

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

TUESDAY

10:00 A.M.

JANUARY 27, 2015

PRESENT:

**Marsha Berkbigler, Chair**  
**Kitty Jung, Vice Chair**  
**Vaughn Hartung, Commissioner**  
**Jeanne Herman, Commissioner**  
**Bob Lucey, Commissioner**

**Nancy Parent, County Clerk (10:00 a.m. to 3:29 p.m.)**

**Jaime Dellera, Deputy Clerk (6:00 p.m. to 6:17 p.m.)**

**John Slaughter, County Manager**

**Paul Lipparelli, Legal Counsel**

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, the Clerk called the roll and the Board conducted the following business:

**15-0079      AGENDA ITEM 3 – PUBLIC COMMENT**

**Agenda Subject:** “Public Comment. Comment heard under this item will be limited to three minutes per person and may pertain to matters both on and off the Commission agenda. The Commission will also hear public comment during individual action items, with comment limited to three minutes per person. Comments are to be made to the Commission as a whole.”

Stephen Moss, from the Law Office of Michael B. Springer, said he was appearing on behalf of Mr. and Mrs. Newell. He stated the Warm Springs Specific Area Plan included a provision for reimbursement to developers and owners if deposited funds were not used within ten years. He said requests had been made for an accounting of the funds; however, County staff did not respond to those requests and he was seeking the Board’s help.

George Newell said he owned 800 of the 4,000 acres that comprised the Warm Springs Specific Area Plan. He said there was an amendment to the original agreement which mandated that funds contributed for infrastructure would be refunded if the funds were not used within ten years. He stated the County was required to provide an annual accounting of the monetary contribution and the accrued interest, but had not fulfilled that obligation. He said he had a meeting with County staff members and, although they agreed the money was owed, he was told there were some legal issues to be resolved. He believed the County violated the terms of the contract.

Ken McNeil said he lived near the western edge of Peavine Mountain and he was concerned about people shooting guns too close to his house. He displayed a bullet-ridden sign to the Board, which he said was recovered from a trail near his home. He suggested the placement of “No Shooting” signs in congested areas and the establishment of more designated shooting areas on Bureau of Land Management (BLM) land. He thought there were not enough areas for people to legally enjoy target shooting and offered his assistance to make the trails safer.

Marilee Wintz read a handout, which was placed on file with the Clerk. She expressed concerns about unsafe shooting and described several incidents which were reported to her by people who utilize Peavine Mountain trails. She asked the Board to work toward making Peavine Mountain safer.

Kent Ervin provided a handout, which was placed on file with the Clerk. He expressed concerns about shooting in the Peavine Mountain area and on BLM land. He said regulations only addressed shooting over highways and official roads and did not prohibit shooting at glass or exploding targets. He thought there was a need for better education, more signage and better enforcement. He suggested Washoe County adopt BLM’s target shooting restrictions as a uniform rule for all County lands before someone got hurt.

Levi Hooper described an incident in which he helped protect a woman from an abusive man.

Garth Elliott talked about illegal dumping. He thought dumps were too expensive and said the County should find out why. He also commented about the graffiti problem.

Sam Dehne commended Mr. Hooper for his actions. He talked about the *Reno Gazette Journal*, open meeting law, bowlers and casinos.

Cathy Brandhorst spoke about matters of concern to herself.

**15-0080      AGENDA ITEM 4 – ANNOUNCEMENTS/REPORTS**

**Agenda Subject: “Commissioners’/Manager’s announcements, reports/updates from County Commission members concerning various boards/commissions they may be a member of or liaison to. Requests for information, topics for future agendas and any ideas and suggestions for greater efficiency, cost effectiveness and innovation in County government. (No discussion among Commissioners will take place on this item.)”**

Commissioner Herman asked staff to provide an explanation as to why Mr. Newell did not receive his refund. She said a lot of people told her they missed having Citizen Advisory Board (CAB) Meetings and she thought it might be time those people had a voice in their County. She talked about a two-mile stretch of Jungle Road

which had not been maintained and she thought the needed repair work should be addressed. She said the people in Rancho Haven were asking to have the polling place at the fire station reinstated and the people of Gerlach were asking for the County's help with vector spraying. In regards to Mr. Elliott's comments, she asked staff to find out how much California was paying to transport garbage into the County.

Commissioner Hartung said he wanted to review the original agreement for the Warm Springs Specific Area Plan to determine the County's responsibility. In regards to the shooting issue on Peavine Mountain, he said he wanted to reach out to the Sheriff's Office to see if more robust signage could be installed in the area. He also requested a review of Waste Management's fees and asked Mr. Slaughter, County Manager, to update the Board regarding revisions to Chapter 95 of the Washoe County Code.

Commissioner Jung said she and representatives from Community Services, the Sheriff's Office and the *Reno Gazette Journal* would be attending a meeting on Peavine Mountain and asked staff to provide an update regarding the legality of exploding targets. She talked about the Galaxy Memorial Plaque Dedication and said it was very emotional. She asked staff to invite the survivors, surviving heirs and first responders to come to a "meet-and-greet" event and to honor them with a Proclamation. She reported the District Board of Health reappointed Jim Begbie as their representative to the Regional Emergency Medical Services Authority (REMSA) Board of Directors and appointed a Certified Public Accountant (CPA) as Treasurer. She said both individuals were asked to periodically provide updates regarding REMSA's business operations and finances. She talked about the School District's State of Education Address and said she was impressed with the new Superintendent. She asked for an update from the Technology Services Department because she said she was having trouble synching the Outlook calendar to her android phone. She also asked for a staff report regarding the Graffiti Task Force because she wanted to hear about graffiti removal efforts. She requested a staff report concerning best practices in regards to sending staff and elected officials to meetings and she asked for a report from the District Board of Health regarding vector spraying.

Chair Berkbigler said she was very concerned about the shooting issue on Peavine Mountain and thought the problem should be addressed. She said the Galaxy Memorial Plaque Dedication was fabulous and she was glad to see a lot of citizens in attendance. She reported all members of the Board attended a summit meeting in Las Vegas and said discussions primarily focused on issues related to legislation, medical marijuana and Home Rule. She thought the fact that all the Commissioners attended the meeting was an indication of how important they felt the upcoming legislative session was to their constituents.

### **CONSENT AGENDA 5A through 5H3**

In response to the call for public comment, Cathy Brandhorst spoke about Agenda Item 5C.

**15-0081      AGENDA ITEM 5A**

**Agenda Subject: “Approve minutes for the Board of County Commissioner December 30, 2014 and January 5, 2015 meetings.”**

There was no public comment on this item.

On motion by Commissioner Hartung, seconded by Commissioner Lucey, which motion duly carried, it was ordered that Agenda Item 5A be approved.

**15-0082      AGENDA ITEM 5B - ASSESSOR**

**Agenda Subject: “Approve roll change requests, pursuant to NRS 361.768 and NRS 361.765, for errors discovered for the 2011/2012, 2012/2013, 2013/2014, 2014/2015 secured tax roll and authorize Chairman to execute the changes described in Exhibit A and direct the Washoe County Treasurer to correct the error(s). [cumulative amount of increase \$47,032.78]. (Parcels are in various Commission Districts.)”**

There was no public comment on this item.

On motion by Commissioner Hartung, seconded by Commissioner Lucey, which motion duly carried, it was ordered that Agenda Item 5B be approved, authorized and directed.

**15-0083      AGENDA ITEM 5C – DISTRICT ATTORNEY**

**Agenda Subject: “Approve payments totaling [\$9,938] to vendors for assistance of 60 victims of sexual assault and authorize Comptroller to process same. NRS 217.310 requires payment by the County of total initial medical care of victims, regardless of cost, and of follow-up treatment costs of up to \$1,000 for victims, victim’s spouses and other eligible persons. (All Commission Districts.)”**

There was no public comment on this item.

On motion by Commissioner Hartung, seconded by Commissioner Lucey, which motion duly carried, it was ordered that Agenda Item 5C be approved and authorized.

