

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

May 10, 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 May 9, 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. Appearance and presentation by Perry Di Loreto, President of the Board, Nevada Western Heritage Center Alliance, regarding the revitalization of the Reno Sparks Livestock Events Center property. FOR DISCUSSION ONLY

Attachments: [2022.05.10 NWHC PPT Washoe County](#)

4. 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.
5. 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.)

6. Consent Items. (FOR POSSIBLE ACTION)

- 6.A.1. Recommendation to approve a Lease Agreement between Washoe County and Polygrarian Institute dba Reno Food Systems, a Nevada 501(c)(3) nonprofit organization, for continued use of a five-acre parcel at Betsy Caughlin Donnelly Park (3295 Mayberry Drive, Reno, Nevada/Assessor's Parcel Number 009-742-01) for a 5-year term, with one renewal term of five (5) years, commencing on May 15, 2022, as authorized under Nevada Revised Statute 244.284. Community Services. (Commission District 1.) FOR POSSIBLE ACTION

Attachments: [BCC 05-11-22 - Staff Report Polygrarian Lease Agreement](#)
[BCC 05-10-22 - Polygrarian Lease Agreement 2022](#)

- 6.A.2. Recommendation to approve Amendment No. 2 to Golf Management License and Services - Wildcreek Golf Course between Washoe County and MAZZ Golf Management to amend the term effective June 23, 2020 through December 31, 2022, retroactive to January 1, 2022. Amendment No. 2 extends the current license and services agreement for MAZZ to operate the golf course while the transfer of the golf course from Washoe County to Northern Nevada Youth Golf Foundation, d/b/a (doing business as) First Tee of Northern Nevada if finalized. Community Services. (Commission District 3.) FOR POSSIBLE ACTION

Attachments: [BCC 05-11-22 - Staff Report - Amend No 2 to Wildcreek Golf Management Agreement](#)
[BCC 05-10-22 - Amendment No 2 to Wildcreek Golf License](#)

- 6.A.3. Recommendation to grant a Slope and Landscape Easement totaling ±13,017 square feet and a Temporary Construction Easement totaling ±78,439 square feet, pursuant to Nevada Revised Statute 244.137, to Toll North Reno, Limited Liability Company, on Assessor's Parcel Number 083-024-06, commonly known as Lazy 5 Regional Park, for the purposes of constructing and maintaining a 3:1 landscaped slope to support the neighboring Stonebrook West housing development, as well as associated mitigation in the form of trail construction. Community Services. (Commission District 4.) FOR POSSIBLE ACTION

Attachments: [BCC 05-10-22 - Staff Report - Lazy 5 Slope Easement](#)
[BCC 05-10-22 - Lazy 5 Slope Easement Deed](#)

- 6.B.1. Recommendation to acknowledge receipt of the Interim Financial Report for Washoe County Governmental Funds for the Nine Months Ended March 31, 2022. The Interim Financial Report reflects that Total Governmental Fund Balances increased \$116 million year to date and increased \$115 million when compared to last year this time. Total Governmental Revenues are up \$72 million over the prior year and Total Governmental Expenditures increased \$60 million over the prior year. - Unaudited. Comptroller. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [Staff Report Q3-2022 Interim Financial Q3-2022 Interim Financial Report](#)

- 6.C.1. Recommendation to approve Commission District Special Fund disbursement, pursuant to NRS 244.1505, in the amount of [\$10,000.00] for Fiscal Year 2021-2022; District 3 Commissioner Kitty Jung recommends a [\$10,000.00] grant to Washoe County Community Services Department, Regional Parks and Open Space -- a government entity -- for the purpose of supporting the professional production of a 20-minute mini-documentary video highlighting Rancho San Rafael's 40-year history; and for the purpose of commissioning a local artist to create a pollinator themed sculpture for "The Hive" area in the center of the garden at Rancho San Rafael Park; approve Resolutions necessary for same; and direct the Comptroller's Office to make the necessary net zero cross fund and/or cross function budget appropriation transfers. Manager's Office. (Commission District 3.) FOR POSSIBLE ACTION

