

BOARD OF COUNTY COMMISSIONERS, WASHOE COUNTY, NEVADA

TUESDAY

2:30 P.M.

AUGUST 8, 2000

PRESENT:

Ted Short, Chairman
Jim Shaw, Vice Chairman
Joanne Bond, Commissioner
Jim Galloway, Commissioner
Pete Sferrazza, Commissioner

Amy Harvey, County Clerk
Katy Singlaub, County Manager
Madelyn Shipman, Legal Counsel

The Board met in regular session in the Commission Chambers of the Washoe County Administration Complex, 1001 East Ninth Street, Reno, Nevada. Following the pledge of allegiance to the flag of our Country, the Clerk called the roll and the Board conducted the following business:

00-750 AGENDA

In accordance with the Open Meeting Law, on motion by Commissioner Bond, seconded by Commissioner Shaw, which motion duly carried, Chairman Short ordered that the agenda for the August 8, 2000, meeting be approved with the following changes: **Delete Item 5K(3)(c)** Interlocal Agreements Kids Korner (Reno Police Department) and Sun Valley Teen Center (Washoe County School District); **Amend Item 5J** Memorandum of Understanding with govWorks, Inc., by adding a clause to the contract.

PUBLIC COMMENTS

Chairman Short requested a moment of silence to honor Larry Graham, Wadsworth Justice of the Peace for 12 years, who recently passed away.

Commissioner Sferrazza requested that they honor Jud Allen, who recently passed away, and stated that Mr. Allen contributed greatly to Washoe County in his years of service on various boards.

Sam Dehne, Reno citizen, expressed his concern about various committees and organizations holding their meetings in private.

Al Hesson, area resident, expressed his concern with local governments.

MINUTES

On motion by Commissioner Bond, seconded by Commissioner Galloway, which motion duly carried, Chairman Short ordered that the minutes of the regular meetings of July 11 and 18, 2000 and the minutes of the joint meeting of July 20, 2000, be approved.

00-751 ACCEPTANCE OF GRANT – STATE OF NEVADA – JUVENILE JUSTICE COMMISSION – SHERIFF’S DEPARTMENT

Upon recommendation of Dennis Balaam, Sheriff, on motion by Commissioner Bond, seconded by Commissioner Galloway, which motion duly carried, Chairman Short ordered that the State of Nevada, Juvenile Justice Commission Grant in the amount of \$17,000, to be used to enforce underage drinking laws, be accepted.

It was further ordered that the following account transactions be authorized:

<i>Increase Revenues</i>	<i>Amount</i>
152303G/4301	\$17,000.00
<i>Increase Expenditures</i>	<i>Amount</i>
152303G/7003	\$17,000.00

00-752 ACCEPTANCE OF GRANT – AGING SERVICES DIVISION – HUMAN SERVICES CONSORTIUM – REGIONAL TRANSPORTATION COMMISSION (RTC) – SENIOR SERVICES DEPARTMENT

Upon recommendation of Karen Mabry, Director, Senior Services Department, on motion by Commissioner Bond, seconded by Commissioner Galloway, which motion duly carried, it was ordered that the grant awards for FY 2000-2001 from the Division for Aging Services, Regional Transportation Commission, and Human Services Consortium in the amount of \$313,925 be accepted.

Division for Aging Services

Washoe County Case Management Program	\$75,000
Washoe County Senior Law Program	\$74,000
Washoe County Homemaker Program	\$31,307
Washoe County Adult Daycare Program	\$70,000
Washoe County Homemaker Supplement (FY99-00)	\$ 1,307

Human Services Consortium

Washoe County Case Management, Legal and Daycare Program	\$54,311
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Regional Transportation Commission

Gerlach Senior Transportation Program

\$ 8,000

Total

\$313,925

It was further ordered that the establishment of specific revenue and expenditure accounts be approved:

REVENUES			
Source	Program	Amount	Account
Division for Aging Services	Case Management	\$75,000	255601G-4301
	Law	\$74,000	254801G-4301
	Homemaker	\$31,307	254701G-4301
	Homemaker Supplemental	\$1,307	254700G-4301
	Adult Day Health	\$70,000	253001G-4301
Consortium	Case Management	\$9,875	255601G-43016
	Legal	\$9,875	254801G-43016
	Adult Day Health	\$29,624	253001G-43016
RTC	Gerlach Transportation	\$8,000	254401G-4348
EXPENDITURES			
Division for Aging Services	Case Management	\$75,000	255601G-7000
	Legal	\$74,000	254801G-7000
	Homemakers	\$31,307	254701G-7395
	Homemaker Supplemental	\$1,307	254700G-7395
	Adult Day Health	\$70,000	253001G-7000
Consortium	Case Management	\$9,875	255601G-7000
	Legal	\$9,875	254801G-7000
	Adult Day Health	\$29,624	253001G-7000
RTC	Gerlach	\$8,000	254401G-7394

00-753

CONTINGENCY TRANSFER – PUBLIC WORKS DEPARTMENT
– UPGRADE TANKS PROJECTS – BUDGET DIVISION

Upon recommendation of Anna Heenan, Senior Administrative Analyst, on motion by Commissioner Bond, seconded by Commissioner Galloway, which motion duly carried, Chairman Short ordered that the transfer of funds from contingency to the Public Works Department, to be used for clean up and testing of soil/groundwater contamination at Rancho San Rafael and Gerlach where tanks have been removed, be approved and the Comptroller be directed to make the following account adjustments:

ACCOUNT	DESCRIPTION	DECREASE AMOUNT
001-1890-7328	Contingency	\$50,000
ACCOUNT	DESCRIPTION	INCREASE AMOUNT
001-16044-7103	Professional Services	\$30,000
001-16044-7358	Licenses & Permits	\$ 2,500
001-16044-7880	Construction Contracts	\$17,500

**00-754 NOTICE OF LIEN RELEASE – LAWTON-VERDI INTERCEPTOR
SAD NO. 15 – UTILITY SERVICES**

Upon recommendation of John Collins, Manager, Utility Services Division, through Ed Schmidt, Director of Water Resources Department, on motion by Commissioner Bond, seconded by Commissioner Galloway, which motion duly carried, it was ordered that the Notice of Lien Release for Document No. 1231573, APN 038-695-08, Lot 8, Block C of the Riverdale Subdivision Unit 1 be approved and Chairman Short be authorized to execute.

**00-755 COUNTY COMMISSION DISTRICT 5 – SPECIAL FUNDING
ACCOUNT – COLD SPRINGS VALLEY CLEAN UP**

On motion by Commissioner Bond, seconded by Commissioner Galloway, which motion duly carried, Chairman Short ordered that the following expenditure from County Commission District 5 Special Funding Account be approved:

Commissioner Bond: \$1300.00 to Independent Sanitation for October 21, 2000 Cold Springs Valley Clean-Up Campaign per request from Cold Springs Community Association.

**00-756 AWARD OF BID – BID NO. 2253-2000 – COURTHOUSE LEADED
GLASS DOME RESTORATION – GENERAL SERVICES**

This was the time to consider award of bid, Notice to Bidders for receipt of sealed bids having been published in the Reno-Gazette Journal on July 5, 2000, for the Washoe County Courthouse Leaded Glass Dome Restoration on behalf of the Facility Management Division of the General Services Department. Proof was made that due and legal Notice had been given.

Bids, copies of which were placed on file with the Clerk, were received from the following vendors:

Reflection Studios, Inc.
Conrad Schmitt Studios

Cummings Studios submitted a “no bid” response.

Upon recommendation of John Balentine, Purchasing and Contracts Administrator, on motion by Commissioner Bond, seconded by Commissioner Galloway, which motion duly carried, Chairman Short ordered that Bid No. 2253-2000 for the Washoe County Courthouse Leaded Glass Dome Restoration on behalf of the Facility Management Division, be awarded to the lowest responsive, responsible bidder, Reflection Studios, Inc., in the amount of \$183,985.00. It was further ordered that the Purchasing and Contracts Administrator be authorized to execute the agreement with Reflection Studios, Inc., to perform the work.

**00-757 WATER RIGHTS DEED – DENNIS RIFF – MELVIN TONKIN –
WATER RESOURCES**

Upon recommendation of John Collins, Manager, Utility Services Division, through Ed Schmidt, Director of Water Resources Department, on motion by Commissioner Bond, seconded by Commissioner Galloway, which motion duly carried, it was ordered as follows:

1. The Water Rights Deed for a total combined duty of 2.02 acre-feet of groundwater rights from a portion of Permits 42653, 42655, and 42656 between Dennis S. Riff and Melvin Tonkin as Grantors, and Washoe County as Grantee, be approved and Chairman Short be authorized to execute; and
2. The Utility Services Division Manager be directed to record the Water Rights Deed with the Washoe County Recorder.

**00-758 WATER RIGHTS DEED – WATER SALE AGREEMENT –
PECETTI RANCH ESTATES LLC – SIERRA PACIFIC POWER
COMPANY**

Upon recommendation of John Collins, Manager, Utility Services Division, through Ed Schmidt, Director of Water Resources Department, on motion by Commissioner Bond, seconded by Commissioner Galloway, which motion duly carried, it was ordered as follows:

1. The Water Rights Deed for 56.48 acre feet of surface water rights from a portion of Claim 77 between Pecetti Ranch Estates, LLC as Grantor and Washoe County as Grantee be approved and Chairman Short be authorized to execute;
2. The corresponding Water Sale Agreement between Sierra Pacific Power Company and Washoe County for a total of 41.67 acre-feet of surface water rights, be approved and Chairman Short be authorized to execute; and

3. The Utility Services Division Manager be directed to record the Water Rights Deed and Water Sale Agreement with the Washoe County Recorder.

**00-759 CORRECTION OF FACTUAL ERRORS ON TAX ROLLS –
ASSESSOR**

Upon recommendation of Jean Tacchino, Assistant Chief Deputy Assessor, on motion by Commissioner Bond, seconded by Commissioner Galloway, which motion duly carried, it was ordered that the following Roll Change Requests correcting factual errors on tax bills already mailed, be approved for the reasons indicated thereon and mailed to the property owners, a copy of which is placed on file with the Clerk. It was further ordered that the Orders directing the Treasurer to correct the errors be approved and Chairman Short be authorized to execute on behalf of the Commission.

Phyllis M. Beamesderfer--Parcel #160-532-02 [-\$34.46] (2000 Secured Roll)
Donald B. McDougall--Parcel #524-161-04 [-\$334.86] (2000/01 Secured Roll)
Church of Christ of Reno NV Inc--Parcel #082-322-05 [-\$1,325.47] (2000/01 Secured Roll)
Sierra Pines Properties LLC--Parcel #011-153-08 [-\$394.95] (2000 Secured Roll)
Lake Investments--Parcel #007-298-14 [-\$630.42] (2000 Secured Roll)
FCS Inc--Parcel #012-111-22 [-\$6.05] (2000 Secured Roll)
Washoe County Treasurer TR--Parcel #131-021-24 [-\$399.99] (1998 Secured Roll)
Washoe County Treasurer TR--Parcel #131-021-24 [-405.00] (1999 Secured Roll)
Washoe County Treasurer TR--Parcel #131-021-24 [-\$405.80] (2000 Secured Roll)

**00-760 MEMORANDUM OF UNDERSTANDING – WASHOE COUNTY
GOVWORKS, INC. – COUNTY AND CITY WEB SITES –
STRATEGIC PLANNING**

Upon recommendation of John Slaughter, Strategic Planning, on motion by Commissioner Bond, seconded by Commissioner Galloway, which motion duly carried, it was ordered that the Memorandum of Understanding (MOU) with govWorks, Inc., regarding cooperation in a study of county and city web sites be approved and Chairman Short be authorized to execute.