**15-0084      AGENDA ITEM 5D - HEALTH**

**Agenda Subject: “Approve budget adjustments [net increase/decrease of \$0 in both revenue and expense] to the Fiscal Year 2015 Fetal and Infant Mortality Review (FIMR) Grant budget (IO 11177); and if approved, direct the Comptroller’s Office to make the appropriate budget adjustments. (All Commission Districts.)”**

There was no public comment on this item.

On motion by Commissioner Hartung, seconded by Commissioner Lucey, which motion duly carried, it was ordered that Agenda Item 5D be approved and directed.

**15-0085      AGENDA ITEM 5E - SHERIFF**

**Agenda Subject: “Approve the Intergovernmental Contract between the United States Department of the Interior - Bureau of Indian Affairs and Washoe County on behalf of the Washoe County Sheriff’s Office to house Federal Adult Prisoners at the Washoe County Detention Facility at the current rate of \$109 per inmate per day retroactively for the period of 1/1/2015 to 12/31/2015, with an option to extend the contract for an additional four years, expiring 12/31/2019. (All Commission Districts.)”**

There was no public comment on this item.

On motion by Commissioner Hartung, seconded by Commissioner Lucey, which motion duly carried, it was ordered that Agenda Item 5E be approved.

**15-0086      AGENDA ITEM 5F1 – COMMUNITY SERVICES**

**Agenda Subject: “Approve the Statement of Intent to Participate Swan Lake Nature Study and Resource Management Area and authorize the Director of the Community Services Department to sign the Statement of Intent on behalf of the County and to sign any subsequent and related documents. (Commission District 5.)”**

There was no public comment on this item.

On motion by Commissioner Hartung, seconded by Commissioner Lucey, which motion duly carried, it was ordered that Agenda Item 5F1 be approved and authorized.

**15-0087      AGENDA ITEM 5F2 – COMMUNITY SERVICES**

**Agenda Subject: “Approve an Agreement between Washoe County and Reno Tennis Club for maintenance and use of Washoe Tennis Center for a three year term with the option for two one year renewals; and authorize the Director of Community Services to execute the Agreement and subsequent renewals. (Commission District 1.)”**

There was no public comment on this item.

On motion by Commissioner Hartung, seconded by Commissioner Lucey, which motion duly carried, it was ordered that Agenda Item 5F2 be approved and authorized.

**15-0088      AGENDA ITEM 5G1 – DISTRICT COURT**

**Agenda Subject: “Acknowledge retroactively the grant award in the amount of [\$35,000, no County match required], effective September 1, 2014, through June 30, 2015, from the Lee F. Del Grande Foundation to the Second Judicial District Court for “Expansion of Dependency Mediation in Child Welfare Cases” and direct the Comptroller’s Office to make the necessary budget adjustments. (All Commission Districts.)”**

There was no public comment on this item.

On motion by Commissioner Hartung, seconded by Commissioner Lucey, which motion duly carried, it was ordered that Agenda Item 5G1 be acknowledged and directed.

**15-0089      AGENDA ITEM 5G2 – DISTRICT COURT**

**Agenda Subject: “Appoint one attorney member and reappoint one non-attorney member to the Law Library Board of Trustees. It is recommended that Michael V. Kattelman serve as an attorney member for a two-year term expiring on January 31, 2017, and Pamela Gullihur serve as a non-attorney member for a two-year term expiring January 31, 2017. Candidates will satisfy the attorney position and non-attorney position required for the Law Library Board of Trustees. (All Commission Districts.)”**

There was no public comment on this item.

On motion by Commissioner Hartung, seconded by Commissioner Lucey, which motion duly carried, it was ordered to appoint Michael V. Kattelman to serve as an attorney member of the Law Library Board of Trustees for a two-year term expiring on January 31, 2017, and Pamela Gullihur to serve as a non-attorney member for a two-year term expiring on January 31, 2017.

**15-0090      AGENDA ITEM 5H1 – SENIOR SERVICES**

**Agenda Subject: “Accept cash donations in the amount of [\$4,055.60] for the period of October 1, 2014 through December 31, 2014 for the second quarter of FY 14/15 and direct the Comptroller to make the appropriate budget adjustments. (All Commission Districts.)”**

Commissioner Jung acknowledged the receipt of the donations.

There was no public comment on this item.

On motion by Commissioner Hartung, seconded by Commissioner Lucey, which motion duly carried, it was ordered that Agenda Item 5H1 be accepted and directed.

**15-0091      AGENDA ITEM 5H2 - SHERIFF**

**Agenda Subject: “Accept a donation [\$1,000] from private citizen Shirley Dale to County of Washoe on behalf of the Washoe County Sheriff’s Office to purchase equipment for the K-9 Unit and authorize Comptroller’s Office to make the appropriate budget adjustments. (All Commission Districts.)”**

Commissioner Jung thanked Shirley Dale for donating to one of the Sheriff’s most popular programs.

There was no public comment on this item.

On motion by Commissioner Hartung, seconded by Commissioner Lucey, which motion duly carried, it was ordered that Agenda Item 5H2 be accepted and authorized.

**15-0092      AGENDA ITEM 5H3 - SHERIFF**

**Agenda Subject: “Accept donation from the Washoe County Sheriff’s Office Commissary Board to Washoe County, on behalf of the Washoe County Sign Shop/Community Services, of sign making equipment and supply surplus, previously used for inmate programs and industries [estimated dollar value \$22,610]. (All Commission Districts.)”**

Commissioner Jung acknowledged the internal donation. Commissioner Hartung said the equipment would be put to good use and he commended the Sheriff’s Office for their donation.

There was no public comment on this item.

On motion by Commissioner Hartung, seconded by Commissioner Lucey, which motion duly carried, it was ordered that Agenda Item 5H3 be accepted.

**BLOCK VOTE**

The following Agenda Items were consolidated and voted on in a block vote: 9, 10, 11, 12 and 14.

**15-0093      AGENDA ITEM 9 – DISTRICT ATTORNEY**

**Agenda Subject: “Recommendation to approve amendment to Intrastate Interlocal Contract between the State of Nevada Acting through the Nevada Department of Health and Human Services, Division of Welfare and Supportive Services and Washoe County District Attorney, Child Support Division, effective July 2, 2012, extending the termination date to June 30, 2017 [\$4,860,036 for FY2016 and \$5,005,837 for FY2017] for the purpose of providing child support establishment and enforcement services in Washoe County on cases that do not involve state administered public assistance to one of the parents. (All Commission Districts.)”**

There was no public comment on this item.

On motion by Commissioner Jung, seconded by Commissioner Hartung, which motion duly carried, it was ordered that Agenda Item 9 be approved. The Intrastate Interlocal Contract for same is attached hereto and made a part of the minutes thereof.

**15-0094      AGENDA ITEM 10 – COMMUNITY SERVICES**

**Agenda Subject: “Recommendation to approve a Consulting Agreement between Washoe County and Design Workshop [\$112,510] for Mount Rose and Washoe Valley Scenic Byways Corridor Management Plans (funded by Federal Highways Administration National Scenic Byways Program and Tahoe Regional Planning Agency On Our Way Grants). (Commission Districts 1 & 2.)”**

There was no public comment on this item.

On motion by Commissioner Jung, seconded by Commissioner Hartung, which motion duly carried, it was ordered that Agenda Item 10 be approved.

**15-0095      AGENDA ITEM 11 – COMMUNITY SERVICES**

**Agenda Subject: “Recommendation to accept Amendment #1 to a Grant Award from the Nevada Division of State Lands for the East Incline Village Phase I Water Quality Improvement Project [in the amount of \$750,000] (for a total of \$1,500,000 from NDSL with the matching funds of \$1,500,000 funded through a U.S. Forest Service Grant) retroactively for the period of November 19, 2013 through March 31, 2017; and if accepted, authorize the Director of Community Services Department to execute the Funding Agreement; and direct the Comptroller’s Office to make the necessary budget adjustments. (Commission District 1.)”**

There was no public comment on this item.

