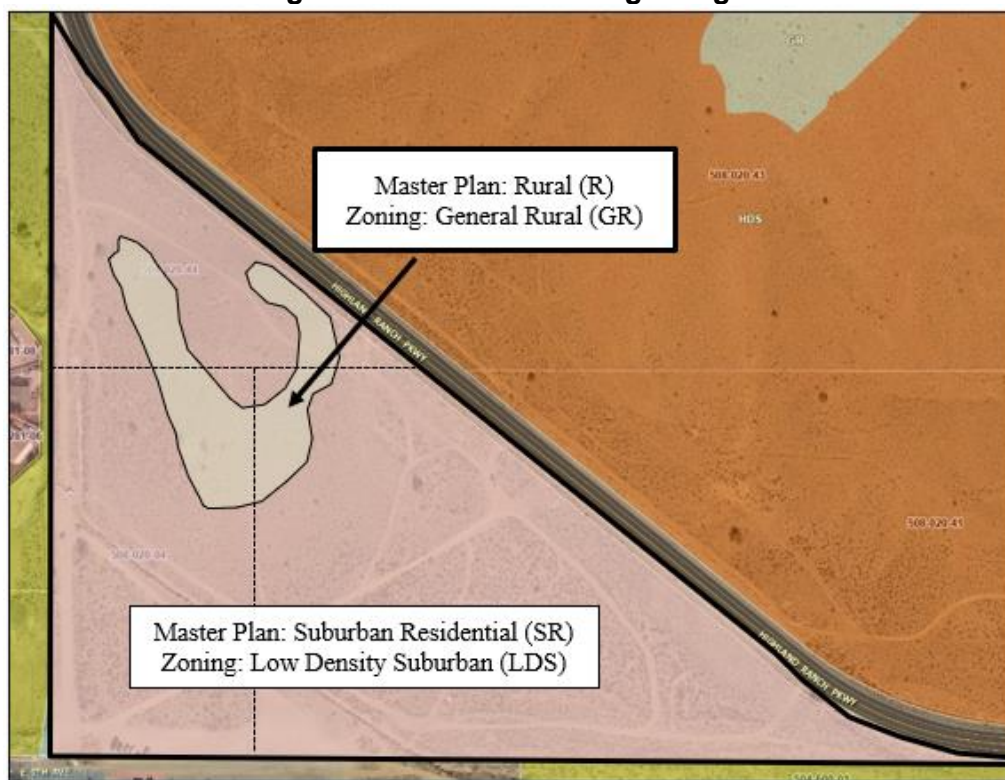
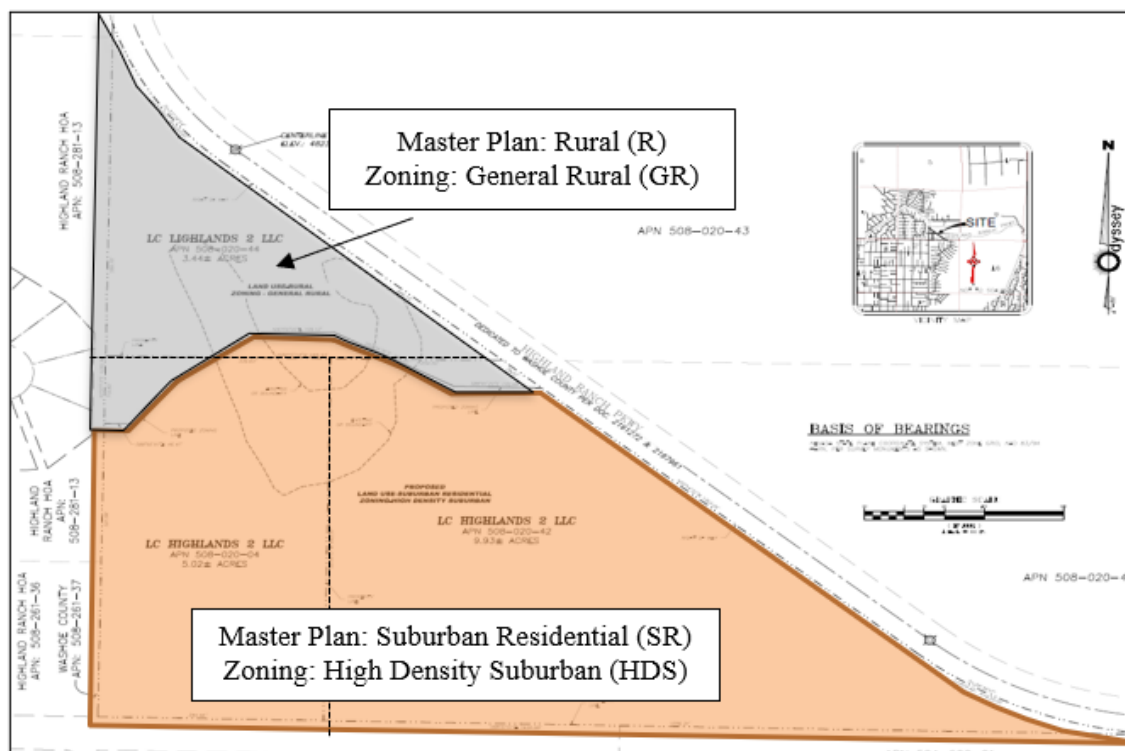


Figure 5
Proposed Master Plan and Zoning Designations



Background

In 2020, to the north and northeast of the subject site, across Highland Ranch Parkway, a regulatory zone amendment was approved to change the zoning from LDS to HDS on APNs 508-020-43 and 508-020-41. The regulatory zone amendment allowed for the subsequent approval of a tentative map for a 210-lot common open space subdivision (Highland Village Phase I). The proposed master plan and regulatory zone amendments are being requested to support Phase II of the Highland Village residential development.

Consistency with Master Plan and Regulatory Zone Map

Regulatory zone amendments are to be reviewed for consistency with applicable policies and action plans of the Washoe County Master Plan. The following master plan policies and programs are applicable to the proposed amendment requests.

Housing Element- Volume One of the Washoe County Master Plan

Goal One: Remove Regulatory Barriers to increase the availability of affordable and workforce housing for all.

Policy 1.1: Allow for more flexibility in the zoning, building, and land use regulations to enable affordable housing units to be built throughout the community.

Staff Comment: The proposed regulatory zone amendment will allow for smaller lots, which will increase the density and expand the type of housing, potentially increasing the availability of housing in the area.

Policy 1.5: Encourage development at higher densities where appropriate.

Staff Comment: The proposed regulatory zone amendment is requesting a higher density than currently allowed.

Goal Seven: Promote Homeownership opportunities.

Policy 7.4: Promote home ownership as a community asset.

Staff Comment: The proposed regulatory zone amendment will allow for increased availability of housing, which may make home ownership possible for more people.

Sun Valley Area Plan- Volume Two of the Washoe County Master Plan

The subject parcels are located within the Sun Valley Area Plan. The following are the pertinent policies from the Area Plan:

Relevant Area Plan Policies Reviewed

Policy	Brief Policy Description	Complies	Condition of Approval
SUN.1.3	Pattern of Land Use	Yes	No
SUN.1.6	Master Plan Amendment Requirements	Yes	No
SUN.1.12	Adequate School Capacity	Yes	No
SUN.13.1	SVAP Amendment Findings	Yes	No
SUN.13.2	SVAP Amendment Requirements	Yes	No

Goal One: The pattern of land use designations in the Sun Valley Area Plan will implement and preserve the community character described in the Character Statement.

- SUN.1.3 The following Regulatory Zones are permitted within the Sun Valley Suburban Character Management Area:
- a. High Density Rural (HDR – One unit per 2.5 acres).
 - b. Low Density Suburban (LDS – One unit per acre).
 - c. Medium Density Suburban (MDS – Three units per acre).
 - d. High Density Suburban (HDS – Seven units per acre).
 - e. Medium Density Urban (MDU – Twenty-one units per acre).
 - f. Neighborhood Commercial/Office (NC).
 - g. General Commercial (GC).
 - h. Industrial (I).
 - i. Public/Semi-Public Facilities (PSP).
 - j. Parks and Recreation (PR).
 - k. General Rural (GR).
 - l. Open Space (OS).

Staff Comment: The proposed regulatory zone amendment to High Density Suburban (HDS) is allowed in the Sun Valley Suburban Character Management Area where the subject parcels are located.

- SUN.1.12 Prior to any approval of proposed land use intensification that will result in existing school facilities exceeding design capacity and which may compromise the Washoe County School District's ability to implement the neighborhood school philosophy for elementary facilities, the school district will identify improvements in their capital improvements plan or school rezoning plan that will enable the District to absorb the additional enrollment. The Washoe County Planning Commission, upon request of the Washoe County School District Board of Trustees, may waive this finding.

Staff Comment: The Washoe County School District reviewed the application and provided no comment or concerns with the proposed amendment.

Compatible Land Uses

In determining compatibility with surrounding land uses, staff reviewed the Land Use Compatibility Matrix with the proposed regulatory zone. The compatibility matrix is found in the Land Use and Transportation Element in Volume One of the Washoe County Master Plan. The compatibility between the proposed and existing adjacent regulatory zones is captured in the table below.

**Compatibility Rating of Proposed Regulatory Zone with
Existing Regulatory Zones on Adjacent Parcels**

Proposed Regulatory Zone	Existing Adjacent Regulatory Zone	Compatibility Rating
High Density Suburban (HDS)	High Density Suburban (HDS)	High
High Density Suburban (HDS)	Medium Density Suburban (MDS)	High
High Density Suburban (HDS)	Open Space (OS)	High
High Density Suburban (HDS)	Public/Semi-Public Facilities (PSP)	Medium

High Compatibility: Little or no screening or buffering necessary.

Medium Compatibility: Some screening and buffering necessary.

Low Compatibility: Significant screening and buffering necessary.

Availability of Facilities

The parcels are located in the Sun Valley and Spanish Springs Hydrographic Basins. The application indicates that water and sewer service will be provided by the Sun Valley General Improvement District (SVGID). Water rights will be acquired from Truckee Meadows Water Authority (TMWA) to fulfill the required amount needed by SVGID. SVGID has stated that the parcels will need to be annexed into the SVGID service area and SVGID has water and sewer capacity to service the increased density. SVGID has several connection options in the area of Highland Ranch Parkway and when the specific development plans are submitted, the connections will be defined. SVGID sewer does go to Truckee Meadows Water Reclamation Facility (TMWRF) in Sparks.

A traffic study was submitted as part of the application indicating all impacted roadways will maintain operating Level of Service of "C" or better.

The Washoe County School District received a notice of the application and provided no comments or concerns with the amendment. The proposed amendment is expected to have a minimal impact on school enrollments.

Sun Valley Area Plan Assessment

The introduction of the Sun Valley Area Plan states that the plan is to manage growth and development in a manner that includes "a range of low, medium, high density housing opportunities" and "affordable housing".

Development Suitability within the Sun Valley Area Plan

The parcels are located in the Sun Valley Area Plan and are within the Suburban Character Management Area. The parcels are noted as "most suitable" on the Development Suitability map, except for the areas with the regulatory zone of GR. The parcels are also located in Tier 2 of the 2019 Truckee Meadows Regional Plan, which allows up to 30 units per acre.

Staff Comments on Required Sun Valley Area Plan Amendment Findings

In order for the Washoe County Planning Commission to recommend the approval of any amendment to the Sun Valley Area Plan, the following findings must be made in addition to the required findings in Washoe County Development Code, Section 110.820.15:

1. Goal Thirteen: SUN13.1.

- a. The amendment will further implement and preserve the Vision and Character Statement.

Staff Comment: The proposed regulatory zone amendment to High Density Suburban (HDS) is allowed in the Sun Valley Suburban Character Management Area where the subject parcels are located.

- b. The amendment conforms to all applicable policies of the Sun Valley Area Plan and the Washoe County Master Plan.

Staff Comment: The parcels will continue to further implement and conform with the Vision and Character Statement.

- c. The amendment will not conflict with the public's health, safety or welfare.

Staff Comment: The proposed amendment will provide for land uses compatible with the existing land uses, and will not adversely impact the public health, safety or welfare.

Staff Comments on Required Master Plan Amendment Findings

WCC Section 110.820.15(d) requires the Planning Commission to make at least three of the following five findings of fact to recommend approval of the amendments to the Washoe County Board of County Commissioners. The following findings and staff comments on each finding are presented for the Planning Commission's consideration:

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.

Staff Comment: The proposed amendment does not conflict with the policies and action programs of the Master Plan as outlined in the Master Plan and Area Plan analysis above.

2. Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.

Staff Comment: The proposed reconfiguration will provide for land uses compatible with the adjacent existing land uses, and will not adversely impact the public health, safety or welfare.

3. Response to Change Conditions. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.

Staff Comment: The proposed amendment will support better utilization of land by limiting development in areas of steep slopes. Reconfiguring and expanding the portion of land designated Rural further implements adopted goals and policies to preserve environmentally constrained areas for open space.

4. Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed master plan designation.

Staff Comment: All needed services are in close proximity to the project area, including public safety facilities. All impacted agencies received a notice of application for the amendment and no comments in opposition were received.

5. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly 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.

Staff Comment: The proposed amendment will promote the desired pattern for the orderly physical growth of the County with a better allocation of the land for development vs. undeveloped land that takes into account topography, access, desire for public trails, and sensitivity to traffic issues in the area.

Staff Comments on Required Regulatory Zone Amendment Findings

WCC Section 110.821.15(d) of Article 821, *Amendment of Regulatory Zone*, requires that all of the following findings be made to the satisfaction of the Washoe County Planning Commission before recommending adoption to the Board of County Commissioners. Staff has completed an analysis of the Regulatory Zone Amendment application and has determined that the proposal is in compliance with the required findings as follows.

1. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan and the Regulatory Zone Map.

Staff Comment: The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan and the Regulatory Zone Map.

2. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.

Staff Comment: The proposed amendment will increase density, which will provide more housing in the area and conforms to all applicable policies of the Sun Valley Area Plan and the Washoe County Master Plan as described earlier in this report. The proposed amendment will not conflict with the public's health, safety or welfare.

3. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.

Staff Comment: The amendment will increase the availability of housing in the area, which is needed and desired by the Sun Valley Area Plan and the Washoe County Master Plan and will comply with the 2019 Truckee Meadows Regional Plan.

4. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed amendment.

Staff Comment: All needed facilities are existing or will be provided by the applicant with any future development plans. The amendment was reviewed by various departments and agencies; no recommendations of denial were received for the proposed amendment.

A traffic study submitted by the applicant indicates a Level of Service (LOS) "C" or better will be maintained on impacted roadways. The project is within walking distance of existing public transit facilities.

5. The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan.

Staff Comment: *The proposed amendment will not adversely affect the impact of the implementation of the policies and action programs of the Washoe County Master Plan.*

6. The proposed amendment will promote the desired pattern for the orderly 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.

Staff Comment: *The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County by increasing housing units and as detailed in this staff report.*

7. The proposed amendment will not affect the location, purpose and mission of the military installation.

Staff Comment: *There are no military installations within the required noticing area; therefore, this finding does not have to be made.*

Neighborhood Meeting

NRS 278.210(2) and WCC Section 110.820.20 require a neighborhood meeting for any proposed master plan amendment. The neighborhood meeting was held at Sun Valley General Improvement District Board Room – 5000 Sun Valley Blvd., Sun Valley, NV 89433 on October 25, 2021, from 6:00 pm to 7:00pm.

The meeting lasted approximately 2 hours and included a detailed presentation on the project with numerous questions asked and concerns brought up. A summary of feedback received at the neighborhood meeting is included as Exhibit F and will also be summarized as part of staff's presentation to the Planning Commission.

Public Notice

Notice for master plan amendments must be given in accordance with the provisions of Nevada Revised Statutes 278.210(1), as amended and WCC Section 110.820.23. Notice was provided in a newspaper of general circulation within Washoe County at least 10 days before the public hearing date. A legal ad was placed with the Reno Gazette Journal for November 24, 2021.

Master Plan Amendment Recommendation

It is recommended that the Washoe County Planning Commission adopt the resolution contained as Attachment A of this staff report to amend the Master Plan as set forth in Master Plan Amendment Case Number WMPA21-0008. It is further recommended that the Planning Commission forward the Master Plan Amendment to the Washoe County Board of County Commissioners for their consideration of adoption. The following motion is provided for your consideration:

Master Plan Amendment Motion

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission adopt the resolution contained at Exhibit A of this staff report to amend the Master Plan as set forth in Master Plan Amendment Case Number WMPA21-0008 having made at least three of the following five findings in accordance with Washoe County Code Section 110.820.15(d). I further move to certify the resolution and the proposed Master Plan Amendments in WMPA21-0008 as

set forth in this staff report for submission to the Washoe County Board of County Commissioners and authorize the chair to sign the resolution on behalf of the Planning Commission.

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.
2. Compatible Land Uses. The proposed amendment will provide for land uses compatible with adjacent land uses, and will not adversely impact the public health, safety or welfare.
3. Response to Change Conditions. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.
4. Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed Master Plan designation.
5. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly 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.

Regulatory Zone Amendment Recommendation

Those agencies which reviewed the application provided commentary in approval of the project. Therefore, after a thorough analysis and review, it is recommended that the proposed Regulatory Zone Amendment be recommended for adoption to the Board of County Commissioners. The following motion is provided for your consideration:

Regulatory Zone Amendment Motion

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Planning Commission adopt the resolution included as Exhibit B, recommending adoption of Regulatory Zone Amendment Case Number WRZA21-0005, having made all of the following findings in accordance with Washoe County Code Section 110.821.15. I further move to certify the resolution and the proposed Regulatory Zone Amendment in WRZA21-0005 as set forth in this staff report for submission to the Washoe County Board of Commissioners and authorize the chair to sign the resolution on behalf of the Washoe County Planning Commission.

1. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan and the Regulatory Zone Map.
2. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.
3. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.
4. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed amendment.
5. The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan.

6. The proposed amendment will promote the desired pattern for the orderly 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.

Appeal Process

Planning Commission action will be effective 10 calendar days after the written decision is filed with the Secretary to the Planning Commission and mailed to the original applicant, unless the action is appealed to the Washoe County Board of County Commissioners, in which case the outcome of the appeal shall be determined by the Washoe County Board of County Commissioners. Any appeal must be filed in writing with the Planning and Building Division within 10 calendar days from the date the written decision is filed with the Secretary to the Planning Commission and mailed to the original applicant.

Applicant: Krater Consulting Group, PC, ken@kraterconsultinggroup.com

Property Owner: LC Highland 2, LLC, jholbrook@landcapip.com



RESOLUTION OF THE WASHOE COUNTY PLANNING COMMISSION

ADOPTING AMENDMENTS TO THE WASHOE COUNTY MASTER PLAN, SUN VALLEY AREA PLAN, MASTER PLAN MAP (WMPA21-0008), AND RECOMMENDING ITS ADOPTION TO THE BOARD OF COUNTY COMMISSIONERS

Resolution Number 21-09

Whereas, Master Plan Amendment Case Number WMPA21-0008 came before the Washoe County Planning Commission for a duly noticed public hearing on December 7, 2021; and

Whereas, the Washoe County Planning Commission heard public comment and input from both staff and the public regarding the proposed master plan amendments; and

Whereas, the Washoe County Planning Commission gave reasoned consideration to the information it received regarding the proposed master plan amendments;

Whereas, the Washoe County Planning Commission has made the following findings necessary to support adoption of the proposed Master Plan Amendment Case Number WMPA21-0008, as set forth in NRS chapter 278 and Washoe County Code Chapter 110 (Development Code), Article 820:

Washoe County Code Section 110.820.15 (d) Master Plan Amendment Findings

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.
2. Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.
3. Response to Change Conditions. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.
4. Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed Master Plan designation.
5. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly 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.
6. Effect on a Military Installation. The proposed amendment will not affect the location, purpose and mission of the military installation.

Sun Valley Area Plan Required Findings

1. Area Plan Policy: SUN.13.1

- a. The amendment will further implement and preserve the Vision and Character Statement.
- b. The amendment conforms to all applicable policies of the Sun Valley Area Plan and the Washoe County Area Plan.
- c. The amendment will not conflict with the public's health, safety or welfare.

Now, therefore, be it resolved that pursuant to NRS 278.210(3):

- (1) subject to approval by the Washoe County Board of County Commissioners and a finding of conformance with the Truckee Meadows Regional Plan, the Washoe County Planning Commission does hereby adopt Master Plan Amendment Case Number WMPA21-0021, comprised of the map as included at Exhibit A to this resolution, descriptive matter and other matter intended to constitute the amendments as submitted at the public hearing noted above; and,
- (2) To the extent allowed by law, this approval is subject to the conditions adopted by the Planning Commission at the public hearing noted above.

A certified copy of this resolution shall be submitted to the Board of County Commissioners and any appropriate reviewing agencies in accordance with NRS 278.220.

ADOPTED on December 7, 2021

WASHOE COUNTY PLANNING COMMISSION

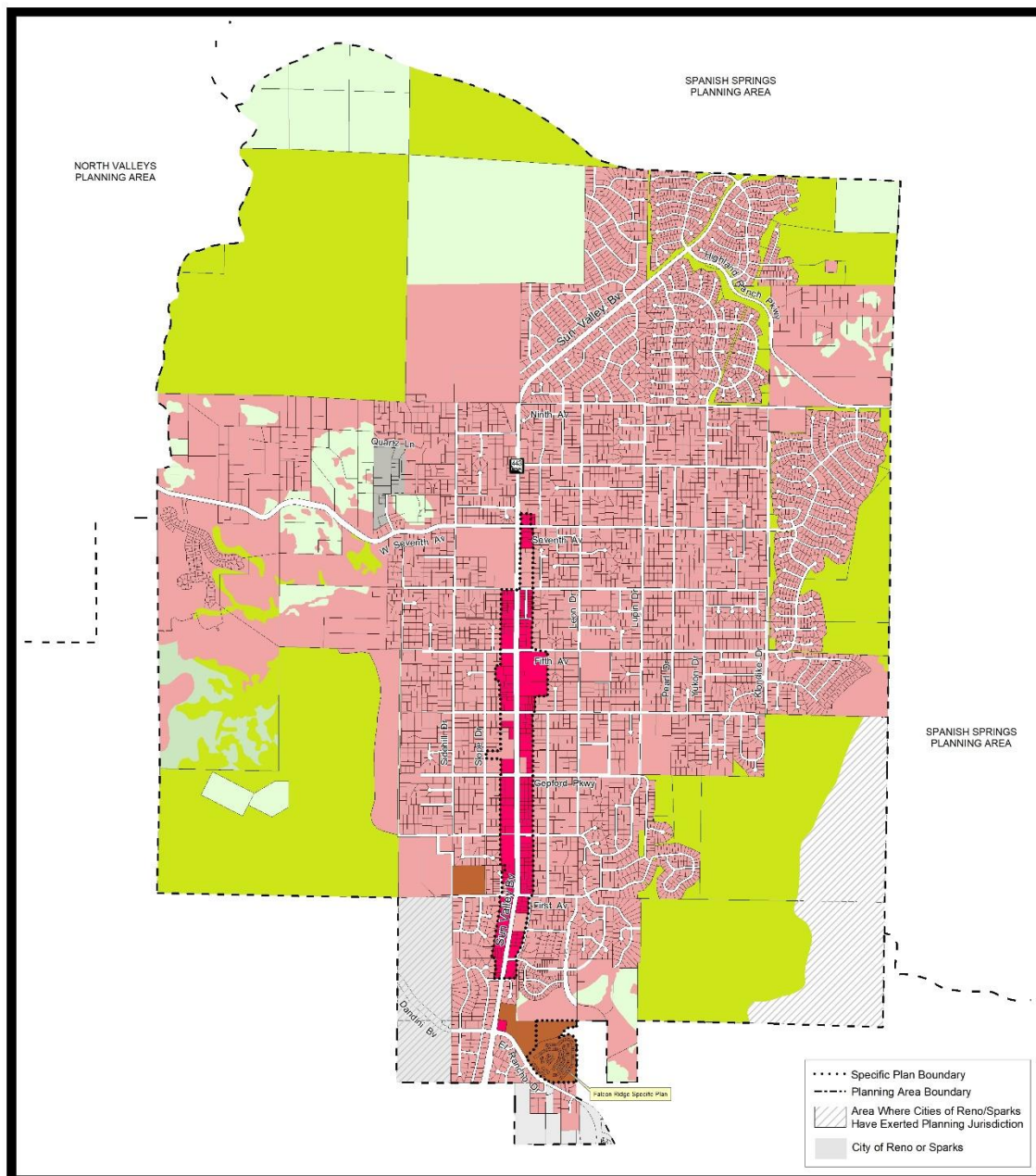
ATTEST:

Trevor Lloyd, Secretary

Francine Donshick, Chair

Attachment: Exhibit A – Area Plan Master Plan Map

Exhibit A – WMPA21-0008





RESOLUTION OF THE WASHOE COUNTY PLANNING COMMISSION
RECOMMENDING ADOPTION OF REGULATORY ZONE AMENDMENT CASE
NUMBER WRZA21-0005 AND THE AMENDED SUN VALLEY AREA PLAN
REGULATORY ZONE MAP

Resolution Number 21-10

Whereas, Regulatory Zone Amendment Case Number WRZA21-0005, came before the Washoe County Planning Commission for a duly noticed public hearing on December 7, 2021; and

Whereas, the Washoe County Planning Commission heard public comment and input from staff regarding the proposed Regulatory Zone Amendment; and

Whereas, the Washoe County Planning Commission has given reasoned consideration to the information it has received regarding the proposed Regulatory Zone Amendment; and

Whereas, the Washoe County Planning Commission has made the findings necessary to support adoption of this proposed Regulatory Zone Amendment as set forth in NRS Chapter 278 and Washoe County Code Chapter 110, Article 821, Amendment of Regulatory Zone;

Whereas, the proposed Regulatory Zone Amendment shall be recommended for adoption pending adoption of the accompanying proposed Master Plan Amendment (WMPA21-0008) by the Washoe County Board of County Commissioners and a finding of conformance by the Truckee Meadows Regional Planning Commission; and

Whereas, pursuant to Washoe County Code Section 110.821.15(d), in making this recommendation, the Washoe County Planning Commission finds that this proposed Regulatory Zone Amendment:

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan;
2. Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare;
3. Response to Change Conditions; more desirable use. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land;
4. Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed amendment;

5. No Adverse Effects. The proposed amendment will not adversely effect the implementation of the policies and action programs of the Washoe County Master Plan,
6. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly 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; and
7. Effect on a Military Installation When a Military Installation is Required to be Noticed. The proposed amendment will not affect the location, purpose and mission of a military installation.