It was noted that the MOU will provide Washoe County the opportunity to participate in a nation wide study that will help identify and define services which can and should be offered on the County's web site. It was further noted that the study will seek to identify and define long-term goals for web based services, and will focus on services and features which:

- * are technologically possible
- * are affordable and offer the greatest return on investment for the County
- * provide the most visible and immediate improvements in service
- * can be implemented with a minimum of internal and back-end changes

**00-761 CAPITAL CONTRIBUTION FRONT ENDING AGREEMENT –
NEVADA TRI PARTNERS LLC – REGIONAL
TRANSPORTATION COMMISSION – DAMONTE RANCH
PARKWAY – STEAMBOAT PARKWAY**

Upon recommendation of Clara Lawson, Engineering Director, through Dave Roundtree, Public Works Director, on motion by Commissioner Bond, seconded by Commissioner Galloway, which motion duly carried, it was ordered that the preparation of a Capital Contribution Front Ending Agreement (CCFEA) with Nevada Tri Partners, LLC and the Regional Transportation Commission (RTC) for improvements made to portions of Damonte Ranch Parkway and Steamboat Parkway associated with Damonte Ranch Phase II, be approved and Chairman Short be authorized to execute the agreement when presented.

**00-762 RENEWAL AGREEMENT - NEVADA DEPARTMENT OF
EDUCATION - NATIONAL SCHOOL LUNCH/BREAKFAST AND
SPECIAL MILK PROGRAM - FISCAL YEAR 2000/2001 - SOCIAL
SERVICES DEPARTMENT**

Upon recommendation of Mike Capello, Director, Social Services Department, on motion by Commissioner Bond, seconded by Commissioner Galloway, which motion duly carried, it was ordered that the agreement between the Nevada Department of Education and Washoe County Department of Social Services regarding the National School Lunch/Breakfast and Special Milk Program for FY 2000/2001 be approved and Chairman Short be authorized to execute.

**00-763 COMMUNITY SUPPORT AGREEMENTS – RESOLUTIONS –
CENTER STREET MISSION – CRISIS CALL CENTER – FAMILY
COUNSELING SERVICES – FOOD BANK OF NORTHERN
NEVADA – GANG ALTERNATIVES PARTNERSHIP**

Upon recommendation of Sheila Leslie, Grants Administrator, on motion by Commissioner Bond, seconded by Commissioner Galloway, which motion duly carried, it was ordered that the Community Support contracts for Fiscal Year 2000-2001 be approved, the resolutions adopted and Chairman Short be authorized to execute.

RESOLUTION - Authorizing the Grant of Public Money to a Private Nonprofit Organization

WHEREAS, NRS 244.1505 provides that a board of county commissioners may expend money for any purpose which will provide a substantial benefit to the inhabitants of the county and that a board may make a grant of money to a private organization, not for profit, to be expended for a selected purpose; and

WHEREAS, the Board of Commissioners of Washoe County has determined that a certain amount of money is available in fiscal year 2000-2001 for commu-

nity support grants, which grants will provide a substantial benefit to the inhabitants of Washoe County and which are made to private nonprofit organizations; now, therefore, be it

RESOLVED, by the Board of Commissioners of Washoe County that:

1. The Board hereby grants to Center Street Mission, a private, nonprofit organization, a grant for fiscal year 2000-2001 in the amount of \$120,000 (Community Support).
2. The purpose of the grant, the maximum amount to be expended from the grant and the conditions and limitations upon the grant are as set forth in the Grant Program Contract, which Contract is attached hereto and incorporated herein by reference.

RESOLUTION - Authorizing the Grant of Public Money to a Private Nonprofit Organization

WHEREAS, NRS 244.1505 provides that a board of county commissioners may expend money for any purpose which will provide a substantial benefit to the inhabitants of the county and that a board may make a grant of money to a private organization, not for profit, to be expended for a selected purpose; and

WHEREAS, the Board of Commissioners of Washoe County has determined that a certain amount of money is available in fiscal year 2000-2001 for community support grants, which grants will provide a substantial benefit to the inhabitants of Washoe County and which are made to private nonprofit organizations; now, therefore, be it

RESOLVED, by the Board of Commissioners of Washoe County that:

1. The Board hereby grants to Crisis Call Center, a private, nonprofit organization, a grant for fiscal year 2000-2001 in the amount of \$30,000 (Community Support).
2. The purpose of the grant, the maximum amount to be expended from the grant and the conditions and limitations upon the grant are as set forth in the Grant Program Contract, which Contract is attached hereto and incorporated herein by reference.

RESOLUTION - Authorizing the Grant of Public Money to a Private Nonprofit Organization

WHEREAS, NRS 244.1505 provides that a board of county commissioners may expend money for any purpose which will provide a substantial benefit to the

inhabitants of the county and that a board may make a grant of money to a private organization, not for profit, to be expended for a selected purpose; and

WHEREAS, the Board of Commissioners of Washoe County has determined that a certain amount of money is available in fiscal year 2000-2001 for community support grants, which grants will provide a substantial benefit to the inhabitants of Washoe County and which are made to private nonprofit organizations; now, therefore, be it

RESOLVED, by the Board of Commissioners of Washoe County that:

1. The Board hereby grants to Family Counseling Service, a private, nonprofit organization, a grant for fiscal year 2000-2001 in the amount of \$10,000 (Community Support).
2. The purpose of the grant, the maximum amount to be expended from the grant and the conditions and limitations upon the grant are as set forth in the Grant Program Contract, which Contract is attached hereto and incorporated herein by reference.

RESOLUTION - Authorizing the Grant of Public Money to a Private Nonprofit Organization

WHEREAS, NRS 244.1505 provides that a board of county commissioners may expend money for any purpose which will provide a substantial benefit to the inhabitants of the county and that a board may make a grant of money to a private organization, not for profit, to be expended for a selected purpose; and

WHEREAS, the Board of Commissioners of Washoe County has determined that a certain amount of money is available in fiscal year 2000-2001 for community support grants, which grants will provide a substantial benefit to the inhabitants of Washoe County and which are made to private nonprofit organizations; now, therefore, be it

RESOLVED, by the Board of Commissioners of Washoe County that:

1. The Board hereby grants to Food Bank of Northern Nevada, a private, nonprofit organization, a grant for fiscal year 2000-2001 in the amount of \$91,321 (Community Support).
2. The purpose of the grant, the maximum amount to be expended from the grant and the conditions and limitations upon the grant are as set forth in the Grant Program Contract, which Contract is attached hereto and incorporated herein by reference.

RESOLUTION - Authorizing the Grant of Public Money to a Private Nonprofit Organization

WHEREAS, NRS 244.1505 provides that a board of county commissioners may expend money for any purpose which will provide a substantial benefit to the inhabitants of the county and that a board may make a grant of money to a private organization, not for profit, to be expended for a selected purpose; and

WHEREAS, the Board of Commissioners of Washoe County has determined that a certain amount of money is available in fiscal year 2000-2001 for community support grants, which grants will provide a substantial benefit to the inhabitants of Washoe County and which are made to private nonprofit organizations; now, therefore, be it

RESOLVED, by the Board of Commissioners of Washoe County that:

1. The Board hereby grants to Gang Alternatives Partnership, a private, nonprofit organization, a grant for fiscal year 2000-2001 in the amount of \$50,000 (Community Support).
2. The purpose of the grant, the maximum amount to be expended from the grant and the conditions and limitations upon the grant are as set forth in the Grant Program Contract, which Contract is attached hereto and incorporated herein by reference.

RESOLUTION - Authorizing the Grant of Public Money to a Private Nonprofit Organization

WHEREAS, NRS 244.1505 provides that a board of county commissioners may expend money for any purpose which will provide a substantial benefit to the inhabitants of the county and that a board may make a grant of money to a private organization, not for profit, to be expended for a selected purpose; and

WHEREAS, the Board of Commissioners of Washoe County has determined that a certain amount of money is available in fiscal year 2000-2001 for community support grants, which grants will provide a substantial benefit to the inhabitants of Washoe County and which are made to private nonprofit organizations; now, therefore, be it

RESOLVED, by the Board of Commissioners of Washoe County that:

1. The Board hereby grants to Children's Cabinet, a private, nonprofit organization, a grant for fiscal year 2000-2001 in the amount of \$23,108 (Community Support).

2. The purpose of the grant, the maximum amount to be expended from the grant and the conditions and limitations upon the grant are as set forth in the Grant Program Contract, which Contract is attached hereto and incorporated herein by reference.

**00-764 HOUSING TRUST FUNDS AGREEMENTS – RESOLUTIONS –
CATHOLIC COMMUNITY SERVICES – NEVADA AIDS
FOUNDATION – PROJECT RESTART**

Upon recommendation of Sheila Leslie, Grants Administrator, on motion by Commissioner Bond, seconded by Commissioner Galloway, which motion duly carried, it was ordered that the Low Income Housing Trust Funds contracts for Fiscal Year 2000-2001 be approved and the Resolutions be adopted and Chairman Short be authorized to execute.

It was noted that Washoe County will manage the distribution of Low Income Housing Trust Funds to the following three service providers in 2000-2001 in accordance with the Interlocal Agreement forming the Consortium:

RESOLUTION - Authorizing the Grant of Public Money to a Private Nonprofit Organization

WHEREAS, NRS 244.1505 provides that a board of county commissioners may expend money for any purpose which will provide a substantial benefit to the inhabitants of the county and that a board may make a grant of money to a private organization, not for profit, to be expended for a selected purpose; and

WHEREAS, the Board of Commissioners of Washoe County has determined that a certain amount of money is available in fiscal year 2000-2001 for community support grants, which grants will provide a substantial benefit to the inhabitants of Washoe County and which are made to private nonprofit organizations; now, therefore, be it

RESOLVED, by the Board of Commissioners of Washoe County that:

1. The Board hereby grants to Catholic Community Services, a private, nonprofit organization, a grant for fiscal year 2000-2001 in the amount of \$22,800 (LIHTF).
2. The purpose of the grant, the maximum amount to be expended from the grant and the conditions and limitations upon the grant are as set forth in the Grant Program Contract, which Contract is attached hereto and incorporated herein by reference.

RESOLUTION - Authorizing the Grant of Public Money to a Private Nonprofit Organization

WHEREAS, NRS 244.1505 provides that a board of county commissioners may expend money for any purpose which will provide a substantial benefit to the inhabitants of the county and that a board may make a grant of money to a private organization, not for profit, to be expended for a selected purpose; and

WHEREAS, the Board of Commissioners of Washoe County has determined that a certain amount of money is available in fiscal year 2000-2001 for community support grants, which grants will provide a substantial benefit to the inhabitants of Washoe County and which are made to private nonprofit organizations; now, therefore, be it

RESOLVED, by the Board of Commissioners of Washoe County that:

1. The Board hereby grants to Nevada AIDS Foundation, a private, nonprofit organization, a grant for fiscal year 2000-2001 in the amount of \$15,200 (LIHTF).
2. The purpose of the grant, the maximum amount to be expended from the grant and the conditions and limitations upon the grant are as set forth in the Grant Program Contract, which Contract is attached hereto and incorporated herein by reference.

