

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



COUNTY MANAGER
John Slaughter

ASSISTANT DISTRICT ATTORNEY
Paul Lipparelli

COUNTY CLERK
Nancy Parent

NOTICE OF MEETING AND AGENDA

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

November 28, 2017
10:00 a.m.

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

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

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

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

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

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

Pursuant to NRS 241.020, the Agenda for the Commission Meeting has been posted at the following locations: Washoe County Administration Building (1001 E. 9th Street, Bldg. A), Washoe County Courthouse-Second Judicial District Court (75 Court Street), Washoe County - Reno Downtown Library (301 South Center Street); Sparks Justice Court (1675 East Prater Way); www.washoecounty.us/bcc/board_committees/ and <https://notice.nv.gov>.

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

10:00 a.m.

1. Salute to the flag.
2. Roll call.
3. Public Comment. Comment heard under this item will be limited to three minutes per person and may pertain to matters both on and off the Commission agenda. The Commission will also hear public comment during individual action items, with comment limited to three minutes per person. Comments are to be made to the Commission as a whole.
4. Commissioners'/County Manager's announcements, reports and updates, requests for information or topics for future agendas. (No discussion among Commissioners will take place on this item.)
5. New Employee Introduction. Human Resources.
6. Certificates honoring the following Washoe County employees who have completed essential employee development courses--Human Resources.
Pam Eckhardt, District Attorney, Essentials of High Performing Teams
Gloria Jimenez, District Attorney, Essentials of High Performing Teams
Vikki Lockhart, Comptroller, Promote Yourself! Mini Certificate Program
Pam Larsen, Library, Essentials of Personal Effectiveness
Angela Penny, Health Department, Essentials of Management Development
Koelyn Rollison, Assessor, Promote Yourself! Mini Certificate Program
Carol Smith, Animal Services, Essentials of Management Development, Essentials of SAP for Financial Staff, and Essentials of SAP for HR Reps
Sara Warr, Voters, Promote Yourself! Mini Certificate Program
Erick Willrich, Human Services Agency, Essentials of SAP for HR Rep

7. Donations. (for possible action)

- 7.A. Accept a donation of [\$1,000.00] from the Reno Air Racing Association, Inc., dba National Championship Air Races to the Washoe County Sheriff's Office for the Citizen Corps Program (CCP), including funds to be used for food purchases, and, if approved, authorize Comptroller's Office to make appropriate budget amendments. Sheriff. (All Commission Districts.)

Attachments: [BCC 11-28-17 - Sheriff - RARA Donation to CERT \[\\$1,000\]](#)

- 7.B. Accept donation of [\$1,500.00] from Beckett, Yott, McCarty & Spann, Attorneys at Law for the Washoe County Law Library and direct the Comptroller's Office to make the necessary budget amendments. District Court. (All Commission Districts.)

Attachments: [BCC 11-28-17 Staff Report Law Library-District Court Donation \[\\$1,500.00\]](#)

8. Proclamations. (for possible action)

- 8.A. Proclaim a heartfelt gratitude and thanks to the Spanish Springs High School JROTC for their extraordinary community service - Requested by Commissioner Vaughn Hartung. Manager. (All Commission Districts.)

Attachments: [Proclamation - Manager - Spanish Springs High School JROTC.pdf](#)

9. Consent Items (for possible action)

- 9.A. Approve the reappointment of Dr. Richard Simmonds, D.V.M., M.S., to the Animal Control Board (Exotic Animal Member) effective December 2, 2017 to December 1, 2021. Animal Services (All Commission Districts)

Attachments: [Staff Report Reappointment of Dr. Richard Simmonds.doc](#)
[Dr Richard Simmonds application for WCRAS Animal Control Board.pdf](#)

- 9.B. Approve roll change requests, pursuant to NRS 361.765 and/or NRS 361.768, for errors discovered on the 2012/2013, 2013/2014, 2014/2015, 2015/2016, 2016/2017 and 2017/2018 secured and unsecured tax rolls and authorize Chair to execute the changes described in Exhibits A and B and direct the Washoe County Treasurer to correct the error(s). [cumulative amount of decrease to all taxing entities \$144,955.39]. Assessor. (Commission Districts 1, 2, 3, 4, 5.)

