

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



COUNTY MANAGER
Eric P. Brown

NOTICE OF MEETING AND AGENDA

ASSISTANT DISTRICT ATTORNEY
Nathan Edwards

WASHOE COUNTY BOARD OF COUNTY COMMISSIONERS

- 1001 E. 9th Street, Reno, Nevada 89512

COUNTY CLERK
Janis Galassini

March 22, 2022
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 voted on in a block are considered a single item for purposes of public comment on action items as provided below in the description of the parameters for "Public Comment" section, so that there will be only one period of public comment on the block vote; any public comment made during that period may pertain to any of the items being voted on in the block, but there will not be separate public comment periods for each item within the block. 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. In compliance with the Americans with Disabilities Act, the Washoe County Commission Chambers are accessible and those requiring accommodation for this meeting should notify the Office of the County Manager at (775) 328-2000, 24 hours prior to the meeting.

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

Public Comment. Members of the public may also submit comments by mail, email to Washoe311@washoecounty.gov, or voice message at: (775) 328-2003. The County will make reasonable efforts to include all comments received by 4:00pm on March 21, 2022 by email and voicemail into the record. Comments are limited to 3 minutes per person and will be entered into the record only. Voicemails will no longer be played for broadcast and emails will not be read by the Clerk.

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

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

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

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

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

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

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 to include boards and commissions updates, requests for information or topics for future agendas. (No discussion among Commissioners will take place on this item.)

5. Donations. (FOR POSSIBLE ACTION)

- 5.A.1. Recommendation to accept a donation of two Commander 3400 Mobile Surveillance Trailers valued at [\$163,238.00] from the Washoe County Honorary Deputies Association through a gracious donation from the E. L. Wiegand Foundation to the Washoe County Sheriff's Office Special Operations Division. Sheriff. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [BCC 03-22-22 Commander Trailers Staff Report](#)

6. Consent Items. (FOR POSSIBLE ACTION)

- 6.A.1. Approval of minutes for the Board of County Commissioners' regular meetings of February 8, 2022; February 15, 2022; and February 22, 2022. Clerk. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [2022-02-08 W](#)
[2022-02-15 W](#)
[2022-02-22 W](#)

- 6.A.2. Acknowledge and approve correction to the Board of County Commissioners meeting minutes of December 14, 2021 to include the approval of Agenda Item 9. Clerk . (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [2022-03-22 Staff Report to Correct Minutes from 2019-12-14](#)
[BCC2021-12-14CorrectedW](#)

- 6.B.1. Recommendation to 1) approve roll change requests, pursuant to NRS 361.765 and/or NRS 361.768, for errors discovered on the 2020/2021 and 2021/2022 secured and unsecured tax rolls 2) authorize Chair to execute the changes described in Exhibits A and B and 3) direct the Washoe County Treasurer to correct the error(s). [cumulative amount of decrease to all taxing entities \$61,273.40]. Assessor. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [BCC 3/22/22 - Assessor - Staff Report Roll Change Requests](#)
[BCC 3/22/22 - Assessor - Exhibit A](#)
[BCC 3/22/22 - Assessor - Exhibit B](#)

- 6.C.1. Recommendation to: (1) adopt a Resolution of Intent (R22-47) to execute the following right-of-way acquisition deeds and easement deeds between Washoe County and the Regional Transportation Commission to support the Sky Vista Widening Project: a right-of-way acquisition totaling ±18 square feet and a temporary construction easement totaling ±445 square feet on APN 550-020-19; a temporary construction easement totaling ±48,364 square feet, a drainage easement totaling ±2,553 square feet, and a public use easement totaling ±276 square feet on APN 550-020-21; a right-of-way acquisition totaling ±14,458 square feet, a temporary construction easement totaling ±22,549 square feet, a drainage easement totaling ±10,770 square feet, and a public use easement totaling ±2,737 square feet on APN 550-020-22, part of North Valleys Regional Park [at the appraised value of \$38,980.00 or through a transfer of land valued equal to or greater than the appraised value that meets Land and Water Conservation Fund grant criteria and is approved by Community Services Department staff]; and (2) set a public hearing on the matter for April 12, 2022. Community Services. (Commission District 5.) FOR POSSIBLE ACTION