RESOLUTION - Authorizing the Grant of Public Money to a Private Nonprofit Organization

WHEREAS, NRS 244.1505 provides that a board of county commissioners may expend money for any purpose which will provide a substantial benefit to the inhabitants of the county and that a board may make a grant of money to a private organization, not for profit, to be expended for a selected purpose; and

WHEREAS, the Board of Commissioners of Washoe County has determined that a certain amount of money is available in fiscal year 2000-2001 for community support grants, which grants will provide a substantial benefit to the inhabitants of Washoe County and which are made to private nonprofit organizations; now, therefore, be it

RESOLVED, by the Board of Commissioners of Washoe County that:

1. The Board hereby grants to Project Restart, a private, nonprofit organization, a grant for fiscal year 2000-2001 in the amount of \$36,000 (LIHTF).

2. The purpose of the grant, the maximum amount to be expended from the grant and the conditions and limitations upon the grant are as set forth in the Grant Program Contract, which Contract is attached hereto and incorporated herein by reference.

00-765 WASHOE COUNTY MANAGER – SALARY ADJUSTMENT

Commissioner Sferrazza stated that Katy Singlaub, County Manager, deserves a raise; that she does a good job for the County; and that she does a better job than some of her colleagues.

Chairman Short stated that he supports a raise for Mrs. Singlaub and is in awe of her abilities as County Manager.

Commissioner Galloway inquired if COLA was a fixed amount in Mrs. Singlaub's contract or does the Board determine the amount of COLA. Madelyn Shipman, Legal Counsel, explained that Mrs. Singlaub would receive the same COLA increase as the management personnel within the Washoe County Employees Association.

Commissioner Galloway stated that Mrs. Singlaub deserves a COLA increase the same as other employees and will support adjusting her base salary. He inquired if any of the organizations recently implemented the salaries on the worksheet, or are they the salaries for the year 2000. Joanne Ray, Human Resources Director, stated that the figures submitted to the Board concerning other like positions within the County are all current figures for July 2000.

Commissioner Shaw stated that Mrs. Singlaub has done an outstanding job since she has been the County Manager; that she does as well, if not better, than her colleagues in surrounding agencies; and that he would like to see the base rate be increased to \$140,000 or \$145,000 and still give her a pay for performance bonus.

Commissioner Bond stated that she agrees with Commissioner Shaw's statements and would like to see incremental steps for this position.

Sam Dehne, Reno citizen, stated that he attends all of the meetings within the County and has seen all of the County Manager's counterparts in action and they are being paid these outrageous amounts and she deserves like compensation.

Commissioner Galloway moved to adjust the County Manager's annual salary to \$140,000, plus COLA, and 90% of the maximum bonus allowed.

Commissioner Shaw requested that Commissioner Galloway amend the motion to increase the base salary to \$142,500. Commissioner Galloway amended his motion to \$142,500 as the base salary, plus COLA, and 90% of the maximum 10% for her bonus, seconded by Commissioner Bond.

Commissioner Sferrazza clarified that the bonus is based on the new salary without COLA.

On call for the question, which motion duly carried, Chairman Short ordered that the County Manager's salary be adjusted to \$142,500, with the bonus set at 90% of the 10% maximum, and the bonus added to the base salary before COLA is added.

**00-766 APPEARANCE – KRYS BART – AIRPORT AUTHORITY –
UPDATE**

Krys Bart, Executive Director, Airport Authority of Washoe County, reviewed her report with the Board outlining air service and flights which have been added and dropped by the various airlines. She introduced Richard Hill, Chairman of the Airport Authority Board.

Commissioner Galloway inquired if it would be economically different for Allegiant to pick up flights that American Airlines dropped. Ms. Bart responded that there is a significant advantage to Allegiant; that their operating costs are lower per mile compared to American; and that their operating costs are a fraction of a cent less than Southwest Airlines, which is the lowest price carrier in the Country.

Robert Cameron, area resident, expressed his concern regarding the Environmental Impact Statement (EIS) being dismissed by the postal service and stated that the City of Reno is trying to get the Airport Authority to pay for the Moana Lane alignment, by determining a value for streets at Rewana Farms.

Sam Dehne, Reno citizen, expressed his concern regarding the possibility of the airport going forward with the postal service without the EIS being conducted.

Al Hesson, area resident, expressed his concern regarding the Airport Authority and Ms. Bart's report on air service.

Commissioner Sferrazza asked whether the EIS, which this Board supported, is going to be conducted. Ms. Bart responded that the Post Office conducted an Environmental Assessment (EA); that assessment was circulated for comments and was to be reviewed regarding comments and revisions made to the assessment; and that the Airport has not seen the finished product and they have not heard any comments concerning the assessment.

Commissioner Sferrazza stated his position is that the Airport should not go any further without an EIS being conducted; that they need to have more public hearings for input; and that his understanding was this was going to be done. He clarified that he has never supported the condemnation of Rewana Farms and voted against it when he had the opportunity.

Commissioner Galloway commented that the Airport laid off firefighters due to funding constraints; that later there was discussion about spending money to relocate security, which would cost more than the firefighters salary. He inquired if the Airport had no money to keep the firefighters how could there have been a recommendation or a discussion of spending even more money to relocate the security. Ms. Bart responded that security checkpoints are the responsibility of the airlines; that the airlines pay for the staff that work the security checkpoints; and that the Airport owns the equipment but the airlines pay for the cost. She advised that the airlines approached the Airport around 6 to 8 months ago with the request that they centralize the security checkpoint, because by doing so they would be able to reduce their staffing costs and save money. She stated that if they could do that it made sense, because they are going through a new concession program right now and it is proven in airports all throughout the Country if you put concessions on the other side of security you will drive the revenues. She advised that if this turns out to be possible it would have to be give and take on both the airport and airlines side to make this happen; and that the cost for doing so could be funded by federal funds because it is in a public area and part of a security procedure.

Chairman Short requested that the Board consider geographical location regarding appointees on the Airport Noise Advisory Panel.

Commissioner Shaw requested a schedule regarding cargo and Federal Express planes.

00-767 RESOLUTION – DECREASE BUDGET – HEALTH FUND

Upon recommendation of Anna Heenan, Senior Administrative Analyst, on motion by Commissioner Shaw, seconded by Commissioner Bond, which motion duly carried, it was ordered that the following resolution, decreasing the budget in the Health Fund (002) be adopted and Chairman Short be authorized to execute. It was further ordered that Human Resources decrease position control #35 from a full-time (40 hours/week) Community Health Nurse II position to a part-time (14 hours/week) position and the Comptroller be directed to make the appropriate adjustments.

RESOLUTION

**A RESOLUTION TO DECREASE THE BUDGET OF THE HEALTH FUND
(FUND 002)**

WHEREAS, the Health Fund has turned over the Travel Clinic patients to St. Mary's; and

WHEREAS, the Health Fund will not be receiving the revenue for this service;

NOW, THEREFORE BE IT RESOLVED, by the Board of County Commissioners of the County of Washoe, State of Nevada:

Section 1. That the budget of the Health Fund (002) be decreased as follows:

Decrease Revenues		
002-17110-5703	Immunization/Disease	\$75,186
Decrease Expenditures		
002-17110-7001	Base Salaries	\$24,291
7004	Career Incentive	525
7042	Insurance	2,730
7043	Dependent Insurance	2,149
7048	Retirement	4,554
7050	Medicare	352
7140	Other Professional Services	1,467
7213	Books & Subscriptions	1,060
7247	Medical Supplies	253
7403	Biologicals	37,805
TOTAL		\$75,186

Section 2. This Resolution shall be effective on passage and approval.

Section 3. The County Clerk is hereby directed to distribute copies of the Resolution to the Department of Taxation, the Comptroller, Human Resources and the Budget Division.

00-768 **AVIGATION EASEMENT – AIRPORT AUTHORITY – RENO-SPARKS CONVENTION & VISITORS AUTHORITY – DISTRICT ATTORNEY**

Upon recommendation of Paul Lipparelli, Deputy District Attorney, on motion by Commissioner Shaw, seconded by Commissioner Bond, which motion duly carried, it was ordered that the avigation easement in favor of the Airport Authority of Washoe County over county property presently occupied by the Reno-Sparks Convention and Visitors Authority convention center be approved and Chairman Short be authorized to execute.

00-769 **APPOINTMENT – PARKS AND RECREATION COMMISSION**

Commissioner Galloway stated that one of the applicants was out of town until Friday and he is not ready to make a decision and requested this matter be continued.

On motion by Commissioner Shaw, seconded by Commissioner Bond, which motion duly carried, Chairman Short ordered that the appointment to the Parks & Recreation Commission be continued to August 15, 2000.

**DISCUSSION AND POSSIBLE DIRECTION –
UNINCORPORATED NON-REGIONAL SERVICES STUDY**

Commissioner Bond stated that the Regional Planning Governing Board is in the process of identifying and defining suburban and rural communities and she does not want this Board to go off on a separate track in making that determination.

Commissioner Galloway stated that he would like to see this study conducted in smaller pieces and no RFP issued at this time. John Sherman, Finance Director, advised that there could be a differentiation between suburban and rural; that there should be some baseline level of service throughout the County, whether it is higher density suburban type development or fairly low density rural development; and that it should be uniform across the County.

Commissioner Galloway inquired if they could do the study in phases, focusing on the things that are the most important in the larger list, and then come back with a proposal for an initial study.

Commissioner Bond stated that Phase I should consist of identifying existing suburban and rural communities and existing service levels in various unincorporated communities.

Commissioner Shaw stated that he agrees with the objectives outlined by Mr. Sherman in his July 20, 2000, memo to the Board. He inquired if this would address short term concerns they are facing with the City of Reno in reference to the imbalance that they believe exists, or would this address long range concerns. Mr. Sherman stated that he believes this is a concrete step that would help resolve the issue with the City of Reno; and that this is a study that could possibly lead to some decisions that would reduce any outstanding issues on fiscal equity and point toward an unincorporated tax structure so they can separately account for and pay for those unincorporated only services.

Commissioner Sferrazza advised that he had the opportunity to review the executive summary and law enforcement section in the Sparks DMG study, and stated that most of the data comes from inhouse and is not data that DMG generated. He stated that, if this is the type of study that Washoe County wants to conduct, they could break the report apart and give each department the section that they are charged with and ask them to provide that data; and that if staff cannot provide that information then state why they cannot. He further stated that he believes the data needed is available inhouse and he does not support paying this amount of money for a study.

Katy Singlaub, County Manager, stated that they can go to the departments who are most effected by this data collection and analysis and find out, a) if they have this information available; b) how much will it take for them to provide that; and c) can they provide that in the timeframe in which it is needed.

On motion by Commissioner Bond, seconded by Commissioner Sferrazza, which motion duly carried, Chairman Short ordered that staff be directed to identify existing suburban and rural communities and existing service levels in various unincorporated communities as the first phase; and that any information accumulated in the process be brought back to the Board so they know what the needs are and what can or cannot be provided by staff, and what type of RFP, if any, they might need to generate as a result of the information gathering.

