

COUNTY COMMISSIONERS

Chair, Bob Lucey, District 2

Vice-Chair, Marsha Berkgigler, District 1

Kitty Jung, District 3

Vaughn Hartung, District 4

Jeanne Herman, District 5



COUNTY MANAGER

John Slaughter

ASSISTANT DISTRICT ATTORNEY

Paul Lipparelli

COUNTY CLERK

Nancy Parent

NOTICE OF MEETING AND AGENDA

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

July 11, 2017

10:00 a.m.

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

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

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

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

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

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

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

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

10:00 a.m.

1. Salute to the flag.
2. Roll call.
3. Public Comment. Comment heard under this item will be limited to three minutes per person and may pertain to matters both on and off the Commission agenda. The Commission will also hear public comment during individual action items, with comment limited to three minutes per person. Comments are to be made to the Commission as a whole.
4. Commissioners'/County Manager's announcements, reports and updates, requests for information or topics for future agendas. (No discussion among Commissioners will take place on this item.)

5. Consent Items (for possible action)

- 5.A. Cancel the August 15, 2017 and August 22, 2017 Board of County Commissioner meetings.
- 5.B.1. Acknowledge the communications and reports received by the Clerk on behalf of the Board of County Commissioners. Clerk. (All Commission Districts.)

Attachments: [7-11-17 Staff Report for C&Rs.doc](#)
[C&Rs 7-11-17.pdf](#)

- 5.B.2. Acknowledge and approve assignment of the correct Ordinance Number of 1596 for Bill No. 1780 adopted on June 27, 2017 for an ordinance approving a second amendment to a development agreement (Terrasante) originally approved in 2008 (Development Agreement DA08-005, ordinance number 1367) and first amended in 2010 (Amendment of Conditions AC0-002, ordinance number 1435), to extend the deadline for filing the first final map to June 6, 2021, with one additional one-year extension granted at the discretion of the Director of Planning and Development. Clerk. (Commission District 2.)

Attachments: [BCC Staff Report to correct ordinance number 1596.doc](#)

- 5.C. Approve reclassification requests for a vacant Planning Technician, pay grade H, to Office Support Specialist, pay grade H (CSD), a vacant Administrative Assistant II, pay grade L, to Grants Coordinator, pay grade L (Social Services), and the removal of one job level from the flexibly staffed Appraiser job class series (Appraiser), retroactive to July 1, 2017 as reported to the Job Evaluation Committee. Net fiscal impact is estimated at \$0. Human Resources. (All Commission Districts.)

Attachments: [Staff Report-Reclassification Requests](#)

- 5.D. Approve the reclassification of a Court Clerk II, pay grade J157 (position #70000355), to a Justice Court Division Supervisor, pay grade J178 (Reno Justice Court) effective July 10, 2017 [\$14,297 net impact]. Reno Justice Court. (All Commission Districts.)

Attachments: [07-11-2017 BCC Staff Report - RJC Reclassification of Court Clerk II to Division Supervision.doc](#)

- 5.E. Acknowledge a FY17 adjustment to the Regional Animal Services Department travel and custodial contract line item budgets by moving \$6,000 from the custodial contract line item budget to the travel line item budget. Animal Services. (All Commission Districts.)

Attachments: [BCC 7-11-17 FY17 Travel Adjustment.doc](#)

- 5.F. Approve Sheriff's Security Agreement between the Barracuda Open Foundation and the County of Washoe on behalf of Washoe County Sheriff's Office to provide uniformed Deputy Sheriffs for security [estimated costs will be \$64,000] during the 2017 Barracuda Open Golf Tournament being held July 31, 2017 through August 6, 2017. Sheriff. (All Commission Districts.)

Attachments: [BCC 07-11-17 Barracuda Open Security Agreement \[\\$64,000\] Barracuda Security Agreement 2017](#)

- 5.G.1. Approve Commission District Special Fund disbursement [in the amount of \$1,000] for Fiscal Year 2017-2018; District 4 Commissioner Vaughn Hartung recommends, [\$1,000] grant to The Nevada Discovery Museum; approve Resolution necessary for same; and direct the Comptroller's Office to make the necessary disbursements of funds. Manager. (Commission District 4.)