Now, therefore, be it resolved that the Washoe County Planning Commission does hereby recommend adoption of Regulatory Zone Amendment Case Number WRZA21-0005 and the amended Sun Valley Area Plan Regulatory Zone Map included as Exhibit A to this resolution to the Washoe County Board of County Commissioners.

ADOPTED on December 7, 2021.

WASHOE COUNTY PLANNING COMMISSION

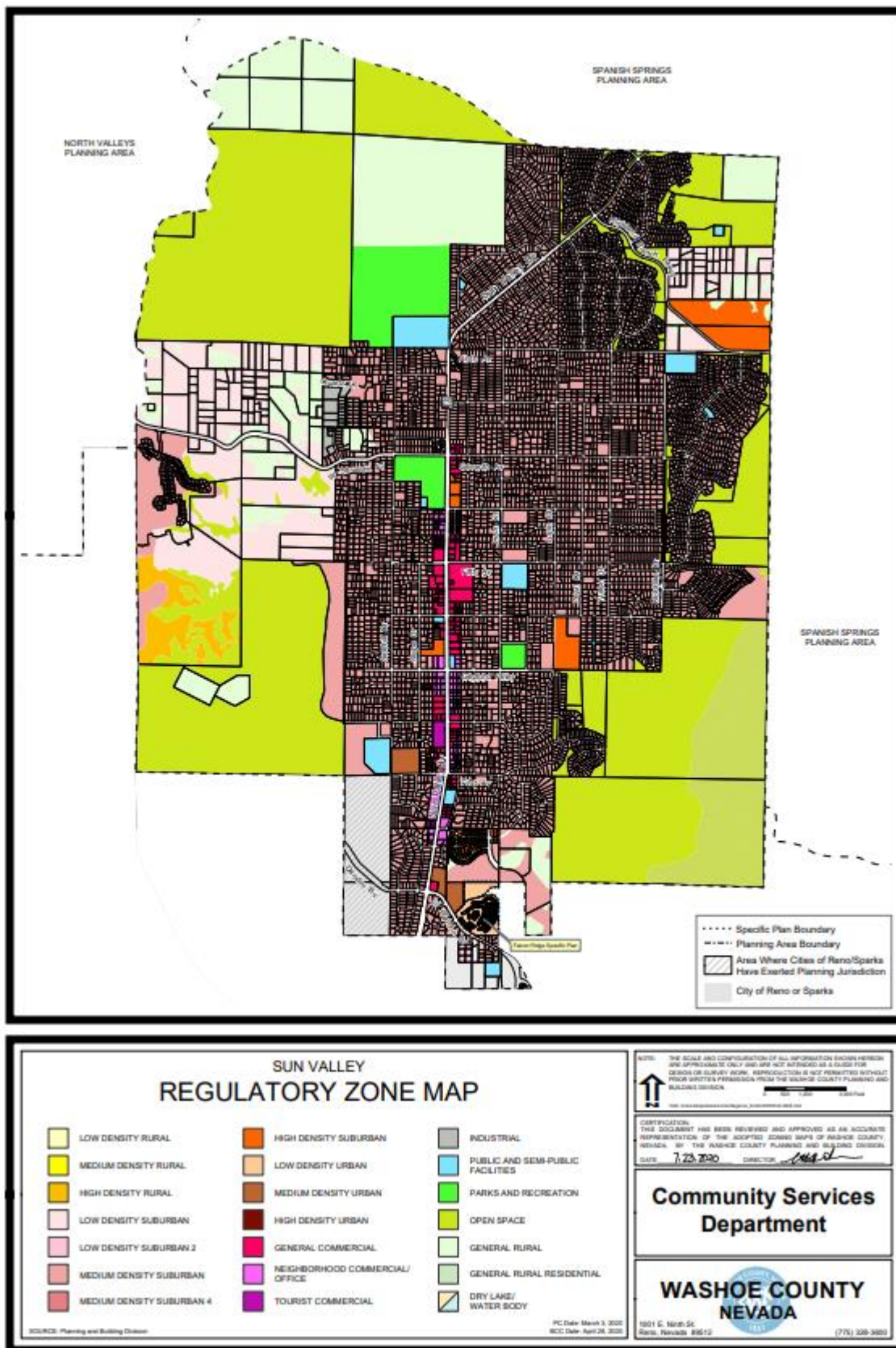
ATTEST:

Trevor Lloyd, Secretary

Francine Donshick, Chair

Attachment: Exhibit A – Sun Valley Area Plan Regulatory Zone Map

Exhibit A – WRZA21-0005





Community Services Department
Planning & Building Division for the
Washoe County Planning Commission
1001 E. Ninth St., Bldg. A, Reno, NV 89512-2845

I hereby certify that notices for the case number referenced below were delivered to Nevada Presort for printing and mailing pursuant to Nevada Revised Statutes, Chapter 278 and Washoe County Code Chapter 110.

Signature: Lacey Kerfoot

Date: 11/18/2021

Mailing List for Case No.: WMPA21-0008 / WRZA21-0005 (Highland Village 2); C WEICHE

No.	APN	Name and Address of Addressee
1	8557051	ZAP HOLDINGS LLC SERIES 17 PO BOX 12263 RENO NV 89510
2	8557053	ZAP HOLDINGS LLC SERIES 19 PO BOX 12263 RENO NV 89510
3	50466007	LISA R BUCKLES 793 SUMMER DR SUN VALLEY NV 89433
4	50467023	CHARLES M & JILL A NEUMANN 845 CLOUDY CT SUN VALLEY NV 89433
5	50826126	ABRAHAM PEREZ ET AL 6428 SERRANO CT SUN VALLEY NV 89433
6	50826133	MARIA I MARTINEZ 6437 MARICOPA DR SUN VALLEY NV 89433
7	50828105	JAMES K RAPP 6468 MONTAUK CT SUN VALLEY NV 89433
8	50828107	WILLIAM W JR CARR 6463 MONTAUK CT SUN VALLEY NV 89433
9	50828112	JOSE T C MARTINEZ ET AL 6453 MONTAUK CT SUN VALLEY NV 89433
10	8557036	RON & ELAINE SCHNEIDER 53 BELLEVUE RD WASHOE VALLEY NV 89704
11	8557056	ZAP HOLDINGS LLC SERIES 29 PO BOX 12263 RENO NV 89510
12	50466010	HIGHLAND RANCH HOA 5860 LIGHTNING DR SUN VALLEY NV 89433
13	50466012	STELLA J LEONARD ET AL 788 SUMMER DR SUN VALLEY NV 89433
14	50467024	C L ORTIZ 847 CLOUDY CT SUN VALLEY NV 89433
15	50467026	LARRY D & JENE' L LOCKHART 852 CLOUDY CT SUN VALLEY NV 89433
16	50828102	FRANCISCO V CARDENAS 6462 MONTAUK CT SUN VALLEY NV 89433
17	50462105	JEFF & AIMEE SULLIVAN 5949 SUNROSE CT SUN VALLEY NV 89433
18	50462106	JEFFREY K MILLER 5947 SUNROSE CT SUN VALLEY NV 89433
19	50802004	LC HIGHLAND 2 LLC 325 HARBOUR COVE DR # 219 SPARKS NV 89434
20	50826130	LINDA A OSTROM 9918 MINDY LN WILTON CA 95693
21	50826131	RAVENSTAR INVESTMENTS LLC PO BOX 7752 RENO NV 89510
22	50828108	MARK A ROBL 6461 MONTAUK CT SUN VALLEY NV 89433
23	50828111	ALTON JR & MILDRED ROGERS 6455 MONTAUK CT SUN VALLEY NV 89433
24	50458013	WASHOE COUNTY SCHOOL DISTRICT BOARD PO BOX 30425 ATTN BUSINESS/CFO RENO NV 89520
25	50462104	DALLAS & ALLISON A WILLING 5951 SUNROSE CT SUN VALLEY NV 89433
26	50462107	ALVARO SERVIN 5946 SUNROSE CT SUN VALLEY NV 89433
27	50462108	AIRMOTIVE INVESTMENTS LLC 659 THIRD AVE STE A C/O BALBOA REALTY CHULA VISTA CA 91910
28	50826128	HARISH & ANITA BEASPAL 6432 SERRANO CT SUN VALLEY NV 89433
29	50826129	KELLY S & MICHELE M KRICK 6434 SERRANO CT SUN VALLEY NV 89433
30	50828109	CORRAL GONZALEZ TRUST 6459 MONTAUK CT SUN VALLEY NV 89433

**WMPA21-0008.WRZA21-0005
EXHIBIT C**



Community Services Department
Planning & Building Division for the
Washoe County Planning Commission
1001 E. Ninth St., Bldg. A, Reno, NV 89512-2845

I hereby certify that notices for the case number referenced below were delivered to Nevada Presort for printing and mailing pursuant to Nevada Revised Statutes, Chapter 278 and Washoe County Code Chapter 110.

Signature: Lacey Kerfoot

Date: 11/18/2021

Mailing List for Case No.: WMPA21-0008 / WRZA21-0005 (Highland Village 2); C WEICHE

31	50828110	SUZANNE M DUTRA 6457 MONTAUK CT SUN VALLEY NV 89433
32	50462101	FUCHS-RAPP LIVING TRUST 5957 SUNROSE CT SUN VALLEY NV 89433
33	50462103	STEVEN A HETTICH 5953 SUNROSE CT SUN VALLEY NV 89433
34	50462110	JEANNE DAWSON 5952 SUNROSE CT SUN VALLEY NV 89433
35	50467028	EDWIN & DARCY GIANNOTTI 848 CLOUDY CT SUN VALLEY NV 89433
36	50802041	LC HIGHLAND LLC 27132 B PASEO ESPADA STE 1226 SAN JUAN CAPISTRANO CA 92675
37	8557055	ZAP HOLDINGS LLC SERIES 28 PO BOX 12263 RENO NV 89510
38	50466009	WILLIAM D RUSSELL 797 SUMMER DR SUN VALLEY NV 89433
39	50466011	DUNN FAMILY TRUST 790 SUMMER DR SUN VALLEY NV 89433
40	50467025	LESLIE T & ELIZABETH J ENTWISTLE 854 CLOUDY CT SUN VALLEY NV 89433
41	50467027	DALE C & LARYSA CASALE 1124 GOSLING CT SPARKS NV 89441
42	50826137	WASHOE COUNTY 1001 E 9TH ST BLDG A ATTN COMMUNITY SERVICES DEPT RENO NV 89512
43	50828103	NANCY K YAMADA 6464 MONTAUK CT SUN VALLEY NV 89433
44	8557054	ZAP HOLDINGS LLC SERIES 27 PO BOX 12263 RENO NV 89510
45	50462111	JAIME M MELENDEZ ET AL 5954 SUNROSE CT SUN VALLEY NV 89433
46	50466008	KEMPLER INVESTMENTS LLC ET AL 12950 WELCOME WAY RENO NV 89511
47	50467022	JANET BLUETT 843 CLOUDY CT SUN VALLEY NV 89433
48	50826132	LUIS P GARCIA ET AL 6440 SERRANO CT SUN VALLEY NV 89433
49	50828106	GILBERTO ESPARZA 6465 MONTAUK CT SUN VALLEY NV 89433
50	8557052	ZAP HOLDINGS LLC SERIES 18 PO BOX 12263 RENO NV 89510
51	50462102	JASON P BAILEY 5955 SUNROSE CT SUN VALLEY NV 89433
52	50462109	AMY ESCOBEDO 5950 SUNROSE CT SUN VALLEY NV 89433
53	50466006	MARICRUZ PEREZ-HERNANDEZ ET AL 791 SUMMER DR SUN VALLEY NV 89433
54	50466013	ALVARO & ORALIA MATA 786 SUMMER DR SUN VALLEY NV 89433
55	50803037	POWERHOUSE DECORATIVE CONCRETE 5050 RHINE WINE DR SPARKS NV 89436
56	50826127	JOSE C CHAGOLLA ET AL 6430 SERRANO CT SUN VALLEY NV 89433
57	50828104	KOHL FOWLER ET AL 6466 MONTAUK CT SUN VALLEY NV 89433

Weiche, Courtney

From: Rosa, Genine
Sent: Wednesday, September 22, 2021 4:46 PM
To: Weiche, Courtney
Subject: First Review of Applications Submitted September 2021

Master Plan Amendment Case Number WMPA21-0008 and Regulatory Zone Amendment Case Number WRZA21-0005 (Highland Village 2)

Dust Control Permit will be required prior to breaking ground, failure to do so may result in enforcement action resulting in a Notice of Violation with associated fines. For Dust Control Permit questions call AQMD at 775-784-7200 or visit www.OurCleanAir.com.
Link to application: [Dust Control Permit Application](#)

P.S. – Please be sure to click the link below and sign up to receive air quality news, updates, public notices and more via e-mail.

Genine Rosa

Environmental Engineer II | Air Quality Management Division | Washoe County Health District
grosa@washoecounty.gov | O: (775) 784-7204 | 1001 E. Ninth St., Bldg. B, Reno, NV 89512

*My schedule is 4 x 10's M-Th 7-5:30 off on Fridays.

www.OurCleanAir.com | [Subscribe to get Air Quality Updates!](#)



Please take our customer satisfaction survey by clicking [here](#)

Weiche, Courtney

From: Steve Shell <sshell@water.nv.gov>
Sent: Thursday, September 23, 2021 1:16 PM
To: Weiche, Courtney
Subject: WMPA21-0008 & WRZA21-0005

[NOTICE: This message originated outside of Washoe County -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

There are no water rights appurtenant to this property.
The subject property lies within the Truckee Meadows Water Authority service area.

As of June 1, 2021, the Office of the State Engineer is open to the public. Please call 684-2800 upon arrival and a representative will come down to escort you to our office. Please be aware that only a limited number of clients are allowed on the floor at any given time. Also note that a mask is now required for all clients.

Steve Shell

Water Rights Specialist II
Department of Conservation and Natural Resources
Nevada Division of Water Resources
901 S. Stewart St., Suite 2002
Carson City, NV 89701
sshell@water.nv.gov
(O) 775-684-2836 | (F) 775-684-2811



NEVADA DIVISION
OF WATER RESOURCES



Nevada Department of
**CONSERVATION &
NATURAL RESOURCES**

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WASHOE COUNTY

COMMUNITY SERVICES DEPARTMENT

Engineering and Capital Projects

Attachment E
Page 28

1001 EAST 9TH STREET
RENO, NEVADA 89512
PHONE (775) 328-3600
FAX (775) 328.3699

Date: September 24, 2021

To: Courtney Weiche, Senior Planner

From: Robert Wimer, P.E., Licensed Engineer

Re: Highland Village 2
Master Plan Amendment WMPA21-0008; Regulatory Zone Amendment WRZA21-0005
APN: 508-020-04, 508-020-42, 508-020-44

GENERAL COMMENTS

Contact Information: Robert Wimer, P.E. (775) 328-2059

There are no general engineering comments.

DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)

Contact Information: Robert Wimer, P.E. (775) 328-2059

There are no drainage comments.

TRAFFIC AND ROADWAY (COUNTY CODE 110.436)

Contact Information: Mitch Fink (775) 328-2050

Proposed future projects that will create the potential to generate 80 or more weekday peak hour trips will require a Traffic Impact Report.

UTILITIES (County Code 422 & Sewer Ordinance)

Contact Information: Tim Simpson, P.E. (775) 954-4648

There are no Utility related comments



INTEGRITY



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COMMUNICATION**



**QUALITY
PUBLIC SERVICE**

**WMPA21-0008.WRZA21-0005
EXHIBIT D**

Weiche, Courtney

From: Wolfson, Alexander <AWolfson@dot.nv.gov>
Sent: Friday, September 24, 2021 9:36 AM
To: Weiche, Courtney
Subject: WMPA21-0008 and WRZA21-0005

Follow Up Flag: Follow up
Flag Status: Flagged

[NOTICE: This message originated outside of Washoe County -- **DO NOT CLICK** on links or open attachments unless you are sure the content is safe.]

Hi Courtney,

Upon review of WMPA21-0008 and WRZA21-0005, NDOT does not have any comments or concerns at this time.

Thank you for the opportunity to comment!



Alex Wolfson, P.E., PTOE
Engineering Manager – District 2
Nevada Department of Transportation
o 775.834.8304 | m 775.301.8150
e awolfson@dot.nv.gov | w dot.nv.gov



From: Kerfoot, Lacey <LKerfoot@washoecounty.us>
Sent: Wednesday, September 15, 2021 9:58 AM
To: D2 Traffic DL <D2Traffic@dot.nv.gov>
Cc: Wolfson, Alexander <AWolfson@dot.nv.gov>
Subject: September Agency Review Memo 1

Good morning,

Please find the attached Agency Review Memo with cases received in September by Washoe County Community Services Department, Planning and Building Division.

You've been asked to review the applications for **Items 1, 2, 3 and 5**. The item description and links to the applications are provided in the memo.

Please remember to send any agency review responses/comments directly to the Planner for the case, rather than replying to me.

Regards,



Lacey Kerfoot
Office Support Specialist | Community Services Department
LKerfoot@washoecounty.us | Office: 775-328-3606 | Fax: 775-328-6133
1001 E. 9th Street, Reno, NV 89512

Visit us first online: www.washoecounty.us/csd

For Planning call (775) 328-3600, Email: Planning@washoecounty.us



Have some kudos to share about a Community Services Department employee or experience?

[Submit a Nomination](#)

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WASHOE COUNTY

COMMUNITY SERVICES DEPARTMENT

Regional Parks and Open Space

1001 EAST 9TH STREET
RENO, NEVADA 89520-0027
PHONE (775) 328-3600
FAX (775) 328.3699

TO: Courtney Weiche, Senior Planner

FROM: Sophia Kirschenman, Park Planner

DATE: September 27, 2021

SUBJECT: Master Plan Amendment Case Number WMPA21-0008 and
Regulatory Zone Amendment Case Number WRZA21-0005 (Highland
Village 2).



I have reviewed WMPA21-0008 and WRZA21-0005 on behalf of the Washoe County Regional Parks and Open Space Program (Parks Program) and prepared the following comments:

If approved, the master plan amendment would reconfigure the Suburban Residential, Rural, and General Rural Master Plan designations on three adjacent parcels located just south of Highland Ranch Parkway in Sun Valley. The regulatory zone amendment would change a portion of the subject parcels' regulatory zones from Low Density Suburban to High Density Suburban (HDS) and reconfigure portions of the HDS and General Rural zones. The application also indicates that the applicant's ultimate intent is to develop a residential subdivision in this area and that a maintenance road/trail will be perpetuated in the western portion of the subject site, connecting to Highland Ranch Parkway and leading up to the top of a rocky knoll.

To the north and northeast of the subject site, across Highland Ranch Parkway, a tentative map has been approved allowing for the development of a 210-lot, common open space subdivision (Highland Village). One of the conditions of approval for that project is the construction of an east-west trail through the subdivision as well as several trail access points that would ultimately connect the subdivision's trail system to the proposed Sun Valley Rim Trail farther to the east. A trail through the Highland Village 2 project could potentially tie into the trail system across Highland Ranch Parkway and the future Sun Valley Rim Trail. This would be a great recreational amenity for residents of the area. While any proposed trail system will ultimately be reviewed at the tentative map stage, Parks Program staff are supportive of the proposed trail connection and find that the current requests are consistent with the recreational policies in the Washoe County Master Plan.



INTEGRITY

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PUBLIC SERVICE**WMPA21-0008.WRZA21-0005
EXHIBIT D**

Weiche, Courtney

From: cmelton@svgid.com
Sent: Wednesday, September 15, 2021 10:20 AM
To: Weiche, Courtney
Cc: Jennifer Merritt
Subject: WMPA21-0008 & WRZA21-0005 Highland Village 2

[NOTICE: This message originated outside of Washoe County -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

Good morning Courtney,

This email is in response to WMPA21-008 & WRZA21-0005, 0 9th Ave. APN: 508-020-04-42 & 44. Three parcels combined 18.4 acres.

Sun Valley General Improvement District comments on Highland Village 2

1. The parcels are located on East end of 9th Ave. and in Sun Valley General Improvement District service territory, but subject to Annexation.
2. Project will be subject to Sun Valley General Improvement District water and wastewater capacity study.
3. Sun Valley General Improvement District will be the water and wastewater provider.
4. Any water rights that may be required for project will need to be dedicated to Sun Valley General Improvement District via TMWA Wholesale Will Serve.
5. Sun Valley General Improvement District to be signature on the Jurat.
6. Compliance with applicable regulations and policies of the Sun Valley General Improvement District shall be required.
7. Project will be subject to Sun Valley General Improvement District water and wastewater facility fees.

Thank you,

Chris Melton
Public Works Director
Sun Valley General Improvement District
5000 Sun Valley Blvd.
Sun Valley, NV 89433
Phone: 775-673-2253
Fax: 775-673-7708
CMelton@svgid.com
Website: www.svgid.com

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Weiche, Courtney

From: Lemon, Brittany
Sent: Monday, September 27, 2021 3:29 PM
To: Weiche, Courtney
Cc: Way, Dale
Subject: WMPA21-0008 and WRZA21-0005 (Highland Village 2) Conditions of Approval

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Courtney,

"This project shall meet and comply with all requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of construction to include infrastructure for fire apparatus access roads and water supply."

<https://tmfpd.us/fire-code/>

Thank you!

Brittany Lemon

Fire Captain - Fire Prevention | Truckee Meadows Fire & Rescue

blemon@tmfpd.us | Office: 775.326.6079 | Cell: 775.379.0584

3663 Barron Way, Reno, NV 89511



"Committed to excellence, service, and the protection of life and property in our community"



INITIAL REVIEW MEMORANDUM

TO: Courtney Weiche, Washoe County

FROM: Chohnny Sousa, TMRPA

DATE: September 27, 2021

SUBJECT: **TMRPA initial review of Washoe County case WMPA21-0008 (Highland Village 2)**

This memorandum provides the Truckee Meadows Regional Planning Agency's (TMRPA) initial review comments regarding the subject case (WMPA21-0008), as stated in the 2019 Truckee Meadows Regional Plan (Policy RC 5).