**00-771 REGIONAL WATER MANAGEMENT FUND – REGIONAL
STORMWATER PROGRAM – APPROPRIATE CASH
ADJUSTMENTS – TRANSFER BUDGET AUTHORITY – WATER
RESOURCES**

Commissioner Galloway asked who they would pay the money to if this is approved today. Steve Walker, Water Management Planner, responded that the money would be placed in an account with the Public Works Department, and added to monies approved in their budget for stormwater management developing programs; and that would pay for the project that would create a stormwater management plan for the region. Mr. Walker advised that the City of Reno will administer this contract and the bills will be paid through Washoe County upon approval of Kimble Corbridge, Registered Engineer.

In response to Commissioner Galloway's inquiry, Mr. Walker characterized this expenditure as federally mandated; that the National Discharge Permit Program is administered through Nevada Division of Environmental Protection; that they are requiring a more stringent stormwater drainage plan than currently exists; and that to comply with those stringent rules they are redeveloping the management plan.

William Isaef, Chairman, Regional Water Planning Commission, stated that this a \$500,000 project; that they are requesting partial funding from the Regional Water Management Fund in the amount of \$250,000; and that there are 4 partners, Washoe County, Cities of Reno and Sparks, and Nevada Department of Transportation (NDOT), who are paying \$62,500 apiece to pay for the balance of the project.

Upon recommendation of Steve Walker, Water Management Planner, and Kimble Corbridge, Registered Engineer, through Ed Schmidt, Director of Water Resources Department, and Dave Roundtree, Public Works Director, on motion by Commissioner Bond, seconded by Commissioner Shaw, which motion duly carried, Chairman Short ordered that the expenditure of \$250,000 from the Regional Water Management Fund, to help fund the Scope of Work for the Regional Stormwater Program be approved. It was further ordered that the Comptroller be directed to make the appropriate cash adjustments and transfer the budget authority of \$250,000 from Water Resources account 66132-7103 to the Public Works account 920524-7103.

DAMONTE RANCH REGIONAL PLAN AMENDMENT
PROPOSAL - CITY OF RENO – COMMUNITY DEVELOPMENT

Mike Boster, Community Development, stated that the City of Reno is proposing to expand its sphere of influence to include parts of the Damonte Ranch; that the proposed amendment is required to be reviewed by the affected entities; and that Reno has visited with the southeast and southwest Citizen Advisory Boards (CAB), and he submitted minutes from those CAB meetings which expressed their concerns. He advised that at the March 9, 2000, meeting the Regional Planning Governing Board (RPGB) voted against supporting the Nevada Tri-Partners amendment request at that time.

Commissioner Sferrazza inquired if there was a time in regional planning that an amendment could not be considered. Mr. Boster responded that September 1st is the deadline for amendments to be submitted to the regional plan. Commissioner Bond stated that the RPGB extended the deadline to September 1st; that the reason everyone is trying to submit their amendments is because they want to be evaluated under the existing plan instead of waiting for next year when the RPGB may or may not make changes to the regional plan.

John Hester, City of Reno, Community Development Manager, advised that they went before the Neighborhood Advisory Boards (NAB) in the area and the amendment was favored unanimously. He stated that they are proposing to include 1659 acres of the Damonte Ranch in the plan amendment. In response to Commissioner Galloway's inquiry he stated that he does not believe this is a major amendment to the regional plan.

Commissioner Bond inquired if the Tri-Partners are still continuing with the development agreement they have with the County. Mr. Hester responded that he does not know anything about an agreement with the County and the Tri-Partners. Commissioner Galloway inquired if the Tri-Partners expressed an opinion one way or the other on this amendment proposal. Mr. Hester responded that the Tri-Partners have said that they are not asking for this amendment.

In response to inquiries by the Board, Mr. Hester stated that the City of Reno has not made a decision to sponsor this amendment plan; that they are gathering information at this point by going to the NAB/CAB's, Planning Commission meetings and this Board; that this is on the agenda for the August 15th Reno City Council meeting for presentation; and that he will relay the concerns expressed by the Board to the Reno City Council. He further stated that if this is added to the City's sphere of influence, the Reno City Code requires that they accept the County's plan as adopted, which includes the school site.

Commissioner Shaw commented that the plan for Damonte Ranch has been established for at least 3 years and if this property is annexed into the City of Reno all this planning will go for naught. He stated that there is no guarantee that the City of

Reno would adhere to the area plan. Mr. Hester stated that there is no indication that the Tri-Partners want to amend the plan any more than they already have; and that Commissioner Shaw is right that there is no guarantee that any plan will stay the same, unincorporated or in the City, but there is a process they have to follow.

Commissioner Bond stated that her dilemma is that Mr. Hester says the Tri-Partners said they do not want to be in the City of Reno's sphere of influence; that the City of Reno is going forward with the request for amendment anyway; and that there must be some motivation for doing this other than it just feels good. She further stated that once the City of Reno has incorporated this property into their sphere who is to say they will not increase the density in this area.

Chairman Short stated that the Damonte Ranch density is a little less than 2.75 units per acre and asked what the current density is at Double Diamond. Mr. Hester responded that he believes it is around 3 (units per acre) and if there is a change to the planning process it would have to be requested by the property owners and Reno would have to hold the same public hearing process that the County does. Chairman Short stated that he received paperwork from Reno's Planning Department which showed 6 units per acre; that, if this area is annexed into the City of Reno, the citizens who live near the Damonte Ranch will be affected if their density goes up to 6 or 7 per acre; and that the residents will not have any representation in Reno as they reside in the unincorporated area and do not vote for councilmembers

Commissioner Shaw requested that Mr. Hester relay to Reno City Council the Board's concern about the potential change in density.

Commissioner Sferrazza stated that he would be more receptive of supporting this amendment if the City, contractually or otherwise through the regional plan, would agree not to increase density or change land use for a substantial period of time.

Commissioner Shaw inquired whether a determination had been made by the City, how much of the land will be residential compared to commercial, if this goes through. Mr. Hester responded that it would be the land use that the County currently has designated.

Commissioner Galloway stated that initially when the land is placed into the City of Reno's sphere of influence, they adopt the land use that was designated by the County for that land, but there is nothing that precludes them from turning around and changing it to a higher density once annexation is complete.

Mr. Hester stated that they cannot condition a regional plan amendment or a City of Reno land use amendment, but maybe they can include something in the development agreement. He further stated that they will be thoroughly discussing the fiscal equity issues that Commissioner Galloway brought up.

Chairman Short stated that they need to let the City of Reno know that the Board is concerned about the amendment, because of all of the planning done on this property, and they do not want to see the land use changed.

Mike Harper, Planning Manager, Community Development, outlined the boards concerns concerning the proposed sphere amendment which will be incorporated in the letter to Reno City Council.

Commissioner Galloway stated that NRS 278 has a provision which may not have been the intent of the Nevada Legislature, but it says that the minute a new area comes into a sphere, that the city if it wishes, has the right to rezone it. He further stated that the people affected by this rezoning could not even vote for the body doing the rezoning; and that in light of that he believes spheres in general should be reduced.

Commissioner Sferrazza advised that if there was a method guaranteeing density for a substantial period of time he might support the proposal, but absent that he definitely would not support it. He stated that he is concerned about the density being maintained and the quality of life for the residents in that area and is opposed to annexation without the consent of the property owner.

Mr. Harper stated that he knows of no way that the Board can contract away the powers of a future body to make those kinds of decision and the only thing he can think of is some type of development agreement, which is exactly what the County has with the applicants right now and advised that it would always be subject to change by one or both parties.

On motion by Commissioner Galloway, seconded by Commissioner Shaw, which motion duly carried, it was ordered that Washoe County recommends denial of the Damonte Ranch Regional Plan Amendment proposal by the City of Reno. It was further ordered that a letter be sent to the City of Reno with the Boards concerns outlined below and that Chairman Short be authorized to review the letter and execute on behalf of the Board.

1. Significant concern over the retention of the current plan;
2. Discussion of undefined cost to City taxpayers and ratepayers;
3. That motivation for the sphere of influence amendment appears to be unclear and is complicated by the fact that the owners of the property have not requested this sphere of influence request; and
4. Two of Washoe County's Citizen Advisory Boards (CAB) who may be affected by this amendment have indicated that they are not in support of the proposed amendment.

FIRST READING OF ORDINANCE TO REVISE SCHEDULE OF RATES AND CHARGES FOR PROVISION OF WATER SERVICE WITHIN CERTAIN AREAS OF UNINCORPORATED WASHOE COUNTY

Ed Schmidt, Director of Water Resources Department, reviewed his power point presentation concerning a proposed ordinance to revise rates and charges for the provision of water and wastewater services. Mr. Schmidt stated that the average customer uses approximately 16,900 gallons per month (which is about 4 people per household) and some customers use 200,000 to 300,000 gallons per month. He further stated that the existing basic monthly rate for water is \$27.18.

He then went over the reasons for the request for rate increase:

Financial issues:

- * Six years since the last wastewater rate increase
- * Four year old data used for last water rate increase
- * 13% behind Consumer Price Index (CPI) – Wastewater
- * 9.7% behind CPI - Water
- * Never recovered six years worth of employee salary increases
- * Never recovered other operating costs related to power increases
- * Over depreciating infrastructure

Chairman Short asked if everyone, including Lemmon Valley, was on water meters. Mr. Schmidt responded that not everyone is metered.

Jeff Tissier, Senior Accountant, Water Resources Department, stated that the last fiscal year they pumped 8,082 acre feet of water, which equates to about 2.6 billion gallons; that STMGID made up about 737 million gallons of that amount; that the net to Washoe County was 5,817 acre feet; and that in the prior year they pumped 1.8 billion gallons of water. He further stated that a large part of the problem is that they have flat rate customers who utilize as much water as they like and there are 1000 flat rate customers who are not metered in Lemmon Valley.

Commissioner Sferrazza asked how much revenue was brought in last year versus the same time this year for the same months. Mr. Tissier stated that it was \$3.3 million in water revenue for this year, but he does not have figures from last year.

Commissioner Galloway asked if the people using the most water are the flat rate customers and if so is there any way to eliminate the flat rate. Mr. Tissier responded that the flat rate customers are the ones using the most water and that the reason they are here today is to try and eliminate the flat rate.

Commissioner Galloway inquired if they were proposing a rate increase for everyone to correct this problem. Mr. Tissier responded that there will be a rate increase for all customers of the Utility Division.

Katy Singlaub, County Manager, clarified that staff is outlining the disparity between growth and consumption and revenues is one part of the problem and the other part of the problem is there are cost increases for things that don't depend on the power. She stated that the infrastructure is the real high cost of the high consumption.

Mr. Schmidt stated that they have approximately \$1 million worth of infrastructure, which includes 14 separate water systems, 4 wastewater systems, approximately 200 miles of water lines and wastewater lines, and 25 water storage tanks. He further stated that their financial analysts have estimated about a \$700,000 savings by adjusting the lives of their assets.

In response to Commissioner's inquiries, Mr. Tissier stated that when there is a heavy demand on the system that forces them to pump in the peak time; that they try to pump water on off-peak hours, which is at night, to fill their tanks; that when they only have 17 million gallons of tank capacity, it is depleted in 2.4 days on average throughout the year; and that during the summer they are forced to pump on peak hours, due to increased use. Upon inquiry, Mr. Tissier advised that they have an equal payment program.

Commissioner Shaw requested that staff provide a chart with more information to the Board, so that they know what the customers are going to be paying with the rate increase, prior to any public hearings.

Following further discussion, Chairman Short stated that he has received request to speak forms on this item.