On motion by Commissioner Jung, seconded by Commissioner Hartung, which motion duly carried, it was ordered that Agenda Item 11 be accepted, authorized and directed.

**15-0096      AGENDA ITEM 12 - RESOLUTION**

**Agenda Subject: “Recommendation to adopt a Resolution Amending the Regional Road Impact Fee System General Administrative Manual 5th Edition dated September 19, 2014 and First Amendment to Regional Road Impact Fee System General Administrative Manual as authorized within Washoe County Development Code, Article 706 Impact Fees; and delegate the Director of the Community Services Department the authority to execute amendments to any Capital Contribution Front End Agreement that extends time periods. (All Commission Districts.) To be heard before Agenda Items #15 and #16.”**

There was no public comment on this item.

On motion by Commissioner Jung, seconded by Commissioner Hartung, which motion duly carried, it was ordered that Agenda Item 12 be adopted and delegated. The Resolution for same is attached hereto and made a part of the minutes thereof.

**15-0097      AGENDA ITEM 14**

**Agenda Subject: “Discussion and possible action with regard to amendment, additions to and/or repeal of the 2012 Washoe County Board of Commissioners Rules and Procedures, and such other action as the Board of Commissioners may desire to take in regard to these administrative matters. (All Commission Districts.)”**

There was no public comment on this item.

On motion by Commissioner Jung, seconded by Commissioner Hartung, which motion duly carried, it was ordered to approve the amendments to the Rules and Procedures for the Washoe county Board of Commissioners.

**11:04 a.m.**      The Board convened as the Truckee Meadows Fire Protection District (TMFPD) and the Sierra Fire Protection District (SFPD) Board of Fire Commissioners.

**1:08 p.m.**      The Board adjourned as the Truckee Meadows Fire Protection District (TMFPD) and the Sierra Fire Protection District (SFPD) Board of Fire Commissioners, with Commissioner Lucey absent.

**15-0098      AGENDA ITEM 7**

**Agenda Subject: “Appearance: Scott Walquist, KPS3, Presentation of REMSA’s information regarding results of its Community Health Programs.”**

Brenda Staffan, Director of Regional Emergency Medical Services Authority’s (REMSA’s) Community Health Programs, conducted a Power Point presentation, which was placed on file with the Clerk. She explained how community

health programs were funded and said the goal was to achieve the “Triple Aim”, which was the foundational principle of the Affordable Care Act. She said Triple Aim principles included improving the quality and experience of care, improving the health of populations and reducing costs. She said REMSA, as a recipient of a Healthcare Innovation Award (HCIA) by the Centers for Medical and Medicaid Services (CMS), was able to expand their community emergency medical services system.

Ms. Staffan talked about the three components of REMSA’s program, which included community paramedicine, the nurse health line and ambulance transportation services. She said community paramedics were specially trained and helped patients follow their care plans to avoid complications and explained the nurse health line allowed callers to talk to registered nurses who could refer them to the right type of care. She said medics in the field provided advanced assessments and offered alternative pathways to care.

Ms. Staffan said, as an HCIA grantee, REMSA was required to report to the CMS. She reported, through an independent evaluation and with assistance from the University of Nevada, Reno (UNR), it had been determined REMSA was making significant progress in achieving grant goals. She said REMSA focused on patient satisfaction and quality of life while also accomplishing program savings. She noted the program was in its third year and said extensive efforts were being made to continue the investment by working with clinical partners and commercial health care providers. She said REMSA recognized that, in an era of national health care reform, it was a strategic advantage to lead the way. In conclusion, she spoke about the success story of a patient, “Adam”, who was reconnected to his primary care physician through REMSA’s Community Health Program. She said “Adam” was an example of what the community partners were trying to accomplish.

Commissioner Hartung asked if the 2,024 home visits listed on page 12 of the presentation were performed by paramedics with ambulances. Ms. Staffan replied REMSA’s clinical partners referred patients to the program and said home visits were performed by a single paramedic in a non-ambulance vehicle. Commissioner Hartung inquired about the savings and Ms. Staffan explained the savings were due to lower out-of-pocket costs for patients as well as reduced costs for health care providers and insurers. She said the recovery rate for transportation services was in the 30 percent range and the goal was to get patients reconnected to their primary care physicians to make the system more efficient.

Commissioner Hartung asked what would happen if a person calling the nurse health line was having a priority-one emergency. Ms. Staffan replied health line nurses had additional certifications and followed protocols approved by the International Academies of Emergency Dispatch. She said when a nurse identified an emergency medical condition during a phone call, the call was transferred to an emergency medical dispatcher and an ambulance was sent. She explained the REMSA nurse health line was co-located with the medical communications center, which meant dispatch happened quickly. Commissioner Hartung talked about a specific incident in which a patient did not

receive immediate care. Ms. Staffan recommended he follow up with the Health Department regarding the matter. Commissioner Hartung suggested REMSA deliberately withheld information about the incident.

No action or public comment was taken on this item.

**15-0099      AGENDA ITEM 8**

**Agenda Subject: “Appearance: Colleen Sievers, Project Manager, Bureau of Land Management, Carson City District. Presentation of Carson City District Resource Management Plan and Environmental Impact Statement.”**

Bill Whitney, Director of Planning and Development, introduced Colleen Sievers, Resource Management Plan Project Manager for the Carson City District of the Bureau of Land Management (BLM). He explained Ms. Sievers was heading up the large task of updating the Carson City District Resource Management Plan and said she was doing a great job. He reminded the Board that a Memorandum of Understanding (MOU) between the County and the BLM was signed in August of 2012, which stated the County and the BLM would be cooperating agencies on the project. He explained there were four BLM districts in Washoe County and said the Carson City District covered the southern part of the County from Carson City to the Pyramid Lake Reservation.

Ms. Sievers presented a summary of the Carson City District Resource Management Plan (RMP) and Environmental Impact Statement (EIS). She said the Carson City District covered almost nine million acres within its planning area and 4.8 million of those were BLM managed lands. She stated there were almost 400,000 acres of BLM managed land within southern Washoe County. She described the planning process and said it began in 2012 with public scoping and included many meetings with the public and cooperating agencies over the past three years. She explained the current consolidated RMP consisted of approximately eight documents that were combined in 2001 and said some of the decisions dated back to the early 1980s. She stated the proposed RMP offered five alternatives (A, B, C, D, and E) and she briefly described the substance of each of them. Details about each alternative can be found on page three of the presentation. She stated Alternative E was the agency preferred plan.

Ms. Sievers spoke about Sage Grouse habitats in the southern BLM District. She said the RMP included actions and land use allocations for Sage Grouse habitats in order to provide a more complete picture of the effects of other resource concerns. She said decisions related to Sage Grouse were being made in separate land use planning processes, but would be incorporated into the final RMP and EIS.

Ms. Sievers said the BLM was required to consider lands with wilderness characteristics in its planning process and management of those areas varied by proposed alternative. She said Petersen Mountain and Tule Peak had some wilderness values that had to be considered.

Ms. Sievers spoke about recreation and travel management in areas designated as Special Recreation Management Areas (SRMAs), Extensive Recreation Management Areas (ERMAs) and Recreation Management Areas (RMAs). She talked about the difference between the land use designations and said the BLM only had two SRMAs in the current plan. She explained, under the proposed Alternative E plan, an additional SRMA would be added to Washoe County in Hungry Valley due to heavy recreation in that area. She said the proposal also included the addition of four ERMAs in Petersen Mountain, Dry Valley, the Reno Urban Interface area and Pah Rah. She said other considerations involved areas that would be open, limited, or closed to off-highway vehicle traffic. She explained under the current plan 3.8 million acres were open to off-highway vehicles, and said in the preferred Alternative the BLM was proposing to limit off-highway vehicle traffic to existing roads and trails on the majority of the District's 4.7 million acres. She said after the RMP was decided it would move into the travel management planning process, which would result in another environmental document. She explained that process would look at specific roads and trails to determine what kinds of challenges were being faced.