Attachments: [BCC - 03-22-22 - Staff Report - Sky Vista Resolution](#)
[BCC - 03-22-22 - Reso of Intent - Sky Vista](#)

- 6.D.1. Recommendation to approve budget amendments totaling an increase of [\$101,635.00; \$11,874.00 county match] in both revenue and expense to the FY22 Centers for Disease Control and Prevention (CDC) Public Health Preparedness BP2 Carryover Program Grant Subaward retroactive to July 1, 2021 through June 30, 2022 and direct the Comptroller's Office to make the appropriate budget amendments. Health District. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [BCC Staff Report FY22 PHP Carryover 03-22-22.docx.doc](#)
[SG 25544 Washoe County Health District\(6-30-22\)FINAL.pdf](#)

- 6.E.1. Recommendation to approve a Public Service Intern classification to be titled Public Service Intern (M) (salary range: \$15.00 - \$18.00) effective retroactively to February 23, 2022 - March 27, 2024 to respond to the current labor market, to provide the flexibility for Washoe County departments to attract top talent for Public Service Intern positions; and authorize Human Resources to make the necessary changes. [No fiscal impact] Human Resources. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [Staff Report - Public Service Intern Pay](#)

- 6.F.1. Recommendation to approve the appointment of Charlene R. Hart on the Washoe County Internal Audit Committee to fill a vacancy for a remaining term starting on March 22, 2022 and ending on June 30, 2024 or until such time as a successor is appointed. Manager's Office. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [03.22.22 BCC Staff Report - Internal Audit Committee Appointment](#)

- 6.F.2. Recommendation to approve, pursuant to NRS 244.1505, a Community Support grant award to Artown, a nonprofit corporation organized for charitable, religious, or educational purposes, in the amount of \$25,000 to support the month-long summer arts festival, approve the resolution necessary for same; and direct Comptroller's Office to make the appropriate disbursement. Manager's Office. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [Staff Report Community Support Artown 3-22-22 Artown Resolution 2022](#)

- 6.G.1. Recommendation to approve acceptance of the 2020 High Intensity Drug Trafficking Areas (HIDTA) Northern Nevada Major Crimes/Regional Narcotics Unit funding G20NV0001A [amount not to exceed \$110,000.00, no County match required] for the retroactive period of January 1, 2020 to June 30, 2022 to be used for overtime, and investigative expenses from HIDTA as administered through Las Vegas Metro Police Department, and direct Comptroller's Office to make the necessary budget amendments. Sheriff. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [BCC 03-22-22 - Sheriff - 2020 HIDTA RNU Funding \[\\$110,000\] HIDTA MCU-RNU G20NV0001A Award Doc](#)

- 6.H.1. Recommendation to accept a FY22 Nutrition Services Incentive Program (NSIP) subgrant award from the State of Nevada, Aging and Disability Services Division (ADSD) in the amount of [\$129,515.00; no county match] retroactive from October 1, 2021 to September 30, 2022 to supplement food costs for the Older Americans Act Title III congregate and home-delivered meal programs; and authorize the Director of Human Services Agency to retroactively execute the grant subaward and related documents; and direct the Comptroller's Office to make the necessary budget amendments. Human Services Agency. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [BCC 03-22-22 TMP5901 Accept FY22 NSIP \[\\$129,515.00; no county match\] 16-000-57-NX-22 NOSA \(002\)](#)