Attachments: [Staff Report CSD 2022 WC Regional Parks Open Spaces Resolution 05.10.22 05.10.22 BCC Resolution - CSD Parks](#)

- 6.C.2. Recommendation to approve an Agreement for Professional Services between Washoe County and Washoe Legal Services to operate a Housing Stability Self-Help Desk at the Reno Justice Court with term of agreement from May 11, 2022 to September 30, 2022 and professional services and associated costs billable on a monthly basis [not to exceed \$135,175.00 of Emergency Rental Assistance allocation from the U.S. Department of the Treasury]; authorize the Purchasing and Contracts Manager to execute the agreement. Manager's Office (All Commission Districts.)FOR POSSIBLE ACTION

Attachments: [TMP-6096 Staff Report WLS Self Help Desk Housing Stability Self Help Desk PSA FINAL 4.12.22](#)

- 6.D.1. Recommendation to: (1) appoint Thuy Tran [District 2] to the Washoe County Senior Services Advisory Board for the remainder of the term ending March 31, 2023; (2) appoint Mavis Kay Bonzer [District 1] for remainder of the term ending October 31, 2024; (3) appoint Konandaraman Venkataraman [District 2] for the remainder of the term ending February 28, 2023; and (4) appoint Jane Baudelair [District 4] for the remainder of the term ending October 31, 2024. Applicants include: Thuy Tran, Mavis Kay Bonzer, Konandaraman Venkataraman, and Jane Baudelair. Human Services Agency. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [BCC 05-10-22 TMP6103 Appoint Senior Advisory Board](#)

- 6.E.1. Recommendation to accept Treasurer's status report for the period ending April 30, 2022, of payment of refunds and interest since last update in the amount of \$1,984,479.45 on certain property tax overpayments for residential properties at Incline Village/Crystal Bay, in compliance with the October 21, 2019 Order issued by the District Court in Village League to Save Incline Assets, Inc., et.al. vs. State of Nevada, et.al., Case No. CV03-06922, as modified and clarified by the settlement agreement regarding the processing of refunds. Treasurer. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [Staff Report - Treasurer's status report for the period ending 4.30.2022](#)
[APRIL 30 2022 REPORT OF CLAIMS PAID](#)

End of Consent Items

7. Recommendation to approve amended allocations of American Rescue Plan Act (ARPA) funds through the Coronavirus State Fiscal Recovery Fund and Coronavirus Local Fiscal Recovery Fund (SLFRF) for the following projects:
1. Safe Camp Capital project in a total amount of \$4,693,132 (an increase of \$193,132 over the \$4,500,000 allocated and approved by the Board on July 20, 2021)
 2. Our Place Enhancements project in a total amount of \$926,477 (an increase of \$476,477 over the \$450,000 allocated and approved by the Board on December 14, 2021), and
 3. Our Place Community Garden Fencing project in a total amount of \$164,377 (an increase of \$34,377 over the \$130,000 allocated and approved by the Board on December 14, 2021),
- and direct the Comptroller's Office to make necessary net zero cross-fund and/or cross-functional budget appropriation transfers. Manager's Office. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [BCC 5-10-22 OCM SLFRF OurPlace SafeCamp Amendments](#)

8. Recommendation to approve a Professional Consulting Services Agreement between Farr West Engineering and Washoe County for the Safe Camp Facility to provide Project Engineering Services including Design, Bidding and Permitting, Construction Surveying, Construction Observation, Materials Testing Subconsultants and Value Engineering Services [in the amount of \$193,132.00] commencing on May 10, 2022. Community Services. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [BCC 05-10-22 - Staff Report - FarrWest Engineering -Safe Camp](#)
[BCC 05-10-22 - Professional Svcs Agreement - Farr West for Safe Camp](#)