Randy Jackson, Thomas Creek Road resident, stated that revisitation of the water rates and the way the rates are applied would be in the best interest of the Utility Division as well as the County users; that it is important to have a viable Utility Division that provides water; and that the rates proposed for the high-end users are actually punitive because they punish the people that use significant amounts of water. He further stated that the social policy of Washoe County has been to make this a nice community and part of that is for residents to have nice lawns, trees, etc.; that he probably uses between 50,000 and 100,000 gallons of water per month during the summer; and that he is being punished for trying to live up to the social expectations of his neighborhood. Mr. Jackson advised that before rates are adjusted, a citizen's committee should be formed again, as it was in 1986-87, to solicit input and work with the staff to develop a rate that is acceptable to the user as well as compensatory to the County. In response to Commissioner Shaw, Mr. Jackson stated that the last committee met for approximately 9 months to a year and was dealing with a consultant; and that with a dedicated group of people, he feels that they could come up with something more acceptable to the people within a couple of months.

Katy Singlaub, County Manager, stated that the Utility Division is going to be facing deficits and does not want to take up to a year to adjust these rates.

Commissioner Galloway stated that Mr. Jackson is indicating that his rates are going to increase 80 percent; that the Utility Division has indicated that they need a 30 percent increase in revenue; and that an interim rate increase of 30 percent across-the-board would be a better idea until a rate study could be accomplished.

John Sherman, Finance Director, advised that the Utility Division is going to be facing operating losses to the extent that they will have trouble paying basic bills and debt service if an adjustment is not made fairly soon; and that perhaps staff could come back at the second reading with an incremental adjustment so the Utility Division can get past some significant cash flow problems. Mr. Sherman also discussed that a citizen's group would need to deal with a financial policy of average capacity versus capacity for peak demand; that right now there is a fairly large gap between those; that a system is being built for the high-end users who cause the need for more capacity; and that the dynamics of how to adjust rate structures to deal with all of that will be analyzed.

Commissioner Galloway stated that he would not rule out an interim ordinance in order to get the Utility Division back on track with an across-the-board rate increase until this can be properly studied and the issues resolved. He stated that he does not want to risk unintended bad consequences.

Mr. Sherman stated that he does not think the ordinance can be changed for the second reading. Ms. Singlaub stated that staff needs to start the process all over.

Sam Dehne, area resident, stated that the water problems are caused by the policies that have resulted in the "cancerous" growth and by the numerous golf courses that have been developed. He stated that the County should encourage conservation by not building anymore golf courses.

Gary Schmidt, Mt. Rose resident, suggested that the Board review the Development Code in relation to landscape requirements for all land use categories and especially golf course development because they do not encourage conservation. He stated that the local residents may be subsidizing the golf courses, which might not be all bad because they do have positive economic impacts on the community, but the residents should be advised if they are subsidizing golf courses.

Commissioner Sferrazza asked staff to prepare an analysis of the scenario of everyone having the same rate per thousand gallons, starting at 1,000 gallons, with summer rates and winter rates. He also suggested that one way to cut expenses would be to have customers read their own meters with periodic checks by staff.

On motion by Commissioner Galloway, seconded by Commissioner Bond, which motion duly carried, Chairman Short ordered that the bill to revise the schedule of rates and charges for the provision of water service by Washoe County **not** be introduced and that staff be directed to consider all of the options and suggestions made and bring an alternative draft ordinance, either interim or permanent, to a future meeting. Commissioner Sferrazza also requested that staff bring the actual budget next time.

00-774 **FIRST READING OF ORDINANCE TO REVISE SCHEDULE OF RATES AND CHARGES AND PRETREATMENT PROGRAM FOR PROVISION OF SANITARY SEWER SERVICE**

The Department of Water Resources, Utility Division, submitted the proposed ordinance for revising the sewer rates together with the above ordinance to revise water rates (00-773) and both ordinances were continued with direction to staff for additional information.

00-775 **DISCUSSION – REGIONAL PLAN AMENDMENTS – STATUS OF COUNTY PROPOSALS**

Commissioner Galloway had requested this item and apologized to his fellow Board members advising that he had hoped to present written material, but he does not have it finalized.

On motion by Commissioner Galloway, seconded by Commissioner Bond, which motion duly carried, Chairman Short ordered that the status report of County proposals on possible Regional Plan Amendments be continued to the last meeting in August.

00-776 **BOARD OF COUNTY COMMISSIONERS RULES AND PROCEDURES – ADDITION**

Commissioner Sferrazza requested that the Board consider adopting a rule regarding scheduling of joint meetings with other governmental entities only when all five Commissioners can attend. Commissioner Bond noted that it is extremely difficult to get all five Commissioners and all of the Reno and/or Sparks Councilmembers together at the same time and asked what is a good time for him. Commissioner Sferrazza stated that Tuesdays are already set aside by everyone; that the last joint meeting with Reno had to be scheduled around Reno’s sabbatical; and that he had provided 10 different dates on which he could have been present. He added that, if there was no date on which everyone could get together except for one date and he was the only one who could not be there, he would probably say to go ahead without him.

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 Commissioner Galloway temporarily left the meeting.
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On motion by Commissioner Sferrazza, seconded by Commissioner Shaw, which motion duly carried with Commissioner Galloway temporarily absent, Chairman Short ordered that the following be added to the Board of County Commissioners’ Rules and Procedures as Item 10:

In the absence of extraordinary circumstances, joint meetings with other governmental entities shall be scheduled for dates and times on which all five Washoe County Commissioners have indicated their ability to be present. This rule does not prohibit the scheduling of a meeting where less than all five Commissioners are present if the Commissioner(s) not able to attend has indicated that the meeting should be scheduled without his/her attendance.

00-777 ORDINANCE NO. 1103, BILL NO. 1279 - AMENDING WCC
CHAPTER 25 – VACCINATION OF ANIMALS AGAINST RABIES

5:30 p.m. This was the time set in a Notice of Public Hearing published in the Reno Gazette-Journal on July 28, 2000, to consider second reading and adoption of Bill No. 1279. Proof was made that due and legal Notice had been given.

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Commissioner Galloway returned to the meeting, and
Commissioner Bond temporarily left the meeting.

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Carl Cahill, District Health Department, provided background information stating that because the Nevada Administrative Code was changed, the County Code needs to be amended to conform; that the issue for the local veterinarians is to be able to allow their customers to benefit from the increased efficacy of the rabies vaccine that is good for three years instead of the current two-year requirement; and that they feel this will provide good rabies immunization for the community.

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

On motion by Commissioner Shaw, seconded by Commissioner Galloway, which motion duly carried with Commissioner Bond temporarily absent, Chairman Short ordered that Ordinance No. 1103, Bill No. 1279, entitled, “**AN ORDINANCE AMENDING THE WASHOE COUNTY CODE BY REVISING PROVISIONS PERTAINING TO VACCINATION OF ANIMALS AGAINST RABIES AND PROVIDING OTHER MATTERS PROPERLY RELATING THERETO,**” be approved, adopted and published in accordance with NRS 244.100.

00-778 COMPREHENSIVE PLAN AMENDMENT CASE NO.
CPA00SN-001 – LELAND AND JOANNE BOND (APN: 035-073-19)

Commissioner Bond recused herself from participation in this item and left the chambers.

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Chairman Short temporarily left the meeting turning the gavel
over to Vice Chairman Shaw.
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5:30 p.m. This was the time set in a Notice of Public Hearing, published in the Reno Gazette-Journal on July 28, 2000, to consider the recommendation of the Washoe County Planning Commission to amend the Sun Valley Area Plan, being a part of the Washoe County Comprehensive Plan, by redesignating Assessor's Parcel Number 035-073-19 from a land use designation of High Density Suburban (HDS: maximum seven single-family dwelling units per acre, and other civic, and commercial uses) to Neighborhood Commercial (NC). The parcel is located on the west side of Sun Valley Boulevard across from the terminus of Prosser Way (approximately 1,300 feet southwest of the intersection of Sun Valley Boulevard and First Street) within County Commission District 5, in the Sun Valley Hydrographic Basin, in the southeast one-quarter (SE¼) of the northwest one-quarter (NW¼) of Section 30, T20N, R20E, MDB&M. The parcel is designated "Suburban" on the Truckee Meadows Regional Plan land use diagram, so a Regional Plan amendment will not be required. Proof was made that due and legal Notice had been given.

CPA00SN-001 also includes administrative changes to the Sun Valley Area Plan requested by staff. The Washoe County Planning Commission recommended approval of the administrative changes to the following assessor's parcel numbers:

3507313, 3507315, 3507316, 3507319, 3507320, 3507321, 3507402, 3507403, 3511314, 3511315, 3512016, 3512022, 3512023, 3512024, 3512025, 8350001, 8350211, 8351122, 8351124, 8359103, 8359220, 8390108, 8506012, 8512337, 8568031, 8568032, 50003112, 50450123, 50451001, 50452101, 50452201, 50456123, 50456124, 50456125, 50456126, 50456127, 50456128, 50457101, 50457102, 50457103, 50457104, 50457105, 50457124, 50457125, 50457126, 50457127, 50457128, 50457129, 50457130, 50457131, 50457132, 50457133, 50457134, 50457135, 50459116, 50460001, 50460002, 50461127, 50463104, 50463105, 50463106, 50463110, 50464107, 50464108, 50464109, 50464110, 50464111, 50464112, 50464113, 50464114, 50464115, 50464116, 50464117, 50464128, 50464129, 50464130, 50464131, 50464132, 50464133, 50464134, 50464135, 50464136, 50464137, 50464138, 50465211, 50465212, 50466010, 50468005, 50468006, 50468007, 50468008, 50468009, 50468010, 50468011, 50468012, 50468013, 50468014, 50468015, 50468016, 50468017, 50468018, 50468019, 50468020, 50468021, 50468022, 50468023, 50468024, 50468025, 50468026, 50469004, 50469005, 50469006, 50469007, 50469008, 50469009, 50469010, 50469011, 50469012, 50469013, 50469014, 50469015, 50469016, 50469017, 50469018, 50469019, 50469020, 50469021, 50469022, 50469023, 50470008, 50470009, 50470010, 50470011, 50470012, 50470013, 50470014, 50471001, 50602133, 50602134, 50602135, 50602136, 50602137, 50602138, 50802034, 50818008, 50818009, 50818010, 50818011, 50825101, 50825109, 50825127, 50825168, 50826135, 50826136, 50826137, 50826210, 50827140, 50828113, 50829101, 50829201, 50831134, 50832114, 50832126,

50832129, 50832201, 50833001, 50833008, 50833013, 50833014, 50833015, 50833016, 50833017, 50833018, 50833019, 50833032, 50834001, 50835001, 50836001, 50836002, 50836009, 50836010, 50836011, 50836012, 50836013, 50836014, 50836015, 50836016, 50836017, 50836022, 50837004, 50839031, 50840001, 50841049, 50842034, 50843001, 50843016, 50844107, 50844201, 50845104, 50846001, 50847301, 50847401, 50847617, 50847618, 50847619, 50847620, 50847621, 50847706, 50847707, 50847708, 50847709, 50847710, 50847711, 50847712, 50847713, 50847714, 50847715, and 50849028

The remaining administrative changes involve correcting zoning boundaries, changing the zoning of common areas to an open space designation and correcting commercial zoning for previously approved projects. A revised public services and facilities map and a revised table of land uses will also be included as part of the administrative changes.