Attachments: [Staff Report Special Distict Funds District 4.doc](#)
[Resolution Nevada Discovery Museum.docx](#)

- 5.G.2. Approve Commission District Special Fund disbursement [in the amount of \$12,500] for Fiscal Year 2017-2018; District 3 Commissioner Kitty Jung recommends [\$9,000] grant to The Generator to light up The Space Whale in downtown Reno for one year and [\$3,500] grant to support participation of Washoe County employees in Truckee Meadows Parks Challenge, approve Resolution necessary for same; and direct the Comptroller's Office to make the necessary disbursements of funds. Manager. (Commission District 3.)

Attachments: [Staff Report Special District Funds District 3.doc](#)
[Resolution The Generator.docx](#)
[Resolution Truckee Meadows Parks Foundation.docx](#)

- 5.G.3. Approve the attached resolution to augment the Regional Permits Operating Fund in the amount of [\$83,401]; and direct the Comptroller to make the appropriate budget amendments (net impact to Regional Permits Capital Fund is zero). Manager. (All Commission Districts.)

Attachments: [Staff Report Manager Regional Permits Operating Fund Augmentation.doc](#)
[Resolution.docx](#)

- 5.H.1. Approve an Interlocal Cooperative Agreement Approving RTC Program of Projects between Washoe County, City of Reno, City of Sparks, and the Regional Transportation Commission (RTC) for projects included in the RTC's Fiscal Year 2018 Street and Highway Program of Projects. Community Services. (All Commission Districts.)

Attachments: [BCC 07-11-17 - Staff Report for RTC Program of Projects](#)
[BCC 07-11-17 - Interlocal Agreement for RTC Program of Projects](#)

- 5.H.2. Approve the Fifth Amendment to the Cooperative Agreement for Contractual Professional and Administrative Staff Services between the Western Regional Water Commission and Washoe County, retroactive to July 1, 2017, to reimburse the Community Services Department for staff services provided to the Western Regional Water Commission and the Northern Nevada Water Planning Commission. Community Services. (All Commission Districts.)

Attachments: [BCC 07-11-17 - Staff Report - WRWC 5th amendment](#)
[BCC 07-11-17 - WRWC 5th Amendment](#)

- 5.H.3. Approve the asset reassignment of multiple items of maintenance equipment and inventory items included as assets in the County's Financial System (Exhibit A) from the Golf Course Enterprise Fund 520 to various Park Maintenance locations; and direct the Comptroller's Office to make the appropriate asset adjustments retroactive to June 30, 2017 [no fiscal impact]. Community Services. (All Commission Districts.)

Attachments: [BCC 07-11-17 - Staff Report - Golf Asset transfers](#)
[BCC 07-11-17 - Exhibit A - Golf Asset Reassignment](#)

End of Consent Items

6. For possible action to sponsor an amendment to the Truckee Meadows Regional Plan (TMRP), based on a request and presentation from the Washoe County School District, to expand Washoe County's Truckee Meadows Service Area (TMSA) by + 80 acres to accommodate the construction of a new middle school on land immediately north of the developed areas in Sun Valley (Assessor's Parcel Number 508-010-01). Per TMRP Module #1, the TMSA is the area in Washoe County that is identified in the TMRP maps and within which municipal services, including water and sewer, are available for generally more intense development. Under the TMRP, this amendment would reduce the approximate remaining acreage within the TMSA available for development in unincorporated Washoe County from 244 acres to 164 acres. If sponsored, direct staff to forward the amendment request to the Truckee Meadows Regional Planning Agency. Community Services. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [BCC 07-11-17 - Staff Report WCSA Amend](#)
[BCC 07-11-17 - Attachment B - School District Request - Copy](#)
[BCC 07-11-17 - Attachment A - Maps & legal description - Copy](#)