Attachments: [BCC 11/28/17 - Assessor - roll change requests \[144,955.39\]](#)
[BCC 11/28/17 - Assessor - roll change requests Exhibit A](#)
[BCC 11/28/17 - Assessor - roll change requests Exhibit B](#)

- 9.C. Retroactively accept Community Development Block Grant (CDBG) program income [\$16,011.72] received by Washoe County through repayment of a CDBG housing rehabilitation project; approve the use of funds [\$16,011.72] to support the CDBG Heppner Well Abandonment and Community Water Service Connection project; and if approved, direct the Comptroller's Office to make the necessary fiscal year 2018 budget amendment [\$39,719.27] to record the balance of unspent CDBG funds through the end of fiscal year 2017. Community Services. (Commission District 5.)

Attachments: [BCC 11-28-17 - Staff Report for CDBG Program Income and Budget Amendment.docx](#)

- 9.D. Acknowledge receipt of the Washoe County Comprehensive Annual Financial Report (CAFR), auditor's report, and report on internal control for the fiscal year ended June 30, 2017 as presented; approve the re-appropriation of (\$30,035,626) for the fiscal year 2018 budget, consisting of (\$12,616,500) for purchase order encumbrances committed in fiscal year 2017 and (\$17,419,126) for spending of restricted contributions and fees; and, authorize the Comptroller to proceed with distribution of the CAFR for public record, as required by law. Comptroller. (All Commission Districts.)

Attachments: [Staff Report CAFR2017.doc](#)
[CAFR 2018 Reappropriation of 30,035,626.docx](#)

- 9.E. Approve amendments totaling an increase of [\$27,000] in both revenue and expense to the FY18 Public Safety & Emergency Responder Awareness Training Grant Program, IO 11450; and if approved direct the Comptroller's office to make the appropriate budget amendments. Health District. (All Commission Districts)

Attachments: [FY18 IO 11450 budget amendment BCC 11-28-17.docx](#)
[FY18 NGCDD Grant Award.pdf](#)

- 9.F.1. Approve an Agreement for Professional Consulting Services between Washoe County and Ch2M Hill, Engineers, Inc., through April 30, 2018, to provide consulting and engineering services for combined record drawings and DynaSand EcoWash system SCADA integration for the South Truckee Meadows Water Reclamation Facility [\$105,000]. Community Services. (Commission District 2.)

Attachments: [BCC 11-14-17 - Staff Report - Ecowash for STMWRF.doc](#)
[BCC 11-28-17 - Agreement - Ecowash for STMWRF.pdf](#)

- 9.F.2. Approve a CC-213 Recertification form for the Community Rating System Annual Recertification Submittal to the National Flood Insurance Program for a continued reduction in required flood insurance policy premiums for unincorporated Washoe County residents located within designated special flood hazard areas. Community Services. (All Commission Districts.)

Attachments: [BCC 11-28-17 - Staff Report - Community Rating System Annual Recertification.docx](#)
[BCC 11-28-17 - CRS Recertification for WC NFIP FEMA 2017.pdf](#)

- 9.F.3. Approval of a resolution initiating an amendment to the Washoe County Master Plan, Spanish Springs Area Plan Policy SS.1.3(f), to remove or modify a clause that currently limits the General Commercial (GC) regulatory zone to properties with a regulatory zone of GC prior to August 17, 2004. Community Services. (Commission District 4.)

Attachments: [BCC 11-28-17 - Staff Report - WMPA17-0012 Initiation](#)
[BCC 11-28-17 - Attachment-A-Resolution](#)
[BCC 11-28-17 - Attachment-B-BCC Minutes 08-08-17](#)

- 9.G.1. Approve payments totaling [\$6,224.20] to vendors for assistance of 55 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 and other eligible persons. District Attorney. (All Commission Districts.)

Attachments: [BCC 2017-11-28 CARES SART Bills 622420.doc](#)
[DA SA 11282017LIST.pdf](#)

- 9.G.2. Approve to accept an additional Victim of Crime Act (VOCA) grant to the District Attorney's Office in the amount of \$50,000 (\$12,500 required match), from the State Division of Child and Family Services (DCFS) to provide victim services through the Victim Witness Assistance Center; retroactive from September 1, 2017 through June 30, 2018. Direct the Comptroller to make the necessary budget amendments. District Attorney. (All Commission Districts.)

Attachments: [BCC 11 28 2017 VOCA Grant 50000.docx](#)
[VWAC-VOCA-Award.pdf](#)

- 9.H.1. Approve grant award for FY 2017-2018 for Friends of Washoe County Child Advocacy Center in the [amount of \$25,000]; approve Resolution necessary for same. Manager. (All Commission Districts.)