Maryann DeHaven, Department of Community Development, oriented the Board to the location of subject property, displayed maps on the overhead, provided background information, and answered questions of the Board. She stated that the administrative changes to the parcels on Sun Valley Boulevard south from First Street would change the designations from residential to Neighborhood Commercial to be consistent with the applicant as well as to recognize the actual uses that are in place on some of the parcels; and that most of the administrative changes are to clear up other inconsistencies. Ms. DeHaven further explained that some of the parcels are in the Lifestyle Homes subdivisions where there are parcels with multiple designations that need to be corrected; and that the densities will not change, nor will there be any new developable lots added to the area. She stated that another administrative change they are requesting is to change the common open space areas owned by homeowners' associations to the Open Space designation to ensure that they will never be developed.

Vice Chairman Shaw opened the public hearing by calling on anyone wishing to speak concerning this Comprehensive Plan Amendment. There being no response the public hearing was closed.

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Chairman Short returned to the meeting and resumed the gavel.

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On motion by Commissioner Sferrazza, seconded by Commissioner Galloway, which motion duly carried with Commissioner Bond absent, Chairman Short ordered that Comprehensive Plan Amendment Case No. CPA00SN-001 be approved based on the following findings:

1. The proposed amendments to the Sun Valley Area Plan are in substantial compliance with the policies and action programs of the Washoe County Comprehensive Plan.

2. The proposed amendments to the Sun Valley Area Plan will provide for land uses compatible with the existing and planned adjacent land uses and will not adversely impact the public health, safety or welfare.
3. The proposed amendments to the Sun Valley Area Plan respond to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable use of land.
4. The proposed amendments to the Sun Valley Area Plan will not adversely affect the implementation of the policies and action programs of the Conservation Element, the Population Element and/or the Housing Element of the Washoe County Comprehensive Plan.
5. The proposed amendments to the Sun Valley Area Plan will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.
6. The proposed amendment to the Sun Valley Area Plan is the first amendment to the Plan in 2000, and therefore does not exceed the three permitted amendments as specified in Section 110.820.05 of the Washoe County Development Code.
7. The Washoe County Planning Commission public hearing, prior to action on the proposed amendment to the Sun Valley Area Plan, and the related changes to the text and maps of the plan, has been properly noticed in a newspaper of general circulation in the County as prescribed under NRS 278.210(1).
8. The Washoe County Planning Commission gave reasoned consideration to information contained within the staff report and information received during the public hearing.
9. The Washoe County Commission gave reasoned consideration to information contained within the reports transmitted to the Washoe County Planning Commission and to the Washoe County Commission, and information received during the Washoe County Commission public hearing.

**COMPREHENSIVE PLAN AMENDMENT CASE NUMBER
CPA99-SS-1 – VISTA DORADO ASSOCIATES – SECTION 33 –
APPEAL OF DENIAL – DEPARTMENT OF COMMUNITY
DEVELOPMENT**

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Commissioner Bond returned to the meeting.
Commissioner Sferrazza left the meeting for approximately 7 minutes.
* * * * *

5:30 p.m. This was the time set in a Notice of Public Hearing, published in the Reno Gazette-Journal on July 28, 2000, to consider an appeal of the decision of the Washoe County Planning Commission that denied a request to amend the Spanish Springs Area Plan, being a part of the Washoe County Comprehensive Plan. The amendment requested by Vista Dorado Associates would re-designate Assessor's Parcel Numbers 89-151-18, 89-15-19, 89-151-20, 89-151-21, 89-151-22, 89-151-23, 89-151-24, 89-151-25, 89-151-26, 89-151-27, 89-151-32, and 89-151-33 from approximately 483± acres of General Rural (GR) to 105.8± acres of Medium Density Suburban (MDS), 226.4± acres of Low Density Suburban (LDS), 23.0± acres of High Density Rural (HDR), 82.9± acres of Low Density Rural (LDR), and 44.8± acres of Open Space (OS) designated areas. The proposed land uses would allow for the potential of up to 560 dwellings. The applicant is also proposing new language in the Spanish Springs Area Plan to restrict development on the Vista Dorado property to a maximum of 507 dwelling units. The parcels considered for the land use change total 483+/- acres and are located south of Eagle Canyon Road, approximately 1 1/4 mile west of the Pyramid Lake Highway. The parcels are found in County Commission District 5, within the Spanish Springs Hydrographic Basin, in the S 1/2 and NE 1/4 of Section 33, T21N, R20E, MDB&M. The request includes a proposed amendment to the Truckee Meadows Regional Plan to re-designate approximately 105.8± acres from "Rural" to "Suburban," which will require sponsorship from the Washoe County Commission. Administrative changes to the Spanish Springs Area Plan are necessary to reflect the changes requested within this application, including new text or policy, a revised Public Services and Facilities Map, and a revised table of land use.

The Washoe County Planning Commission also rejected proposed changes to Section 4, T20N, R20E, MDB&M, which is immediately south of the Vista Dorado Associates request, to be re-designated from General Rural (GR) to Low Density Rural (LDR: max 1 dwelling per 10 acres). The following Assessor's Office parcels would be considered under this action: 8344009, 8344012, 8344013, 8344017, 8344018, 8344029, 8344030, 8344031, 8344032, 8344033, 8344034, 8344036, 8344037, 8344038, 8344039, 8344040, 8344041, 8344042, 8344043, 8344044, 8344045, 8344046, 8344047, 8344048, 8344049, 8344050, 8344051, 8344052, 8344053, 8344054, 8344055, 8344056, 8344057, 8344058, 8344059, 8344060, 8344061, 8344062, 8344063, 8344065, 8344066, 8344067, 8344068, 8344069, 8344070, 8344071, 8344072, 8344073, 8344075, 8344076, 8946009, 8946010, 8946011, 8946012, 8946013, 8946017, 8946018. The potential change from General Rural to Low Density Rural on the Section 4 parcels would create the potential

for an additional 9 parcels using the one dwelling per 10-acre zoning. The proposed LDR zoning would be consistent with the Truckee Meadows Regional Plan "Rural" designation. Proof was made that due and legal Notice had been given.

Dean Diederich, Planning Manager, oriented the Board as to the location of subject property, displayed maps on the overhead, provided background information, and answered questions of Board members. He advised that subject property is three-quarters of a full section currently designated General Rural and consists of twelve 40+ acre parcels; that the northeast corner is contiguous to the Spanish Springs High School site; and that there is no public road network that serves this area, although it is in the area where the future extension of Sun Valley Boulevard is planned to connect with Eagle Canyon Drive. He described the surrounding land use types and stated that the area being requested to be changed to Medium Density Suburban would also require a Regional Plan Amendment; and that the applicant is aware of that and had submitted that application in order to be considered in the 2000 amendments prior to their proposal being denied by the Planning Commission. Mr. Diederich also reviewed the possible actions that the Board could take, reminded the Commission that this project has been through several iterations, and advised that the applicants have agreed, in writing, that they recognize that this is their final alternative under this filing and that, if they wish to submit something different, a new application with filing fees would be appropriate.

In response to Commissioner Shaw, Mr. Diederich stated that staff had also recommended denial of the applicant's request; and further stated that both the Sun Valley and Spanish Springs Citizen Advisory Boards recommended denial due to their concerns regarding long-term traffic impacts.

Commissioner Galloway disclosed that he met with Mr. Stockman and Summit Engineering over a year ago about different proposals for Section 33; and he stated that he pointed out to them that the Commission has previously denied two other proposals, one for 450 homes and one for 800+ homes, on this same property; and that the Board did not change the land use designations. Commissioner Galloway also advised that he has made inquiry as to whether anyone might ever purchase this property for public use or open space; that he learned that that was unlikely; and that he is aware that applications for this property will keep coming. A discussion also ensued about the timing for the applicant to apply for a Regional Plan amendment if this application is denied.

Mr. Diederich advised that the Development Code provides that after a denial of a Comprehensive Plan Amendment, no new application for the same or a similar amendment can be filed for one year, unless the denial is without prejudice. He reminded the Board that the last time this was before them, the applicant withdrew their application before the Board voted so they would not have to wait a year to re-file, which was very controversial at the CAB.

Commissioner Galloway asked if the Board had the option of redirecting it, perhaps with changes, back to the Planning Commission. Mr. Diederich stated that

that option does not apply in this case because the Planning Commission denied the request.

Commissioner Bond disclosed that she has also met with the applicant as well as some of the citizens of Spanish Springs and Sun Valley. Commissioners Short and Shaw stated that they have also talked to the applicant.

Chairman Short requested that the applicants make their presentation next.

Bill Thomas, Summit Engineering representing Vista Dorado Associates, stated that there are a lot of people involved in this and a lot of issues, particularly in dealing with a property of this size in an area as sensitive as this one; that over the last two years they have tried to come up with a plan that is developable and palatable; and that if the Board were to overturn the Planning Commission decision with direction on revising the plans, they would be willing to pay the fees and go back through the CAB's and Planning Commission processes. Mr. Thomas stated that they filed this appeal because they believe the Planning Commission decision was not based on the facts that were presented during the hearing, nor was the denial based on the Washoe County Comprehensive Plan. He reviewed some of the history of this project displaying on the overhead the first plan that was submitted for 954 units and stated that that plan was unanimously approved by the Washoe County Planning Commission, but was turned down by the County Commission; and that it was clear at that time that 954 was too many units and was not compatible with neighboring properties. Mr. Thomas stated that they went back to the drawing board and in September, 1999, they submitted another application for 716 units on the eastern two-thirds of the property leaving the western one-third as open space; that they took that plan out to the CAB's and after hearing their concerns, they revised the plan again, which is the plan before the Board now. He then demonstrated their proposal on maps showing that they will provide 10-acre lots on the south side next to neighboring 10-acre lots, 1-acre lots next to neighboring 1-acre lots, and they have designated the lots on the north and west to be 2½-acre lots because of the concern that the undeveloped properties next to it might use this development to increase their densities. He stated that the majority of the property will be 1-acre lots and the medium density suburban was placed next to existing medium density suburban and the high school; that they feel this layout makes this development compatible with surrounding properties; and that they have cut the density almost in half from 954 units to 507.

Mr. Thomas stated that many people have expressed that they would like to see this property kept as open space, however, this property has never been identified as open space in the Regional Plan; that in the Spanish Springs Area Plan this property is identified as most suitable for development; and that this property has no environmental constraints or other attributes such as scenic designation, etc., that warrant it being identified as open space. He also stated that the property does not fall under the hillside development requirements of the Washoe County Development Code, nor does it contain ridgelines or escarpments that would designate it as visually important. He emphasized that throughout all the plans and documents, this property has never been identified as anything other than most suitable for development; and that, in fact, the comprehensive

plan very clearly identifies that General Rural has to fit into 5 characteristics, which are being in the 100-year floodplain, having potential wetlands, having slopes of greater than 30 percent, being under public ownership, and being in a remote location without infrastructure near; and that none of those criteria apply to subject property. Mr. Thomas also stated that rural development means having wells and septic tanks; that the Regional Water Management Plan for Spanish Springs indicates that the water has been overallocated and it encourages the State Engineer not to issue any more well permits; and that the Nevada Department of Environmental Protection has said there is a nitrate problem in Spanish Springs because of all the septic systems and has directed the County to put in sewers. He stated that the only logical development for this property is with water and sewer systems which requires suburban densities and discussed the details of the sewer planning and how water would be provided to the development.