Ms. Sievers said the BLM worked with County staff to identify lands available for disposal. She stated the Carson City District had nine land bills in Washington, but she thought the RMP process might be completed before any legislation was enacted, which might afford some communities the opportunity to acquire BLM land. She talked about the map on page 13 of the presentation, which showed some of the disposal areas identified under Alternative E of the proposal. She said the BLM was not planning to designate any new right-of-way corridors because they felt the corridors they had were adequate.

Ms. Sievers said the BLM was proposing to add two new Areas of Critical Concern (ACECs) and disposing of two others. She explained the ACEC designation was a way for the BLM to target management actions to protect specific resources.

Ms. Sievers spoke about the proposal process and explained the RMP was out for a 120-day public review and comment period, which would end on March 27th. She said there continued to be conversations with staff in regards to special designations, wild horses and burros, as well as recreation opportunities, but it was hoped the proposed RMP and final EIS would be completed in the fall of next year, with a record of decision in the summer of 2016.

Commissioner Hartung said he did not think creating more habitats would solve the Sage Grouse problem until the issue regarding predators, like the common raven, were dealt with. Ms. Sievers replied the Greater Sage Grouse planning interdisciplinary team was working closely with the US Fish and Wildlife Service and the Nevada Department of Wildlife (NDOW) to address those concerns. Commissioner Hartung wondered about the methodology behind Clark County's ability to respond quickly to growth through the acquisition of BLM land. Ms. Sievers said she did not know what process Clark County used, but speculated they might already have a lot of land identified for disposal and readily available to facilitate that process. Commissioner

Hartung expressed frustration about the length of time it took to get BLM lands identified so they could be utilized for economic development. Ms. Sievers responded that BLM rules were strict and said the process required a land use plan amendment. She said the Carson City District was working with cooperating agencies to determine what lands they would like to see made available for disposal or set aside for State and local purposes.

Commissioner Herman asked about the proposed land use changes in the Hungry Valley and Pah Rah areas. Ms. Sievers explained there were some challenges with trash dumping, fires, and shooting in the open play area of Hungry Valley and the proposal was to move the open designation north about three miles to help alleviate those concerns. She said the plan also proposed better management of the Moon Rocks area. She stated there was a lot of mechanized recreation happening in the Pah Rah area and due to concerns about the petroglyphs, there was a proposal to expand the ACEC designation to better manage that resource.

Chair Berkgigler commented about the Recreation and Travel Management slide on page 12. She pointed out the preferred alternative proposed to decrease the number of open areas from 3,840,300 acres to 55,700 acres and she wondered if that meant the BLM was proposing to close that much land to public use. Ms. Sievers replied moving land to a limited designation did not close the land to the public, but restricted off-highway vehicles to existing roads and trails. She said the public would still be able to recreate on the land and the purpose of the designation change was to balance use and resources. She said the BLM recognized it was a big shift.

Chair Berkgigler asked Ms. Sievers to explain wind exclusion and avoidance designation areas. Ms. Sievers replied those areas were identified as not being compatible with utility-scale wind development.

There was no action or public comment on this item.

**15-0100      AGENDA ITEM 13 - MANAGER**

**Agenda Subject: “Review and approve the 2015 Washoe County Legislative Principles including an update and discussion regarding the 78th (2015) Session of the Nevada State Legislature with possible direction to staff. (All Commission Districts.)”**

Liane Lee, Government Affairs Manager, conducted a presentation about the upcoming 2015 legislative session. She said the session would start on February 2nd and last for 120 days. The presentation reviewed much of the same information which was provided to the Board during the Concurrent Meeting of January 12th and identified the 2015 legislative team, members of the Assembly and Senate, and some Committee Chairmen. The presentation also included information about the County’s internal efforts and proposed legislative principles, which were covered in detail on pages 10 through 16. She informed the Board there were, to date, 952 Bill Draft Requests (BDRs) of which 186 had become bills. She explained that bills impacting the County were sent to the

Departments for review and areas of concern included abatements, economic incentives, business license reforms, Home Rule and fire services.

Ms. Lee reported the legislative team met with County Managers and Department Directors to discuss the process of tracking Bills, legislative principles, goals, and platforms. She said the team also responded to 100 percent of the fiscal notes requested by the Legislative Counsel Bureau and was working on the implementation of a new web site to help citizens find information.

Ms. Lee explained that legislative principles were approved by the Board prior to every legislative session and would be used by staff, lobbyists and elected officials to guide their actions while representing the County. She explained the principles were defined by four specific areas including respect for governmental roles, recovering economic strength, regional solutions to service provisions, and County commitments. She said she brought the legislative principles to the Board for approval to be consistent with past practices.

Next, Ms. Lee talked about the Communication Policy and said staff would provide updates to the Board at every Commission meeting. She stated Board direction would be sought regarding the objectives and the intent of proposed legislation and official positions would be based on a majority vote. She said lobby staff would have the ability to make decisions on a moment's notice, if needed, and she thought the Board should know staff had the County's best interest at heart. She asked the Commissioners to let staff know if they had any discussions with Legislators. She explained authorization to represent the County at the State Legislature could only be granted by the Board or the County Manager and said legislative staff reserved the right to hold special meetings in the event the Board needed to discuss legislative issues or provide direction to staff.

Ms. Lee talked about the Board's participation in the Local Government Summit in Henderson. She said she was happy to report the Washoe County Commission was one of very few Boards with a quorum at that meeting.

In conclusion, Ms. Lee informed the Board the County had been asked to provide a presentation to the Assembly Government Affairs Committee on February 9th. She also talked about an upcoming joint reception that would be held with the cities of Reno and Sparks as well as the Washoe County School District (WCSD) to introduce the respective legislative teams to northern Nevada Legislators.

Chair Berkbigler asked if Ms. Lee was able to glean any information regarding issues that might impact Washoe County from the other County representatives at the Summit Meeting in Henderson. Ms. Lee said not much discussion took place, but she thought most of the elected officials that were in attendance supported the joint policy positions that were presented by the National Association of Counties (NACO) and the League of Cities.

There was no public comment on this item.

On motion by Commissioner Hartung, seconded by Commissioner Jung, which motion duly carried with Commissioner Lucey absent, it was ordered that Agenda Item 13 be approved.

## **PUBLIC HEARINGS**

### **15-0101      AGENDA ITEM 15 – COMMUNITY SERVICES**

**Agenda Subject:** “Second reading and possible adoption of an ordinance to adopt regional road impact fees for unincorporated Washoe County, as described in the Regional Road Capital Improvement Plan and Impact Fee Methodology dated September 19, 2014, and as provided for in NRS 278B.160 and Washoe County Code Section 110.706.05; and, providing for matters properly related thereto. (Bill No. 1730). (All Commission Districts.) To be heard after Agenda Item #12 and before Agenda Item #16.”

The Chair opened the public hearing by calling on anyone wishing to speak for or against adoption of said Ordinance. There being no response, the hearing was closed.

Jaime Deller, Deputy County Clerk, read the title for Ordinance No. 1549, Bill No. 1730.

On motion by Commissioner Jung, seconded by Commissioner Hartung, which motion duly carried with Commissioner Lucey absent, Chair Berkbigler ordered that Ordinance No. 1549, Bill No. 1730, entitled, "AN ORDINANCE ADOPTING REGIONAL ROAD IMPACT FEES FOR UNINCORPORATED WASHOE COUNTY, AS DESCRIBED IN THE REGIONAL ROAD CAPITAL IMPROVEMENT PLAN AND IMPACT FEE METHODOLOGY DATED SEPTEMBER 19, 2014, AND AS PROVIDED FOR IN NRS 278B.160 AND WASHOE COUNTY CODE SECTION 110.706.05; AND, PROVIDING FOR MATTERS PROPERLY RELATED THERETO," be adopted, approved and published in accordance with NRS 244.100.