Attachments: [Staff Report - Manager - Friends of CAC Grant.doc](#)
[Friends of CAC RESOLUTION.doc](#)

- 9.H.2. Approve Commission District Special Fund disbursement [in the amount of \$14,000] for Fiscal Year 2017-2018; District 1 Commissioner Marsha Berkbigler recommends [\$14,000] grant to the Human Services Agency to support of the development of the Incline Community Center; approve Resolution necessary for same; and direct the Comptroller's Office to make the necessary budget appropriation transfers. Manager. (Commission District 1.)

Attachments: [Staff Report - Manager - Special District Funds District 1.doc](#)

- 9.I.1. Approve Professional Services Agreements for both Neighborhood Justice Center, and Mandatory Mediation Program to Neighborhood Mediation Center, 200 Ridge Street, Suite 230, Reno, NV 89501 in the annual amount not to exceed [\$134,750] and authorize the Purchasing and Contracts Manager to execute the agreement for Professional Services for the initial term of July 1, 2017 through June 30, 2018 with two (2) one-year renewal options. Reno Justice Court. (All Commission Districts.)

Attachments: [NMC - FY2017-18 Professional Service Contract for Neighborhood Justice Center.pdf](#)
[NMC - FY2017-18 Professional Service Contract for RJC Small Claims.pdf](#)
[BCC Staff Report - Neighborhood Mediation Center \(NMC\) FY2017-18 Revised.doc](#)

- 9.I.2. Acknowledge a Specialty Court General Fund Allocation from the Judicial Council of the State of Nevada to the Reno Justice Court [\$111,014.00 for FY18, no match required], paid in quarterly installments retroactive to July 1, 2017 through June 30, 2018; and direct the Comptroller to make the appropriate budget amendments. Reno Justice Court. (All Commission Districts.)

Attachments: [General Fund FY18 Award letter.pdf](#)
[Staff Report - RJC Community Court 2017 Grant Award \\$111,014.00.doc](#)

- 9.I.3. Acknowledge a DUI Specialty Court grant award from the Judicial Council of the State of Nevada (JCSN) to the Reno Justice Court [\$22,500.00/ no match required], retroactive from July 1, 2017 through June 30, 2018; and direct the Comptroller to make the appropriate budget amendments. Reno Justice Court. (All Commission Districts.)

Attachments: [DUI FY18 Award Letter.pdf](#)
[Staff Report RJC FY17-18 DUI Court Grant Award \\$22,500.doc](#)

- 9.J.1. Approve acceptance funding of a grant award [\$60,000, no match required] from the Las Vegas Metropolitan Police Department on Behalf Of The Washoe County Sheriff's Office for reimbursement of expenses associated with Internet Crimes Against Children investigations for the retroactive grant period of 7/1/17 through 9/30/18, and if approved, direct Comptroller's Office to make the necessary budget amendments. Sheriff. (All Commission Districts)

Attachments: [BCC 11-28-17 - Sheriff - LVMPD ICAC Funding Grant \[\\$60,000\]](#)
[LVMPD ICAC Grant Award Doc](#)

- 9.J.2. Approve the Sheriff's Security Agreement between Lou Fascio Inc. and the Washoe County Sheriff's Office to provide uniformed Deputy Sheriffs for security [costs to be reimbursed by Lou Fascio Inc] during the Big Reno Show at the Grand Sierra Resort and Casino for the retroactive dates of 11/10/17 through 11/12/17. Sheriff. (All Commission District.s)

Attachments: [BCC 11-28-17 - Sheriff - The Big Reno Show Security Agreement](#)
[Security Agreement - 2017 THE BIG RENO SHOW](#)
[Big Reno Show 2017 Financial Ops Plan](#)

End of Consent Items

10. Recommendation to approve an Agreement for Professional Consulting Services between Washoe County and the Board of Regents, Nevada System of Higher Education, on behalf of University of Nevada, Department of Civil and Environmental Engineering commencing December 1, 2017 through December 31, 2018, to provide technical and economic analysis supporting a regional reclaimed water feasibility study [\$234,330]. Community Services. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [BCC 11-28-17 - Staff Report - UNR Contract.docx](#)
[BCC 11-28-17 - Agreement Professional Services - UNR BOR study.docx](#)
[BCC 11-28-17 - Exhibit A - UNR Scope of Work BOR Study.docx](#)
[BCC 11-28-17 - Exhibit B - UNR Scope of Work BOR Study.docx](#)