Mr. Thomas stated that the issue of traffic has also been raised; that their project will create additional traffic just as every other project does; that the existing planned development in Spanish Springs already exceeds the established level-of-service factors; that a study is being done by the Regional Transportation Commission, Sparks and Washoe County to address the traffic impacts of all the growth in Spanish Springs; that it is his understanding that the study has reached a conclusion with three recommendations that will be presented to the RTC Board in August; that with this project, they would be contributing approximately \$1-million in impact fees that would go towards roadway construction; and that RTC has indicated that the roadway which will bisect this property is very important to the overall transportation network.

Mr. Thomas summarized emphasizing the following points: 1) a high school is being constructed immediately adjacent to the site; 2) the majority of the private land in the area has been developed as medium density suburban; and 3) there is a 4-lane roadway master planned to go through the middle of the property. He stated that, considering those factors, this property should no longer be designated general rural.

Mr. Thomas then responded to questions from Board members concerning the roadway, sewers and sewer treatment plant capacity, stormwater runoff and drainage, etc.

Chairman Short opened the public hearing by calling on anyone wishing to speak concerning this appeal.

The following Spanish Springs residents spoke in opposition to the project:

Lois Avery (representing the Citizen Advisory Board)
Gary DeGiovanni
Lee McFadden
John Bell
Nancy Danner
Cheryll Glotfelty

Bea Vandenberg
Clark Monson
John Bradbury
Deborah Walker
Wayne Paterson

Ms. Avery displayed and discussed several pictures of the site on the overhead screen and Ms. Vandenberg submitted petition forms from 47 area residents opposed to the project. The issues and concerns cited by the citizens were:

1. The project is too dense and is not compatible with surrounding development.
2. Traffic issues because the only access to the project is by the high school.
3. Destruction of the hillside and the juniper and pinion trees, which is visible from all over the valley; destroying the scenic beauty.
4. Increased flooding below the project; project not anticipated in the current flood planning being conducted for Spanish Springs.
5. Overcrowding of schools.
6. The area plan has been in place since the early 1990's and this area has always been designated General Rural.
7. The developer can put in larger sewer lines, but there is not enough capacity at the treatment plant for this project.
8. Growth should be limited because of its impact on quality of life.

Mr. Monson read section SS1.1 of the Spanish Springs Area Plan which states that the scenic views of the Spanish Springs Planning Area from the Pyramid Lake Highway are to remain unobstructed and stated that all of the current development follows along a line; that this project is above that line; and that would destroy the view of this hill which can be seen from anyplace in the valley. He, along with several other speakers, stressed that they tried to work with the developer; that they would like to see a project that starts out with 1½-acre lots and then have the lots gradually getting larger as they go up the hill; that such a plan would allow for approximately 265 homes; and that once MDS (medium density suburban) is allowed in this area, everyone else will be asking for the same thing.

The following Spanish Springs residents spoke in support of the project:

George McElroy
Howard Hadlock
Rae McElroy

Mr. Hadlock submitted signatures from approximately 30 Spanish Springs property owners in support of the project and stated that he thinks the developer has done an excellent job of listening to the people by putting in the 10-acre parcels and buffering it out.

Mr. McElroy stated that he works for Solano Development and that they are a very responsible developer; that Cimarron has lot sizes all the way from city-size lots up to 1½ acres and is a beautiful development; and that development is starting to go up the hills because the valley is filling up.

Mrs. McElroy stated that the residents should be glad they have a developer who is willing to work with them and that it is very unrealistic to think this property will not be developed. She further stated that no one wanted Wingfield Springs before it was built; and that other people want to live in the valley, too, just like all these people.

Commissioner Galloway asked staff to respond to the issues concerning the sewer capacity. Mr. Diederich stated that the northwest sewer interceptor must be constructed to provide for development on the west side of the Pyramid highway and that in 1994 it was estimated that it would need to serve 5,251 residential units based on zoning; and that what Mr. Thomas said was correct in that the sewer line has not been built yet, so the ability to size it for any capacity does exist. He further stated that the capacity at the wastewater treatment plant is a concern; that there currently is not enough capacity in the treatment plant to handle the full buildout of all three jurisdictions; that that can also be addressed through facility planning; and that that effort has not been undertaken yet. He stated that everyone is waiting to see what comes out of the Carollo report on expansion of the treatment facility.

Chairman Short asked whether the run-off from this project will increase flooding down below it. Mr. Diederich stated that any development is required to detain their design storm event; that the County did change their standards for retaining runoff to be consistent with the City of Sparks; and that no development is required to detain a 100-year event as that would be physically impossible. He added that the regional flood control facilities for this area have not been designed or planned for more development than what the current adopted area plan shows.

Commissioner Bond stated that she likes the idea of the buffering and feathering of densities; that the bottom line for any project is if it does not have sewer capacity and cannot get it, it won't be built; that the Spanish Springs traffic is already a major concern; that she believes the developer has tried to work with the citizens; that she likes the idea of the open space; and that perhaps the density can be reduced a little more. She stated that she could support a denial without prejudice so that the developer does not have to wait a year, but she does not want to see the same proposal come back.

Chairman Short agreed and stated that there can be no more septic tanks in Spanish Springs.

Commissioner Shaw stated that considering the differences between the homeowners and the developer, he is not sure he could support a denial without prejudice because he is not convinced that the same proposal won't be submitted again; that staff, the CAB's, and the Planning Commission all recommended denial; that he does not like

to see area plans changed after they have been in place for years; and that he would be inclined to just deny the request. Commissioner Sferrazza agreed.

Legal Counsel Madelyn Shipman read the specific section from the Development Code concerning denial of a Comprehensive Plan Amendment and denial without prejudice.

Tom Gallagher, Summit Engineering, stated that the entities will probably not have the sewer plant issues worked out by the time they submit another plan and pointed out that the necessary capacity was not there when the comprehensive plan was done. He further stated that no one knows why this land was designated rural in the first place, but they will work on the density issue. Mr. Gallagher pointed out that because of the requirements for sewer, curbs, gutters, etc., without proper density, development costs would mean that the homes would be priced out of the market.

Commissioner Sferrazza stated that one of the citizens' concerns is that all of the one-third acre lots are up front and could be developed first and the developer could then come in and request that the zoning be changed on the rest of the property. He asked if the developer could address that concern with the people. Mr. Gallagher stated that he believes they can get the people comfortable that they will not re-subdivide anything. Commissioner Sferrazza further stated that it appears the number of acceptable units is somewhere between 250 and 500 and that he really wants to see a different plan when this comes back.

Commissioner Galloway stated that he would like to see significant differences in the plan and greater acceptance from the community. He stated that he would also like to have a better picture of the sewer plant capacity, how that has been handled on other projects, current buildout rates, etc.

There being no one else wishing to speak, Chairman Short closed the public hearing.

Because there are other possible alternate configurations on the land that might be more acceptable to the community and there are studies being done that might address the traffic and sewer issues, on motion by Commissioner Bond, seconded by Commissioner Galloway, which motion duly carried, Chairman Short ordered that the decision of the Washoe County Planning Commission to deny Comprehensive Plan Amendment Case Number CPA99-SS-1, a request by Vista Dorado Partners to change the land use designations on several parcels within Section 33, be upheld **without prejudice** based on the following findings:

1. The proposed amendments to the Spanish Springs Area Plan is **NOT** in substantial compliance with the policies and action programs of the Washoe County Comprehensive Plan. The amendments do not conform to policies LUT.1.4 (orderly extension of services), LUT.1.14 (compatibility), LUT.2.4 (level-of-service "C"), PSF.1.13 (adequate water service), and PSF.2.4 (adequate sewer service).

2. The proposed amendments to the Spanish Springs Area Plan would result in land uses which are incompatible with existing and/or planned adjacent land uses, and will adversely impact the public health, safety or welfare.
3. The proposed amendment to the Spanish Springs Area Plan does not identify and respond to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment does not represent a more desirable utilization of land. The requested change requires the provision of “suburban” level public services that the citizens have stated a planning vision for “rural” services only.
4. The proposed amendment to the Spanish Springs Area Plan will adversely affect the implementation of the policies and action programs of the Conservation Element, the Population Element and/or the Housing Element of the Washoe County Comprehensive Plan. The amendments do not conform to policies POP.1.4, POP.1.5, C.2.2, C.2.17.
5. The proposed amendment to the Spanish Springs Area Plan does not promote the desired pattern for the orderly physical growth of the County or adequately guide development of the County. The proposed amendment does not guide development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services. The extension of “suburban” densities into an existing “rural” area will require more public services than envisioned for the area through the year 2020 and is inconsistent with policies POP.1.4, POP.1.5, C.2.17, LUT.1.4, and LUT.1.9.
6. The Washoe County Planning Commission public hearing, prior to action on the proposed amendment to the Spanish Springs Area Plan, and the related changes to the text and maps of the plan, has been properly noticed in a newspaper of general circulation in the County as prescribed under NRS 278.210(1).
7. The Washoe County Planning Commission gave reasoned consideration to information contained within the staff report and information received during the public hearing.
8. The Washoe County Commission gave reasoned consideration to information contained within the reports transmitted to the Washoe County Planning Commission and the Washoe County Commission, and information received during the Washoe County Commission public hearing.

Additional finding added by the Board in support of changing the denial to a denial without prejudice:

9. The Washoe County Commission finds, based upon public testimony, that there are alternatives for the development of the land that may be more acceptable to the community and that would better address the environmental, traffic and infrastructure concerns associated with higher density development; and that the applicant should be provided the opportunity to present a comprehensive plan amendment in less than a year as would be required with an outright denial and in conjunction with the regional plan five-year update process.

00-780 OUTDOOR FESTIVALS LICENSE APPLICATION – 2000 RENO TAHOE OPEN

5:30 p.m. This was the time set in a Notice of Public Hearing, published in the Reno Gazette-Journal on July 28, 2000, to consider the application for an outdoor festivals license for the 2000 Reno Tahoe Open Golf Tournament, to be held on August 21-27, 2000, at the Montreux Golf and Country Club (Assessor's Parcel Numbers 148-010-04, 06, 27, 30, 31, 32, and 40) with additional off-site parking located on a vacant parcel generally located south of the intersection of State Route 431 and Wedge Parkway (Assessor's Parcel Number 144-070-03). Proof was made that due and legal Notice had been given.

Chairman Short opened the public hearing by calling on anyone wishing to speak concerning this matter.

Bob Webb, Planning Manager, provided background information and reviewed the staff report and stated that, if the Board approves granting of this license, it would be issued by the Director of the Department of Community Development after he is satisfied that all conditions of approval have been met and that all fees, deposits, and bonds have been paid. Mr. Webb further advised that two letters have been received, which he placed on file with the Clerk; that one is from Rex and Karen Massey expressing concerns about generator noise during the night; and that the other is from Sam Dene expressing his opposition to granting the license.

In response to Commissioner Sferrazza, Chris Hoff, Reno-Tahoe Open Foundation, stated that he has talked with the Massey's; that those generators are for the television production part of the tournament; and that they are working on either turning the generators off at night or placing them behind a truck so that the sound is reflected onto the golf course.

Gary Schmidt, Mt. Rose Highway resident, stated that he strongly supports this event but asked why an event that is scheduled to occur beginning on August 21st and has already spent millions in advertising for several months is not appearing before the Board until August 8th.

There being no one else wishing to speak, Chairman Short closed the public hearing.

Commissioner Galloway noted that there should be a minimum time in advance for the Board to consider these applications just in case they do have objections. Mr. Webb advised that there have been recent changes to the County Code, which provide that the application must be submitted 90 days in advance, but advance advertising and ticket sales will still be allowed.