7. Recommendation to award Bid No. 3022-17 for Operating Lease New Fleet Heavy Equipment to the lowest responsive and responsible bidder, Cashman Equipment Company [\$756,336.20] for a five year operating lease of two Cat 950M 4-cubic yard wheel loaders, one Cat 966M 5.25-yard wheel loader, three Cat 430F2 IT backhoe loaders and three Cat 140M3 motor graders. Comptroller. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [Staff Report Recommendation to Award Bid No. 3022-17 .doc](#)
[Draft Lease Document Cashmanequipment.pdf](#)
[Amendment to Tax Lease - Washoe County \(3075240\).pdf](#)
[washoe county annual - advance schedule.pdf](#)

8. Recommendation to approve the 2018 Interlocal Agreement to Use Account for Low-Income Housing Welfare Set-Aside Funds by Washoe County between Washoe County and the Nevada Housing Division of the State of Nevada Department of Business and Industry in the amount of [\$162,015; no county match required] to provide emergency housing assistance effective July 1, 2017 through June 30, 2020; and direct the Comptroller's Office to make necessary budget amendments. Social Services. (All Commission Districts.) FOR POSSIBLE ACTION

Sponsors: Senior Services

Attachments: [TMP-1421 BCC 6-27-17 Accept LIHTE](#)
[Washoe FY18 Interlocal Agreement](#)

9. Recommendation to award a bid and approve the Agreement to the lowest responsive, responsible bidder for the 911 Parr Housing Unit 6 & 8 Air Handler Replacement Project, [staff recommends Applied Mechanical, Inc., in the amount of \$1,227,000.00]; and approve a separate Owner project contingency fund in the amount of \$50,000. Community Services. (Commission District 3.) FOR POSSIBLE ACTION

Attachments: [BCC 07-11-17 - Staff Report - 911 Parr Housing Unit 6-8 Air Handling Units Bid Award](#)
[BCC 07-11-17 - Construction Agreement - 911 Parr Housing Unit 6-8 Air Handling Units](#)
[BCC 07-11-17 - Exhibit A - PUBLIC WORKS INSURANCE SPECIFICATIONS](#)

10. Recommendation to award a bid and approve the Agreement to the lowest responsive, responsible bidder for the South Truckee Meadows Water Reclamation Facility Chemical Storage Building Rehabilitation Project, [staff recommends Resource Development Company, in the amount of \$1,588,986.00]. Community Services. (Commission District 2.) FOR POSSIBLE ACTION

Attachments: [BCC 07-11-17 - Staff Report - STMWRF Chemical Building Bid Award](#)
[BCC 07-11-17 - Construction Agreement - STMWRF Chemical Building Rehab](#)
[BCC 07-11-17 - Construction Agreement - Attachment 1](#)

11. For possible action to adopt a resolution to sponsor an amendment to the 2012 Truckee Meadows Regional Plan, pursuant to NRS 278.0272(7), to amend the Electrical Utility Corridors South map to include a new substation and a new utility corridor on Assessor's Parcel Number 084-110-29 to support the expanding operations for Apple Inc. The subject property is located directly north of the Tracy Power Plant on the north side of Interstate 80. Community Services. (Commission District 4.) FOR POSSIBLE ACTION

Attachments: [BCC 07-11-17 - Staff Report to Sponsor Amend to Utility Corridor](#)
[BCC 07-11-17 - Resolution](#)

12. For possible action to introduce and conduct a first reading of an ordinance amending the Washoe County Code at Chapter 110 (Development Code), Article 505, Signs at Section 110.505.30(d), to allow certain Electronic Message Display (EMD) signs to be located closer than the existing minimum 200 foot distance requirement between any residentially zoned property and an EMD. The exception would allow an otherwise permitted EMD to be located within 100 feet of residentially zoned property if the sign is (1) operated by a governmental entity, (2) located on property owned or controlled by a governmental entity, and (3) designed to convey public health, safety, and welfare information including traffic control and directional information; And if approved, schedule a public hearing date and second reading for July 25, 2017. Community Services. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [BCC 07-11-17 - Staff Report - WDCA17-0001](#)
[BCC 07-11-17 - Exhibit A - WDCA17-0001 Staff Report](#)
[BCC 07-11-17 - Exhibit B - Draft Ordinance](#)
[BCC 07-11-17 - Exhibit B - Draft Ordinance](#)
[BCC 07-11-17 - Exhibit C - Draft PC Minutes](#)
[BCC 07-11-17 - Exhibit D - PC Resolution](#)