9. Recommendation to award a bid and approve the Agreement to the lowest responsive, responsible bidder for the Our Place - Site Improvements Project [staff recommends Sullivan Structures, LLC., in the amount of \$541,487.00]. This project will design and construct landscaping and repair existing exterior finishes to the existing buildings at the Our Place Campus located at located at 605 S 21st St, Sparks, NV 89431. Community Services. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [BCC 05-10-22 - Staff Report Our Place - Site Improvements](#)
[BCC 05-10-22 - Construction Agreement - Sullivan Structures Our Place Site Enhancements](#)

10. Recommendation to award a bid and approve the Agreement to the lowest responsive, responsible bidder for the Our Place Site Improvements - Fencing Project [staff recommends Sullivan Structures, LLC., in the amount of \$548,817.00] for construction of perimeter security fencing around the leased area of the Our Place Campus located at 605 S 21st St, Sparks, NV 89431, with additional fencing around the Community Garden Areas. Community Services. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [BCC 05-10-22 - Staff Report Our Place - Fencing](#)
[BCC 05-10-22 - Construction Agreement - Sullivan Structures Our Place Fencing](#)

11. Recommendation to approve a Professional Consulting Services Agreement between Washoe County and Van Woert Bigotti Architects for the Nevada Cares Campus Improvements Phase 2, 3 and 4 design development to include architecture and interior design, civil engineering, mechanical engineering, electrical engineering, structural engineering and kitchen design, construction documents, conditional use permit support, permitting support, bidding support and construction administration [in the amount of \$4,203,439.00] and commencing on May 10, 2022. Community Services. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [BCC 05-10-22 - Staff Report - NV Cares Campus - VWB Professional Services](#)
[BCC 05-10-22 - Professional Svcs Agreement - Van Woert Bigotti for Cares Campus](#)

12. Recommendation to authorize Clark/Sullivan Constructors, Inc., doing business as, Clark Sullivan Construction as the Construction Manager-At-Risk (CMAR) and approve Guaranteed Maximum Price (GMP) Agreement 1 for Phase 2 to construct restroom, shower & laundry facilities, concrete floor sealing in the sprung structure and provide and install personal living cubicles for the NV Cares Improvement Project, located at 1800 Threlkel Street [in the amount of \$12,148,912.00] and commencing on May 10, 2022. Community Services. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [BCC 05-10-22 - revised staff report for NV Cares GMP 1](#)
[BCC 05-10-22 - NV Cares GMP 1 Construction Agreement -Fed](#)
[BCC 05-10-22 - Contract Provisions Federal Awards](#)

13. Recommendation to award Bid No. 3175-22 for Water and Wastewater Treatment Chemicals, on behalf of the Community Services Department Utility Services Division and on a requirements basis to Olin Chlor Alkali Products, [in the estimated annual amount of \$382,250.00] and to Thatcher Company of Nevada, Inc., [in the estimated annual amount of \$21,600.00]; and authorize the Purchasing and Contracts Manager to execute the necessary purchase orders over the award period commencing July 1, 2022 through June 30, 2023, with the provision for two, one year extensions at the County's option. Community Services. (Commission District 2.) FOR POSSIBLE ACTION

Attachments: [BCC 05-10-22 - Staff Report - Water and Wastewater Treatment Chemicals](#)

14. Recommendation to authorize MWH Constructors and KG Walters Construction (MWH&KGW), a joint venture, as the Construction-Manager-At-Risk (CMAR) and approve a Guaranteed Maximum Price Agreement (GMP) 3C for the Early Equipment Procurement Package associated with the South Truckee Meadows Water Reclamation Facility 2020 Expansion Project, in the amount of [\$9,792,598.00]. Community Services. (Commission District 2.) FOR POSSIBLE ACTION

Attachments: [BCC 05-10-22 - Staff Report - MWH&KGW CMAR GMP3C](#)
[BCC 05-10-22 - GMP 3C OWNER CMAR AGREEMENT FINAL](#)