11. Recommendation to approve an Agreement for Professional Consulting Services between Washoe County and Sierra Controls, Inc. through December 15, 2019, to provide design, engineering, assembly, and installation services of upgraded telemetry and control systems at 11 sewer pump stations [\$295,015]. Community Services. (Commission District 2.) FOR POSSIBLE ACTION

Attachments: [BCC 11-28-17 - Staff Report - Sierra Controls - Lift Station Upgrades.doc](#)
[BCC 11-28-17 - Professional Consulting Agreement - Sierra Controls - Lift Station Upgrades.docx](#)
[BCC 11-28-17 - Exhibit A - Sierra Controls - Lift Station Upgrades.pdf](#)
[BCC 11-28-17 - Exhibit B - Sierra Controls - Lift Station Upgrades.docx](#)

12. Recommendation to approve the FY18 Senior Mental Health grant from the State of Nevada Division of Public and Behavioral Health (DPBH) to provide mental health support for seniors in the amount of [\$75,000; no county match] retroactively from October 1, 2017 through September 30, 2018; authorize the Director of Human Services to execute the grant documents; and direct the Comptroller's Office to make the appropriate budget amendments. Human Services Agency. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [BCC 11-28-17 Accept Senior Mental Health Grant \[\\$75,000\] - Draft](#)
[HD 16333 - Washoe County Senior Services FFY2018 \(1\)](#)

13. Recommendation to approve an Intrastate Interlocal Contract between Public Agencies, a contract between the State of Nevada acting by and through its Department of Health and Human Services Division of Public and Behavioral Health Lake's Crossing Center and Washoe County for professional services to conduct mental health evaluations of defendants; Retroactive from July 1, 2017 to June 30, 2021, not to exceed [\$1,884,800] for the four-year term, [\$417,200] annually. Manager. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [Staff Report - Manager - Lakes Crossing 11 28 17.doc](#)
[Lakes Crossing Interlocal Contract.pdf](#)

14. Discussion and possible approval of amendment to Waste Management franchise agreement to change provisions concerning sizes and options for containers, options for allowable excess waste, and billing language clarification. Manager. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [Staff Report - Manager - Waste Management Franchise Changes-final.doc](#)
[04-19-17 WASHOE COUNTY SOLID WASTE SERVICES FRANCHISE AGREEMENT.docx](#)
[FIRST AMENDMENT 11-14-17 WASHOE COUNTY SOLID WASTE SERVICES FRANCHISE AG....docx](#)

15. Recommendation to approve the Resolution to Augment the Fiscal Year 2017-2018 Washoe County Parks Capital Projects Fund Budget in the amount of [\$4,951,779.00] to increase expenditure authority for various park projects; and direct the Comptroller's Office to make the appropriate budget amendments. Community Services. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [BCC 11-28-17 - Staff Report - Parks Capital Fund 404 Augmentation.docx](#)
[BCC 11-28-17 - Resolution - Parks Capital Fund 404 Augmentation.docx](#)

**To be heard before Agenda Item #16*

16. Recommendation to authorize the purchase of 93.27-acres of undeveloped land (APN 222-080-08 (90.643 acres), APN 041-130-25 (2.5 acres) and APN 041-130-31 (.127 acres)) located adjacent to the Ballardini Trailhead in South Reno; approve a Real Property Purchase and Sale Agreement between Washoe County (buyer) and Angela S. Persigehl, Persigehl Family Survivors Trust and Julius A. Ballardini, Ballardini Family Trust (sellers) [acquisition cost \$3,052,750 and closing costs of approximately \$25,000 funded from WC-1 Parks, Trails and Open Space Bond of 2000]; and further authorize the Assistant County Manager [David M. Solaro] to act on behalf of Washoe County to execute and deliver any and all instruments and funds, including without limitation, contracts, agreements, notices, escrow instructions, deeds and restrictions, and to enter into all modifications or amendments to documents and agreements as provided in Section 7.11.D of the Purchase and Sale Agreement as may be necessary or appropriate to accomplish the acquisition; and authorize the Clerk to sign a Memorandum of Decision of the Boards action. Community Services. (Commission District 1.) FOR POSSIBLE ACTION