The following constitutes an initial review based on the limited information available at the time of this memorandum. TMRPA recognizes that the proposal may change through the jurisdictional review of the case. Should the case be approved through Washoe County, the proposal will need to be formally submitted to TMRPA for a review of conformance with the 2019 Truckee Meadows Regional Plan in its entirety.

The request, as described in the materials provided by Washoe County, is the following:

Master Plan Amendment Case Number WMPA21-0008 and Regulatory Zone Amendment Case Number WRZA21-0005 (Highland Village 2):

1. **For hearing, discussion, and possible action to approve a Master Plan Amendment to reconfigure the Suburban Residential, Rural & General Rural designations on three adjacent parcels.**
2. For hearing, discussion, and possible action to approve a Regulatory Zone Amendment to change the zoning from LDS (Low Density Suburban) to HDS (High Density Suburban) and to reconfigure the portions of the proposed HDS and General Rural (GR) zones on three adjacent parcels.

[TMRPA notes: **bolded text** identify the portion of the request that is subject to review under the Regional Plan]

Potential conformance issues

TMRPA has not presently identified any potential conformance issues.

TMRPA Initial Review Memo
Washoe County case WMPA21-0008
Page 2

Relative Regional Plan policies

RF 2 – Priority Hierarchy for Development in the Region

RF 3 - Density Requirements and Nonresidential Standards

RF 11 – Compatibility Factors

PF 1 – List of Facilities and Service Standards

PF 2 – Promotion of Priority Hierarchy for Public Facility/Service Provision

NR 3 - Development Constraints Area

RC 9 – Conformance Review Findings

Data and information related to Regional Plan implementation

Regional Land Designation: Tier 2

Development Constraint Areas (DCA): Some DCA found on site, slopes over 30%.

Regional Utility Corridors: None identified at this time

Request for comment from other local government and/or affected entities

None at this time

Other information for review

None at this time

TMRPA Staff Notes

The Washoe County submittal indicated the Master Plan & Regulatory Zone Amendments are to better match development constrained areas and allow development of a single-family subdivision via a future tentative map.

Please do not hesitate to contact TMRPA staff at 775-321-8385 if you have any questions or comments on this initial review memorandum. For more information, you can access the [2019 Truckee Meadows Regional Plan](#) and the [Regional Data Viewer](#) at www.tmrpa.org.



1365 Corporate Blvd.
Reno NV 89502
775 857-8500 ext. 131
nevadaconservation.com

Washoe-Storey Conservation District

Bret Tyler Chairmen
Jim Shaffer Treasurer
Cathy Canfield Storey app
Jean Herman Washoe app

September 23, 2021

Washoe County Community Services Department

C/O Courtney Weiche, Senior Planner

1001 E Ninth Street, Bldg. A

Reno, NV 89512

R: WRZA21-0005, WMPA21-008 Highland Village 2

Dear Courtney,

In reviewing the Master Plan and Regulatory Amendment any future development we will provide recommendations that are concurrent with our mission to protect natural resources that include water conservation, protecting features in the land mass and having access to lands for the public.

Thank you for providing us the opportunity to review the project that may have impacts on our natural resources and if there are any questions call us at (775) 750-8272.

Sincerely,

Shaffer-Tyler



WASHOE COUNTY

COMMUNITY SERVICES

INTEGRITY COMMUNICATION SERVICE

P.O. Box 11130
Reno, Nevada 89520-0027
Phone: (775) 328-3600
Fax: (775) 328-3699

September 15, 2021

TO: Courtney Weiche, Senior Planner, Washoe County Community Services Department
Planning and Building Division

FROM: Vahid Behmaram, Water Management Planner Coordinator, CSD

SUBJECT: Master Plan Amendment Case Number WMPA21-0008 and Regulatory Zone
Amendment Case Number WRZA21-0005 (Highland Village 2)

Project description: For possible action, hearing, and discussion to approve:

A Master Plan Amendment to reconfigure the Suburban Residential, Rural & General Rural designations on three adjacent parcels, And

a Regulatory Zone Amendment to change the zoning from LDS (Low Density Suburban) to HDS (High Density Suburban) and to reconfigure the portions of the proposed HDS and General Rural (GR) zones on three adjacent parcels.

Location: 0 9th Avenue, Sun Valley, Assessor's Parcel Number(s): 508-020-04, -42 & -44, Parcel Size: 4.94ac (508-020-04), 10.13ac (508-020-42) & 3.33ac (508-020-44).

The Community Services Department (CSD) offers the following Water Rights conditions and /or comments regard these amendments:

Comments: These parcels are within TMWA Wholesale water service territory for the Sun Valley General Improvement District (SVGID). The parcels are currently zoned for LDS which allows residential development based on municipal water and sewer.

Recommend approval.

Weiche, Courtney

From: judi jensen <judi828@nvbell.net>
Sent: Tuesday, November 2, 2021 2:40 PM
To: Planning Counter; Weiche, Courtney
Subject: WMPA21-0008 AND WRZA21-0005

Follow Up Flag: Follow up
Flag Status: Flagged

[NOTICE: This message originated outside of Washoe County -- **DO NOT CLICK** on links or open attachments unless you are sure the content is safe.]

I do not see these 2 items on the agenda for tonight's 6pm meeting. are they? and were can i email comments?? My comments are below, just in case.

I have grave concerns regarding the traffic this development, as well as 5 Ridges, is going to create on Highland Ranch Pkwy. Please consider a roundabout or 2, as well as full traffic stop lights, not just flashing pedestrian lights along HR Pkwy. Also, please demand RTC address these issues now before the traffic comes (or a pedestrian is injured or killed), not 10, 20 years after the fact.

Judi Jensen
6335 Yukon Dr
Sun Valley NV
775 674 6335

Case Number: [WMPA21-0008](#) and

[Highland Village 2](#)

Planner: Courtney Weiche,

cweiche@washoecounty.us

Tentative Hearing Date: November

Reviewing Body: [Planning Commis](#)

Outcome:

Tentative Hearing Date:

Reviewing Body: [Board of County C](#)

Outcome:

Weiche, Courtney

From: Kenneth Krater <ken@kraterconsultinggroup.com>
Sent: Thursday, October 28, 2021 10:15 AM
To: Weiche, Courtney
Cc: Jeffrey Holbrook; Frank Bidart; Loren Chilson
Subject: FW: Summary of Neighborhood Meeting - Highland Village Phase 2 (WMPA21-0008)
Attachments: MPA Neighborhood Meeting Sign In Sheet 10-25-21_000060.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

[NOTICE: This message originated outside of Washoe County -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

Courtney,

Several neighbors and their spouses/partners attended the neighborhood meeting recently held on October 25, 2021 regarding Highland Village Phase 2 (WMPA21-0008 and WRZA21-0005). The meeting lasted approximately 2 hours and included a detailed presentation on the project with numerous questions asked and concerns brought up.

Concerns included traffic, pedestrian safety, cut through traffic issues, street lighting, need for roadway lighting, existing presence of junk cars on the property, motorcycles using the property, separation from new and existing homes, and drainage issues as the meeting was held the night after a 100-year rain event for the month of October. We discussed the fact that the Highland Village Tentative Map for 215 lots was conditioned to install traffic calming between Highland Ranch Parkway and Klondike Drive as detailed in the attached final traffic study prepared for the Final Map.

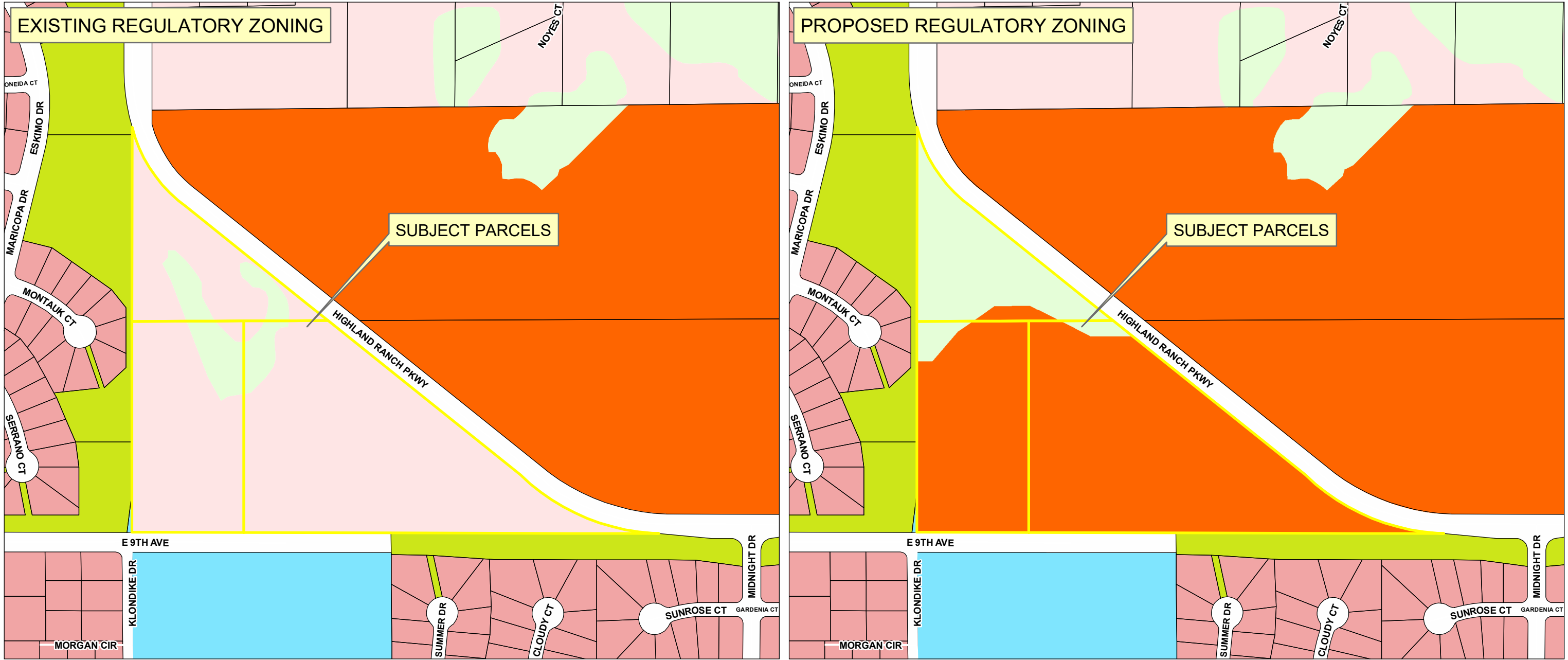
As a result of the meeting, the developer agreed to the following:

1. Upon and assuming approval by Washoe County, push button activated flashing beacons will be installed at the two intersections with crosswalks on Highland Ranch Parkway adjacent to the project including Midnight Drive. Street lighting will be installed at the three intersections on Highland Ranch Parkway adjacent to the project to include the Midnight Drive intersection.
2. The applicant will work with the Washoe County School District and Washoe County staff to determine if a school zone is appropriate on Highland Ranch Parkway and the limits and design of the school zone, if appropriate. If deemed appropriate, the applicant will install said school zone.
3. The project will be developed as presented including the trail system, 2:1 slope below the Knoll, single "T" intersection for primary access and emergency/pedestrian access to 9th Avenue.
4. The applicant will work with Washoe County to ensure that the Highland Ranch Parkway improvements will be installed per county standards with all safety considerations addressed.
5. All internal lighting (street lighting, pedestrian lighting, and homes) will be dark sky certified or equivalent and fully shielded. Street lighting will only be used for safety and security.
6. Drainage will be closely studied and will comply with all Washoe County requirements.
7. Klondike Drive will be abandoned and the trail system developed along with grading and landscaping to eliminate the potential for junk cars and motorcycle riding behind the homes to the west of the project.

An attendance sheet is attached along with a link to the Power Point presentation. In summary, we feel that the neighbors were very much satisfied with the project and how it addresses their concerns coupled with the above items we agreed to. Neighbors were happy to hear that traffic calming will be installed on Midnight Drive, Lightning Drive, Magenta Drive, and 7th Avenue from Highland Ranch Parkway to Klondike Drive.

 https://kraterconsultinggroup-my.sharepoint.com/:p:/g/personal/ken_kcgnv_com/ETriq6l7xi1DqgtzoMEgFhcB9EiESi8VbY-CRHEzZXyL3g?e=LX25VW

Kenneth Krater
Krater Consulting Group, PC
901 Dartmouth Drive
Reno, NV 89509
(775) 815-9561



SUN VALLEY PLANNING AREA WRZA21-0005

- | | | | |
|--------------------------------|-----------------------|-----------------------------------|----------------------------|
| LOW DENSITY RURAL | HIGH DENSITY SUBURBAN | NEIGHBORHOOD/OFFICE COMMERCIAL | PARKS AND RECREATION |
| MEDIUM DENSITY RURAL | LOW DENSITY URBAN | TOURIST COMMERCIAL | OPEN SPACE |
| HIGH DENSITY RURAL | MEDIUM DENSITY URBAN | INDUSTRIAL | GENERAL RURAL |
| LOW DENSITY SUBURBAN / LDS2 | HIGH DENSITY URBAN | SPECIFIC PLAN | GENERAL RURAL AGRICULTURAL |
| MEDIUM DENSITY SUBURBAN / MDS4 | GENERAL COMMERCIAL | PUBLIC AND SEMI-PUBLIC FACILITIES | WATER BODY/DRY LAKE |

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0 150 300
Scale in Feet

Community Services
Department

WASHOE COUNTY
NEVADA

1001 E Ninth St
Reno, Nevada 89512

(775) 328-3600

SOURCE: Planning and Building Division

Path: G:\arcdata\planareals\snRegzone_working\WRZA21-0005\snWRZA21-0005_side_by_side.mxd

DATE:11/17/2021



WASHOE COUNTY PLANNING COMMISSION Meeting Minutes

Planning Commission Members

Larry Chesney
Sarah Chvilicek, Vice Chair
Francine Donshick, Chair
R. Michael Flick
Kate S. Nelson
Larry Peyton
Pat Phillips

Tuesday, December 7, 2021
6:00 p.m.

Washoe County Administrative Complex
Commission Chambers
1001 E 9th Street, Building A
Reno, Nevada 89512

Secretary

Trevor Lloyd, Secretary

and available via
Zoom Teleconference

The Washoe County Planning Commission met in a scheduled session on Tuesday, December 7, 2021, in the Washoe County Commission Chambers, 1001 East Ninth Street, Reno, Nevada and via Zoom teleconference.

The meeting will be televised live and replayed on the Washoe Channel at: <https://www.washoecounty.us/mgrsoff/Communications/wctv-live.php> also on YouTube at: <https://www.youtube.com/user/WashoeCountyTV>

1. *Determination of Quorum

Chair Donshick called the meeting to order at 6:00 p.m. The following Commissioners and staff were present:

Commissioners present: Larry Chesney
Sarah Chvilicek, Vice Chair
Francine Donshick, Chair
R. Michael Flick
Kate S. Nelson (via Zoom)
Pat Phillips

Commissioners absent: Larry Peyton

Staff present: Trevor Lloyd, Secretary, Planning and Building
Dan Cahalane, Planner, Planning and Building
Julee Olander, Planner, Planning and Building
Courtney Weiche, Senior Planner, Planning and Building
Jennifer Gustafson, Deputy District Attorney, District Attorney's Office
Lacey Kerfoot, Recording Secretary, Planning and Building
Adriana Albarran, Office Support Specialist, Planning and Building
Donna Fagan, Account Clerk II, Planning and Building

2. Pledge of Allegiance

Commissioner Chesney led the pledge to the flag.

3. Ethics Law Announcement

Deputy District Attorney Gustafson provided the ethics procedure for disclosures.

4. Appeal Procedure

Secretary Lloyd recited the appeal procedure for items heard before the Planning Commission.

5. General Public Comment and Discussion Thereof

Chair Donshick opened the Public Comment period.

Public Comment:

Mark Neumann stated there will be a lot of development going in off the Highland Ranch Parkway between Sparks and Sun Valley. He would like to know if there's any future development planned for the fire department or road improvements. He asked what the plan is for putting in 7,000 houses just in one little area plus all the development that's going in Sparks. Mr. Neumann stated that Highland Ranch Road is the only access road between the North Valleys and Sparks, emphasizing that it is a very highly trafficked road.

Ryan Turner (via Zoom) stated that he is on the utility committee for his neighborhood, the Sun Ridge subdivision includes over 20 homes off of Mount Rose and 431. Mr. Turner stated that they live on a private road with a septic system and pretty poor broadband service. He also stated that they have a private water provider operating on very aging equipment and providing high uranium content water to the neighborhood. The water has to be reverse osmosis filtered before it can be used because it's over the EPA limit. A lot of people in the neighborhood would like to be incorporated into the County for the County roads, water and sewer access. Mr. Turner stated that he would like that to be included in the next round of planning to make sure that can happen.

There was no further response to the request for public comment.

6. Approval of Agenda

Commissioner Chesney moved to approve the agenda for the December 7, 2021 meeting as written. Commissioner Chvilicek seconded the motion, which passed unanimously with a vote of six for, none against; Commissioner Peyton – absent.

7. Approval of November 7, 2021 Draft Minutes

Commissioner Chesney moved to approve the minutes for the November 7, 2021, Planning Commission meeting as written. Commissioner Phillips seconded the motion, which passed unanimously with a vote of six for, none against, Commissioner Peyton – absent.

8. Planning Items

A. Master Plan Update [Non-action item] – Eric Young, Senior Planner, will brief the Planning Commission on the Master Plan Update - EnvisionWashoe2040 project. The discussion will focus on a review of upcoming public engagement opportunities designed to solicit public input on the project.

- Staff: Eric Young, Senior Planner

Washoe County Community Services Department
Planning and Building

- Phone: 775.328.3613
- E-mail: eyoung@washoecounty.gov

Senior Planner, Eric Young, provided a presentation on the Master Plan Update - EnvisionWashoe2040 project.

Discussion by Commission:

Commissioner Phillips requested a copy of the PowerPoint. Mr. Young stated it would be available on the EnvisionWashoe website. She asked whether representatives from each of the regional areas are represented on the committees. Mr. Young stated there are regional representatives, but he would like more from Palomino Valley and South Valleys. Ms. Phillips asked how much input the local residents have right now. Mr. Young stated that the survey is currently active and he is driving as many residents as possible to take the survey.

Commissioner Flick referenced a PowerPoint slide about transportation and asked for clarification on what that includes. Mr. Young stated transportation doesn't just mean RTC bus and transit, although that is included. Transportation encompasses road networks, as well as how roads are maintained and how they're paid for.

B. Report on Master Plan Amendment Case Number WMPA21-0002 (Village Green)

[For possible action] – For hearing, discussion and possible action to send a report to the Washoe County Board of County Commissioners (BCC) in accordance with NRS 278.220(4) indicating the Planning Commission's agreement or dis-agreement with proposed modifications made by the BCC to WMPA21-0002 (amendments to the Washoe County Master Plan, Spanish Springs Area Plan, Appendix D – Village Green Commerce Center Specific Plan); and to direct staff regarding the contents of such a report. If ultimately approved by the BCC, WMPA21-0002 would include the following additional modifications:

1. Update building setback requirements along Calle de la Plata from 20 feet to 30 feet;
2. Update building setback requirements along the western property line of the Plan boundary from 5 feet to 50 feet when adjacent to residential zoned parcels;
3. Add requirement addressing trash enclosures adjacent to any residential zoned parcels; and
4. Add a public trail easement located along the eastern property line of APN 534-561-06 & 07

- Applicant: Blackstone Development Group
- Property Owner: STN 375 Calle Group, LLC
- Location: 375 Calle De La Plata
- APN: 534-561-10
- Parcel Size: 39.12 acres
- Master Plan: Industrial (I)
- Regulatory Zone: Industrial (I)
- Area Plan: Spanish Springs
- Development Code: Authorized in Article 820, Amendment of Master Plan
- Commission District: 4– Commissioner Hartung
- Staff: Julee Olander, Planner
Washoe County Community Services Department
Planning and Building

- Phone: 775.328.3627
- E-mail: jolander@washoecounty.gov

Planner, Julee Olander, gave a presentation. There was no applicant presentation.

Public Comment:

Larry Thomas stated that the project representative, Mike, has been very helpful in keeping residents updated on what is going on. Mr. Thomas commented on the setback, stating that luckily he recognized an issue and pointed it out to Commissioner Hartung and Mike. He stated what was really disturbing was at the last meeting the public is allowed to come up and speak for a few minutes, and the public asked you the Commissioners not to make a motion. The request was totally ignored. The Commissioner pat himself and everybody else on the back and complimented them on what a great job they did in reviewing all this stuff, and the public couldn't speak. To have the BCC move the setback from 5 to 50 feet is great; that's what they are supposed to do. But to listen to all the great things everyone had done at the last meeting and then miss something as large as this; it would have turned into a lawsuit later. It's a big deal. They didn't review it well enough. Staff could be more diligent in the changes.

There was no further response to the request for public comment.

Discussion by Commission:

Commissioner Chvilicek stated that she thought the Commission had citizen agreement, developer agreement, and now it's being changed again. Commissioner Chvilicek asked for insight on why this was changed. Ms. Olander explained that the application is submitted by the applicant, who presents what they want to change. Staff has some input and can comment on things that they feel are appropriate or not appropriate. The items that came up were the setbacks. The applicant was ok with the setbacks that were set up. The trash enclosures have been clarified for anything adjacent to residential. There was also discussion on the trail. The BCC requested that the trail be placed back on the eastern boundary of the Washoe County property. Commissioner Chvilicek asked whether the trail terminus is on private property. Ms. Olander said it's an easement along the detention basin property between the two parcels. It will start at Calle De La Plata and end on Washoe County property. It will not connect to anything in Bridle Path until that is resolved.

Commissioner Chvilicek asked what everyone had agreed upon with the original setbacks. Ms. Olander showed the PowerPoint slide that references the setback. She noted along Calle De La Plata the setback was 20 feet; since there is a ditch there, the setback was updated to 30 feet to make sure there was some distance. There is one property not in the plan that is zoned Medium Density Suburban, APN 534-561-10. Along that western property line, the setback went from 5 feet to 50 feet. Any building on parcel 10 will now have to be 50 feet from the property line. Ms. Olander stated that this has not come up the three previous times that this item came before the Commission.

Commissioner Chvilicek asked if the developer asked for that specific setback. Mike Raley, the applicant representative, stated that this was an oversight. Parcel 10 was originally zoned industrial, which is where the 5 feet setback came from. The applicant agrees on this setback to allow for a buffer. He noted that parcel 10 may go back to industrial zoning in the future; therefore, the condition is written so that there is a 50-foot setback whenever adjacent to residential zoned property. If this parcel goes to industrial zoning, it will revert back to what it was.

Commissioner Flick asked for clarification regarding the setbacks. Ms. Olander referenced the slide to show the setback where it will be 50 feet. There will be a 50 foot setback on all the

sides adjacent to residentially zoned properties and a 5 foot setback from the industrial-zoned property.

Motion: Commissioner Chvilicek moved that, after giving reasoned consideration to the information contained in the staff report and information received during the action item, the Washoe County Planning Commission provide a report to the Washoe County Board of Commissioners regarding Master Plan Amendment Case Number WMPA21-0002 reflecting the following:

- 1. Update building setback requirements along Calle de la Plata from 20 feet to 30 feet;**
- 2. Update building setback requirements along the western property line of the Plan boundary from 5 feet to 50 feet when adjacent to residential zoned parcels;**
- 3. Add requirement addressing trash enclosures adjacent to any residential zoned parcels; and**
- 4. Add a public trail easement located along the eastern property line of APN 534-561-06 & 07**

Commissioner Chesney seconded the motion, which passed unanimously with a vote of six for, none against; Commissioner Peyton – absent.