End of Consent Items

7. Discussion, possible approval, and possible direction to staff concerning Commissioner Herman’s proposed election integrity resolution. This item may include consideration of any of the 20 items proposed for adoption in the proposed resolution, including items concerning voter registration requirements by verification through various databases dealing with things like residency and citizenship, ballot forms, mailing requirements for ballots including possible use of “return receipt requested” service for all mailed ballots, National Guard and/or Sheriff’s Office deputies being present at polls, reviews and possible changes to voter rolls and statewide voter registration list, staffing matters for all aspects of election operations within the county including use of bipartisan teams where possible and use of only Washoe County residents as poll workers, requiring approval by central committees of political parties for membership on these bipartisan teams, determining shifts for bipartisan teams and other workers in connection with elections, procedures and measures for scanning and entering mail ballots into the system upon receipt, use of different colors or watermarks for ballots, use of “stealth paper ballots” including use of carbon-copy paper for ballots, limiting the amount of private contributions that can be accepted by the county for use by the Registrar of Voters in connection with elections operations, quarterly reporting by the registrar on election security and related matters, ensuring ballot counting is public and continues unabated when counting starts and when polls are closed, requiring provisional ballots for same day voter registrations and/or possibly using different colors for those ballots, purging voter registration records by putting an expiration date on registrations 5 years after original registration, requiring renewal notices for registration records that are up for expiration if the previous item is adopted, setting a blanket 10 year retention requirement for election records, and other additional measures to ensure security in connection with the elections processes of the county. This discussion and possible action on this item will also involve consideration of the legal analysis and authorities for the county to address election matters, as well as limitations on the county’s powers, and will involve consideration of factual, practical, and financial considerations connected with possible implementation of any of the proposed items in the resolution. Possible action may include approval or denial of the resolutions, with or without appropriate modifications, based on the information received during the item’s presentation in the meeting. Manager's Office. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [3-22-22 Staff Report Voter Resolution - 3-22-22](#)
[3-22-22 Herman Proposal](#)
[3-22-22 Voter Resolution 22-50](#)
[3-22-22 AB321](#)
[3-22-22 LCB File No R098-21A](#)
[3-22-22 LCB Research Division](#)
[3-22-22 Legal Memo and Analysis of Proposed Election Integrity](#)
[Resolution 2022 Memo](#)

8. Recommendation to approve the creation of one new full-time Facility Technician position, pay grade K; and one new full-time Maintenance Worker-Facilities, pay grade C (Community Services Department - Facility Operations) as reviewed and evaluated by the Job Evaluation Committee (JEC); and authorize Human Resources to make the necessary changes. [Total fiscal impact \$ 164,379.00 annually.] Community Services. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [BCC 03-22-22 - Staff Report for CARES facility positions](#)

9. Recommendation to: (1) approve a Boundary Line Adjustment (BLA) Purchase and Sale Agreement outlining the terms of a Boundary Line Adjustment between Washoe County and River Bend Mobile Home Park and Storage, LLC, to exchange the inland portion of a Washoe County property (currently identified as Assessor's Parcel Number 038-100-34 and commonly known as the Riverbend Property) located along old US Hwy 40 in Verdi, NV for the riverfront portion of the adjacent properties (currently identified as Assessor's Parcel Numbers 038-112-01, 038-112-02, 038-112-03, 038-112-04, and 038-112-12) owned by River Bend Mobile Home Park and Storage, LLC; (2) approve the associated BLA Deed; (3) approve a Declaration of Restrictive and Affirmative Covenants ensuring that the County's new parcel resulting from the BLA would be managed pursuant to Washoe County Code and only open for public use during daylight hours; (4) approve a Utilities, Drainage, Pedestrian Access and Trail Access Easement, which would result in (A) Washoe County granting the following easements across the County's new property to River Bend Mobile Home Park and Storage, LLC, to support a future development project on River Bend's new property resulting from the BLA: (i) two twenty-five-foot-wide, non-exclusive, relocatable utilities easements totaling no more than 15, 138 sf for the purpose of constructing underground utilities; (ii) a blanket stormwater easement to allow for the conveyance of stormwater; (iii) two twenty-five-foot-wide, non-exclusive, relocatable drainage easements totaling no more than 13,358 square feet for the purpose of constructing underground stormwater facilities, including piping and channels; (iv) two fifteen-foot-wide, non-exclusive, relocatable, pedestrian access easements totaling no more than 17,164 square feet for the purpose of providing pedestrian access from the adjacent property to the County's new property; and (B) River Bend Mobile Home Park and Storage, LLC granting Washoe County two fifteen-foot-wide, relocatable, non-exclusive trail access easements across River Bend Mobile Home Park and Storage, LLC's new property resulting from the BLA for the purpose of accessing and maintaining a future trail system on the County's new parcel; (5) if approved, authorize the Chair to execute the aforementioned agreements and deeds on behalf of the County; and (6) authorize Assistant County Manager, Dave Solaro, to execute any and all other required documents necessary to complete the BLA. Community Services. (Commission District 1.) FOR POSSIBLE ACTION