Based on the testimony and evidence presented, including the reports of the reviewing agencies, on motion by Commissioner Sferrazza, seconded by Commissioner Shaw, which motion duly carried, Chairman Short ordered that the Outdoor Festivals License for the 2000 Reno Tahoe Open Golf Tournament be approved subject to the following conditions:

LICENSING REQUIREMENTS FOR OUTDOOR FESTIVALS
2000 RENO OPEN GOLF TOURNAMENT

AT THE PUBLIC HEARING HELD ON AUGUST 8, 2000 AS REQUIRED UNDER SECTION 25.277 OF WASHOE COUNTY CODE, THE WASHOE COUNTY BOARD OF COMMISSIONERS (BOARD) ESTABLISHED CONDITIONS WHICH MUST BE MET PRIOR TO THE ISSUANCE OF ANY OUTDOOR FESTIVALS LICENSE UNDER SECTIONS 25.263 TO 25.305, INCLUSIVE. SUCH CONDITIONS MAY BE IMPOSED BY THE BOARD PURSUANT TO THE COUNTY'S GENERAL POLICE POWER AS MAY BE NECESSARY UNDER ALL THE CIRCUMSTANCES FOR THE PROTECTION OF THE HEALTH, WELFARE, SAFETY AND PROPERTY OF LOCAL RESIDENTS AND PERSONS ATTENDING FESTIVALS IN THE COUNTY, INCLUDING, WITHOUT LIMITATION, THE CONDITIONS SPECIFIED IN SECTIONS 25.291 TO 25.305, INCLUSIVE (SEE CONDITIONS LISTED BELOW).

COMPLIANCE WITH THE CONDITIONS OF THIS LICENSE IS THE RESPONSIBILITY OF THE LICENSEE AT THE LICENSEE'S EXPENSE. FAILURE TO COMPLY WITH ANY CONDITIONS IMPOSED BY THE COUNTY COMMISSION MAY RESULT IN THE LICENSE NOT BEING ISSUED BY WASHOE COUNTY OR MAY RESULT IN THE INSTITUTION OF LICENSE REVOCATION PROCEDURES.

WASHOE COUNTY RESERVES THE RIGHT TO REVIEW AND REVISE THE CONDITIONS OF THIS APPROVAL SHOULD THEY DETERMINE THAT A SUBSEQUENT LICENSE OR PERMIT ISSUED BY WASHOE COUNTY VIOLATES THE INTENT OF THIS APPROVAL.

THE APPLICANT SHALL SUBMIT ALL REQUIRED PLANS, PERMITS, DOCUMENTATION, ETC. TO THE IDENTIFIED RESPONSIBLE AGENCY. THE APPLICANT SHALL PROVIDE WASHOE COUNTY BUSINESS LICENSE WITH PROOF OF COMPLIANCE WITH ALL CONDITIONS BY AUGUST 14, 2000.

WASHOE COUNTY BUSINESS LICENSE WILL ISSUE THE OUTDOOR FESTIVALS LICENSE AFTER DETERMINING THAT ALL OF THESE CONDITIONS HAVE BEEN MET AND THAT ALL APPLICABLE FEES AND DEPOSITS HAVE BEEN PAID.

GENERAL CONDITIONS

1. Police protection (Sheriff):
 - a. Applicant/licensee will contract with a private security firm licensed in the State of Nevada and all security personnel will have current Washoe County security guard work permits. The number and type of security personnel to provide for the preservation of order and protection of persons and property in and around the place of the event shall be determined and specified by the Sheriff.
 - b. Applicant/licensee will also be responsible for all costs incurred by the Washoe County Sheriffs Office (WCSO) to provide police protection for the event and the community. To insure personnel and equipment costs are met by the licensee, a cash bond of the estimated cost will be required to be placed on the deposit or bond prior to the start of the event.
 - c. Private security personnel will have radio communication with the WCSO as all times and authority and control of this augmented security force will be subordinate to all on-scene law enforcement personnel.
 - d. Vehicle and pedestrian access controls need to be established.
 - e. Hours of operation should be enforced according to Washoe County Code (WCC) 25.293.
 - f. Centrally located sites for a command post and staging area for the Sheriffs Office will be provided, including power and telephone service.

2. Water facilities: (District Health):
(Staff contact: John Fuller, 328-3743)

The following conditions regarding potable water supply shall be met subject to the approval of District Health:

- a. The applicants shall provide at least 3 gallons of potable water per person per day.
- b. All potable water shall meet the drinking water standards and be from an approved source.

- c. All potable water shall be stored and distributed in a manner that prevents contamination.
3. Food concessions and attendant sanitary facilities (District Health):
(Staff contact: John Fuller, 328-3743)
- a. All Temporary Food Operations shall conform to Section 170 of the District Board of Health Regulations Governing Food Establishments, to the approval of District Health.
 - b. Contact names and cell phone numbers of the persons that will interact with staff: event organizer, food and beverage manager, electrical, sanihut, daily on-site charitable person in charge of solid waste removal shall be provided to District Health prior to issuance of the license.
 - c. Applicant will provide the date the temporary food applications will be received by the District Health Department. Allocations should be received a month prior to the event.
 - d. Promoters shall make facilities available to temporary food operations for sanitizing utensils and equipment.
 - e. Applicant shall provide locations of the grease receptacle which are acceptable to District Health.
4. Sanitation facilities (District Health)
(Staff contact: John Fuller, 328-3743)
- a. All wastewater shall be stored and disposed of in accordance with the District Board of Health Regulations Governing Sewage, Wastewater and Sanitation to the approval of District Health.
 - b. The minimum required sanitation facilities must be approved by District Health and are:
 - 1) 120 potable toilets, services twice per day
 - 2) Twelve hand washing stations, serviced twice per day
 - 3) Twelve 250-gallon holding tanks for gray water storage, serviced twice per day.
 - 4) Provisions for dumping or pumping out RV and Food Vendor holding tanks.
 - c. Wastewater must be discharged into a sanitary sewer. The applicant must indicate the locations of the holding tanks to the approval of District Health.

5. Medical facilities (District Health)
(Staff contact: John Fuller, 328-3743)
 - a. The applicant shall submit an emergency medical service operation plan in accordance with the District Board of Health Guidelines for EMS Coverage for Mass Gatherings.

6. Access and parking control (Public Works):
(Staff contact: Clara Lawson, 328-3603)
 - a. A traffic analysis is required to the satisfaction of the County Engineer. The following are minimum elements to be included.
 - 1) Justification of the higher occupancy rate of the 2.6 people per vehicle, versus the 2.0 people per vehicle used in the application process.
 - 2) Peak hour volume and distribution of traffic: Include an explanation of the methods used to establish peak hour and distribution figures.
 - 3) Impacts on existing traffic: Existing counts from NDOT and turning movement counts from private consultants may be used. If enough information is not available the applicant will obtain sufficient data.
 - 4) Mitigation measures: Hotel shuttles, police flagging, traffic signal timing changes, traffic control signs, are some of the mitigation measures that may be used.
 - b. Additional detail is required for the access and parking control including:
 - 1) Location and access of each of the parking lots.
 - 2) Location and width of access roads and driveways.
 - 3) Fire access.
 - 4) Bus pick-up points and route.
 - 5) Interior parking layout including flagger locations, traffic control devices, direction of travel if applicable and striping.
 - 6) Number of vehicles for each parking lot.
 - 7) A grading permit is required for grading.

7. Illumination (Building and Safety):
(Staff contact: Tim Kay, 328-202)
 - a. Applicant must apply for permits for power provision from the Building and Safety Department.

8. Indemnification and insurance (Risk Management)
(Staff contact: Carol Musumeci, Risk Management, 328-3711)
 - a. Washoe County must be named as Additional Insured on all policies required or procured for this event to the approval of Risk Management.
 - b. The tour shall provide General Liability insurance with limits of \$1,000,000 per occurrence and \$2,000,000 in the aggregate. Washoe County also requires umbrella liability limits of \$5,000,000.
 - c. Applicant must provide evidence of Workers Compensation coverage.
 - d. Applicant must provide Automobile Liability Insurance with a limit of \$1,000,000 Combined Single Limit.
 - e. The policies provided by the sponsor must be endorsed so that the coverage provided to the County is primary as respects this event.
 - f. The carriers providing coverage for the tour and all subcontractors must be licensed and admitted in the State of Nevada to the approval of Risk Management.
 - g. The sponsor will have all volunteers sign a waiver, which must be reviewed and approved by Risk Management before it is distributed.
9. Performance Security (District Attorney)
(Staff contact: Jim Barnes, 328-3412)
 - a. The applicant will be responsible for total clean up of the site. A performance bond specifying this license securing the cleanup and restoration of the site to pre-event condition shall be required.
 - b. The site will be inspected by and approved as to the adequacy of cleanup by District Health, Building and Safety and Community Development prior to release of performance bonds.
10. Fire protection (Nevada Division of Forestry):
(Staff contact: Rich Riolo, 849-2376)

The following conditions shall be met subject to the approval of the Forestry Division:

 - a. Grass and weeds on parking lots at Callahan and freeway shall be cut to a minimum height of 2 inches. A water truck shall water the areas at least once a day, depending on the use and temperatures on a given day.

- b. Fire extinguishers must be provided for tents, cooking areas and on-site parking areas.
 - c. Applicant must provide a schematic of the location of generators and associated electrical wiring.
11. Other:
- a. Solid Waste Disposal (District Health)
(Staff contact: John Fuller, 328-3743)
 - 1) Applicant must indicate the location of dumpsters to the approval of District Health and Reno Disposal Company.
 - 2) Applicant must provide a resource recovery plan to the approval of District Health. If the event is generating a sufficient amount of cardboard, then it needs to be recovered through recycling. Cardboard and aluminum will be required to be recycled at events where attendance is expected to be over 5,000 in accordance with Washoe County District Health Department Temporary Food Regulation, Section 170.530.

COMMISSIONERS’/MANAGER’S COMMENTS

Katy Singlaub, County Manager, stated that she wanted to thank the Board for their action today and advised that she will be donating \$3,000 of her compensation package to the employee scholarship fund.

Commissioner Bond stated that a presentation was made to the Regional Transportation Commission Board from the people who recently lost family members on the Pyramid Lake Highway in an attempt to get RTC support for having something done about that road. Chairman Short suggested that she request a resolution be put on a future agenda.

Commissioner Bond also asked for information about a park in Lemmon Valley and the sidewalk on Fourth Street in Sun Valley.

Commissioner Shaw reminded the Board members about the dedication and ribbon cutting ceremony at the new Lazy 5 park in Spanish Springs.

Commissioner Sferrazza apologized to District Attorney Richard Gammick for suggesting that anything improper had happened with respect to the SAINTS Program and stated that he would like to apologize to staff with respect to the Courthouse project for implying that due diligence had not been done. He further stated that in retrospect he believes that staff did do a good job and feels that there was misrepresentation by other parties who were not staff.

Commissioner Sferrazza also advised that he will not be at the next meeting and stated that, on Item 13, the ballot questions, he would like to recommend that the people who submitted cards with respect to the court project be appointed to that committee.

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There being no further business to come before the Board, the meeting adjourned at 9:30 p.m.

TED SHORT, Chairman
Washoe County Commission

ATTEST: AMY HARVEY, County Clerk