9. Public Hearings [For possible action]

A. Amendment of Conditions Case Number WAC21-0007 (Lemmon Dr Estates) [For possible action] – For hearing, discussion, and possible action to approve an amendment of conditions for WTM18-004 to remove condition 2(i) which requires undergrounding of electric transmission lines of 100kV or less and replace the condition with a new conditions 2(i) which will require undergrounding of electrical transmission lines of 35kV or less (and thus, will no longer require undergrounding of the existing 60kV transmission line).

- Applicant: Lafferty Communities
- Property Owner: BDF Trust
- Location: 600ft south of Military and Lemmon Dr.
- APN: 552-210-20
- Parcel Size: 33.622 acres
- Master Plan: Suburban Residential
- Regulatory Zone: Medium Density Suburban
- Area Plan: North Valleys
- Development Code: Authorized in Article 616
- Commission District: 5 – Commissioner Herman
- Staff: Dan Cahalane, Planner
Washoe County Community Services Department
Planning and Building
- Phone: 775.328.3628
- E-mail: dcahalane@washoecounty.gov

Planner, Dan Cahalane, gave a presentation. Applicant Representative with CFA, Inc, Dave Snelgrove, addressed the Committee.

There was no response to the request for public comment. Recording Secretary, Lacey Kerfoot, stated that an emailed comment was received from Dan Harold. The comment was emailed to the Commissioners prior to the meeting.

Motion: Commissioner Chesney moved that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission approve Amendment of Conditions Case Number WAC21-0007 for Lafferty Communities with the amended conditions included as Exhibit A to this matter, having made all the findings in accordance with Washoe County Code Section 110.608.25.

Commissioner Flick seconded the motion, which passed unanimously with a vote of six for, none against; Commissioner Peyton – absent.

B. Abandonment Case Number WAB21-0010 (Eli Drive) [For possible action] – For hearing, discussion, and possible action to approve an abandonment of the western ±12,926sf of Eli Drive. If approved, this portion of right-of-way will be abandoned to the abutting property owners at 044-374-02 and 044-362-01. The abandonment request is made pursuant to NRS 278.480 and related provisions in the Washoe County Development Code.

- Applicant: Thomas Foothill, LLC
- Property Owner: Guild Family Trust, LLC, Steve & Diane Caddel.
- Location: West of the intersection of Eli Dr and Monte Vista Dr
- APN: ROW
- Parcel Size: ±12,926sf
- Master Plan: Suburban Residential
- Regulatory Zone: Low Density Suburban
- Area Plan: Southwest Truckee Meadows
- Development Code: Authorized in Article 806
- Commission District: 2 – Commissioner Lucey
- Staff: Dan Cahalane, Planner
Washoe County Community Services Department
Planning and Building
- Phone: 775.328.3628
- E-mail: dcahalane@washoecounty.gov

Planner, Dan Cahalane, gave a presentation. The applicant was present in Chambers and available for questions but did not have a presentation.

There was no response to the request for public comment. Recording Secretary, Lacey Kerfoot, stated that an emailed comment was received from Roger Davidson, Manager of Thomas Foothill, LLC. The comment was emailed to the Commissioners prior to the meeting.

Discussion by Commission:

Commissioner Chvilicek inquired about the approval of the encroaching barn. Mr. Cahalane noted it was not required to survey property lines in the past. This barn has been there for over 20 years. Mr. Cahalane speculated that the barn was measured to the roadway instead of the property line. Commissioner Chvilicek asked for clear assurances that the property that is being landlocked has a way out. Mr. Cahalane stated that there is a condition requiring for ongoing private access easement to the benefit of all four current affected parcels, as well as emergency access. It provides access to property and emergency access. Commissioner Chvilicek asked if the parties were in agreement with this. Mr. Cahalane stated that the HOA of the subdivision is amiable to the idea and would take on responsibility for maintenance. Maintenance is a private matter; the County is requiring the access easements to be maintained by those benefiting from the abandonment.

Motion: Commissioner Chesney moved that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission approve Abandonment Case Number WAB21-0010 for Thomas Foothill LLC, with the conditions included as Exhibit A to this matter and amended condition 2c, deleting the wording 'these requirements include' and having made all three findings in accordance with Washoe County Code Section 110.806.20.

Commissioner Flick seconded the motion, which passed unanimously with a vote of six for, none against; Commissioner Peyton – absent.

C. Abandonment Case Number WAB21-0011 (Lenco Ave) [For possible action] – For hearing, discussion, and possible action to approve the abandonment of Lenco Avenue and a portion of undeveloped roadway at the southern terminus of Lenco Avenue totaling ±3.72 acres. If approved, the roadway will be abandoned to the abutting properties which are all owned by Peavine Investors LLC. The request to abandon is pursuant to NRS 278.480 and related provisions in the Washoe County Development Code.

- Applicant: Panattoni Development
- Property Owner: Peavine Investors LLC
- Location: Lenco Drive and a portion of roadway at the southern terminus of Lenco Avenue
- APN: 081-031-50
- Parcel Size: ±3.72 acres
- Master Plan: OpenSpace (OS)
- Regulatory Zone: Public & Semi Public Facility (PSP)
- Area Plan: North Valleys
- Development Code: Authorized in Article 806, Vacations and Abandonments of Streets and Easements
- Commission District: 5 – Commissioner Herman
- Staff: Julee Olander, Planner
Washoe County Community Services Department
Planning and Building
- Phone: 775.328.3627
- E-mail: jolander@washoecounty.gov

Planner, Julee Olander, provided a presentation. Stacie Huggins, Consultant with Wood Rodgers, was present in Chambers and available for questions.

Public Comment:

Mark Adams (via Zoom) stated he is the owner at 10100 N. Virginia. He said he just recently moved to the area across the street, in Silver Shores subdivision. He stated he understands this abandonment is to facilitate a development that would run up the side of Peavine. He asked if that was correct. [Recording Secretary Lacey Kerfoot advised that this is a time for public comment, not question and answer.] Mr. Adams stated that he objects to this abandonment if it's to facilitate development behind them, as it will materially damage all the residents. He said he objects.

There was no further response to the request for public comment.

Discussion by Commission:

Patricia Phillips inquired about the easement for ATT. Ms. Olander stated that the letter was included and the request was added in the conditions of approval. The applicant would have to comply with that.

Motion: Commissioner Phillips moved that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission approve Abandonment Case Number WAB21-0011 for Peavine Investors LLC, with the conditions included as Exhibit A to this matter, having made all three findings in accordance with Washoe County Code Section 110.806.20.

Commissioner Donshick seconded the motion, which passed unanimously with a vote of six for, none against; Commissioner Peyton – absent.

D. Master Plan Amendment Case Number WMPA21-0008 / Regulatory Zone Amendment Case Number WRZA21-0005 (Highland Village II) [For possible action] –
For hearing, discussion, and possible action:

- (1) To adopt a resolution amending the Washoe County Master Plan, Appendix C - Maps to reconfigure the boundaries of the Suburban Residential & Rural master plan designations on three adjacent parcels (APN's 508-020-04, -42 & -44); and
- (2) Subject to final approval by the Board of County Commissioners of the associated Master Plan Amendment and a finding of conformance with the Truckee Meadows Regional Plan by regional planning authorities, to adopt a resolution recommending amendment of the Sun Valley Regulatory Zone Map to change the regulatory zone on 3 parcels from 16.706 acres LDS (Low Density Suburban) and 1.676 acres of General Rural (GR) to 14.702 acres of HDS (High Density Suburban) and 3.68 acres of GR on 18.382 acres and reconfigure the boundaries of the proposed HDS and General Rural (GR) zones on the three adjacent parcels (APN's 508-020-04, -42 & -44); and if approved, authorize the chair to sign resolutions to this effect.

- Applicant/Property Owner: Krater Consulting Group, PC
- Location: LC Highland 2, LLC
- APN: 0 9th Avenue, Sun Valley
- Parcel Size: 508-020-04, -42 & -44
- Master Plan: 4.94ac (508-020-04), 10.13ac (508-020-42) & 3.33ac (508-020-44)
- Regulatory Zone: Suburban Residential & Rural
- Area Plan: General Rural & Low Density Suburban
- Development Code: Sun Valley
- Commission District: Authorized in Chapter 110, Article 820
- Staff: Courtney Weiche, Senior Planner
Washoe County Community Services Department
Planning and Building
- Phone: 775.328.3608
- E-mail: cweiche@washoecounty.gov

Senior Planner, Courtney Weiche, gave a presentation. Applicant Representative, Ken Krater, gave a presentation.

Public Comment:

Mark Neumann, resident on Cloudy Ct., stated he didn't receive a new notification card for tonight's meeting; he saw the meeting online. Mr. Neumann said the presentation clarified his concerns regarding Medium Density Suburban regulations. He said he is concerned that Washoe County isn't requiring school lights. There will be a lot of kids crossing Highland Ranch Blvd. into Virginia Palmer Elementary in the morning and afternoon and also to the middle school. Mr. Neumann said he believes that, for the safety of the children, there needs to be school lighting to slow down traffic during school hours. He has witnessed traffic going 50-60mph. Mr. Neumann is also concerned about overburdening the Sun Valley Fire Protection District.

Carmen Ortiz, Chair of Sun Valley CAB, thanked the applicant for the presentation and information. The Sun Valley Citizen Advisory Board has received several comments regarding the project. First and foremost, the CAB supports affordable housing and understands the need for new development. There are concerns about this project's impact on the existing community and residents. First, increased traffic on Highland Ranch Parkway. The existing design submitted doesn't address the additional road impact. The last traffic analysis study didn't show a need to widen Highland Ranch Parkway. Ms. Ortiz stated that just yesterday the traffic was backed up eastbound all the way from Midnight Drive to Pyramid Highway – 2.9 miles of traffic sitting still. The second concern is the safe pedestrian access across Highland Ranch Park, especially for children who are zoned for a school across this busy road. She said she appreciates the opportunity to present to the Commission on behalf of the community. Ms. Ortiz also stated that she is excited to hear the County is seeking public engagement to the Master Plan.

There was no further response to the request for public comment.

Discussion by Commission:

Chair Donshick reminded the Commissioners they are only discussing the Master Planning and Zoning changes. We are not voting on traffic or the tentative map.

Ms. Weiche stated that notice was sent to residents per NRS requirements, within 750 feet of the subject property.

Commissioner Chvilicek applauded staff for providing the 'approved, but not yet built' visual. She stated that she understands we are not discussing traffic, but the impact on Highland Ranch Parkway with the "approved, not yet built" is there. She applauded the applicant representative and County staff on a comprehensive presentation.

Commissioner Flick inquired about a slide that shows high or medium density at 3.8 units per acre. He asked if the 3.8 yield came about in the proposed tentative map. Commissioner Flick asked if the yield in the zone is 126 units or if it was based on the 3.8 units per acre. Ms. Weiche stated it should be based upon the maximum density allowed, 3.8 dwelling units per acre for the entire project area and 4.75 dwelling units per acre for just the portion zoned suburban residential.

Commissioner Chesney stated that he supports the Master Plan amendment and regulatory zone amendment. He said he was in that [traffic] mess yesterday at Highland Ranch Parkway. That should not affect these proposals, but by the time the rest of these developments on that "approved, not yet built" are built, it will be gridlock.

Motion: Commissioner Chesney moved that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission adopt the resolution contained at Exhibit A of this staff report to amend the Master Plan as set forth in Master Plan Amendment Case Number WMPA21-0008 having made at least three of the following five findings in accordance with Washoe County Code Section 110.820.15(d).

Commissioner Chesney further moved to certify the resolution and the proposed Master Plan Amendments in WMPA21-0008 as set forth in this staff report for submission to the Washoe County Board of County Commissioners and authorize the chair to sign the resolution on behalf of the Planning Commission.

Commissioner Chesney also moved that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Planning Commission adopt the resolution included as Exhibit B, recommending adoption of Regulatory Zone Amendment Case Number WRZA21-0005, having made all of the following findings in accordance with Washoe County Code Section 110.821.15. Commissioner Chesney further moved to certify the resolution and the proposed Regulatory Zone Amendment in WRZA21-0005 as set forth in this staff report for submission to the Washoe County Board of Commissioners and authorize the chair to sign the resolution on behalf of the Washoe County Planning Commission.

Commissioner Chvilicek seconded the motions, which passed unanimously by roll vote of six for, none against; Commissioner Peyton – absent.

10. Chair and Commission Items

A. Future agenda items

Commissioner Chvilicek thanked staff for the "planned, not yet built" document and requested that it continue to be provided in the future. Chair Donshick and Commissioner Chesney agreed. Commissioner Chesney mentioned that while the "planned, not yet built" document is helpful, it should not influence how the Commissioners vote.

B. Requests for information from staff

None

11. Director's and Legal Counsel's Items

A. Report on previous Planning Commission items

Secretary Lloyd reported that the Washoe County Board of County Commissioners (BCC) held the first readings on two code amendments; the first was to adopt the ordinance for the RRIF GAM/CIP, and the second was a code amendment to reduce setbacks in certain situations. The BCC also adopted the Master Plan Amendment to the North Valleys CMA.

B. Legal information and updates

None

12. *General Public Comment and Discussion Thereof

Chair Donshick asked Secretary Lloyd to let staff know that they did an excellent job, paperwork was easy and presentations flowed well.

Recording Secretary, Lacey Kerfoot, indicated that a comment card had been completed by Mark Neumann for this item, but he had left the Chambers.

There was no further response to the request for public comment.

13. Adjournment

With no further business scheduled before the Planning Commission, the meeting adjourned at 8:04 p.m.

Respectfully submitted by Misty Moga, Independent Contractor.

Approved by Commission in session on January 4, 2022.

Trevor Lloyd

Trevor Lloyd

Secretary to the Planning Commission

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

TUESDAY

10:00 A.M.

APRIL 12, 2022

PRESENT:

Vaughn Hartung, Chair
Alexis Hill, Vice Chair
Bob Lucey, Commissioner
Kitty Jung, Commissioner
Jeanne Herman, Commissioner

Janis Galassini, County Clerk
Eric Brown, County Manager
Nathan Edwards, Assistant District Attorney

The Washoe County Board of Commissioners convened at 10:00 a.m. in regular session in the Commission Chambers of the Washoe County Administration Complex, 1001 East Ninth Street, Reno, Nevada. Following the Pledge of Allegiance to the flag of our Country, County Clerk Jan Galassini called roll and the Board conducted the following business:

22-0225 AGENDA ITEM 3 Recommendation to acknowledge presentation and possible direction to staff on the Washoe County Financial Outlook for Fiscal Year 2023 and Budget. The overview includes a review of the General Fund's financial results for Fiscal Year 2021, a Mid-Year 2022 review, and economic, revenue and expense trends, Board of County Commissioners strategic goals, known cost increases, and a general outlook for Fiscal Year 2023 and Budget. Manager's Office. (All Commission Districts.)

Chief Financial Officer Christine Vuletich conducted a PowerPoint presentation, a copy of which was placed on file with the Clerk. She reviewed slides with the following titles: Fiscal Year 2023 Financial Outlook; Discussion Flow; FY 2021 General Fund Financial Results; How did we end the fiscal year; Fund Balance History; General Fund – Fund Balance; General Fund – Components of Fund Balance; FY 2022 Year-to-Date Review; Budget is Tracking within Normal Range; Budget Adjustments; Strategic Planning Direction; FY 2023 Financial Outlook; Economic Outlook; GDP; Consumer Sentiment; Higher Costs & Slower Economic Growth Ahead; Budget Outlook; The Waterfall of Priorities to Consider; and Questions?

Ms. Vuletich noted the County ended the last fiscal year (FY) with better than anticipated results. She mentioned that no funds were budgeted for Capital Improvement Program (CIP) transfers from the General Fund. She said approximately \$7 million was transferred to the CIP each year but that was curtailed for FY 2021. She noted the County's revenues were not received consistently throughout the year, but the monthly

expenditures averaged over \$30 million so it was important to have enough cash on hand to cover expenses. She said most of the FY 2022 revenues had been received by this point in the year. She noted the County's unemployment rate for FY2023 was lower than the State and national average at just 2.8 percent. She mentioned the annual Consumer Price Index for Urban Consumers (CPI-U) was 4.7 percent at the time her economic outlook report was compiled, but the 12-month average CPI-U ending in March 2022 was 8.5 percent. She highlighted the geopolitical concerns contributing to increased costs. She noted Washoe County had been able to maintain a good financial condition because of its relatively strong and diverse economy. She said other counties and cities around the country were not in such a good financial condition and had to lay people off and cut expenditures. She mentioned the FY 2023 budget outlook would be affected by legislative impacts including Assembly Bill 424 which required a bail hearing within 24 hours, and some mandates in the elections area.

Vice Chair Hill commended the members of the Board for being so conservative and making decisions during the pandemic to put the County in a great position. She referred to slide 11 of the presentation asking for clarification about affordable housing. She asked for confirmation the Board had not said the County had no role in affordable housing and that the County was looking at policies and partnerships for permanent supportive housing. Ms. Vuletich said that was correct.

Vice Chair Hill observed the Community Homelessness Advisory Board (CHAB) had been discussing affordable housing and she made it clear the County had a role in it. She inquired about the reduced budgeting for fines and fees, asking about their importance, prioritization, and the trend in legislative preferences for fine and fee reductions. Ms. Vuletich said staff had to true up the revenue forecast based on historical trends. She said the fees were important, but they had been trending lower, so that was reflected in the budget. Vice Chair Hill asked for confirmation that staff had budgeted for lower fines and fees moving forward. Ms. Vuletich said that was the case based on the historical trend. Vice Chair Hill summarized staff had to figure out how to recuperate because of legislative priorities from the State. Ms. Vuletich said that was correct. Vice Chair Hill thought the community should be proud of the work that had been done to ensure the County was in a great financial place.

Commissioner Jung inquired about the County's role in affordable and transitional housing. She understood the current bottleneck at the Cares Campus was due to the lack of housing although plenty of people were ready to live on their own. She understood the Cities of Reno and Sparks would do most of the work with regard to transitional and affordable housing because the County took over indigent care. She thought the Board needed to get a clear picture of the County's responsibilities and those of the Reno Housing Authority (RHA). She asked whether the County wanted to empower the RHA with that mission as a region. She requested clarification about the roles of the County and the cities.

Commissioner Jung asked whether departments were taking future retirements into account when requesting additional full-time equivalent (FTEs) staff. She

asked whether the departments needed extra FTEs even when they replaced the retirees that could be expected in the next five years. She wondered how those retirements would affect the budget in terms of being able to fund more FTEs. She asked how much of that was taken into consideration or whether it was too difficult to predict. Ms. Vuletich said it was difficult to predict the exact timing of retirements and acknowledged that more retirements could be expected. She said new employees were often hired at a lower rate when they replaced a long-tenured employee who retired. She thought the departments looked at trends for their operations.

Commissioner Jung suggested the Board consider incentivizing retirement in the coming years. She said there was a critical time period during which retirement could be incentivized. She noted the County could save money and open entry-level positions for younger generations if employees retired five years early. She encouraged the Board and the management team to look at triggers because early retirements could make fiscal sense and be socially responsible. She thought having younger, educated, and less expensive employees start their careers with the County would result in savings and allow the County to reinvest in the community. She believed the County could provide a great career for Northern Nevada residents. She asked staff to keep this information in mind when new FTEs were approved. She thanked the finance staff for keeping the County on track and helping the Board to see the big picture.

Chair Hartung thought the country was on the precipice of a recession and that increases could not continue. He mentioned the \$28.7 million spent on the Cares Campus (CC) stating he did not want it to be a revolving door. He recognized those funds were one-time expenditures, but he still saw people camped all over town, so the CC had not solved the homelessness issue. He wanted to see people in programs that would produce positive results. He thought people would stay homeless if they were rewarded for being homeless. He observed that economies were cyclical, so he believed it was only a matter of time before the economy turned down. He said money set aside in reserve helped to ensure people stayed employed and that services remained available to the community. He stated that emergencies were only a matter of time, so keeping funds in reserve was prudent.

County Manager Eric Brown thanked Ms. Vuletich for the presentation. He said Washoe County Special Projects Manager Dana Searcy would provide an update of the CC on Item 5 including construction costs. He stated Ms. Searcy could address the County's role in affordable housing. He commented he had the opportunity to observe the County's financial outlook presentation for three years. He noted the County had exceeded the General Fund balance for three years, and the General Fund expenses were below budget for the current year. He mentioned the County had undertaken the construction and opening of Our Place (OP), started disbursing Incline Village property tax payments and dealt with the pandemic. He noted the County began opening and constructing the CC and operating the homelessness services organization that would deliver services. He observed the plan was to ensure the CC would provide programs designed to help get people back on their feet and be more than just a shelter. He thought the County had done a great job of ensuring the organization operated in a fiscally responsible manner. He said the

County's culture was one of good stewardship with regard to fiscal matters. He indicated there was a significant amount of fiscal discipline and restraint regarding above base budget requests or CIP requests from County departments. He said discipline would be needed in the future because there were always uncertainties. He mentioned Ms. Searcy would provide an update on the homeless situation. He acknowledged a significant amount would be needed to complete the construction of the CC. He observed the County revenues were strong and that ancillary funding sources from the State and federal governments were currently available. He thought it was incumbent on the leadership to continue to take revenues and apply them intelligently to address the needs of the community.

Chair Hartung thought the organization deserved to see results achieved for the money spent. He wanted to see forward motion, and the organization needed to be able to point to how the community benefited. Manager Brown said he tended to provide those updates at the end of the year as part of his review process, and this presentation was only an update of the financial forecast based on revenues and expected expenses. He noted he would provide a review once the fiscal year was closed out including a summary of what had been accomplished with monies spent.

Vice Chair Hill said the Human Services Agency team wanted to make a presentation on how much had been done at OP and to accept the Cashman Good Government Award. She mentioned the award illustrated that the program saved taxpayers in the long term. She suggested staff present updates to the Board occasionally throughout the year so everyone could be aware of the progress.

Commissioner Jung understood the frustration, noting the homelessness issue had not happened overnight. She observed no community in the United States had been able to transform the situation quickly. She shared Chair Hartung's frustration about seeing people who lived in third-world conditions within the community. She said she lived near the University of Nevada, Reno, and had observed the changes in the community, including a decrease in people camping on government property. She noted landowners were responsible for addressing the issue of people camping on their property. She agreed with Chair Hartung's and Vice Chair Hill's suggestions about the need for more up-to-date information. She mentioned the Board would be the direct policymaker when the CHAB was disbanded. She thought the culture of Washoe County was fiscally conservative because the Board members recognized they worked for the taxpayers. She agreed the Board needed to be mindful of everything that County funds were spent on.

Commissioner Lucey said the report was a forecast for Northern Nevada, and forecasts could change. He stated Ms. Vuletich and her team had done a phenomenal job utilizing data available to them, much of which was nationally based data. He cautioned everyone against a general feeling of pessimism or despondency. He mentioned the community had experienced a significant increase in home sales which was a primary funding source for the County. He noted the median home prices had increased to above \$500,000 and the County's population increased by approximately 65,000 from 2010 to 2020. He thought the cities had done a good job of focusing on infill housing. He said the County was trying to continue to manage expectations and manage services. He thought

the review of budget outlooks provided a perfect opportunity to continue conversations about planning, working regionally, and unifying services to make them more fiscally solvent for the entire region while making sure funds were used efficiently. He noted a significant number of single-family and multi-family units were already on track. He mentioned the County's unemployment rate had not reached the national level; the County had sustained an unemployment rate of about 2.8 percent for the past two years. He spoke about income trends and wage increases, noting the County was diversifying its economy and was not completely reliant on tourism and gaming like the southern part of the State. He mentioned the growth return was not as quick as the open market because of tax caps but reiterated there was a growth pattern available to the County. He urged cautious optimism in the future. He said the Board needed a smarter strategy and to be more efficient about spending County funds and addressing community needs. He thought discussions about providing more economic development and growth, and infrastructure and planning were important. He said the report was a very thorough budget forecast and he believed there were some positive outlooks for the future.

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Chair Hartung mentioned the Board would recess near the noon hour for a closed session and a lunch break. He hoped the Board would reconvene at approximately 1:00 p.m.

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22-0226 AGENDA ITEM 4 Public Comment.