Attachments: [BCC - 03-22-22 - Staff Report - River Bend BLA Packet](#)
[BCC - 03-22-22 - River Bend BLA PSA](#)

10. Recommendation to retroactively approve contracts and purchases that have exceeded and are expected to exceed [\$100,000.00] that include emergency purchases in response to COVID-19 pandemic, homeless services and necessary goods and services for all County departments. A full list of specific contract, vendors, and amounts is viewable in the staff report. The aggregate amount of known expenditures under these contracts to date is \$21,418,019.64. Comptroller. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [Staff report for \\$100000 purchases - w Large changes 3.2.22](#)

11. Recommendation to approve an Interlocal Contract between the Department of Health and Human Services (Division of Health Care Financing and Policy) and the County of Washoe to authorize Human Services Agency to participate in claiming allowable reimbursements covered under Federal Title XIX of the Social Security Act, for activities performed for Medicaid Targeted Case Management (TCM) Services, Adult Day Health Care Direct Services, and Medicaid Administrative Services, July 1, 2022 to June 30, 2026 for approximately [\$7,526,000.00] for SFY 2023, [\$7,902,300.00] for SFY 2024, [\$8,297,416.00] for SFY 2025, and [\$8,712,286.00] for SFY 2026 with a total reimbursement not to exceed [\$32,438,002.00] for the term of the contract; and if approved, authorize Chairman to execute Contract. Human Services Agency. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [BCC 03-22-22 TMP5788 Approve DHCFP Interlocal TCM Adult Health \[\\$32,438,008.00\]](#)
[25230 Washoe County Human Services Revised](#)

12. Recommendation to approve an Interlocal Contract Between Public Agencies between the State of Nevada Department of Health and Human Services Health Care Financing and Policy and Welfare and Supportive Services Divisions and Washoe County to maintain the County Match Program, under Title XIX of the Social Security Act, assistance to individuals in long term care facilities retroactive to July 1, 2021 to June 30, 2023 in total amount not to exceed [\$13,152,047.50 (\$6,525,162.00 for FY22; \$6,626,885.50 for FY23)]; and if approved authorize the Chair to execute the Contract. Human Services Agency. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [BCC 03-22-22 TMP 5930 Approve DHCFP Interlocal Match \[\\$13,152,047.50\]](#)
[25678 Washoe County Match Contract \(REV\)](#)

13. Recommendation to retroactively approve an amendment to an Agreement for Professional Services between Washoe County and the Housing Authority of the City of Reno for payment processing services in support of the County's Emergency Rental Assistance 2 allocation from the U.S. Department of the Treasury for a period retroactive from February 22, 2022; to extend term of agreement from June 30, 2022 to December 31, 2022 and increase the cap of emergency rental assistance funds to be disbursed from \$1,525,000 to \$4,300,000 [administrative cost billable at 1.6% remains unchanged]; authorize the Purchasing and Contracts Manager to execute the amended agreement. Item supports Washoe County residents facing possible eviction and/or experiencing housing instability during the COVID-19 pandemic. Manager's Office. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [ERA2 RHA PSA Amendment Staff Report](#)
[AMENDMENT 1 RHA ERA2 Services Agreement](#)
[TMP 5937 - Cost Determination Justification](#)