### **15-0102      AGENDA ITEM 16 – COMMUNITY SERVICES**

**Agenda Subject:** “Second reading and possible adoption of an ordinance to amend Washoe County Code, Chapter 110, Development Code, at Article 706 (Impact Fees) at Section 110.706.05, Regional Road Impact Fee, to correct NRS citations, to reference the latest General Administrative Manual (GAM) for applicability, to adopt the latest approved GAM, to adopt the latest version of the Regional Road Impact Fee System Capital Improvement Plan (RRIF CIP), to define service area boundaries as within the GAM and fees as within the RRIF CIP, and to set the impact fees in accordance with the GAM and the fee schedule within the Regional CIP; and, providing for matters properly related thereto. (Bill No. 1731). (All Commission Districts.) To be heard after Agenda Items #12 and #15.”

The Chair opened the public hearing by calling on anyone wishing to speak for or against adoption of said Ordinance. There being no response, the hearing was closed.

Jaime Deller, Deputy County Clerk, read the title for Ordinance No. 1550, Bill No. 1731.

On motion by Commissioner Hartung, seconded by Commissioner Herman, which motion duly carried with Commissioner Lucey absent, Chair Berkbigler ordered that Ordinance No. 1550, Bill No. 1731, entitled, "**AN ORDINANCE AMENDING WASHOE COUNTY CODE AT CHAPTER 110, DEVELOPMENT CODE, AT ARTICLE 706 (IMPACT FEES) AT SECTION 110.706.05, REGIONAL ROAD IMPACT FEE, TO CORRECT NRS CITATIONS, TO REFERENCE THE LATEST GENERAL ADMINISTRATIVE MANUAL (GAM) FOR APPLICABILITY, TO ADOPT THE LATEST APPROVED GAM, TO ADOPT THE LATEST VERSION OF THE REGIONAL ROAD IMPROVEMENT FEE SYSTEM CAPITAL IMPROVEMENT PLAN (RRIF CIP), TO DEFINE SERVICE AREA BOUNDARIES AS WITHIN THE GAM AND FEES AS WITHIN THE REGIONAL CIP, AND TO SET THE IMPACT FEES IN ACCORDANCE WITH THE GAM AND THE FEE SCHEDULE WITHIN THE RRIF CIP; AND, PROVIDING FOR MATTERS PROPERLY RELATED THERETO,**" be adopted, approved and published in accordance with NRS 244.100.

**15-0103      AGENDA ITEM 17 – COMMUNITY SERVICES**

**Agenda Subject: “Public Hearing: Master Plan Amendment Case Number MPA14-003 (Nevada Pacific Development Corporation) – Affirm the finding of the Planning Commission and adopt MPA14-003 to amend the master plan map within the Tahoe Area Plan, being part of the Washoe County Master Plan, changing the master plan designation of APN 122-100-23 and APN 122-100-24 (593 and 601 Lakeshore Boulevard, respectively) from Suburban Residential (SR) to Rural Residential (RR); and, if approved, authorize the Chairman to sign the resolution after a determination of conformance with the Tahoe Regional Plan has been made by the Tahoe Regional Planning Agency. (Commission District 1.) To be heard before Agenda Item #18.”**

The Chair opened the public hearing by calling on anyone wishing to speak for or against adoption of the Master Plan Amendment Case.

Cathy Brandhorst expressed concerns about the clearing of land and animal habitats. She said she would like more information.

Nick Exline, from Midkiff and Associates, stated he was appearing on behalf of the applicant and would be available to answer any questions the Board might have.

On motion by Commissioner Hartung, seconded by Commissioner Herman, which motion duly carried with Commissioner Lucey absent, it was ordered that the findings of the Planning Commission be affirmed and that Master Plan Amendment Case Number MPA14-003 be adopted. The Resolution for same is attached hereto and made a part of the minutes thereof.

**15-0104      AGENDA ITEM 18 – COMMUNITY SERVICES**

**Agenda Subject: “Public Hearing: Regulatory Zone Amendment Case Number RZA14-006 (Nevada Pacific Development Corporation) – Affirm the finding of the Planning Commission and adopt Regulatory Zone Amendment Case Number RZA14-006 – To amend the Regulatory Zone map within the Tahoe Area Plan, being part of the Washoe County Comprehensive Plan, changing the zoning designation of APN 122-100-23 and APN 122-100-24 (593 and 601 Lakeshore Boulevard) from High Density Suburban (HDS) to High Density Rural (HDR); and to reflect requested changes and to maintain currency of planning area data, administrative changes are proposed. These administrative changes include a revised map with updated parcel base and other matters properly relating thereto without prejudice to the final dispensation of the proposed amendments, and, if approved, authorize the Chairman to sign the resolution to be effective after MPA14-003 has been adopted. (Commission District 1.) To be heard after Agenda Item #17.”**

The Chair opened the public hearing by calling on anyone wishing to speak for or against adoption of the Regulatory Zone Amendment Case.

Cathy Brandhorst stated her concerns about zoning changes.

On motion by Commissioner Hartung, seconded by Commissioner Herman, which motion duly carried with Commissioner Lucey absent, it was ordered that the findings of the Planning Commission be affirmed and that Regulatory Zone Amendment Case Number RZA14-006 be adopted. The Resolution for same is attached hereto and made a part of the minutes thereof.

**15-0105      AGENDA ITEM 19 – CLOSED SESSION**

**Agenda Subject: “Possible Closed Session for the purpose of discussing labor negotiations with Washoe County, Truckee Meadows Fire Protection District and/or Sierra Fire Protection District per NRS 288.220.”**

There was no closed session.

**15-0106      AGENDA ITEM 21 – PUBLIC COMMENT**

**Agenda Subject: “Public Comment. Comment heard under this item will be limited to three minutes per person and may pertain to matters both on and off the**

**Commission agenda. The Commission will also hear public comment during individual action items, with comment limited to three minutes per person. Comments are to be made to the Commission as a whole.”**

Cathy Brandhorst spoke about matters of concern to herself.

**COMMUNICATIONS**

**15-0107** Execution letter and contract bonds for Nevada Department of Transportation (NDOT) Contract No. 3578, Project No. SP-000M(208).

**15-0108** Nevada State Library & Archives, Notification of State Collection Development Grant-In-Aid Award for the State Collection Development Project for the project dates of October 15, 2013 through June 30, 2014.

**QUARTERLY FINANCIAL STATEMENTS**

**15-0109** County Clerk’s Quarterly Financial Statement for the 2nd Quarter of fiscal year 2014/2015.

**15-0110** Sheriff’s Office First Quarter Report of Civil Fees and Commissions for fiscal year 2014/2015.

**15-0111** Office of the Constable, Quarterly Reports of Revenues Received for the quarterly period ending September, 2014.

**COMPREHENSIVE ANNUAL REPORTS/FINANCIAL STATEMENTS**

**15-0112** Washoe County Water Conservation District Financial Statements and Supplementary Information June 30, 2014 and 2013.

\* \* \* \* \*

**6:17 p.m.** There being no further business to discuss, on motion by Commissioner Hartung, seconded by Commissioner Herman, which motion duly carried with Commissioner Lucey absent, the meeting was adjourned.