Mr. Shane Van Etten asked the Board to reevaluate the Cry Wolf Program in the County. He spoke about an alarm event he had on March 16 during which Washoe County Sheriff's deputies responded to the alarm. He said he had to pay \$100 for the false alarm. He stated the cities of Chicago and Mokena, Illinois both allotted residents four free false alarms per year. He asked whether the County could consider giving residents a free alarm every two years or amend the Cry Wolf Program in some way. He suggested responsible homeowners should not be required to pay the first time they had a false alarm.

Chair Hartung asked Mr. Van Etten to provide his phone number to the Clerk.

Ms. Elise Weatherly spoke about the difficulty of opening up when making public comments and about making mistakes. She stated she prayed for the Board because of the large number of people who attended the last several meetings. She discussed the importance of budgeting and mentioned a song she was writing. She opined the homeless assistance programs would not work unless they included a reciprocal arrangement requiring homeless individuals to demonstrate effort.

Mr. Nick Martin said he had not been surprised when Commissioner Herman's resolution was voted against. He had been amazed to see how many people

attended the meeting and had assumed they would support the resolution. He observed many of the public commenters who spoke against the resolution had a script. He spoke about a public commenter who identified herself as a California resident while speaking about Washoe County laws and the need for voter accountability and strong leadership.

Mr. Mark Neumann, a member of the Highland Ranch Homeowners Association and the Sun Valley Citizen Advisory Board (CAB), expressed concern about the lack of infrastructure in Sun Valley. He said nine development projects were expected, but the Sun Valley Fire Department (SVFD) and the Sheriff's Office had no room for future expansion. He mentioned the SVFD had received 197 calls the prior month. He said more than 10,000 homes would be added in the next few years without plans for infrastructure development. He spoke about the heavy traffic and accidents in the North Valleys and in north Sparks, which he asserted would get worse with the addition of dwellings. He urged the Board to consider infrastructure when approving development projects.

Ms. Tracey Hilton-Thomas displayed a document, a copy of which was distributed to the Board and placed on file with the Clerk. She expressed disappointment about seeing the Registrar of Voters (ROV) Deanna Spikula on a recent NBC appearance. She said she had always appreciated the ROV's efforts to remain unbiased, but she questioned her capacity to remain neutral. She opined the ROV provided the Board with less than transparent information. She spoke about safety concerns for poll workers, disturbances at polling locations in 2020, and bribes on Indian Reservations. She stated the lines at polling locations provided a captive audience for bad actors, noting drop boxes had no lines. She mentioned the 2020 primary election was conducted with one location and the 2020 general election was conducted with 50 percent of voting locations having no electronic ballots. She believed this primary election would provide the opportunity for a trial run for no electronic ballots.

Mr. Nicholas St. Jon observed that the various resolutions he had asked for during the prior 16 months had not been put on the agenda with the possible exception of the voter reform resolution. He demanded the Board agendaize a resolution to ban vaccine passports in the County, and one to make the County a Second Amendment sanctuary county. He spoke about the metal detector outside of Chambers stating it was a violation of his Fourth Amendment rights, Nevada Constitution Article 1 Section 18, and Nevada Revised Statutes 207.190. He demanded the removal of electronic voting machines and expressed concern because there was no way to ensure voter fraud would not occur. He indicated he would comment on Item 23 to suggest an alternative to spending \$340,000 while helping individuals at the Cares Campus to integrate into society.

Mr. Roger Edwards expressed dejection because the Chambers were not filled every day so the community could see what occurred in meetings. He mentioned he recently applied for an upcoming position on the Planning Commission. He stated he was disconcerted to learn that development projects had been removed from the Planning Commission's (PC) purview and moved to the Board of Adjustment's (BOA) purview. He believed the change needed to be corrected. He spoke about the water recharge pilot program in Golden Valley which had been shut off because it worked too well. He said

630 residents paid \$22 a month for a service that was not being provided; he asserted the Board needed to shut the program down.

Mr. Wayne Gordon asked what the Board would do if the Legislature passed a bill saying people of color could not vote. He expressed displeasure for the way the Board handled hearings, particularly during the February 8 and March 22 meetings. He observed that the public was silenced when they applauded in favor of Commissioner Herman's resolution but not when they disparaged the supporters of the resolution. He believed the unequal treatment of commenters showed that the Board concurred with the disparaging comments, so he thought it needed to tender an apology. He spoke about his voting experiences when he was 17 and 21 years of age.

Mr. Kenji Otto displayed a document, a copy of which was placed on file with the Clerk. He stated Teresa Aquila, a member of the North Valleys CAB, had been aggressive during various meetings. He requested Commissioner Herman consider removing Ms. Aquila from the CAB. He said he was working with Commissioner Herman to resolve the issues with the North Valleys High School road, Golden Valley Road. He believed a youth had been hit by a car on that road and several citizens had expressed safety concerns. He requested County Manager Eric Brown and Director of Engineering and Capital Projects Dwayne Smith work with him to resolve the issue.

Ms. Janet Butcher displayed documents, copies of which were placed on file with the Clerk. She opined the current administration was causing inflation, not Ukraine. She thanked Commissioner Herman for promoting the interests of voters and safe elections and presented her with a certificate for her dedication to election integrity. She presented the other members of the Board with certificates representing her disapproving sentiments. She stated that Jim Crow was a law put forth by the Democratic Party and stated most speakers on voter suppression were from Planned Parenthood.

Ms. Erin Massengale requested the Board pass a resolution to ban vaccine passports and medical verification systems. She stated her request was based on medical privacy and to protect human civil rights, not as an anti-vax request.

22-0227 **AGENDA ITEM 5** Recommendation to acknowledge presentation regarding the construction and development of Nevada Cares Campus, the region's centralized campus for services and shelter for the homeless, located at 1800 Threlkel St, Reno, NV, 89512; and possible direction to staff to proceed with bringing forward, at a future board meeting in accordance with NRS 244.275 and any other applicable legal provisions, a purchase agreement with the Reno Housing Authority for the property located at 1775 E 4th St, Reno, NV, 89512, APN 008-211-50 (estimated purchase price of \$5 million).

Washoe County Special Projects Manager Dana Searcy conducted a PowerPoint presentation, a copy of which was placed on file with the Clerk. She reviewed slides with the following titles: Cares Campus Development; Construction Update; Safe

Camp; ModPods; Site Plan; Phase II; Sprung Updates; Showers/Restrooms/Laundry; Phase III; Welcome Center; Dining Hall; Diversion; Exterior and Green Space; Phase IV; Budget; Draft Site Plan 8.1.21; Plan 12.3.21; Plan 4.6.22; Cares Campus Budget (2 slides); Construction increased costs; Construction Budget (2 slides); Navigating the uncertainty; Initial Construction Timeline; RHA Property; and Housing and Homeless Services.

Ms. Searcy said phase one of the Cares Campus (CC) included all the site work and the sprung building built by the City of Reno. She noted that May 17 would be the first anniversary of the CC opening. She mentioned one thing staff learned about the Safe Camp (SC) was that the tents would not withstand the weather, so they looked for a more significant shelter option and found the ModPods. She said the SC provided a good experience for a housing first model and included 50 ModPods. She stated the SC site had been a bowl with an elevation difference of about 35 feet from the top of the rim to the bottom, but it was filled before the SC was opened. Filling the site removed the steep slope which would be problematic for trucks and wheelchairs, and it expanded the available space for future growth. She said the site had an extra acre of land for future SC growth and possibly a housing project.

Ms. Searcy mentioned the sprung building was part of phase two of the CC. She said the bathroom and laundry buildings were the biggest improvements that had been added to the sprung building. She reported future improvements for the sprung building would be the division of space. She said the building currently had 604 beds in an open space which presented a challenge for staff and residents. She stated the recommendation was to section the spaces for no more than 100 people, so the building would be divided into six different sections which would allow staff to work with specific populations. She noted over 70 women lived inside the building so the women would have their own section. Another section would be for frail individuals such as seniors and those with disabilities; individuals with jobs would prefer a calmer environment so they would have a section. She spoke about the cubbies that provided private space for individuals, noting those who engaged in case management were offered one of those places. She indicated the shower and laundry facilities created a significant cost increase, but they mitigated the ongoing maintenance issues.

Ms. Searcy showed renderings of the phase three building which would include the welcome center, training space, case management, therapy space, staff offices, a dining hall, and a warming kitchen. She said the phase three building would be the largest on the CC other than the sprung building. She stated staff was in the middle of designing the two phase four buildings which would be located on the Reno Housing Authority (RHA) property. One building would include 50 units of double occupancy housing designed with full Department of Housing and Urban Development requirements for permanent supportive housing. She said the plan was to keep the units and use them for people in transition to supportive housing. The supportive housing allowed individuals to get out of the sprung building into a stable environment and start therapy; it would allow for other uses such as roommates and couples living together. She noted the second phase four building would be a resource center where individuals who had any housing-related needs could seek help in one centralized location. She said many of the resources that

existed at the Community Assistance Center would be moved to the CC resource center so individuals would not have to travel to 4th Street for services. She reviewed the site plan proposed on August 1, 2021, and the modified plan proposed on December 3, 2021.

Ms. Searcy reviewed a budget comparison from summer 2021 and spring 2022 with an explanation for the increase. She said staff made some strategic decisions and learned some lessons. Thirty percent of the budget increase was related to escalation, which included a five percent escalation contingency. She stated staff learned some difficult lessons with the restroom and shower buildings and they wanted to ensure those types of issues did not happen again. She spoke about the additional staff hired to provide mental health services and case management, noting the campus was changing over time from a primarily emergency shelter to primarily housing. She mentioned that increased capacity was another reason for the increased costs. The expanded footprint with the RHA property increased utilities, asphalt, lighting, and fencing. She said a 50-bed overflow shelter had been added over the winter, which was full almost every day. She mentioned the additional capacity would help avoid the annual conversations about sheltering people during very cold and hot weather. The additional capacity was being built into the resource center so it could turn into overflow capacity.

Ms. Searcy reviewed the construction budget and funding sources. She mentioned the uncertain prices of construction materials. She said the Construction Manager at Risk team had been engaged for design and construction. She indicated every element of the buildings was being reviewed for future maintenance considerations and the supply chain and costs associated with the materials. Changes were being made as needed to stay within the established budgets. She said the SC and the General Maximum Price (GMP) 1 costs were close to the budgeted amounts. She noted SC was on this agenda and GMP1 would be on the agenda for the first meeting in May. She reviewed the construction timeline for the various areas of the CC. She said staff sought direction for the strategic purchase of the RHA property. She said the RHA had the opportunity to invest in other housing projects and it did not want to have supportive housing. She noted designing the CC spread made sense, so approximately 3.25 acres had been reserved for future supportive housing. The supportive housing project was not intended to be operated only by the County; a different company would go in to provide permanent supportive housing. She said the capital campaign had a goal of providing an additional \$2.5 million that would go toward the \$5 million property purchase.

Chair Hartung asked about the useful life of this infrastructure. Ms. Searcy said she would seek an answer for the Board. She stated the sprung building had a useful age of approximately 20 years, and staff had decided not to invest in sprung buildings any longer. She noted SC had a small building on-site for food, gathering, and training, which was initially intended to be a sprung building, but would now be a block building as a result of the experiences with the sprung building. She indicated the bathroom buildings would be block buildings and the phase three building would be a steel structure with black veneer outside. Chair Hartung asked whether staff had tried to determine a figure for ongoing maintenance costs for the CC infrastructure. Ms. Searcy said she would compile some information about those costs, noting the normal ongoing maintenance costs were built into

the current budget including two facilities positions for the CC. She mentioned another lesson staff learned from the Our Place property was that having staff on-site helped to deal with issues quickly and reduce damage.

Chair Hartung asked whether any determinations had been made about the length of time clients should be in the program. He hoped clients were being transitioned into programs whenever possible. Ms. Searcy agreed that nobody should spend an extensive amount of time inside the emergency shelter, which was why the County was looking for permanent supportive housing options. She said individuals who were unable to live independently needed to be transitioned into stable housing as quickly as possible. She explained that demonstrated progress was one strategy that had been implemented at the SC with tremendous success and would be implemented at the CC as well. She said that allowing individuals to stay without ensuring they made progress would be a disservice to the community and the individual, so clients were required to make progress on their housing plan every 30 days. She stated clients met with a case manager within 48 hours of arriving at the CC to develop a housing plan; it was one reason why investing in case management was so important.

Chair Hartung asked what the RHA would do with the \$5 million which the County would pay to purchase the property. Ms. Searcy said it would be put toward other housing projects in the community. Chair Hartung asked whether that use would be guaranteed. Ms. Searcy said no guarantee had been provided but she could ask for one.

Commissioner Jung commended Ms. Searcy for all the work she accomplished and for quickly becoming a subject matter expert on the unsheltered citizens of the County. She understood Ms. Searcy worked closely with law enforcement and asked about efforts to coordinate with law enforcement when shelters were full. Ms. Searcy said law enforcement was a significant partner. She noted some homeless individuals were encouraged when law enforcement was visible on the CC while some were scared of them. She said staff had been working with law enforcement to determine rules when responding to something and efforts to decrease frequent flyers and recurring issues on the campus. She mentioned the CC was only one resource for beds in the community, so staff was working to develop a centralized database that law enforcement could reference when determining where to take individuals. Having real-time data for individuals who were asked to leave the campus for a 24-hour or 72-hour sit-out due to behavioral issues was also important.

Commissioner Jung asked about the staging area for the Nevada Department of Transportation (NDOT). Ms. Searcy pointed to the staging area on the CC map. Commissioner Jung asked whether NDOT was paying to use the staging area. Chair Hartung mentioned that NDOT gave the property to the County. Commissioner Jung summarized that NDOT gave the property to the County, so it was allowed to use it for staging.

Commissioner Jung said Ms. Searcy had done an excellent job, noting this project was the first of its kind in the State and probably the country. She considered Ms.

Searcy and her staff to be first responders because they worked with the most vulnerable populations in the community. She referred to Vice Chair Hill's previous comment about 50 percent of the individuals in the shelters being frail, older, or very ill. She noted an abundance of issues were being addressed by Ms. Searcy and her staff, many of which had been ignored for over 40 years. She praised Ms. Searcy, County Manager Eric Brown, and Assistant County Manager Kate Thomas for their progress on this project.

Commissioner Lucey thanked Ms. Searcy, her staff, Ms. Thomas, and Manager Brown for their efforts in bringing this project to fruition. He agreed with Commissioner Jung's comment about the County's innovative programs that had been nationally recognized; he thought the CC would be the next step in that national recognition. He asked whether the potential \$15 million in funding from the State would be acquired through grants and whether those funds were dedicated or potential funding. Ms. Searcy understood the funding would be through grants as part of the \$500 million that had been dedicated to housing.

Commissioner Lucey expressed hesitation because State funds were pulled back more often than not. He spoke about the involvement of the Cities of Reno and Sparks in the Community Homelessness Advisory Board (CHAB). He voiced concern about the County advancing funds and working through an interlocal agreement (ILA), without having full control or a true funding mechanism. He acknowledged the County had grown and assumed responsibility for indigent services, which he thought would probably be beneficial. He suggested Ms. Searcy present her CC update to the three members of the Board not on the CHAB since it provided a breakdown of the population served, length of stay, and other pertinent information. He asked whether staff had been working with the health provider networks and other groups to backfill some of the funding needs. Ms. Searcy agreed various partnerships were being sought stating the CC was a community investment in the most vulnerable population and could not be operated or paid for only by the County. She said the County had put staff in place that she hoped would not be needed in the future. She stated partnerships with medical services, managed care organizations (MCO), and case management took time to establish. She noted many resources were available in the community but there were also many individuals in imminent need, so staff was working to stabilize the situation while establishing partnerships and defining the County's role.

Manager Brown thought staff would present an item regarding SilverSummit Healthplan, one of the MCOs, during the next Board of County Commissioners meeting. He said staff had requested assistance from the MCOs at the beginning of the year, asking for help funding some of the case management positions being hired. He believed SilverSummit Healthplan offered an initial contribution of \$240,000.

Commissioner Lucey mentioned Clark County used Anthem, Inc. and other MCOs, so he was aware that money was available. He said the County needed more contributions if it would be a resource center for individuals experiencing homelessness. He noted the CC would be taking the strain off the hospital system and Medicaid. He agreed

with Chair Hartung's statements regarding the RHA property purchase. He wanted to make sure the money was used on affordable housing for individuals who were in the 30 percent to 60 percent area median income (AMI) range. He requested for the ILA to be thought out thoroughly by reviewing how funds were received and spent by municipalities that received the benefit of services. He mentioned the affordable housing trust fund established and funded by Washoe County which had yet to be matched by the Cities of Reno and Sparks. He asserted the County and cities needed to work cohesively to provide emergency shelter, permanent supportive housing, and transitional housing to the community. He wanted to see more effort from the cities in establishing affordable housing.

Vice Chair Hill commended Ms. Searcy for all the work she performed, noting she learned much from Ms. Searcy and Ms. Thomas about these issues and about considering policy-level discussions. She reported the RHA was considering a "doing business as" and wanted to establish a Sparks liaison and a Washoe County liaison. She thought the County could have a more active role in allocating projects. She expected to see an item for this issue on a future agenda. She looked forward to seeing the phases of the CC and the adoption of the Built for Zero model ensuring zero chronic and zero veteran homelessness. She said this project would save taxpayers money in the long term.

Chair Hartung noted homeless individuals were law enforcement averse. He stated Northern Nevada HOPES (HOPES) had been very successful. He asked when the County would allow community partners like HOPES to do what it did best throughout the region without jurisdictional constraints and duplication of services.

Commissioner Lucey asked whether law enforcement could easily access information about bed availability through dispatch by using the Homeless Management Information System (HMIS). Ms. Searcy said staff was working on that issue; a workshop with Washoe County Sheriff's Office (WCSO) Chief Deputy Greg Herrera, the HOPES team, and case managers who would be paired with deputies would be held the following week. She mentioned giving law enforcement access to the HMIS was not the best practice across the country. She noted the HMIS had very personal information related to medical conditions, and staff was trying to address the issue so that law enforcement could access the information while still respecting boundaries. The workshop would address pairing law enforcement with case managers to increase effectiveness and determine each person's role.

Commissioner Lucey mentioned a program he worked on for the Second Judicial District Court which allowed public defenders and the Human Services Agency to access certain information. He suggested staff revive the program to see if it could be used for this project. He said the community had the potential to create more solutions, but the housing situation in the region needed to be resolved. He stated that all three municipalities needed to work together to address the housing issue, or the CC would just be a revolving door of services without solving the homelessness issue.

12:17 p.m. **Vice Chair Hill left the meeting.**

In response to Commissioner Lucey's comments Manager Brown said the jurisdictions were working very proactively together and the allocation of responsibilities was clear to staff from both the County and the cities. He thought the duplication of efforts had been greatly reduced particularly with the City of Reno; he applauded the City of Reno for the work it was doing. He opined that approving the purchase of the RHA property was the best thing the County could do at this time. He said the purchase funds would allow the RHA to acquire additional housing units and any requirements for the agreement would be up to the Board. He mentioned discussions he had with the RHA, and the Cities of Reno and Sparks agreed that the region would need to think creatively to find opportunities to build or acquire affordable housing. He indicated the jurisdictions were not established to easily acquire properties. He noted properties that became available needed to go through a public process and he thought the RHA could take a larger role because of the way the jurisdictions were positioned.

Chair Hartung wanted the Board to be cognizant of how taxpayer dollars were spent. He spoke about regional programs that prevented duplication of efforts such as the gang unit. He believed the homelessness response needed to take the same approach because chasing homeless individuals from one jurisdiction to the next would not be beneficial. He said he wanted to see some requirements about spending the money from this purchase on affordable housing.

Regarding the funding model, Commissioner Lucey mentioned not all funds were tax dollars. He asked for staff comments about the private investments in the capital campaign. Ms. Thomas explained the capital campaign was a large regional fundraising effort in support of the campus and the capital projects. She said private investments totaled \$8.9 million, \$6 million of which would go toward the campus and \$2.5 million would go toward the purchase of the RHA parcel. She stated the capital campaign committee believed the project would transform the community. She listed individuals participating in the committee. Commissioner Lucey thought the CC was a notable example of a public/private partnership.

Commissioner Lucey moved to direct staff to proceed with the purchase of the Reno Housing Authority property located at 1775 E 4th Street, Reno.

Chair Hartung asked whether staff would receive direction about how the money would be spent. Commissioner Lucey amended the motion to ask the RHA to focus the purchase funds on affordable housing within the region and to move towards an RHA that would allow more participation.

Commissioner Jung suggested a joint meeting with the RHA and the Cities of Reno and Sparks. She thought ensuring the money would be reinvested correctly was important. She said many CC clients were ready to move into independent living but there was no place for them to go because rents and real estate prices were high. She thanked Commissioner Lucey for mentioning the \$8.9 million received from private investors. She said those funds improved the downtown experiences for investors, and she expected every

taxpayer to be part of the solution to homelessness. She thought helping individuals who were unable to help themselves was incumbent on everyone.

There was no response to the call for public comment.

On motion by Commissioner Lucey, seconded by Commissioner Jung, which motion duly carried on a 4-0 vote with Vice Chair Hill absent, it was ordered that the motion as discussed be approved.

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Chair Hartung asked whether the Board would recess for a closed session. Manager Brown said a closed session was required.

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22-0228 **AGENDA ITEM 20** Possible Closed Session for the purpose of discussing labor negotiations with Washoe County and/or Truckee Meadows Fire Protection District per NRS 288.220.

There were no public comments on this item.

On motion by Commissioner Lucey, seconded by Commissioner Jung, which motion duly carried on a 4-0 vote with Vice Chair Hill absent, it was ordered that the Board recess to a closed session.

12:35 p.m. **The Board recessed.**

1:35 p.m. **The Board reconvened with Commissioner Jung absent.**

22-0229 **AGENDA ITEM 6** Announcements/Reports.

County Manager Eric Brown thanked the Board, staff, and the public for the warm sentiments he received due to his family's misfortune.

Chair Hartung expressed his condolences for Manager Brown's loss. He said he and Commissioner Lucey needed to put Highland Ranch Parkway on the Capital Improvements Program (CIP) for the Regional Transportation Commission (RTC). He stated many things were going on with Highland Ranch Parkway and he asserted it needed improvements. He mentioned Seventh Street was put on the RTC's CIP. He offered to try to have Golden Valley Road added to the CIP to possibly have some traffic studies performed to better understand the issues and provide direction to staff. He said he and Commissioner Lucey had some funding set aside for programs such as signage. He expressed concern because speed signs in Spanish Springs had prompted young drivers to speed to see how high they could cause the signs to go. He mentioned the changes on Pyramid Highway, noting the changes were made by the Nevada Department of

Transportation (NDOT). He hoped additional information would surface and prompt NDOT to reverse its decision.

1:38 p.m. Commissioner Jung returned to the meeting.

Vice Chair Hill mentioned she and Chair Hartung attended a groundbreaking event for a garden at Our Place (OP) the prior week. She said Soulful Seeds was the non-profit partner for that project; it would be working with OP graduates, homeless youth, and the women's shelter. She encouraged anyone interested in supporting the project to participate. She noted a donation would be made to Soulful Seeds later in the agenda.

Commissioner Herman acknowledged the efforts to resolve the issues on Golden Valley Road. She hoped the issues would be resolved quickly to prevent any more kids from being hit near the school. She asked about the likelihood of having a mandatory vaccine passport. She inquired whether the Board could influence a cap on the fuel tax increase. She wondered if it could be instigated as a bill draft request. Chair Hartung said no because the tax was voter-approved and dedicated to bonding and future bonding. He suggested Assistant District Attorney Nathan Edwards provide a legal opinion on the issue. He noted the tax was voted on long before the current Board's tenure. Mr. Edwards said he could provide the legal opinion, but Chair Hartung was correct, and the answer was no.

Commissioner Lucey mentioned he and Commissioner Jung traveled to the International County Management Association Conference and they participated in discussions and meetings regarding things that happened during the pandemic. He said participating in the conference made him realize that Washoe County was much more advanced and innovative than other cities and counties. He stated the County had stellar management and he commended staff for their work.