15. Recommendation to approve a one-year extension to the original Request for Proposal (RFP) No. 3086-19 for Medical Services-Washoe County Personnel, ARC Health and Wellness Centers, in the estimated annual amount of [\$294,321], on behalf of the Sheriff's Office, and authorize the Purchasing and Contracts Manager to execute a one-year extension, July 1, 2022, through June 30, 2023, at the discretion of the County. Sheriff. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [BCC 05-10-22 - Sheriff - ARC Health and Wellness](#)
[Washoe County ARC Contract Extension](#)
[ARCMedicalServicesContract 6-11-19](#)

16. Introduction and first reading of Washoe County Code Chapter 95, governing parks and recreation; repealing the entire existing Chapter 95, and enacting a new ordinance that revises and replaces Chapter 95 provisions governing parks and open space, including but not limited to the Definitions applicable to the chapter, Open Space and Regional Parks Commission, Powers and Duties of the Director, Enforcement of the chapter, use of vehicles and non-motorized vehicles, domestic animals, and visitor conduct. The proposed ordinance amends provisions regarding the Open Space and Regional Parks Commission to reflect applicable Nevada law; gives the Director power to designate employees as enforcement officials, appoint personnel authorized to collect fees, and approve special activity permits in certain circumstances; grants the Regional Parks and Open Space Commission authority to approve and establish a schedule of proposed fees for park facilities, recreation programs and special events and activities; establishes a requirement for a group use permit for activities involving more than 25 persons; expands provisions regarding concession/commercial operations in county parks, establishing a requirement for a permit; establishes a permit requirement for commercial/professional filming and photography to incorporate the previously enacted policy exempting small scale photography and filming from the permit requirement; allows use of unmanned aerial apparatuses (drones) if nondisturbing and nonthreatening, and allows the Director to prohibit use of drones in parks or portions of county parks; enacts provisions regarding use of operator-propelled vehicles including bicycles and electric bicycles in parks, granting the Director discretion to prohibit such use and requiring operators to restrict speed and safely operate the vehicle; expands the Director's ability to prohibit smoking, fires, or any open flames based on fire risk and weather conditions; prohibits pyrotechnics and liquid or solid fuel model rockets in county parks; generally prohibits smoking and vaping in parks, but allows the Director to designate specific smoking areas; clarifies provisions regarding camping, including granting the Director authority to limit or prohibit certain recreational vehicles based on conditions and characteristics of individual campsites; requires appropriate food storage on campsites; clarifies that persons lawfully camping may gather downed deadwood for lawful campfires; and establishes provisions regarding enforcement including that it is unlawful to violate a provision of the chapter, allows for an enforcement official to exclude a person violating the chapter from county parks with appropriate notice, grants citation power to enforcement officials, establishes criminal and civil penalties with appropriate notice. And, if introduced, set the public hearing and second reading of the ordinance for May 24, 2022. Community Services. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [BCC 05-10-22 - Staff Report - Chapter 95 amendment](#)
[BCC 05-10-22 - WCC Chpt. 95 - WORKING COPY](#)

17. Discussion and possible action by the Board of County Commissioners under section 7.2 Reconsideration, of the Board of County Commissioners Rules of Procedures, as requested by Commissioner Herman at the April 19, 2022, Board of County Commission meeting to reconsider the Board vote on April 12, 2022 for Master Plan Amendment Case Number WMPA21-0008 & Regulatory Zone Amendment Case Number WRZA21-0005 (Highland Village Phase II). This item pertains to item 18 in this same agenda. Manager's Office. (Commission District 5.) FOR POSSIBLE ACTION

Attachments: [BCC 05-10-22 - Staff Report - Reconsideration - Highland Village](#)

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

18. 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 5-10-22 - Staff Report - WMPA21-0008 WRZA21-0005 Highland Village Phase II](#)
[BCC 5-10-22 - Attachment A - WMPA21-0008 Resolution](#)
[BCC 5-10-22 - Attachment B - WRZA21-0005 Resolution](#)
[BCC 5-10-22 - Attachment C - PC MPA Resolution](#)
[BCC 5-10-22 - Attachment D - PC RZA Resolution](#)
[BCC 5-10-22 - Attachment E - PC Staff Report](#)
[BCC 5-10-22 - Attachment F - PC Minutes](#)
[BCC 5-10-22 - WMPA21-0008 WRZA21-0005 Staff Presentation](#)
[BCC 5-10-22 - WMPA21-0008 WRZA21-0005 Applicant Presentation](#)