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**MARSHA BERKBIGLER**, Chair  
Washoe County Commission

**ATTEST:**

---

**NANCY PARENT**, County Clerk and  
Clerk of the Board of County Commissioners

*Minutes Prepared by:  
Cathy Smith, Deputy County Clerk*

AMENDMENT #1 TO CONTRACT

Between the State of Nevada  
Acting By and Through Its

Department of Health and Human Services  
Division of Welfare and Supportive Services  
1470 College Parkway  
Carson City, NV 89706

and

Washoe County District Attorney, Child Support Division  
1 South Sierra Street  
Reno, NV 89501

1. AMENDMENTS. For and in consideration of mutual promises and/or their valuable consideration, all provisions of the original contract, dated July 1, 2012, attached hereto as Exhibit A, remain in full force and effect with the exception of the following:

*This amendment extends the termination date from June 30, 2015 to June 30, 2017, revises the consideration language, and increases the maximum amount from \$13,212,506 to \$23,078,379.*

Current Contract Language:

- A. Section 3. CONTRACT TERM. This Contract shall be effective: July 1, 2012 subject to Board of Examiners' approval (anticipated to be June 12, 2012) to June 30, 2015, with the option to amend for an additional two (2) year period, unless sooner terminated by either party as set forth in this Contract.
- B. Section 7. CONSIDERATION. The County through the DA's office agrees to provide the services set forth in paragraph (6) at a cost to be determined per Attachment B with installments payable monthly, not exceeding the approved annual budget. Total expenditures for this contract shall not exceed the following amounts: \$13,212,506; \$4,191,120 for SFY13; \$4,400,676 for SFY14; \$4,620,710 for SFY 15.

Amended Contract Language:

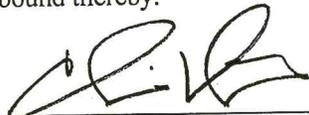
- A. Section 3. CONTRACT TERM. This Contract shall be effective from July 1, 2012 to June 30, 2017, unless sooner terminated by either party as set forth in this Contract.
- B. Section 7. CONSIDERATION. The County through the DA's office agrees to provide the services set forth in paragraph (6) at a cost to be determined per Attachment B with installments payable monthly, not exceeding the approved annual budget. Total expenditures for this contract shall not exceed the following amounts \$23,078,379; \$4,191,120 for SFY13, \$4,400,676 for SFY14, \$4,620,710 for SFY15, \$4,860,036 for SFY16, and \$5,005,837 for SFY17.

15-0093

2. INCORPORATED DOCUMENTS. Exhibit A (Original Contract) is attached hereto, incorporated by reference herein and made a part of this amended contract.

3. REQUIRED APPROVAL. This amendment to the original contract shall not become effective until and unless approved by the Nevada State Board of Examiners.

IN WITNESS WHEREOF, the parties hereto have caused this Contract to be signed and intend to be legally bound thereby.

  
\_\_\_\_\_  
Christopher J. Hicks

1/15/14  
\_\_\_\_\_  
Date

District Attorney,  
Washoe County  
\_\_\_\_\_  
Title

\_\_\_\_\_  
Nancy Parent

\_\_\_\_\_  
Date

Clerk  
Washoe County  
\_\_\_\_\_  
Title

Chairman,  
Board of County Commissioners, Washoe County  
\_\_\_\_\_  
Title

\_\_\_\_\_  
Steve H. Fisher

\_\_\_\_\_  
Date

Administrator,  
Division of Welfare and Supportive Services  
\_\_\_\_\_  
Title

\_\_\_\_\_  
Romaine Gilliland

\_\_\_\_\_  
Date

Director,  
Department of Health and Human Services  
\_\_\_\_\_  
Title

APPROVED BY BOARD OF EXAMINERS

\_\_\_\_\_  
Signature – Board of Examiners

On: \_\_\_\_\_  
Date

Approved as to form by:

On: \_\_\_\_\_  
Date

\_\_\_\_\_  
Deputy Attorney General for Attorney General

\_\_\_\_\_  
Date



**RESOLUTION**

RESOLUTION AMENDING THE REGIONAL ROAD IMPACT FEE SYSTEM GENERAL ADMINISTRATIVE MANUAL, 5<sup>TH</sup> EDITION, DATED SEPTEMBER 19, 2014; AND FIRST AMENDMENT TO REGIONAL ROAD IMPACT FEE SYSTEM GENERAL ADMINISTRATIVE MANUAL.

WHEREAS, the Washoe County Board of Commissioners approved an Interlocal Cooperative Agreement with the Cities of Reno and Sparks and the Regional Transportation Commission for the operation of a regional road impact fee program; and

WHEREAS, The Regional Road Impact Fee System General Administrative Manual may be amended per the Development Code Article 706, Impact Fees section 110.706.05 (d) by resolution approved by the Regional Transportation Commission Board and the Governing Bodies of each participating Local Government; and

WHEREAS, per the Interlocal Cooperative Agreement the Regional Transportation Commission shall conduct fee studies and reviews as necessary and shall consult with the local jurisdictions; and

WHEREAS, the Regional Transportation Commission has formed the Regional Road Impact Fee Technical Advisory Committee comprised of local government technical experts, development representatives from the private sector and members of the local planning commissions to review and comment on the Regional Road Impact Fee System General Administrative Manual, 5<sup>th</sup> Edition, dated September 19, 2014; and

WHEREAS, the Regional Transportation Commission Board have approved the Regional Road Impact Fee System General Administrative Manual, 5<sup>th</sup> Edition, dated September 19, 2014, and First Amendment to Regional Road Impact Fee System General Administrative Manual; and

NOW, THEREFORE, be it resolved by the Washoe County Board of County Commissioners that Washoe County adopt the Regional Road Impact Fee System General Administrative Manual, 5<sup>th</sup> Edition, Dated September 19, 2014, and First Amendment to Regional Road Impact Fee System General Administrative Manual as the latest revised edition.

Adopted this 27th day of January, 2015

ATTEST  
  
County Clerk

WASHOE COUNTY  
BOARD OF COMMISSIONERS

  
Chairman

15-0096

#12



**WASHOE COUNTY COMMISSION**

1001 E. 9th Street  
P.O. Box 11130  
Reno, Nevada 89520  
(775) 328-2005

**RESOLUTION  
ADOPTING AN AMENDMENT TO THE  
TAHOE AREA PLAN (MPA14-003),  
A PART OF THE WASHOE COUNTY MASTER PLAN**

WHEREAS, Sections 278.150, 278.170 and 278.210, Nevada Revised Statutes, specify that the Washoe County Planning Commission may prepare, adopt and amend a master plan for all or any part of the County, subject to Washoe County Commission approval;

WHEREAS, A public hearing on the adoption of the amended TAHOE AREA PLAN, a part of the Washoe County Master Plan, was held on December 2, 2014, by said Planning Commission;

WHEREAS, The Washoe County Planning Commission has found that the TAHOE AREA PLAN, a part of the Washoe County Master Plan, and the most recent amendment, together with the applicable maps and descriptive matter, provide a long-term general plan for the development of the County including the subject matter currently deemed appropriate for inclusion in the Master Plan, and has submitted the amendment to the TAHOE AREA PLAN to the Washoe County Board of County Commissioners, with a recommendation for approval and adoption thereof;

WHEREAS, Section 278.220, Nevada Revised Statutes, specifies that the Washoe County Board of County Commissioners may adopt and endorse plans for Washoe County as reported by the Planning Commission, in order to conserve and promote the public health, safety and general welfare;

WHEREAS, A public hearing on the adoption of the Washoe County Master Plan, including the TAHOE AREA PLAN, was held on January 27, 2015, by the Washoe County Board of County Commissioners;

WHEREAS, At the conclusion of the public hearing, the Board of County Commissioners adopted the amendments to the TAHOE AREA PLAN, a part of the Washoe County Master Plan;

WHEREAS, Upon review of the proposed amendment by the Tahoe Regional Planning Agency, it was determined that the "amendments conform to the current PAS 037 Lakeview, and Governing Board approval is not necessary";

WHEREAS, A conformance review letter from the Tahoe Regional Planning Agency dated January 14, 2015 attesting that the Tahoe Area Plan is in conformance with the Tahoe Regional Plan was received by the Washoe County Planning and Development Division; and

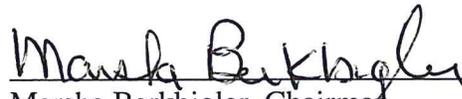
WHEREAS, The amendment to the Tahoe Area Plan, a part of the Washoe County Master Plan, which is in conformance with the Tahoe Regional Plan, has completed all the necessary requirements for adoption as specified in the Nevada Revised Statutes and Article 820, Amendment of Master Plan, of the Washoe County Development Code; now, therefore, it is hereby

15-0103

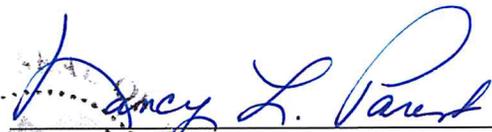
RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF WASHOE COUNTY, NEVADA, That the Board does hereby adopt the amended TAHOE AREA PLAN, a part of the Washoe County Master Plan, to serve as a guide for the orderly growth and development of Washoe County, Nevada.