Commissioner Lucey said Judge Scott Pearson, Chief Justice of the Peace for Reno Justice Court, mentioned his continued thanks and support and shared letters from graduates of programs like the Department of Alternative Sentencing, Crossroads, and Community Court. He stated the letters spoke about how those individuals had been able to successfully reintegrate into society and reassimilate into their families. He said those programs helped to break the cyclical pattern and provided opportunities for success. He noted thousands of people had gone through the Community Court over the years and the program made a substantial impact. He said the Board, County management, the Second Judicial District Court, the Sheriff's Office, the District Attorney's Office, the Police Departments, and the Human Services Agency had all contributed a significant amount of time and effort to identify and meet the needs of the community and change the lives of those individuals. Chair Hartung noted he received those same letters, which he found to be moving and well written. He thanked Judge Pearson for sharing them.

DONATIONS

- 22-0230** **7A1** Recommendation to approve a Gift Deed to accept a land donation of 22.59 acres of undeveloped land identified as Assessor's Parcel Number (APN) 164-022-01, located on Alexander Lake Road and adjacent to the Huffaker Effluent Storage Reservoir in the South Truckee Meadows [at the appraised value of \$35,000.00], from Don Roger Norman, Trustee for the Don Roger Norman Trust, dated August 8, 1975, and authorize the Chair to execute all documents necessary to accomplish the acceptance of this land donation. Community Services. (Commission District 2.)

Commissioner Jung read the donation stating the Board was always grateful when a piece of property was deeded to the County and entrusted to the Board to be used for the greater good.

There was no response to the call for public comment.

On motion by Commissioner Jung, seconded by Commissioner Lucey, which motion duly carried on a 5-0 vote, it was ordered that Agenda Item 7A1 be approved.

CONSENT AGENDA ITEMS – 8A1 THROUGH 8F1

- 22-0231** **8A1** Recommendation to approve, on the recommendation of the Chair, the reappointments of Mojra Hauenstein and Chadwick L. Giesinger to serve as Hearing Examiners pursuant to Washoe County Code Section 110.912.15 to fill terms beginning on April 12, 2022, and ending on April 11, 2026. Hearing Examiners are empowered by State Law and County Code to conduct public hearings and make decisions on certain variance, special use permit, and administrative permit applications. Community Services. (All Commission Districts.)
- 22-0232** **8A2** Recommendation to approve a Grant of Sanitary Sewer and Reclaim Facilities Easement between 40 Zircon LLC (Grantor) and Washoe County (Grantee) on a portion of Assessor's Parcel Number (APN) 017-301-30 [at the appraised value of \$15,000.00] for right-of-way, ingress and egress to construct, alter, maintain, inspect, repair, reconstruct, and operate sanitary sewer and reclaimed facilities. The easement is necessary for the construction and operation of the Pleasant Valley Sanitary Sewer Interceptor Reach 3 Project located in the South Truckee Meadows. Community Services. (Commission District 2.)
- 22-0233** **8A3** Recommendation to award a bid and approve the Agreement to the lowest responsive, responsible bidder for the 2022/2023 Encroachment/Excavation Repair Project for Incline Village for the period of April 12, 2022 through December 31, 2023 to perform street cut pavement repairs as needed in Incline Village pursuant to Washoe County's

Street Cut Ordinance at Washoe County Code (WCC) 85.058, et. seq., [staff recommends Sierra Nevada Construction, in the amount of \$131,007.00]. Community Services. (All Commission Districts.)

- 22-0234** **8A4** Recommendation to approve Resolution R22-49 calling a public hearing (to be set for May 10, 2022) on the amendment of the boundaries of District No. 24 (Groundwater Remediation/Central Truckee Meadows Remediation District) in Washoe County, Nevada; providing for a notice of hearing and for other matters properly related thereto. Community Services. (All Commission Districts.)
- 22-0235** **8A5** Recommendation to approve a Quitclaim Deed between Washoe County and the Steamboat Commerce Center, LCC to quitclaim an existing 50-foot-wide Temporary Construction Easement and a 20-foot-wide Sanitary Sewer Easement, located on Assessor's Parcel Number (APN) 017-011-02, which were originally granted to Washoe County in 2007 for a sanitary sewer interceptor. Community Services. (Commission District 5.)
- 22-0236** **8A6** Recommendation to approve a Quitclaim Deed between Steamboat Commerce Center, LLC and Washoe County, to transfer Assessor's Parcel Number (APN) 017-011-30 to Washoe County for use in the planned Pleasant Valley Interceptor Reach 3 Project for location of a Sanitary Sewer Lift Station [no cost to Washoe County]. Community Services. (Commission District 2.)
- 22-0237** **8A7** Recommendation to: 1) approve a Termination of Sewage Service Agreement between Washoe County and Steamboat by Vintage, LP that recognizes the full satisfaction of a 1985 agreement for the reservation of sanitary sewer treatment capacity and associated monthly service fees in the South Truckee Meadows; and 2) to direct and authorize staff to write-off accounts receivable from April 2020 to present [in the approximate amount of \$85,000.00] for monthly service fees under the terms of the 1985 Sewage Service Agreement. Community Services. (Commission District 2.)
- 22-0238** **8B1** Acknowledge the following position changes for District Court and direct Washoe County Human Resources to process the following updates to reflect current classification terminology utilized within District Court: 1) reclassification of Assistant Clerk of Court job class 60016725 to Assistant District Court Administrator job class 60001162; 2) create a new job classification Filing Office Manager and eliminate the past classification/job title of Unit Manager; 3) create a new job classification of Specialty Court Coordinator and eliminate the past classification job/title of Specialty Court Officer; 4) revise job classification from District Court Deputy Clerk II to new classification District Court Deputy Clerk and eliminate job classification/title of District Court Deputy Clerk I; 5) reclassification of a Pre-Trial Services Program Manager position

70000619 to a Pre-Trial Services Officer III; 6) reclassification of a Pre-Trial Services Officer II position 70000646 to a Pre-Trial Services Officer III; 7) reclassification of an Integrated Case Services Manager position 70009302 to a Case Compliance Specialist; 8) Position alignment within court salary range for Director of Human Resources and Organizational Development position 70006125 to the same pay grade level of other District Court executive level positions, pay grade 462. No additional General Fund budget appropriations are being requested. Net changes result in an estimated annual [savings of \$8,000]. District Court. (All Commission Districts.)

22-0239 **8C1** Recommendation to approve the reclassification of an Office Assistant III, pay grade G, to an Office Support Specialist, pay grade H (Assessor's Office); reclassification of a Deputy County Recorder, pay grade G, to an Office Assistant II, pay grade E (Recorder's Office); reclassification of an Administrative Secretary Supervisor, pay grade K, to an Administrative Assistant II, pay grade L (Alternative Sentencing) retroactive to February 28, 2022; reclassification of a Division Director Finance and Administration - Human Services, pay grade T, to Division Director - Human Services, pay grade V (Human Services Agency); as reviewed and evaluated by the Job Evaluation Committee (JEC) and Korn Ferry; and authorize Human Resources to make the necessary changes. [Total fiscal impact \$22,597; net fiscal impact \$-0-] Human Resources. (All Commission Districts.)

22-0240 **8D1** Recommendation to approve, pursuant to NRS 244.1505, Commission District Special Fund disbursement in the amount of [\$5,000.00] for Fiscal Year 2021-2022; District 4 Commissioner Vaughn Hartung recommends a [\$5,000.00] grant to Our Story, Inc. --a non-profit organization organized for charitable, educational, or religious purposes -- to support organizational capacity, advance on-going preservation, increase leadership personnel/activity, docent training (programming and interpretation), and marketing surrounding the creation of Northern Nevada African American Firefighter Museum; approve Resolution necessary for same; and direct the Comptroller's Office to make the necessary disbursement of funds. Manager's Office. (Commission District 4.)

22-0241 **8D2** Recommendation to approve, pursuant to NRS 244.1505, Commission District Special Fund disbursement in the amount of [\$5,000.00] for Fiscal Year 2021-2022; District 1 Commissioner Alexis Hill recommends an additional [\$5,000.00] grant to Tahoe Prosperity Center --a non-profit organization that it is organized for charitable, religious, or educational purposes-- to continue to support the Washoe Tahoe Housing Needs Assessment by which to identify strategies to add more local housing options for the areas of Incline Village and Crystal Bay; approve Resolution necessary for same; and direct the Comptroller's Office to make the

necessary disbursement of funds. Manager's Office. (Commission District 1.)

- 22-0242** **8E1** Recommendation to retroactively approve food purchases, and future food purchases by approving FY22 budget adjustments moving [\$4,200.00] into the food purchases item budget in Fund 223 - Homelessness (net impact to Homelessness Fund is zero), moving [\$50.95] into the food purchases line item budget in Fund 221 - Indigent Assistance (net impact to Indigent Assistance Fund is zero), and moving [\$5,600.00] into the food purchases line item budget in Fund 228 - Child Protective Services (net impact to Child Protective Services Fund is zero); and direct the Comptroller's Office to make the necessary budget adjustments. Human Services Agency. (All Commission Districts.)
- 22-0243** **8E2** Recommendation to accept a Federal Title IV-B Subpart 2 Supplemental grant award from the State of Nevada, Division of Child and Family Services in the amount of [\$75,000.00; no county match] for Family Reunification services, retroactive to February 1, 2022, through September 30, 2022; authorize the Director of the Human Services Agency to execute the sub-grant award; and direct the Comptroller's Office to make the necessary budget amendments. Human Services Agency. (All Commission Districts.)
- 22-0244** **8E3** Recommendation to accept a Federal Title IV-B Subpart 2 Supplemental grant award from the State of Nevada, Division of Child and Family Services in the amount of [\$75,000.00; no county match] for Family Preservation services, retroactive to February 1, 2022, through September 30, 2022; authorize the Director of the Human Services Agency to execute the sub-grant award; and direct the Comptroller's Office to make the necessary budget amendments. Human Services Agency. (All Commission Districts.)
- 22-0245** **8E4** Recommendation to accept a Federal Title IV-B Subpart 2 Supplemental grant award from the State of Nevada, Division of Child and Family Services in the amount of [\$150,000.00; no County match] for Adoption Promotion and Support services, retroactive to February 1, 2022 through September 30, 2022; authorize the Director of the Human Services Agency to execute the sub-grant award; and direct the Comptroller's Office to make the necessary budget amendments. Human Services Agency. (All Commission Districts.)
- 22-0246** **8E5** Recommendation to accept the FY22 Federal Title IV-B Subpart 2 Caseworker Visits subaward from the State of Nevada, Division of Child and Family Services to support caseworker visits in the amount of [\$38,859.00; \$13,653.00 county match] retroactive to October 1, 2021, through September 30, 2022; authorize the Director of the Human Services

Agency to retroactively execute the grant award and related documents; and direct the Comptroller's Office to make the necessary budget amendments. Human Services Agency. (All Commission Districts.)

- 22-0247** **8F1** Recommendation to accept Treasurer's status report for the period ending March 31, 2022, of payment of refunds and interest since last update in the amount of \$1,556,472.51, 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.)

Commissioner Jung highlighted Item 8D1, noting Chair Hartung gave \$5,000.00 to Our Story, Inc., which was in the process of creating the Northern Nevada African American Firefighter Museum in Black Springs. She said the Black Springs Firehouse had been built to serve the traditionally black area of Washoe County.

Commissioner Jung read Item 8D2, noting Vice Chair Hill had granted \$5,000.00 to the Tahoe Prosperity Center to support the Washoe Tahoe Housing Needs Assessment. She said the Lake Tahoe workforce was in urgent need of housing because workers found themselves unable to live at the lake. She indicated that Vice Chair Hill's discretionary funds would be used to help find a path to build more affordable workforce housing.

There was no response to the call for public comment on the Consent Agenda Items listed above.

On motion by Commissioner Jung, seconded by Commissioner Lucey, which motion duly carried on a 5-0 vote, it was ordered that Consent Agenda Items 8A1 through 8F1 be approved. Any and all Resolutions pertinent to Consent Agenda Items 8A1 through 8F1 are attached hereto and made a part of the minutes thereof.

BLOCK VOTE – 9, 13, 14, 15, 16, 17, 18, 19, 21, 22, 23, 25, 26

- 22-0248** **AGENDA ITEM 9** Recommendation to approve the use of General Fund Contingency in the amount of [\$428,000.00] to increase expenditure authority for pooled drug screener positions [\$244,000.00]; overtime for staffing shortages and officer responses [\$7,000.00]; professional services for electronic monitoring and fire suppression monitoring [\$93,000.00]; contracted/temp services for pooled screener overage [\$20,000.00]; chemical supplies for drug testing reagents [\$40,000.00]; operating supplies for gloves, collection cup seals, laptop [\$18,000.00]; and office supplies [\$6,000.00] to support reasonable and necessary costs to support the Alternative Sentencing Department, in accordance with Nevada Revised Statute (NRS) 354.598005; and direct the Comptroller to make the

appropriate budget amendments. [Total fiscal year 2022 impact \$428,000.00; net fiscal impact \$-0-]. Alternative Sentencing. (All Commission Districts.)

There was no response to the call for public comment.

On motion by Vice Chair Hill, seconded by Commissioner Jung, which motion duly carried on a 5-0 vote, it was ordered that Agenda Item 9 be approved and directed.

22-0249 **AGENDA ITEM 13** Recommendation to approve an Agreement for Professional Consulting Services between Washoe County and Jacobs Engineering Group, effective April 12, 2022 to April 12, 2024, to provide consulting engineering services for the South Truckee Meadows Water Reclamation Facility Reclaimed Water System Expansion Plan Project within the South Truckee Meadows Water Reclamation Facility service territory in the amount of [\$347,500.00] to provide an updated analysis for the future expansion of the County reclaim water system to maximize the use of reclaimed water while preserving potable water resources. Community Services. (Commission District 2.)

There was no response to the call for public comment.

On motion by Vice Chair Hill, seconded by Commissioner Jung, which motion duly carried on a 5-0 vote, it was ordered that Agenda Item 13 be approved.

22-0250 **AGENDA ITEM 14** Recommendation to approve Amendment No. 1 to an Agreement for Professional Consulting Services between Washoe County and Stantec Consulting Services Inc., effective April 12, 2022 through December 23, 2023, to provide final design engineering services for the Steamboat Lift Station Improvements project within the South Truckee Meadows Water Reclamation Facility service territory [in an additional amount of \$67,587.00 for a total contract amount of \$1,244,982.00] to provide additional site analyses, additional geotechnical investigations, a boundary line adjustment and the preparation of County wide Supervisory Control and Data Acquisition (SCADA) guidance document preparation services. Community Services. (Commission District 2.)

There was no response to the call for public comment.

On motion by Vice Chair Hill, seconded by Commissioner Jung, which motion duly carried on a 5-0 vote, it was ordered that Agenda Item 14 be approved.

22-0251 **AGENDA ITEM 15** Recommendation to award a bid and approve the Agreement to the lowest responsive, responsible bidder for the 2022/2023

Encroachment/Excavation Repair Project for Truckee Meadows for the period of April 12, 2022 through December 31, 2023, to perform street cut pavement repairs as needed in the Truckee Meadows pursuant to Washoe County's Street Cut Ordinance at Washoe County Code (WCC) 85.058, et. seq., [staff recommends West Coast Paving, in the amount of \$273,000.00]. Community Services. (All Commission Districts.)

There was no response to the call for public comment.

On motion by Vice Chair Hill, seconded by Commissioner Jung, which motion duly carried on a 5-0 vote, it was ordered that Agenda Item 15 be awarded and approved.

22-0252 **AGENDA ITEM 16** Recommendation to approve an Agreement for Professional Services between Washoe County and Nichols Consulting Engineers (NCE), effective April 12, 2022 through March 31, 2023, to provide design services for shoulder stabilization, new storm drain, drainage pattern impacts, and infiltration storm drain for portions of the Lower Wood Creek Phase II Water Quality Improvement Project in the amount of [\$178,780.00], and to support the Lake Tahoe Maximum Daily Load requirements to reduce the pollutant load in stormwater runoff. Community Services. (Commission District 1.)

There was no response to the call for public comment.

On motion by Vice Chair Hill, seconded by Commissioner Jung, which motion duly carried on a 5-0 vote, it was ordered that Agenda Item 16 be approved.

22-0253 **AGENDA ITEM 17** Recommendation to reject the single bid from Facilities Management, Inc. for the construction of certain facilities and infrastructure to support the Safe Camp Capital Improvement Project pursuant to NRS 338.1385(6)(d). The single bid is being rejected due to the inclusion of standard preferential bidder language in the bidding documents, which is not allowed in direct federally funded projects, and that may prevent the use of grant funding previously secured for the Project. Community Services. (Commission District 3.)

There was no response to the call for public comment.

On motion by Vice Chair Hill, seconded by Commissioner Jung, which motion duly carried on a 5-0 vote, it was ordered that Agenda Item 17 be rejected.

22-0254 **AGENDA ITEM 18** Recommendation to: 1) award a bid and approve the Agreement to the lowest responsive, responsible bidder for the Safe Camp Facility Project for Reno, Sparks and Washoe County to provide a sanctioned camping location to reduce the negative impacts of unsheltered

people being forcibly removed from a location [staff recommends, Facilities Management, Inc. in the amount of \$3,279,000.00]; 2) approve bid alternate #1 CMU Block Main Building [in the amount of \$368,000.00]; and 3) approve and authorize the use of a separate contingency [in the amount of \$150,000.00] for a total project cost of [\$3,797,000.00]. Community Services. (Commission District 3.)

There was no response to the call for public comment.

On motion by Vice Chair Hill, seconded by Commissioner Jung, which motion duly carried on a 5-0 vote, it was ordered that Agenda Item 18 be awarded approved, and authorized.

22-0255 **AGENDA ITEM 19** Recommendation to retroactively approve purchases not to exceed [\$5,000,000.00] through the period ending June 30, 2022 from My Next Career Path temporary staffing in support of the COVID-19 response efforts and the COVID-19 vaccination events. Health District. (All Commission Districts.)

Ms. Tracey Hilton-Thomas was called but was not present to speak.

On motion by Vice Chair Hill, seconded by Commissioner Jung, which motion duly carried on a 5-0 vote, it was ordered that Agenda Item 19 be approved.

22-0256 **AGENDA ITEM 21** Recommendation to accept Subaward Amendment #1 for the Temporary Assistance to Needy Families (TANF) Emergency Assistance Program from the State of Nevada, Department of Health and Human Services, Division of Welfare and Supportive Services to increase the award amount to [\$2,979,394.00; no county match] and extend the award period retroactively from April 1, 2021 through June 30, 2022; retroactively authorize the Director of the Human Services Agency to execute the subgrant award documents; and direct the Comptroller's office to make the necessary budget amendments. Human Services Agency. (All Commission Districts.)

There was no response to the call for public comment.

On motion by Vice Chair Hill, seconded by Commissioner Jung, which motion duly carried on a 5-0 vote, it was ordered that Agenda Item 21 be accepted, authorized, and directed.

22-0257 **AGENDA ITEM 22** Recommendation to approve Amendment #5 to the contract currently awarded to Alta Vista Mental Health, LLC. (awarded Request for Proposal (RFP) #3087-19) for Operator of Women's and Families Supportive Community on and off of the campus of Northern Nevada Adult Mental Health Services (NNAMHS) to: (a) authorize an

increase in the amount of [\$28,878.45] to support increased staffing needs, for a total payment amount of [\$664,790.65] retroactive March 1, 2022 through June 30, 2022; (b) authorizes an increase in the amount of [\$86,635.37] to support increased staffing needs, for a total payment amount of [\$722,547.57] to the remaining two (2) renewal periods; and if approved authorize the Purchasing and Contracts Manager to execute the Amendment and revise the Purchase Order. Human Services Agency. (All Commission Districts.)

There was no response to the call for public comment.

On motion by Vice Chair Hill, seconded by Commissioner Jung, which motion duly carried on a 5-0 vote, it was ordered that Agenda Item 22 be approved, authorized, and executed.

22-0258 **AGENDA ITEM 23** Recommendation to approve an Agreement for Professional Services between Washoe County and Aramark Services to provide laundry services including bedding, towels, mops and laundry carts as needed for the Nevada Cares Campus for an initial fourteen (14) month term [not to exceed \$350,000.00]; authorize the Purchasing & Contracts Manager to execute the agreement beginning May 1, 2022, through June 30, 2023 with the option to renew for three (3) one-year periods thereafter up to \$300,000.00 annually. Manager's Office. (All Commission Districts.)

There was no response to the call for public comment.

On motion by Vice Chair Hill, seconded by Commissioner Jung, which motion duly carried on a 5-0 vote, it was ordered that Agenda Item 23 be approved, authorized, and executed.

22-0259 **AGENDA ITEM 25** Recommendation to approve the reimbursement of costs incurred by the City of Reno, the City of Sparks, Truckee Meadows Fire and Rescue, the Washoe County Department of Alternative Sentencing, and the Washoe County Sheriff's Office for expenses related to and in support of the Enhanced 911 Emergency Response System and portable event recording devices, as recommended by the 911 Emergency Response Advisory Committee on February 10, 2022, in an amount not to exceed [\$653,400.72] as specified within the adopted Enhanced 911 Fund's operating budget. Technology Services. (All Commission Districts.)

There was no response to the call for public comment.

On motion by Vice Chair Hill, seconded by Commissioner Jung, which motion duly carried on a 5-0 vote, it was ordered that Agenda Item 25 be approved.

22-0260

AGENDA ITEM 26 Recommendation to approve the acceptance of the State General Fund appropriation referenced in Assembly Bill (AB) 321, from the Secretary of State, Governor's Office of Finance in the amounts of [\$690,237.52] for postage, ballot stock and postcards; [\$71,257.50] for ballot drop boxes, fire suppression kits and envelope sorters; [\$159,000.00] for ballot sorters for the purpose of carrying out the provisions of AB 321. No match required. The award period is retroactive from March 2022 through June 30, 2022. Any remaining balance of the appropriation must not be committed for expenditure after June 30, 2022 and any remaining funds not spent in accordance with AB 321 must be reverted back to the State General Fund on or before December 31, 2022. If approved, direct the Comptroller's Department to make the necessary budget amendments. Registrar of Voters. (All Commission Districts.)

Ms. Tracey Hilton-Thomas was called but was not present to speak.

On motion by Vice Chair Hill, seconded by Commissioner Jung, which motion duly carried on a 5-0 vote, it was ordered that Agenda Item 26 be approved and directed.

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Chair Hartung mentioned Agenda Item 27 would be pulled from the agenda, but the appellant said they would go ahead with the item.

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22-0261

AGENDA ITEM 10 Introduction and first reading of an Ordinance pursuant to Nevada Revised Statutes 278.0201 through 278.0207 adopting a development agreement between Washoe County and LANSING - ARCUS LLC for Prado Ranch North, a residential subdivision originally approved in 2018 (WTM18-002), to extend the recording of the first final map from September 11, 2022 to September 11, 2024. The approved subdivision is a 490-lot, single-family residential, common open space subdivision as authorized in Article 408 of the Washoe County Development Code.

The location is adjacent to Lemmon Valley Drive, north of Nectar Street and adjacent to Chickadee Drive and Sand Pit Road and is comprised of 6 parcels that total approximately 154.65 acres. The parcels are located within the North Valleys Area Plan within Washoe County Commission District No. 5. (Assessor's Parcel Numbers (APN) 080-723-01, 080-723-02, 080-723-03, 080-721-03, 080-721-04, & 080-721-05).

If approved, schedule a public hearing, second reading and possible adoption of the ordinance for May 10, 2022, further authorize the Chair to execute the final Development Agreement. Community Services. (Commission District 5.)

Jan Galassini, County Clerk, read the title for Bill No. 1874.

Chair Hartung noted the reason for this item was the elevation and widening of Lemmon Valley Drive.

There was no response to the call for public comment on this item.

Bill No. 1874 was introduced by Commissioner Lucey, and legal notice for final action of adoption was directed.

22-0262 **AGENDA ITEM 11** Introduce and conduct a first reading of an ordinance amending the Washoe County Code at Chapter 110 (Development Code), Article 324, by repealing sections 110.324.50(e)(11) and 110.324.50(f)(9) related to placement standards for new monopole antennas and lattice towers regulating emergency service communication facilities which are owned and operated by governmental agencies; and by adding a new section governing Emergency Service Communication Facilities which shall be permitted in all regulatory zones with an approved special use permit, and which addresses requirements for: a. General; b. Application; c. Exemptions; d. Findings; e. Right-of-Way; f. Height and Standards; g. Fencing; and h. Antenna Types; and all matters necessarily connected therewith and pertaining thereto.