Attachments: [BCC 11-28-17 - Staff Report - Persigehl land purchase.doc](#)
[BCC 11-28-17 - Vicinity & parcel maps.pdf](#)
[BCC 11-28-17 - Purchase Agreement - Persigehl land purchase.doc](#)
[BCC 11-28-17 - Attachment A - Property Description.docx](#)
[BCC 11-28-17 - Attachment B - Reps and Warranties.doc](#)
[BCC 11-28-17 - Attachment C - Escrow Instructions.doc](#)
[BCC 11-28-17 - Attachment D - Attorney Opinion.doc](#)
[BCC 11-28-17 - Attachment E - Grazing Agricultural Use Agreement.doc](#)
[BCC 11-28-17 - Attachment F - Deed Restriction.docx](#)

**To be heard after Agenda Item #15*

17. Introduction and first reading of an Ordinance pursuant to Nevada Revised Statutes 278.0201 through 278.0207 approving the Amended and Restated Development Agreement with Apple, Inc. for Case Number DA11-001 for Reno Technology Park and Sparks Energy Park, approved by Ordinance 1476; which amendment permits the construction and operation of a certain Technology Park, and other matters properly related thereto; and if approved, schedule the public hearing, for the second reading and possible adoption of the Ordinance for December 12, 2017. Community Services. (Commission District 4.) FOR POSSIBLE ACTION

Attachments: [BCC 11-28-17 - Staff Report for Amended and Restated Development Agreement](#)
[BCC 11-28-17 - Draft Ordinance](#)
[BCC 11-28-17 - Amended and Restated Development Agreement](#)

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

18. Public hearing: Second reading and possible adoption of an ordinance amending Chapter 110 of the Washoe County Code (Development Code) within Article 808 (Administrative Permits), Section 110.808.40(b) to increase the maximum number of days allowed from acceptance of a complete application for an Administrative Permit to the required public hearing on the application from fifty (50) to sixty-five (65). COMMUNITY SERVICES DEPARTMENT (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [BCC 11-28-17 - Staff Report - WDCA17-0005 2nd Reading](#)
[BCC 11-28-17 - Exhibit A - Draft Ordinance](#)
[BCC 11-28-17 - Exhibit B - PC Staff Report](#)
[BCC 11-28-17 - Exhibit C - PC Minutes](#)
[BCC 11-28-17 - Exhibit D - PC Resolution](#)

19. Public hearing: Second reading and possible action to adopt an ordinance pursuant to NRS 278.319 amending the Washoe County Code at Chapter 110 (Development Code), Article 804, Variances, to add Section 110.804.35, (Minor Deviations) to allow the Director of the Planning and Building Division to grant minor deviations of standards within Chapter 110 of the Washoe County Code for deviations less than 10 percent of the applicable Development Code Standard; to establish an application process for minor deviations; and for other matters necessarily connected therewith and pertaining thereto. COMMUNITY SERVICES DEPARTMENT. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [BCC 11-28-17 - Staff Report - WDCA17-0006 2nd Reading](#)
[BCC 11-28-17 - Exhibit A - Ordinance](#)
[BCC 11-28-17 - Exhibit B - PC Staff Report](#)
[BCC 11-28-17 - Exhibit C - PC Signed Resolution](#)

20. Public hearing pursuant to NRS 453A.350(2) on a request from BioNeva Innovations of Washoe County, LLC (“BioNeva”) to move a marijuana production facility from the location issued with a State of Nevada provisional medical marijuana certificate at 200 Hawco Court, Sparks, NV (APN 538-161-08) to 85 Isidor Court, Sparks, NV (APN 530-470-11); and if approved, direct staff to notify the State of Nevada in writing of the Board of County Commissioner’s approval of the relocation request. Manager. (Commission District 4.) FOR POSSIBLE ACTION

Attachments: [Staff Report - Manager - MME Relocation BioNeva.docx](#)
[BioNeva Innovations of Washoe County LLC. Request for Relocation letter to Washoe County.pdf](#)

1:00 p.m. (Note: Items listed under this heading only, will be heard at or after the noted time. In no case will it be heard before the stated time.)

21. Recommendation for the Board to conduct interviews of top Alternate Public Defender candidates: Richard Molezzo, Eric Nickel, Marc Picker and Jay Slocum; make a final selection; and authorize the County Manager to negotiate salary and start date. Manager. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [Staff Report - Manager - Interviews of Top APD Candidates.docx](#)
[Molezzo Packet.pdf](#)
[Nickel Packet.pdf](#)
[Picker Packet.pdf](#)
[Slocum Packet.pdf](#)

3:30 p.m. Public Hearing. (Note: This item will be heard at or after the noted time. In no case will it be heard before the stated time. Due to public testimony and discussion, time expended on the item in this category can vary.)