14. Introduction and first reading of an ordinance amending Washoe County Code Chapter 5- Administration and Personnel, Chapter 490, Office of the Public Guardian- Retention of Attorney, authorizing the Washoe County Public Guardian to obtain the assistance of the Washoe County District Attorney's Office for the proper administration of guardianship cases. Approval shall not be construed to authorize the Washoe County District Attorney's Office to represent protected persons directly, including but not limited to any ancillary matters of a private nature such as divorce, trust or estate administration, bankruptcy, criminal defense, civil suits such as breach of contract or tort, or otherwise. Approval shall apply retroactively to any representation heretofore provided by the Washoe County District Attorney's Office to the Washoe County Public Guardian, and for other matters necessarily connected therewith and pertaining thereto; and set a public hearing for possible adoption of the ordinance, for April 12, 2022. Manager's Office. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [DA PG Ordinance 2022 first reading](#)
[chapter 5 ordinance standing authority in guardianship cases](#)
[Formatted PG Proposed Ordinance](#)

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

Attachments: [Staff Report 3-22-22 FY23 Financial Outlook Presentation](#)

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

(Note: Items 16. and 17. listed under this heading will be heard on or after 2:00pm. In no case will these items be heard before the stated time.)

16. Public Hearing: Appeal of the Washoe County Board of Adjustment's approval of: Special Use Permit Case Number WSUP21-0035 (Resort at Tahoe and Residences) to approve a special use permit for major grading of the project site and connector roadways to prepare for the redevelopment of the Tahoe Biltmore property. The applicant is also seeking to vary the following standards from Article 438; Section 110.438.45(a); 110.438.45(b); 110.438.45(c); 110.438.45(f); and 110.438.45(i). The applicant is proposing the excavation of 197,500 cubic yards of material, and 42,000 cubic yards of fill material, and exportation of 155,500 cubic yards of material
- The applicant for the special use permit is EKN Development Group, owner of 47 Reservoir Road, 101 Lakeview Avenue, 0 Wassou Road, 5 SR 28 and 0 SR 28. (APN: 123-071-04; 123-054-01; 123-053-04; 123-053-02; 123-052-04; 123-052-02; 123-052-03; 123-071-35; 123-071-36; 123-291-01).
- There are three appellants: (1) North Tahoe Preservation Alliance (NTPA), represented by Ann Nichols; (2) Doug Flaherty, a resident of Incline Village; and (3) Granite Place Owners Association, represented by Justin Townsend.
- The Board of County Commissioners (Board) may affirm, reverse or modify the decision of the Board of Adjustment. The Board's analysis may also include a finding on the issue of standing to bring the appeal in the first place. If the Board modifies or reverses, it may remand the matter back to the Board of Adjustment with instructions. Community Services. (Commission District 1.) FOR POSSIBLE ACTION

Attachments: [BCC 3-22-22 - Staff Report - Appeal WSUP21-0035 Resort at Tahoe & Residences](#)
[BCC 3-22-22 - Attachment A - North Lake Tahoe Preservation Alliance Appeal](#)
[BCC 3-22-22 - Attachment B - Doug Flaherty Appeal](#)
[BCC 3-22-22 - Attachment C - Granite Place Owners Association Appeal](#)
[BCC 3-22-22 - Attachment D - BOA Signed Action Order](#)
[BCC 3-22-22 - Attachment E - Board of Adjustment Staff Report](#)
[BCC 3-22-22 - Attachment F - Board of Adjustment Conditions of Approval](#)
[BCC 3-22-22 - Attachment G - Board of Adjustment Draft Minutes](#)
[BCC 3-22-22 - Attachment H - Public Comments](#)
[BCC 3-22-22 - Attachment I - Public Comments 2](#)
[BCC 3-22-22 - Attachment J - BOA Washoe County Staff and Applicant Presentations](#)
[BCC 3-22-22 - Attachment K - BOA Recording Dated 02-03-22](#)
[BCC 3-22-22 - WSUP21-0035 Appeal Staff Presentation](#)
[BCC 3-22-22 - WSUP21-0035 Appeal - Appellant Doug Flaherty Presentation](#)
[BCC 3-22-22 - WSUP21-0035 Appeal - Granite Place; Brief in Support of Appeal Submitted 3-15-22](#)

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

Recommendation to:

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

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

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

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

Attachments: [BCC 3-22-22 - Staff Report - WMPA21-0008 WRZA21-0005 Highland Village Phase II](#)
[BCC 3-22-22 - Attachment A - WMPA21-0008 Resolution](#)
[BCC 3-22-22 - Attachment B - WRZA21-0005 Resolution](#)
[BCC 3-22-22 - Attachment C - PC MPA Resolution](#)
[BCC 3-22-22 - Attachment D - PC RZA Resolution](#)
[BCC 3-22-22 - Attachment E - PC Staff Report](#)
[BCC 3-22-22 - Attachment F - PC Minutes](#)

18. Public Hearing: For possible action to conduct a Public Hearing under the Tax Equity Fiscal Responsibility Act ("TEFRA") and adopt a resolution approving the issuance by the Arizona Industrial Development Authority (Arizona) of not to exceed \$30,000,000 of education revenue bonds on behalf of Pinecrest Academy of Northern Nevada Foundation for purposes, and as required by Internal Revenue code of 1986 section 147(f), as amended. The bonds or a portion thereof will be "private activity bonds" and "qualified 501(c)(3) bonds" for purposes of the Internal Revenue Code of 1986, as amended (the "code"). The revenue from the bond issuance will be used to finance, from time to time, pursuant to a plan of finance (1) existing charter school facilities located at 1150 silent sparrow drive, sparks, in Washoe county, Nevada (the "facilities"); (2) the funding of a debt service reserve fund for the bonds; and (3) the payment of certain costs of issuance of the bonds. the bonds are not a debt or obligation of the county, the county is not a party to the financing and bears no risk in this transaction, either financial or reputational, and has received a letter of indemnification from the borrower, which was prepared by the county's bond counsel firm, Sherman & Howard, LLC. Manager's Office. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [Staff Report TEFRA Hearing Pinecrest Academy March 22 2022](#)
[Washoe TEFRA Approval Res and Notice - PANN](#)
[Indemnification Letter \(AZIDA\) - Pinecrest March 2022](#)
[\(54501632v1\) signed](#)

End Of Scheduled Public Hearings

19. 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.
20. Commissioners'/County Manager's announcements, reports and updates to include boards and commissions updates, requests for information or topics for future agendas. (No discussion among Commissioners will take place on this item.)

Adjournment

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

Chair Hartung

Community Homelessness Advisory Board (alternate)
EDAWN (Economic Development Authority of Western Nevada)
Nevada Association of Counties Board of Directors (NACO)
Regional Transportation Commission
Truckee Meadows Regional Planning Agency Governing Board
Truckee Meadows Water Authority Board
Truckee River Flood Management Authority
Washoe County Stadium Authority
Washoe County Investment Committee
Western Regional Water Commission

Vice-Chair Hill

Community Homelessness Advisory Board
Downtown Reno Business Improvement District
EDAWN (Economic Development Authority of Western Nevada) (alternate)
Nevada Tahoe Conservation District Board of Supervisors
Regional Transportation Commission (alternate)
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
Truckee River Flood Management Authority
Washoe County Internal Audit Committee (alternate)
Washoe County Investment Committee
Washoe County Legislative Liaison
Washoe County Stadium Authority

Commissioner Lucey

Community Homelessness Advisory Board
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 Criminal Justice Advisory Committee
Washoe County District Board of Health
Washoe County Legislative Liaison
Washoe County School District Capital Funding Protection Committee
Washoe County School District Oversight Panel
Washoe County Stadium Authority (alternate)
Western Nevada Development District (WNDD) (alternate)
Western Regional Water Commission

Commissioner Jung

Washoe County Animal Services Advisory Board
Downtown Reno Business Improvement District (alternate)
Nevada Tahoe Conservation District Board of Supervisors (alternate)
Nevadaworks (alternate)
Regional Transportation Commission (alternate)
Truckee Meadows Water Authority Board (alternate)
Truckee River Flood Management Authority (alternate)
Washoe County Open Space and Regional Parks Commission Liaison
Washoe County Senior Services Advisory Board Liaison
Washoe County Stadium Authority (alternate)

Commissioner Herman

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