If supported, set the public hearing for second reading and possible adoption of the Ordinance for April 26, 2022. Community Services. (All Commission Districts.)

Jan Galassini, County Clerk, read the title for Bill No. 1875.

There was no response to the call for public comment on this item.

Bill No. 1875 was introduced by Commissioner Lucey, and legal notice for final action of adoption was directed.

22-0263 **AGENDA ITEM 12** Introduce and conduct a first reading of an ordinance amending Washoe County Code Chapter 110 (Development Code), Article 319, Short Term Rentals (STRs) by amending various sections in order to: (1) change the requirements for processing a tier 3 STR application (an STR application that allows over 20 persons in one residence) from an administrative permit approved by the Board of Adjustment to a special use permit approved by the Planning Commission; (2) exclude overflow parking spaces in condominium or multi-family complexes in the calculation of required parking spaces; (3) require the STR property owner(s)' notarized certification to include an attestation that the subject STR property is covered by insurance that provides for a minimum of \$500,000 liability coverage per occurrence; (4) repeal the requirement to submit a certificate of insurance; (5) provide that a bear box is required in

the Incline Village General Improvement District's service territory following two confirmed trash violations; (6) modify the maximum occupancy calculation from one occupant for every 200 square feet of habitable space to two (2) occupants for each legally permitted bedroom, with the remainder of the home (excluding bedrooms) calculated as one occupant for every 200 square feet of habitable space; and all matters necessarily connected therewith and pertaining thereto.

If supported, set the public hearing for second reading and possible adoption of the Ordinance for May 10, 2022. Community Services. (All Commission Districts.)

Jan Galassini, County Clerk, read the title for Bill No. 1876.

Commissioner Jung expressed her support for the changes to the short-term rental (STR) policies and ordinances. She thought this item was a great clean-up of the code and an opportunity for staff to get a better understanding of the program. She knew the STRs would appear before the Board in many different iterations and the Board wanted to see how best to manage the program. She said staff had not had long to establish the program because of everything that occurred the prior year, so she thought it prudent to give the program an entire season before making major changes. She thought the program had the potential of being a model program. She said many of Washoe County's policies had been replicated by jurisdictions around the Lake. She noted Douglas County recently had some litigation and it replicated many of Washoe County's fine, fee, occupancy, and inspection policies. She complimented staff and thanked the Board for supporting the STR program. She looked forward to seeing how the County could continue to make the program work for both tourists and residents.

Chair Hartung reminded the Board that Items 10, 11, and 12 would not be voted on at this time. The items were first readings which would be introduced by one member of the Board and voted on at a second reading during a future meeting.

Commissioner Herman stated she would have an issue with both Agenda Items 10 and 12, but she would discuss that during a future meeting.

Ms. Galassini said the second reading for bill number 1874 would be on May 10, bill number 1875 on April 26, and bill number 1876 on May 10.

On the call for public comment, Ms. Judith Miller said she had hoped for a limit to STRs for several years. She wished more of the younger County residents could attend the meeting to speak about this item, but they had to work. She read several social media posts about local residents who were looking for places to live in Lake Tahoe or Incline Village. She opined the influx of STRs and of proposals to increase occupancy would result in almost every rental being qualified for at least ten occupants. She noted a housing study had been performed in September 2021 and that STRs contributed to the employee housing shortage.

Ms. Galassini said she received 28 emailed public comments regarding Item 12, which she placed on the record.

Bill No. 1876 was introduced by Commissioner Lucey, and legal notice for final action of adoption was directed.

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Chair Hartung asked whether Agenda Item 24 would be heard. County Manager Eric Brown stated the item had been pulled.

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22-0264 **AGENDA ITEM 27** Public Hearing: Appeal of the Washoe County Board of Adjustment's denial of Variance Case Number WPVAR21-0004 (Birta Front Yard Setback Reduction) which sought a variance to reduce the required front yard setback from 15 feet to 8 feet to facilitate the addition of a two-car garage and a one-car carport at ground level and a new master bedroom suite on the floor above.

The applicants are Robert and Diana Birta, the project is located at 919 Jennifer Street, at its intersection with Bridger Court in Incline Village. The Assessor's Parcel Number is 125-361-12. The parcel of land is approximately 0.32 acres in size with a master plan designation and regulatory zone of Incline Village #5, within the Tahoe Area Plan. Variances are authorized in Article 804 of the Washoe County Development Code. Community Services. (Commission District 1.)

Senior Planner Roger Pelham asked whether the Board wanted to hear the extended presentation or the abbreviated presentation. Chair Hartung asked for the abbreviated presentation.

Mr. Pelham conducted a PowerPoint presentation, a copy of which was placed on file with the Clerk. He reviewed slides with the following titles: WPVAR21-0004 (Birta Front Yard Setback Reduction); Request; Vicinity Map; Overhead Photo; Site Plan; Proposed Building Elevation; Floor Plan, Street Level; Proposed New 3rd Floor Plan; Project Evaluation (2 slides); Exceptional Narrowness; Exceptional Topography; Extraordinary and exceptional; Project Evaluation (4 slides); Other Options for Garages; Conditions of Approval; Public Notice; Variance Findings of Fact; BOA Action; Recommendation; Possible Motions (2 slides); and Questions.

Mr. Pelham noted staff only had the ability to evaluate the landform itself for exceptional variances. He said the lot width was greater than the minimum width, the slope of the lot was not exceptional, and the easements were similar to surrounding parcels. He indicated the property had no exceptional narrowness, shallowness, or shape, so staff was not able to recommend approval and the Board of Adjustment (BOA) agreed. He stated that granting the variance may impair the intent of the development code which limited the

granting of variances when special circumstances existed. He said the Tahoe Regional Planning Agency (TRPA) code was applied to all similarly situated parcels.

Chair Hartung indicated the appellant would be allotted ten minutes to present their appeal.

Mr. Wayne Ford displayed a document, a copy of which was distributed to the Board and placed on file with the Clerk. Mr. Ford stated there were seven lots adjoining the property, which were omitted from the record but had similar variances. He said the seven lots had front-yard setbacks restricted beyond the norm for the subdivision. He stated hardship had been defined over the years along Jennifer Street and the TRPA had evolved. He noted he had been a designer for over 30 years. He spoke about the alternatives suggested by Mr. Pelham, asserting those alternatives would not work. He said a garage could not be placed next to a bedroom, and the suggestion of having the front wall 50 percent removed would be an excessive development impact on the house. He stated the TRPA wanted the least impact on the area when building a garage and a driveway, including removing the least number of trees. He said Mr. Pelham's suggestions would require the removal of twice the number of trees. He mentioned that long driveways on the north side of the building would not work and trying to attach a garage under a shed roof was a poor design idea. He advocated for moving vehicles off the street by adding a garage to the front of the house. He said the owners were long-term residents with a growing family who wanted to be part of the community. He noted the 60-foot property line was the controlling criteria in the staff report, but the other variances had smaller property lines over the years. He mentioned that Mt. Rose Highway was designated a scenic byway and part of the directive of a scenic byway was to have fewer man-made structures being built along the scenic corridor. He said this directive had been used as a finding for approval of a variance in the past, but Mr. Pelham's suggestions would require more development along the scenic byway. He stated that extending to the side yard as suggested would impact neighbors and many side yard variances were denied. He said 1 percent of the property area would be varied. He asked the Board to restore the variance so the garage could be built. He stated street parking created a hardship because removing snow from around their vehicles after a storm took a significant amount of time.

Chair Hartung mentioned he received four letters from neighbors who supported the variance.

Commissioner Lucey asked for confirmation of the street address for the subject property and the size of the lot. He asked about the location of the proposed garage. Mr. Ford reviewed slide E6 pointing out the location of the garage and the carport. He said the setback would be 15 feet and he noted other setbacks in the area were down to 10 feet, so this variance was not overreaching.

Commissioner Lucey observed that many of the homes in that area dealt with challenges because of the way the lots were situated, noting the topography did not always align with the parcel map. He mentioned snow plowing could be difficult so having vehicles off the street in garages or driveways would be safer. He asked about the master

bedroom expansion mentioned in the application. Mr. Ford pointed to the master bedroom location saying it would match the existing roof of the home.

Commissioner Lucey asked whether a driveway existed currently. Mr. Ford said it did and the driveway slope would conform with the County standards and would be away from the County's right of way. Commissioner Lucey asked about the total square footage being proposed for the expansion and about the 1 percent encroachment. Mr. Ford said the garage would be 20 feet by 22 feet, the carport 12 feet by 20 feet, and the master bedroom and bath above that, so approximately 1,800 square feet. He said the encroachment into the front yard setback would be 1 percent of the total lot area.

Commissioner Herman observed this request was similar to requests that were approved by the Board in the past. She said she would be in favor of approving the variance.

Chair Hartung expressed frustration with setbacks, noting that setback variances were director's modifications in the past and never went before the BOA or the Board. He acknowledged variances were in the code. He opined the question was whether the variance would harm anyone, noting four neighbors had sent letters of support. He asked for clarification on the slope. Mr. Pelham said the slope from the front of the property line to the back of the property averaged approximately 13 percent. He stated a slope of 0 to 15 percent was considered unconstrained, 15 percent to 30 percent was managed, and more than 30 percent was considered constrained under the regional plan.

Chair Hartung opined that 13 percent was a significant slope. Mr. Pelham noted a driveway could have a slope of up to 14 percent. Mr. Ford noted the location of the driveway allowed for a slope of 2 percent, 3 percent, and 4 percent based on the elevation. He pointed to the map noting the road sloped about 12 percent to 14 percent at times. He said the driveway would be leveled out to control water and ice and make it safer.

2:45 p.m. Commissioner Lucey left the meeting.

Chair Hartung observed that trying to put the garage in the back of the property would require removing trees. Mr. Ford said the back of the property was inaccessible.

Chair Hartung mentioned residents in that area were encouraged to get their vehicles off the street and not park in the open space. He asked about the nature of the setbacks and how they benefitted the community. He noted the property was not a regional road. Mr. Pelham said, in general terms, building setbacks were intended to create space between dwellings so they could have light and air, to allow more space on the roadway, and prevent a tunnel effect. He stated the setbacks for this property were recorded on the final map as part of the subdivision itself. He noted the staff report included a table that showed the setbacks for this parcel of land and several adjacent parcels. He said setbacks in that area were based upon the size of the parcel and the area plan, noting the Tahoe Area Plan (TAP) was updated the prior year. He stated this parcel was approximately one-third

of an acre; generally, the setbacks in that area were 20 feet on the front, rear, and either side of the building, but for this lot, the setback was 15 feet in the front.

On the call for public comment, County Clerk Jan Galassini advised the Board she received four mailed public comments, which would be placed on the record.

Mr. Robert Wilson said the neighborhood would be enhanced if the variance was granted. He stated that the house was one of the most presentable homes in that part of the neighborhood. He thought the encroachment due to the angle of the home was unfortunate, noting other homes encroached more. He expressed support for the variance saying it was the most economical way to put a garage in that location. He observed that getting cars off the street was a priority.

Ms. Diana Birta, the owner of the subject property, said she was a 16-year resident of Incline Village. She spoke about her country of birth and her reasons for immigrating to the United States. She said her family of five needed the garage and the extra bedroom because the home had only three bedrooms. She noted this house was a family home, not an investment property. She mentioned other neighbors had applied for variances that had been approved.

Vice Chair Hill noted State law had very strict rules on variances. She said she was prepared to grant the variance because of what had happened on the street. She expressed concern about variances and asked staff to agendaize an item to discuss the issue, the importance of setbacks in that area, and possible changes to the TAP if needed. She wanted to clarify setbacks so residents would not be required to spend money for a variance appeal, which she thought was unnecessary bureaucracy when the right code requirements could be established. She was concerned about going against State law, so she thought future discussion about writing the policy and reviewing the TAP was needed.

Chair Hartung thought several area plans needed their variances examined. He said a blanket overlay of setbacks was sometimes nondescript and he did not see the use of them.

Vice Chair Hill noted new neighbors and new owners would come into the area and the Board might have future complaints about parking in a driveway that was not long enough. She said she heard about code enforcement issues between neighbors in other parts of Lake Tahoe, so she wanted to be clear about those issues and do some better planning. Planning Manager Trevor Lloyd acknowledged Vice Chair Hill's comments and agreed it was a frustration that staff had for years. He said standards had been relaxed three times in the past five or six years to expand flexibility.

Vice Chair Hill thought there were opportunities for the County to do better. She acknowledged it was difficult to plan in the Tahoe area, and as Commissioner Herman mentioned, many variances had gone before the Board. She wanted to improve transparency for future homeowners.

Commissioner Jung said she would support the member of the Board whose district the property was in, and she approved of the direction Vice Chair Hill was moving toward. She stated she would not like for Ms. Birta and her family to miss out on something that had not been consistently applied to other neighbors. She encouraged the Board to become more educated on setbacks, conformance, and policies recommended by staff that residents could depend on. She thought the Board needed to resolve this issue in the next five to ten years for fairness and conformance.

On motion by Vice Chair Hill, seconded by Commissioner Jung, which motion duly carried on a 4-0 vote with Commissioner Lucey absent, it was ordered that the decision of the Board of Adjustment be overturned and the variance be approved as listed in the staff report.

22-0265 **AGENDA ITEM 28** Public hearing: Appeal of the Washoe County Board of Adjustment's denial of:

1. Special Use Permit Case Number WSUP21-0036 (Silver Circle Ranch) to allow for a commercial horse boarding stable for 25 horses and for grading of 6,000 cubic yards for an indoor riding arena; and
2. Administrative Permit Case Number WADMIN21-0016 (Silver Circle Ranch) for an 11,580 SF indoor riding arena structure that is larger than the existing 1,120 SF main residence

The applicant for the special use permit and administrative permit is Pro Pony LLC, owner of 3400 Holcomb Ranch Lane (APN: 040-670-12).

There are two appellants: (1) the applicant Pro Pony, LLC, and (2) Michael Cabrera on behalf of Jill Brandin.

The Board of County Commissioners (Board) may affirm, reverse or modify the decision of the Board of Adjustment. If the Board modifies or reverses, it may remand the matter back to the Board of Adjustment with instructions. Community Services. (Commission District 2.)

Planner Julee Olander conducted a PowerPoint presentation, a copy of which was placed on file with the Clerk. She reviewed slides with the following titles: Background; Request (2 slides); Stables Background; Evaluation; Map; Traffic & Parking; Grading; Modifications; Parcels within 1,000 feet; Reviewing Agencies; and Findings & Motions.

Commissioner Jung asked for confirmation that the applicant, Silver Circle Ranch (SCR) was encouraged to apply for a special use permit (SUP) but it was not required. Ms. Olander said that was correct, the business license had existed for several years, but staff recommended the license be updated. She stated the current license was for boarding an unlimited number of horses, so staff recommended that SCR determine the maximum number of horses it wanted to board at the facility and a few other items such as frequency and timing of lessons. Commissioner Jung asked what would have happened if SCR decided not to accept the suggestion. Ms. Olander said SCR could have just applied for the administrative permit, but the SUP would bring SCR up to the current code. She

said SCR could continue with the current business license with unlimited horses.

Chair Hartung asked about the grading component of the SUP. Ms. Olander said SCR would require the SUP for the grading of the indoor arena and the administrative permit for the arena itself. Chair Hartung asked about drainage requirements, whether the property was located in a flood zone, and whether the grading would result in any additional water flow off the property. Ms. Olander said the property was not in a flood zone but there was a low spot on the property. The grading would raise the low spot and level out the property at the location where the indoor arena would be situated. She said the grading would not increase flow off the property and the grading permit would ensure that no drainage issues were caused by the grading.

Chair Hartung asked about manure disposal. Ms. Olander understood Animal Control and possibly the Health Department would manage that issue, but she believed SCR indicated the manure was removed at least weekly, so it was not stored on-site. Chair Hartung asked for confirmation about the additional daily trips expected on Holcomb Ranch Lane. Ms. Olander said SCR estimated an additional 10 to 12 trips per week. She noted Holcomb Ranch Lane and Lakeside Drive were Nevada Department of Transportation (NDOT) roads and not part of Washoe County's jurisdiction. She said she contacted District 2 to express concerns about Holcomb Ranch Lane, but she believed there were no planned improvements on that roadway.

Attorney Alex Velto conducted a PowerPoint presentation, a copy of which was placed on file with the Clerk. He reviewed slides with the following titles: Silver Circle Ranch's Request; Silver Circle Ranch's Goals in Request; The property's historic use will not change; The property was always intended to be used as a commercial stable; letter from Scott Greene; Required findings; picture; Perspective is important; Required findings (2 slides); Images (4 slides); Site Suitability; Required findings; and The project is designed.

Mr. Velto said SCR had done everything possible to produce a building in an area of the property that was the most discreet and least obstructive to the neighbors. He stated SCR had taken steps to be a good neighbor and take neighbors' concerns into account. He indicated the property was a commercial stable with a business license for an unlimited number of horses. He said SCR could continue to operate in a similar fashion in perpetuity if not for the SUP being considered by the Board. He stated the property's historic use would not change; it was always intended to be used as a commercial stable. He said the required grading would alleviate some of the flood concerns. He spoke about building heights in the neighborhood which tended to be higher. He stated the only property improvements necessary were the conditions applied by staff. He trusted staff's conditions because they had thoroughly vetted the project. He said SCR was committed to proper manure storage and explained the manure would be stored on a cement or asphalt pad with drainage into a septic system to avoid water contamination.

Mr. Velto stated SCR was willing to accept some of the proposed conditions. He said addressing some of the neighbors' concerns was difficult and SCR only

received notice of the proposed conditions earlier in the day. He remarked that many of the conditions would prevent the property from being able to serve the community and would make the project impossible, so he preferred to look at the conditions proposed by staff. He noted the outdoor lighting would be removed because it would not be needed once the building was in place. He said SCR would commit to the condition about traffic, and some of the other conditions proposed by Mr. Gordon, but not all of them. He mentioned the location of the building was the most reasonable because some very old and important trees were located further back on the property. He indicated moving the building further back would also impede fire access and noted all activities that would be performed with the SUP were already taking place.

Chair Hartung asked for confirmation that there was established use, but not with an established building. Mr. Velto said that was correct, the established use was the commercial activity that would allow for unlimited horses. He spoke about the many boarding agreements, business licenses, and letters regarding commercial activity. He noted that not approving the project would not make the project go away because the commercial stable would continue to operate. He said SCR applied for the SUP because it wanted to be a good neighbor, but it could have placed a building anywhere on the property, removed the existing residence, and attached an apartment to the building.

Attorney Garrett Gordon conducted a PowerPoint presentation, a copy of which was placed on file with the Clerk. He reviewed slides with the following titles: Introduction; Required Legal Findings; Site Is Not Grandfathered; Blank Canvas; Commercial Stables May Not Hold Events; Prohibited in HDR (2 slides); Commercial Stables May Not Hold Events; Secondary Access Point; Secondary Access Point (2 slides); Building Massing (2 slides); Environmental Impact; Washoe County Code; UDS Bar, LLC; Proposed Conditions (3 slides); Nevada Kids & Horses; and Proposed Conditions (5 slides).

Mr. Gordon said he was not proposing the project be abandoned; he would present reasonable conditions to satisfy neighbors. He noted SCR was not continuing with the grandfathered status since it was proposing an expansion of services and a non-conforming use permit. He said the proposed project would go beyond the commercial stable and would bring in an outdoor entertainment venue. He reviewed the use types allowed and use types prohibited in High-Density Rural (HDR) zoning. He said the County Code indicated one non-conforming use could not be changed to another. He noted the Board approved another commercial stable on Rhodes Road for which events with competitions and spectators were prohibited. He spoke about the access point off of a State highway noting State law required 660 feet of spacing. He mentioned the SUP stayed with the land and the current owner could sell the property. He said the commercial stable on Rhodes Road set a precedent for the conditions being proposed for this project. He reviewed his 14 recommended conditions. He asked why the applicant was asking for waivers for commercial standards if they wanted the project to be treated like a commercial building.

3:37 p.m. **Commissioner Lucey returned to the meeting.**

Commissioner Herman asked whether Mr. Gordon's argument was that SCR should have gotten the building permit, built it, and lived under its grandfathered rights. Mr. Gordon said his argument was that SCR could keep doing what it was currently doing and withdraw the SUP. He thought the deeper reason for the SUP was that from a legal perspective SCR could not expand an existing non-conforming use. He said SCR applied for the SUP and should be treated like any other commercial stable in the County irrespective of any grandfathered use, which he believed was questionable.

Commissioner Herman said the facility was not unique; other similar and bigger facilities existed, and they were able to use arenas although they likely had no grandfathered rights. She noted the applicant could have placed the building on the hill to present more of a blemish on the neighborhood. She mentioned the State and the Bureau of Land Management classified horse manure as dirt. Mr. Gordon said the neighbors felt strongly about the disposal of manure because property owners had wells and a creek ran through the property. He said the commercial stable on Rhodes Road had manure requirements, so he thought putting similar requirements on this property was reasonable. He stated he would welcome a conversation about placing the building on the hill because it would move it away from the creek. He mentioned the availability of similar venues throughout the County.

Chair Hartung asked whether Holcomb Ranch Lane was considered a State highway. Mr. Gordon said it was an NDOT State highway minor collector.

Commissioner Jung asked whether events were considered entertainment if tickets were sold. She said Assistant District Attorney Nathan Edwards told her no, but she questioned whether the four events a year were truly events. She noted the applicant said they were gatherings for parents to see student progress. She observed the events would not be ticketed and did not sound significant in size. She wanted to know if the right use and conformance requirements were being considered. Ms. Olander said the size of an event needed to be considered because there were different event categories. She said events with 99 people or less would require an event license. She said events held without a license were not legal and code enforcement handled those situations.

Commissioner Jung pondered how the two sides could compromise to provide a functional covered riding arena the neighbors could live with while fulfilling the needs of the community. She said she would follow the direction of the member of the Board whose district this project was in. She believed Commissioner Lucey's district had the most boarding stables of any district in the County. She observed both sides had excellent lawyers and expressed surprise that an agreement had not been reached, but she understood both sides of the issue.

Chair Hartung observed discussions between the two attorneys had taken place and asked whether the project had been settled. Mr. Velto thought some of the conditions proposed by Mr. Gordon put riders' safety at issue and could impede the project. Chair Hartung asked whether the Board needed to give the attorneys another 30 days to settle on the conditions.

Vice Chair Hill expressed interest in hearing the conditions the applicant was agreeable to.

In response to the question about indoor and outdoor entertainment, Mr. Edwards noted the issue to consider was whether the use was allowed in this regulatory zone, which was HDR. He thought the Board needed to consider whether or not the use would constitute indoor entertainment or outdoor entertainment. He said the definition of indoor sports and recreation referred to predominantly participant sports conducted within an enclosed building and indoor entertainment referred to predominantly spectator uses. He thought the applicant expected to hold four showcase-type events per year, so based on the number of events the Board needed to consider whether that would equal the predominant use of the property.

Commissioner Lucey thanked everyone for attending the meeting. He agreed with Chair Hartung's statement about the settlement of this project. He understood that miscommunication created some challenges, and he believed the issues could be easily addressed. He thought some of the requests were unrealistic. He noted there were many stables in District 2, but it did not affect the request for commercial use in a residential area. He said he received Mr. Gordon's conditions the prior evening and had no opportunity to discuss them with Mr. Velto. He thought there was a reasonable path forward, so he suggested the two parties take 30 days to discuss their conditions and reach an agreement instead of having the Board decide for them. He said the item could be re-agendized for an upcoming meeting if Chair Hartung would allow for a 30-day delay. Chair Hartung encouraged both parties to compromise, stating he believed the two parties could compromise on most items. He said the Board could make a decision on any items for which a compromise was not reached.

Commissioner Lucey mentioned SCR would be able to continue doing business if the Board moved forward with a decision and the denial was upheld at this meeting. He said this project was an opportunity for the neighbors to see changes and improvements, so delaying the decision to allow both parties to compromise was in everyone's interest.