19. Public Hearing and possible action to hold the first reading of an ordinance: (1) amending Ordinance No. 1000 in order to change the boundaries of District No. 24 (Groundwater Remediation); (2) providing for a notice of a public hearing and other matters relating thereto; and (3) setting the public hearing for the second reading and possible adoption on June 21, 2022;

AND

Hold the first reading of an ordinance: (1) imposing a fee on the parcels of land in Washoe County, Nevada District No. 24 (Groundwater Remediation) to pay the costs of developing and carrying out a plan for remediation; (2) providing for a notice of a public hearing and other matters relating thereto; and (3) setting the public hearing for the second reading and possible adoption on June 21, 2022. The Central Truckee Meadows Remediation District was formed in 1997 to address the tetrachloroethene (PCE) contamination of groundwater in the central Truckee Meadows area. The District is tasked with remediating PCE contamination and annually updates both the Service Area Boundary and Contaminant Boundary based on continuous analysis and modeling efforts. Community Services. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [BCC 05-10-22 - Staff Report - CTMRD 2022 Fee and Boundary Ordinance Intro](#)
[BCC 05-10-22 - Attachment 1 - 2022 Boundary Ordinance](#)
[BCC 05-10-22 - Attachment 2 - Prelim 2021 Fee Year Boundary Map + New Parcels](#)
[BCC 05-10-22 - Attachment 3 - 2022 Fee Ordinance](#)
[BCC 05-10-22 - Attachment 4 - Prelim Service Fee Boundary Map](#)
[BCC 05-10-22 - Attachment 5 - Prelim Fee Schedule](#)

20. Public Hearing: Second reading and adoption of an ordinance amending Washoe County Code Chapter 110 (Development Code), Article 319, Short Term Rentals (STRs) by amending various sections in order to: (1) change the requirements for processing a tier 3 STR application from an administrative permit approved by the Board of Adjustment to a special use permit approved by the Planning Commission; (2) exclude overflow parking spaces in condominium or multi-family complexes in the calculation of required parking spaces; (3) require the STR property owner(s)' notarized certification to include an attestation that the subject STR property is covered by insurance that provides for a minimum of \$500,000 liability coverage per occurrence; (4) repeal the requirement to submit a certificate of insurance; (5) provide that a bear box is required in the Incline Village General Improvement District's service territory following two confirmed trash violations; (6) modify the maximum occupancy calculation from one occupant for every 200 square feet of habitable space to two (2) occupants for each legally permitted bedroom, with the remainder of the home (excluding bedrooms) calculated as one occupant for every 200 square feet of habitable space; and all matters necessarily connected therewith and pertaining thereto. Community Services. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [BCC 5-10-22 - Staff Report - 2nd Reading WDCA22-0001 STRs](#)
[BCC 5-10-22 - Attachment A - Working Copy of Proposed Ordinance](#)
[BCC 5-10-22 - Attachment B - Clean Copy of Ordinance](#)
[BCC 5-10-22 - Attachment C - Planning Commission Resolution No. 22-05](#)
[BCC 5-10-22 - Attachment D - Planning Commission Staff Report for WDCA22-0001](#)
[BCC 5-10-22 - Attachment E - PC Minutes from 3-1-22 Meeting](#)
[BCC 5-10-22 - WDCA22-0001 STRs Staff Presentation](#)

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

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

Attachments: [BCC 5-10-22 - Staff Report - 2nd Reading Prado Ranch](#)
[BCC 5-10-22 - Attachments A & A-1](#)
[BCC 5-10-22 - Prado Ranch Staff Presentation](#)

End Of Scheduled Public Hearings

22. 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.
23. 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)