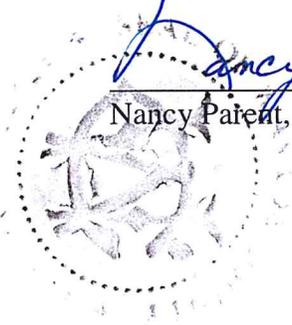
ADOPTED this 27th day of January, 2015.

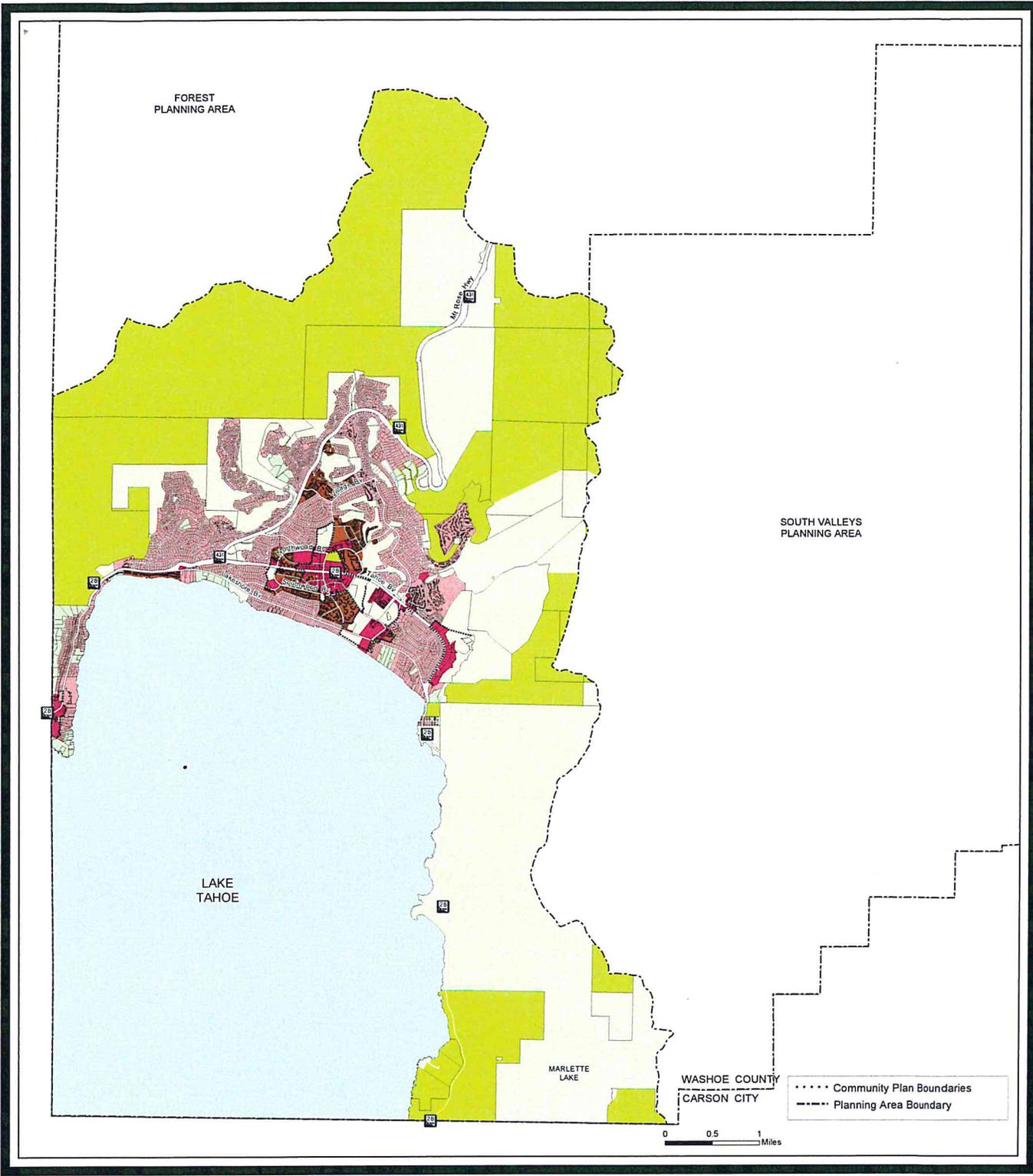
WASHOE COUNTY COMMISSION

  
\_\_\_\_\_  
Marsha Berkgigler, Chairman

ATTEST:

  
\_\_\_\_\_  
Nancy Parent, County Clerk





## TAHOE MASTER PLAN MAP

- RURAL
- RURAL RESIDENTIAL
- SUBURBAN RESIDENTIAL
- URBAN RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- OPEN SPACE

**NOTE**  
 THE SCALE AND CONFIGURATION OF ALL INFORMATION SHOWN HEREON ARE APPROXIMATE ONLY AND ARE NOT INTENDED AS A GUIDE FOR DESIGN OR SURVEY WORK. REPRODUCTION IS NOT PERMITTED WITHOUT PRIOR WRITTEN PERMISSION FROM THE WASHOE COUNTY PLANNING AND DEVELOPMENT DIVISION.  
G:\land\planning\maps\mpt\MP14-003.mxd

**CERTIFICATION:**  
 THIS DOCUMENT HAS BEEN REVIEWED AND APPROVED AS AN ACCURATE REPRESENTATION OF THE ADOPTED MASTER PLAN MAPS OF WASHOE COUNTY, NEVADA, BY THE WASHOE COUNTY PLANNING AND DEVELOPMENT DIVISION.  
 DATE \_\_\_\_\_ DIRECTOR \_\_\_\_\_

**Community Services  
Department**

**WASHOE COUNTY  
NEVADA**

Post Office Box 11130  
Reno, Nevada 89520

(775) 328-3600

PC Date: December 2, 2014  
 BCC Date:  
 TRPA DATE:  
 Adopting Resolution Date:



Mail  
PO Box 5310  
Stateline, NV 89449-5310

Location  
128 Market Street  
Stateline, NV 89449

Contact  
Phone: 775-588-4547  
Fax: 775-588-4527  
[www.trpa.org](http://www.trpa.org)

**Date: January 14, 2015**

**To: Eva Krause, Planner, Washoe County Community Services**

**From: Lucia Maloney, Associate Long Range Planner, TRPA**

**RE: Master Plan and Regulatory Zoning Amendments, APN 122-100-23 and APN 122-100-24**

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This is to inform you that Tahoe Regional Planning Agency (TRPA) staff has reviewed the proposed Master Plan Amendment and accompanying Regulatory Zoning Amendment applications for 593 and 601 Lakeshore Blvd., Incline Village, Nevada, Assessor's Parcel Numbers (APNs) 122-100-23 and 122-100-24. Washoe County staff requested review of these applications by TRPA staff for consistency with Plan Area Statement (PAS) 037: Lakeview. The subject parcels are currently zoned by Washoe County as High Density Suburban (HDS), and the applicant is proposing to have the parcels rezoned to High Density Rural (HDR).

Thank you for the opportunity to review the applications and provide comment. HDR allowable uses are mainly consistent with the PAS, and the review verified the adjacent and nearby parcels which are currently zoned HDR. However, staff identified a few discrepancies between the proposed HDR zoning and the permissible uses in PAS 037 (e.g. Animal Slaughtering, Agricultural; Crop Production; Animal Production). That said, TRPA will continue to recognize the Permissible Uses within the PAS as superseding any conflicting allowable uses within county-level zoning documents.