Mr. Velto agreed to take 30 days to discuss the project with the other party before returning to the Board. Mr. Gordon concurred on behalf of his group.

Chair Hartung suggested the attorneys endeavor to determine what would work best for everybody.

4:04 p.m. **The Board recessed.**

4:10 p.m. **The Board reconvened with all members present.**

Chair Hartung said anyone who wished to make a public comment could do so or they could wait for the item to be heard the following month.

Ms. Sandy Scott shared she had come prepared to read the letter she had sent to the Board but had shortened her comments. She noted she heard things discussed during the agenda item that she was not prepared to deal with. She informed she had lived in the area for 72 years and had been a neighbor of the Nelsons. She observed the Nelson's facility had never been used for commercial purposes, stating it was for friends of Mr. Warren Nelson and they were considered guests. Ms. Scott commented she had been involved with horses for a long time and thought the riding academy was a luxury, not a necessity. She believed the riding weather was better outside as opposed to an indoor arena. She expressed frustration about a large industrial steel building being in the middle of a beautiful area. She urged the Board to uphold the decision of the Board of Adjustment in denying the permits.

Mr. Harry Pappas was called but declined to speak.

Mr. Rich Larson said he lived on Diamond J Ranch which was about three-quarters of a mile away from the proposed project. He believed the biggest issues people had with the project were the size of the building and the materials, noting he thought it would be obtrusive in a residential neighborhood. He mentioned there were other barns, but they were made of wood and there was nothing like the proposed building in the area. He spoke about Holcomb Ranch Lane, stating it was getting worse every year and he thought it was unbelievable that it was a State highway. He believed many of the activities related to the proposed facility would be held on weekends when there was increased pedestrian, runner, and cyclist traffic in the area.

Mr. Lysle Winchester stated he lived on Holcomb Ranch Lane directly across from SCR. He opined that no member of the Board would want a building the size of the proposed project across the street from their home. He remarked that the traffic was already bad on that road and thought there would be more accidents in the area due to increased traffic. He said he would support negotiations that would satisfy the neighbors.

Mr. Art O'Connor provided a document, a copy of which was placed on file with the Clerk. He expressed frustration about the condition of the roads in the area, including Holcomb, Lakeside, and Huffaker, and noted they were State roads. He asked for the County to take over the roads and fix them. He remarked there would be 50 horse trailers in the area for events because of the project and thought that was a lot of traffic.

The following people were called but declined to speak: Mr. Ron Palmer, Ms. Cindy Lazetich, Mr. Mark Sehnert, Ms. Nancy Flanigan, Mr. Chris Hsu, Ms. Joanne Zuppan, Mr. Sheldon Schenk, Ms. Rhonda Shafer, Ms. Julane Wehbe, Mr. Calvin Tida, Ms. Jo Vanderbeek, Mr. Pete Lazetich, Ms. Jill Brandin, Ms. Cherie Humphreys, Mr. Steve Mestre, and Ms. Jana Buck.

Ms. Elizabeth (Ellie) Buck said she had been riding at Pair of Aces Stables for four years and was also employed there. She opined that an indoor arena would be beneficial when it was cold, windy, snowing, or icy outside. She asked the Board to support the proposed project.

Mr. Matthew Karadanis supported the construction of an indoor horseback riding facility for SCR. He thanked the members of the Board who were able to visit the property and meet with the owners. He informed that SCR was a private horseback riding and training facility that was not open to the public, and the arena would only be used by current members of the riding academy. He wondered about the lack of support for a project that he believed was in step with the surrounding area and should be an expected ranch improvement. He asked the Board to approve the project.

Ms. Julia Dyer shared she was the parent of a rider at Pair of Aces Stables. She said riding was an important sport for her growing up and she had lived in a place where year-round riding was standard. She remarked that riders in Reno were limited by the weather and believed an indoor arena would open the sport of horseback riding to local riders. She thought Pair of Aces Stables had provided an inclusive community, and that SCR cared for people, its horses, and the environment. She believed SCR had reached out to neighbors to invite them to an open house in December and had initiated conversations. She hoped a reasonable agreement would be reached by next month.

Ms. Delilah Dyer supported the construction of an indoor arena. She said that in snowy or rainy weather riders had to stay inside and learn about horses, which she enjoyed, but she would rather be able to ride. She stated that horseback riding was her favorite sport, and she would like to be able to ride year-round.

Ms. Maddie Hodge informed that she had been riding at Pair of Aces Stables since she was four years old, and it had become an important sport to her. She believed the addition of an indoor arena would ensure that kids like her had a safe place to ride when the weather was bad. She expressed support for the indoor arena and thanked the Board for its leadership and for ensuring the community had a safe place for kids to ride and learn.

Ms. Jennifer Preman stated she worked 10-hour days, and from November to March it was dark and cold by the time she could get to the barn at Pair of Aces Stables. She voiced concern about coyotes in the area when she had to ride in the dark. She also noted it was bad for the horses to ride on frozen ground. She asked the Board to support the project.

Ms. Jean Meneley shared she had been a farrier for 41 years and had visited over a thousand different equestrian facilities. She opined that of all the facilities she had visited, she had never seen such tremendous improvements as those made to SCR. She believed every piece of the property had been improved in some way. She noted that both paved surfaces and icy surfaces could be dangerous. She encouraged the Board to support the indoor arena project.

Ms. Carolyn Jarboe was called but was not present to speak.

Ms. Dalynne Moore supported the project. She shared that a few years ago she wanted a covered arena for her family to be able to ride in year-round and dealt with four and a half years of intimidation to stop the project. She commented that several of the

individuals present to oppose the SCR project had also opposed her project. She informed that she had gone to court, and it was established that arenas were usual and customary in this area. She said her covered arena was made of the same materials being proposed for the SCR project. Steel was used because it would last, it would look nice for a long time, and riders were able to ride well whether it was 100 degrees or 20 degrees because the metal absorbed the heat. She encouraged the Board to support the project.

Ms. Rebecca London said she drove by the property and looked at the surrounding areas and the proposed renderings of the project. She supported the project and hoped a compromise would be reached in the next 30 days. She asked the Board to consider the potential population increase and how the project would accommodate this. She believed horseback riding was a positive outlet for children. She encouraged the Board to support the project.

Dr. Bruce Witmer expressed appreciation for the push toward arbitration. He said he was looking forward to working with the other side to make the project work. He thanked the members of the Board for encouraging this and looked forward to speaking with them next month.

Ms. Kalie Work supported the indoor arena project. She stated SCR provided a warm and welcoming place for young riders and was committed to providing a safe environment for children to learn responsibility and horsemanship. She observed that winter weather and hazardous air quality during fire season were barriers to consistent training at the stables. She believed a covered arena would be an improvement to the facility and would make it a safer and more enjoyable atmosphere for riders and the horses. She expressed appreciation for the Board members' suggestion of compromise and thanked them for their consideration.

Ms. Bryn Klintzke stated she was the Ranch Manager at SCR and supported the project. She shared she had strong connections with the equine community and had three different equine pages on Facebook. One of the pages was called Northern Nevada Equine Emergency and Evacuation, and she worked in conjunction with the Sheriff's Office and Animal Control to help get horses and people to safety during emergencies such as fires and floods. She said she was in the business of helping and liked to offer her services to anybody in need. She expressed support for the project and hoped a compromise could be reached in the next 30 days.

Ms. Felise Canterini expressed support for the SCR indoor arena project. She shared that she had ridden horses competitively for 32 years and had been with Pair of Aces Stables since 2015. She believed its program and care of horses were unparalleled. She opined that for the program to develop horses and riders that would be able to compete on an international level, an indoor arena would be required. She believed the program was a boutique operation and would not clutter or take away from the beauty of Holcomb Ranch Lane. She thought the indoor arena would be a benefit to the community and would ensure the program's success on an international level. She urged the Board to support the project.

Ms. Liz Reader shared that she was the Owner-Operator at Pair of Aces Stables. She said she had been involved with the Sierra Nevada Horse Show Association (SNHSA), a local riding club and nonprofit, since 2015, and had been the president of the SNHSA Committee since 2019. She had also competed on the circuit since 2006. Ms. Reader noted she leased all the horse facilities at SCR. She had set out to build a program with about 25 horses in it, which she thought allowed her to do the best possible job for the riders. She spoke about the benefits of riding horses for children, noting it brought self-esteem, self-belief, confidence, and discipline to kids. She expressed pride for the children who had spoken previously. She thought there had been misinformation about events at the property and shared that the events hosted on-site were sponsored by the SNHSA and one additional event was sponsored by the local dressage association. They were not ticketed spectator events, but rather events hosted by clubs and required different permitting. She noted her 2022 permits were in process. She hoped SCR would be able to return to the Board in 30 days and receive its support for the project.

Mr. Clinton Thiesse stated he was from Summit Engineering. He said he was in attendance to answer the Board's technical engineering questions related to the application if the attorneys were unable to do so.

Ms. Alyssa Janiga said she had been riding at SCR for two and a half years and supported the proposed indoor arena project. She remarked that sometimes the heat, wind, and cold in Reno prevented horseback riding, and an indoor arena would allow for continued riding on bad weather days. She observed that riding allowed her to spend time in a place that gave her joy. She opined horseback riding increased the physical health of the animals as well as the mental and physical health of the children who rode at SCR.

Ms. Landess Witmer informed that she and her husband, Dr. Bruce Witmer, owned SCR and lived two to three miles away from it. She said they had lived there for 20 years, and they were very much a part of the community and the neighborhood. She thanked the Board for all the time it had put into this project. She expressed appreciation for the Board's staff, noting they were highly effective and professional. She stated she had over 50 meetings with the opposition and had given multiple tours of the property. She thanked everyone who was in attendance to show their support for the project. She shared that she had already come up with 22 self-imposed restrictions to please the opposition and make the project work. She hoped it would be a good month of communication and that the Board would approve the project.

Ms. Karen Lockard read a letter from Mr. Mike Winkle who could not attend the meeting. According to the letter, Mr. Winkle was a Reno native and worked for the development company responsible for the operation and transformation of the equestrian facility at Rancharra. He believed Reno needed equestrian facilities such as the one proposed at SCR. He opined the historical significance of the facility warranted the upgrades, and the upgrades would add the benefit of year-round training and clinics. Mr. Winkle considered Northern Nevada to be horse country, and the popularity of the Reno Rodeo and many other equestrian events held at the Reno Livestock Events Center were evidence of this. He believed horsemanship taught youth responsibility, cultural values,

and discipline. Mr. Winkle encouraged the Board to approve the proposed project.

Ms. Ruby Tanner said she had been riding at Pair of Aces Stables since 2020. She spoke about a time it started to hail during her lesson and she could not continue. She thought an indoor arena would be beneficial because it would prevent this from happening to anyone again. She shared that riding was one of her passions and asked the Board to support the project.

Ms. Carolyn “Lina” Tanner thanked the members of the Board for their consideration of the project. She was thankful for the 30 days to try and work out the issues with the opposition. She said her family was thrilled to live so close to training stables and noted Ms. Reader had come highly recommended to them. She remarked that her daughter was able to begin riding in June 2020 and it was one of the few things she was able to do during the pandemic because it was outdoors. She did not believe the project should be considered an event center or that it would be an eyesore or significantly increase traffic. She thought it would allow for robust, safe riding for the students and the horses. She asked the members of the Board to approve the project when it came back before them.

Ms. Laurel Kerr was called but was not present to speak.

Ms. Elle Morrison shared that her daughter rode at Pair of Aces Stables. She expressed appreciation for Ms. Reader’s teaching. She said it was wonderful to watch her daughter learn and grow. She spoke about the weather conditions in Reno, noting they often changed quickly and were unpredictable. She did not want to put her daughter in an unsafe riding situation. She asked the Board to think about the safety and security of the children. She believed the indoor arena was needed to keep the children safe.

Ms. Marianne Merriam urged the Board to approve the construction of the indoor arena. She said she lived around the corner from the proposed project on Lakeside Drive and had a metal barn for at least 15 years. She believed it looked nice and was functional and she did not think the proposed building materials should be held against SCR. She remarked that it would be well below the street grade, which meant it would be equivalent to a one-story building or house. She noted SCR offered to screen the arena with additional landscaping and there were many trees on-site. She expressed joy about keeping equine activities in the neighborhood. She shared she attended the open house in December and was able to see all the improvements that had been made to the property and the facilities. She thought the community needed to provide safe environments for horseback riding and promote the equine heritage of the property.

Mr. Robert Mays supported the indoor arena. He said he lived a mile and a half away from the stables and had built his home barn and arena in 1993. He commented that he and his wife drove by Pair of Aces Stables regularly and saw the many property improvements. He believed the facility was one of the cleanest he had visited and was very well kept. He opined the stables made the area better and that the proposed building would be barely visible from the road. He shared that his wife, daughter, and granddaughter all rode horses and at times had attended lessons, shows, and clinics at Pair of Aces Stables. He thought the indoor arena would be a great addition, especially in the winter months

during inclement weather.

Ms. Linda Bissett supported the project. She read a letter sent to the Board from Ms. Margo Piscevich which addressed the appeal filed by the opposition. In the letter, Ms. Piscevich opined that the opposition did not have a legitimate argument and that the denial by the Board of Adjustment should be overturned. Ms. Piscevich noted the ranch had been in existence since the 70s and she did not think the indoor arena would be detrimental to the surrounding area. Ms. Piscevich indicated County staff had recommended support for the project, and she believed the decision by the Board of Adjustment should be overturned and reversed. Ms. Bissett thanked the Board for its time and hoped SCR would be able to come to a consensus with the opposition within the next month.

County Clerk Jan Galassini advised the Board she received 106 emailed public comments, which would be placed on the record.

Commissioner Lucey thanked everyone for attending the meeting and sharing their sentiments. He said his experience with riding horses as a child held an important place in his life. He asserted that the two parties could work through the nuances of the project during the upcoming 30-day period. He thought there were benefits and concerns on both sides. He said he observed how equestrian sports improved the lives of many children and it was an important part of local heritage. He stated he would continue to work with both parties to reach a resolution that would be beneficial to the community.

Chair Hartung asked whether the Board needed to vote on this item. Mr. Edwards recommended the Board take a motion to continue the item to a meeting in approximately 30 days because this item was agendized as an adjudicative item.

On motion by Commissioner Lucey, seconded by Commissioner Jung, which motion duly carried on a 5-0 vote, it was ordered that Agenda Item 28 be continued for approximately 30 days to allow parties to meet and reach a resolution.

22-0266 **AGENDA ITEM 29** Public Hearing: Master Plan Amendment Case Number WMPA21-0008 & Regulatory Zone Amendment Case Number WRZA21-0005 (Highland Village Phase II).

Recommendation to:

- (1) Amend the Washoe County Master Plan, Sun Valley Area Plan Appendix C - Maps, to reconfigure the boundaries of the Suburban Residential master plan designation, decreasing that designation from 16.7 to 14.7 acres; and reconfigure the boundaries of the Rural master plan designation, increasing that designation from 1.67 to 3.68 acres on three adjacent parcels (APN's 508-020-04, -42 & -44). If adopted, the master plan amendment will take effect after a determination of conformance with the Truckee Meadows Regional Plan by the Truckee Meadows Regional Planning Commission; and
- (2) Approve, subject to final approval of the associated master plan

amendment and a favorable conformance review by the Truckee Meadows Regional Planning Commission, a regulatory zone amendment to the Sun Valley Regulatory Zone Map to change the regulatory zone on 3 parcels from 16.706 acres of Low Density Suburban (LDS) and 1.676 acres of General Rural (GR) to 14.702 acres of High Density Suburban (HDS) and 3.68 acres of GR on 18.382 acres, and reconfigure the boundaries of the proposed HDS and GR zones on the three adjacent parcels (APN's 508-020-04, -42 & -44).

The Board of County Commissioners may adopt the proposed amendments, may further modify the proposed master plan amendment and refer the matter back to the Planning Commission for its report in accordance with NRS 278.220(4) or the proposed regulatory zone amendment, or may deny the proposed amendments after the public hearing.

If approved, the Board must authorize the chair to sign the resolution(s) to this effect. Community Services. (Commission District 5.)

Senior Planner Roger Pelham conducted a PowerPoint presentation, a copy of which was placed on file with the Clerk. He reviewed slides with the following titles: Applicant Request; Project Location; Background; Master Plan Amendment; Proposed MPA Configuration; Regulatory Zone Amendment; Allowed Uses; Maximum Density; Regulatory Zone Compatibility; Facilities; Reviewing Agencies; Neighborhood Meeting; Planning Commission Recommendation; MPA Findings Required; RZA Findings Required; and Possible Motion.

Mr. Pelham reviewed the map of the project location and background noting the area was zoned as high-density suburban. He said this item would change the master plan and zoning for areas that had some topographic constraints. The changes would alter most of the southern portion of the triangle from low-density suburban to high-density suburban. He displayed the topographical map of the location pointing to areas that were less suitable for development and those that were more suitable for development. He said the master plan and zoning reflected each other with the master plan being rural and the zoning corresponding to that being general rural and high-density suburban. He stated the result would be the possibility of 102 dwelling units. He noted that high-density suburban allowed up to seven dwelling units per acre. He displayed a map of the proposed regulatory zoning. He said staff recommended the zoning change and the Planning Commission recommended the change for approval.

Chair Hartung asked whether this same parcel had been presented to the Board previously. Mr. Pelham said he was not aware of that, but the area to the north of this parcel had recently been changed to high-density suburban.

On the call for public comment, Mr. Mark Neumann said phase one of the project was presented to the Board because it had originally been zoned rural. He indicated the developer had consented to go with low-density suburban, which was three units per acre. He said phase two would add 200 units and phase one would add approximately 500

units, which would result in 600 additional vehicles on Highland Ranch Parkway. He expressed concern about the traffic and the possible increase in traffic accidents.

Ms. Carol Burns said she was unsure whether the developer for this project was the same one from the northern portion. She knew a letter of agreement had been signed regarding the density of the northern portion and it was intended to stand for ten years. She noted the developer had come back for the southern portion and they wanted to go high-density again. She mentioned the traffic patterns in that area and quoted from the Master Plan for Sun Valley. She noted there had been no discussion of plans to develop fire and police coverage for the new development. She asserted the community was rural but there was heavy traffic as well. She said the valley was encapsulated and the pollution was becoming worse.

Mr. Ken Krater said he was the applicant for this project. He acknowledged the other area had been before the Board 18 months prior for rezoning. He said the final maps were almost ready for recording and the property would contain 215 residential units. He said this project would be approached in a similar fashion. He said the project would increase the general rural land use from 1.68 to 3.68 acres, a significant increase. He said the flat portion of the site would be developed and the rocky knob would become a general rural protected area. He spoke about community outreach and traffic studies performed for the area, saying he was committed to working with the neighborhood on this project to address concerns. He mentioned the project would incorporate a trail system and had been well received by the Parks Department. He said the project was recommended for approval unanimously by the Planning Commission.

County Clerk Jan Galassini advised the Board she received an emailed public comment from Ms. Judi Jensen, which she placed on the record.

Chair Hartung asked for confirmation that high-density suburban allowed seven dwellings per acre. Mr. Pelham said that was correct. Chair Hartung said the development across the street had been approved for five dwellings per acre; the Board approved a hybrid development agreement to settle on five dwellings. He expressed concerns about the heavy traffic on Highland Ranch Parkway which would be exacerbated by this development. He acknowledged some of the traffic concerns would be improved with future road improvements, but this development would put additional traffic on Pyramid Highway.

Commissioner Jung agreed with Chair Hartung's concerns, stating that approving similar zoning as the project across the way would help maintain conformance. She acknowledged the efforts of the Sun Valley Citizen Advisory Board (CAB) members who monitored the development of the area. She thought she could make a legal finding if the project had a similar density as the project across the street. She commended the resident who served on the Sun Valley CAB, the Homeowners Association (HOA), and was running for the General Improvement District (GID). She appreciated that residents worked together and served on different boards.

Chair Hartung asked how the Board could deal with zoning considering the land use designation went with the property if it was sold. Assistant District Attorney Nathan Edwards said the Board could either approve or deny this item; if the Board wanted to make changes the item would need to go back to the Planning Commission for a report per Nevada Revised Statutes 278.220.

Commissioner Herman agreed that the Board needed to send the item back to the Planning Commission for a development agreement.

On motion by Commissioner Herman, seconded by Commissioner Jung, which motion duly carried on a 5-0 vote, it was ordered that Agenda Item 29 be sent back for a developmental agreement.

22-0267 **AGENDA ITEM 30** Public hearing pursuant to NRS 277.050, to consider any objections to Resolution of Intent R22-47 to execute the following right-of-way acquisition deeds and easement deeds between Washoe County and the Regional Transportation Commission to support the Sky Vista Widening Project: a right-of-way acquisition totaling ±18 square feet and a temporary construction easement totaling ±445 square feet on APN 550-020-19; a temporary construction easement totaling ±48,364 square feet, a drainage easement totaling ±2,553 square feet, and a public use easement totaling ±276 square feet on APN 550-020-21; a right-of-way acquisition totaling ±14,458 square feet, a temporary construction easement totaling ±22,549 square feet, a drainage easement totaling ±10,770 square feet, and a public use easement totaling ±2,737 square feet on APN 550-020-22, part of North Valleys Regional Park [at the appraised value of \$38,980.00 or through a transfer of land valued equal to or greater than the appraised value that meets Land and Water Conservation Fund grant criteria and is approved by Community Services Department staff]; possible approval of said easement and acquisition deeds; and, if approved, authorize the Chair to execute the deeds to that effect. Community Services. (Commission District 5.)

Chair Hartung said this item was an easement for the Regional Transportation Commission.

There was no response to the call for public comment.

On motion by Commissioner Lucey, seconded by Commissioner Herman, which motion duly carried on a 5-0 vote, it was ordered that Agenda Item 30 be approved and authorized.

22-0268 **AGENDA ITEM 31** Public Hearing: Adoption and second reading of an ordinance amending Washoe County Code Chapter 5- Administration and Personnel, Chapter 490, Office of the Public Guardian- Retention of Attorney, authorizing the Washoe County Public Guardian to obtain the assistance of the Washoe County District Attorney's Office for the proper

administration of guardianship cases. Approval shall not be construed to authorize the Washoe County District Attorney's Office to represent protected persons directly, including but not limited to any ancillary matters of a private nature such as divorce, trust or estate administration, bankruptcy, criminal defense, civil suits such as breach of contract or tort, or otherwise. Approval shall apply retroactively to any representation heretofore provided by the Washoe County District Attorney's Office to the Washoe County Public Guardian, and for other matters necessarily connected therewith and pertaining thereto. Manager's Office. (All Commission Districts.)

Jan Galassini, County Clerk, read the title for Ordinance No. 1684, Bill No. 1873.

There was no response to the call for public comment.

On motion by Commissioner Lucey, seconded by Commissioner Herman, which motion duly carried on a 5-0 vote, it was ordered that Ordinance No. 1684, Bill No. 1873, be adopted, approved, and published in accordance with NRS 244.100. Note: If there are findings, the findings in the staff report need to be referenced.

22-0269 AGENDA ITEM 32 Public Comment.

Ms. Tracey Hilton-Thomas displayed a document, a copy of which was distributed to the Board and placed on file with the Clerk. She stated the Board had a duty to spend taxpayer dollars responsibly. She said paper ballots were mandated by Nevada Revised Statutes and the Board approved the spending of \$400,000 for printing and \$150,000 for mailing services. She noted Item 26 would approve State funding to offset those costs for the primary election. She said electronic ballots were not required by law. She spoke about the Registrar of Voters' workflow chart, possible cost savings, and the 2020 election. She made suggestions for future elections noting that other counties had already eliminated electronic ballots to save the taxpayers money.

22-0270 AGENDA ITEM 33 Announcements/Reports.

Commissioner Lucey thanked the Board, noting the past couple of meetings had been long but it felt like the Board was getting back to doing the work the County needed. He thanked the members of the Board for their time and effort.

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5:44 p.m. There being no further business to discuss, the meeting was adjourned without objection.

VAUGHN HARTUNG, Chair
Washoe County Commission

ATTEST:

JANIS GALASSINI, County Clerk and
Clerk of the Board of County Commissioners

Minutes Prepared by:
Carolina Stickley & Lauren Morris Deputy County Clerks