22. Hearing and discussion to affirm, modify or reverse the Board of Adjustment's partial approval of Special Use Permit Case Number WSUP17-0014 (Gail Willey). This request is for the business operation of Gail Willey Landscaping and Colorock, which the applicant has described as a wholesale nursery facility with incidental retail sales. Staff has classified the proposed operation under the following uses: Wholesaling, Storage and Distribution - Heavy; Construction Sales and Services; and Wholesale Nursery. If approved as submitted by the applicant, the permit would generally include (1) the sale, storage, and disposal of trees, flowers, plants, and associated landscaping materials, (2) the sale, storage, and disposal of various types of rock, (3) the use of a variety of storage and office facilities on site, (4) parking for customers and employees, and (5) the use of a variety of trucks and other vehicles, machinery, and equipment associated with the operation. A separate special use permit (not yet submitted) would be necessary to facilitate proposed access to the operation, which would include construction of a vehicle bridge across Steamboat Creek, a Significant Hydrologic Resource.

The Board of Adjustment's partial approval allows for the uses staff believes qualify under the wholesale nursery portion of the request, including sale of plants, trees and flowers. The partial approval does not, however, allow the uses staff believes qualify as the Construction Sales and Services use type - a commercial use not allowed in the General Rural (GR) regulatory zone - nor the Colorock operations (Wholesaling, Storage and Distribution - Heavy use type) - an industrial use not allowed in the GR regulatory zone. In this appeal, the applicant asserts that all proposed uses qualify as a wholesale nursery with incidental retail sales and should therefore be allowed on the subject property in the GR regulatory zone with an appropriate special use permit.

The site is located at 134 Andrew Lane, approximately 500 feet south of its intersection with Highway 395 and within Section 5, T17N, R20E, MDM, Washoe County, NV. The parcel (APN: 017-430-01) is ±35.9-acres in size and within the boundaries of the South Valleys Area Plan. The Master Plan category is Rural, and the regulatory zone is General Rural. The property owner is Willey Land, LLC, and the appellant is Gail Willey Landscaping. COMMUNITY SERVICES DEPARTMENT (Commission District 2.) FOR POSSIBLE ACTION

Attachments: [BCC 11-28-17 - Staff Report - WSUP17-0014-Willey Appeal](#)
[BCC 11-28-17 - Attachment A - Appeal](#)
[BCC 11-28-17 - Attachment B - BOA Staff Report](#)
[BCC 11-28-17 - Attachment C - Draft BOA Minutes](#)
[BCC 11-28-17 - Attachment D -](#)
[Conditions-if-Entire-Use-Approved](#)

End Of Scheduled Public Hearing

23. 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.
24. Commissioners'/County Manager's announcements, reports and updates, requests for information or topics for future agendas. (No discussion among Commissioners will take place on this item.)

Adjournment

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

Chair Lucey

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

Vice-Chair Berkgigler

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

Commissioner Jung

Community Assistance Center Transitional Governing Board
District Board of Health
Nevada Works (alternate)
Truckee Meadows Water Authority Board (alternate)
Truckee River Flood Management Authority (alternate)
Washoe County Criminal Justice Advisory Committee
Washoe County Internal Audit Committee
Washoe County District Board of Health
Washoe County Investment Committee
Washoe County Open Space and Regional Parks Commission Liaison
Washoe County Senior Services Advisory Board Liaison
Washoe County Stadium Authority

Commissioner Hartung

Truckee Meadows Regional Planning Agency Governing Board
Truckee Meadows Water Authority Board
Truckee River Flood Management Authority
Washoe County Stadium Authority (alternate)
Western Regional Water Commission
Washoe County Senior Services Advisory Board Liaison (Alternate)

Commissioner Herman

Nevada Association of Counties Board of Directors (NACO)
NevadaWorks
State Land Use Planning Advisory Council (SLUPAC)
Truckee Meadows Regional Planning Agency Governing Board
Truckee Meadows Water Authority Board
Truckee River Flood Management Authority
Verdi Television District (Liaison)
Vya Conservation District
Washoe County Animal Services Advisory Board
Washoe County School District Capital Funding Protection Committee
Washoe County School District Oversight Panel
Washoe County Stadium Authority (alternate)
Washoe-Storey Conservation District
Western Nevada Development District
Western Regional Water Commission