Please do not hesitate to contact me at (775)589-5324, or [LMaloney@trpa.org](mailto:LMaloney@trpa.org), should you have any questions or require any additional information.

**CC: Nick Exline, Senior Planner, Midkiff and Associates, Inc.;**  
**Brandy McMahan, Acting Long Range Planning Manager, TRPA**



**WASHOE COUNTY COMMISSION**

1001 E. 9th Street  
P.O. Box 11130  
Reno, Nevada 89520  
(775) 328-2005

**RESOLUTION  
ADOPTING AN AMENDMENT TO THE  
TAHOE REGULATORY ZONING MAP (RZA14-006),  
A PART OF THE WASHOE COUNTY COMPREHENSIVE PLAN**

WHEREAS, Nevada Pacific Development Corporation, applied to the Washoe County Planning Commission to amend the regulatory zone of parcels identified as APN 122-100-23 and APN 122-100-24 (593 and 601 Lakeshore Boulevard) from High Density Suburban (HDS) to High Density Rural (HDR) as set forth in Exhibit B attached hereto;

WHEREAS, On December 2, 2014, the Washoe County Planning Commission held a duly noticed public hearing, determined that it had given reasoned consideration to the information it had received from staff, the applicant and from public comment regarding the proposed Regulatory Zone Amendment, approved the request for adoption; and, in connection therewith, made the following findings as required by Washoe County Development Code Section 110.821.15:

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

15-0104

WHEREAS; This action will become effective after adoption of Master Plan Amendment Case Number MPA14-003;

**NOW THEREFORE BE IT RESOLVED,**

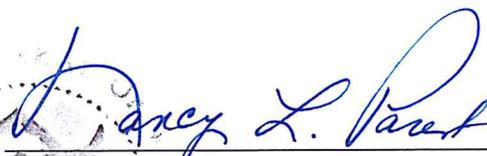
That this Board of County Commissioners affirms the findings of the Planning Commission and hereby ADOPTS the amendment to the Spanish Springs Area Plan Regulatory Zone Map (Regulatory Zone Amendment Case Number RZA14-004), as provided in the map, and documents attached hereto.

ADOPTED this 27th day of January, 2015, to be effective only as stated above.

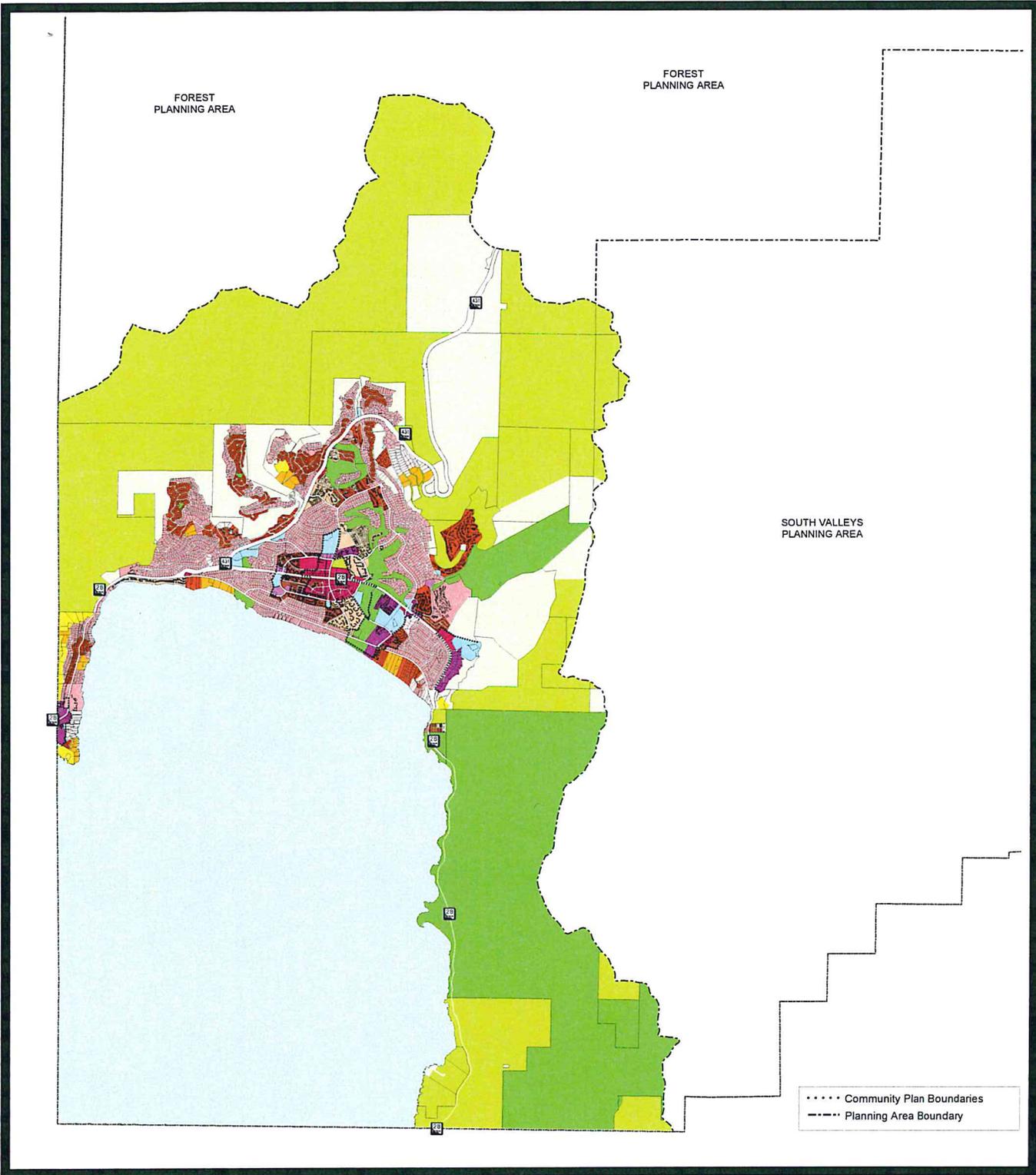
WASHOE COUNTY COMMISSION

  
Marsha Berkbigler, Chairman

ATTEST:

  
Nancy Parent, County Clerk





# TAHOE REGULATORY ZONE MAP

 LOW DENSITY RURAL	 HIGH DENSITY SUBURBAN	 INDUSTRIAL
 MEDIUM DENSITY RURAL	 LOW DENSITY URBAN	 PUBLIC AND SEMI-PUBLIC FACILITIES
 HIGH DENSITY RURAL	 MEDIUM DENSITY URBAN	 PARKS AND RECREATION
 LOW DENSITY SUBURBAN	 HIGH DENSITY URBAN	 OPEN SPACE
 LOW DENSITY SUBURBAN 2	 GENERAL COMMERCIAL	 GENERAL RURAL
 MEDIUM DENSITY SUBURBAN	 NEIGHBORHOOD COMMERCIAL/OFFICE	 GENERAL RURAL AGRICULTURAL
 MEDIUM DENSITY SUBURBAN 4	 TOURIST COMMERCIAL	 DRY LAKE/WATER BODY

Planning and Development Division

PC Date: December 2, 2014  
BCD Date:  
RPC Date:

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**CERTIFICATION:** THIS DOCUMENT HAS BEEN REVIEWED AND APPROVED AS AN ACCURATE REPRESENTATION OF THE ADOPTED ZONING MAPS OF WASHOE COUNTY, NEVADA, BY THE WASHOE COUNTY PLANNING AND DEVELOPMENT DIVISION.

DATE: \_\_\_\_\_ DIRECTOR: \_\_\_\_\_

**Community Services  
Department**

**WASHOE COUNTY  
NEVADA**

Post Office Box 11130  
Reno, Nevada 89520 (775) 328-3600