13. For possible action, to introduce and conduct the first reading of an ordinance amending the Washoe County Code at Chapter 25 (Business License Ordinance) to create temporary marijuana establishment business licenses and set terms for such temporary licenses, to include an automatic expiration date for those licenses; to establish restrictions on businesses which can apply for such temporary licenses to include currently certified and licensed medical marijuana establishments; to set forth application requirements for such temporary licenses; to establish the denial process for license applications; to provide for waste disposal and registration card requirements for marijuana establishments; to set forth other terms and conditions for the temporary licenses; to provide approval and issuance standards for the temporary licenses; to provide for definitions related to temporary marijuana establishments; and, to make other changes necessarily connected therewith and pertaining thereto. And, if supported, set the public hearing for second reading and possible adoption of the Ordinance for July 25, 2017. Manager. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [Staff Report Temp Marijuana Business Licenses.docx](#)
[wcc-chapter-25-marijuana-temp-business-licenses.pdf](#)

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

14. Public Hearing: For possible action and discussion of the Tahoe Racquet Club's appeal of the Planning Commission's approval for Special Use Permit WSUP17-0004 (Lake Tahoe School) to modify Special Use Permit SW02-008 which permitted the operation of a kindergarten through 9th grade private school in an existing commercial building. The approved modification will permit the construction of a 13,906 square foot multi-purpose building with parking. As approved, the new building will require the relocation of the access road that serves Lake Tahoe School and provides access to the Tahoe Racquet Club, a residential condominium subdivision, from Tahoe Boulevard. The current access is located approximately 725 feet northwest from the intersection of Country Club Boulevard and Tahoe Boulevard. The access easement will be relocated approximately 200 feet further to the northwest.

Applicant: Lake Tahoe School • Property Owner: Lake Tahoe School • Location: 955 Tahoe Boulevard • Assessor's Parcel Numbers: 127-581-01 and 127-030-21 • Parcel Size: 4.11 acres (total) • Master Plan Category: Commercial (C) • Regulatory Zone: Tourist Commercial • Area Plan: Incline Village Tourist Commercial • Citizen Advisory Board: Incline Village/Crystal Bay • Development Code: Authorized in Article 810, Special Use Permit. Community Services. (Commission District 1.) FOR POSSIBLE ACTION

Attachments: [BCC 06-27-17 - Staff Report - Appeal WSUP17-0004](#)
[BCC 06-27-17 - Attachment A - Action Order WSUP17-0004](#)
[BCC 06-27-17 - Attachment B - PC Staff Report WSUP17-0004](#)
[BCC 06-27-17 - Attachment C - PC Draft Minutes](#)
[BCC 06-27-17 - Attachment D - PC public hearing](#)
[BCC 06-27-17 - Attachment E - Appeal applicaiton](#)
[BCC 06-27-17 - Attachment F - Lake Tahoe School - Washoe County Commission letter 5-30-17](#)

15. For possible action to adopt an ordinance approving a third amendment to a development agreement (Ladera Ranch, Tentative map case number TM05-011) originally approved in 2009 (Development Agreement DA09-004, ordinance number 1406) and first amended in 2010 (Amendment of Conditions AC11-002, ordinance number 1461), and second amended in 2015 (Development Agreement DA15-001, ordinance number 1551), to extend the deadline for filing the next final map to July 5, 2019. The Board of County Commissioners conducted a first reading of the proposed ordinance introduced on June 27, 2017. Applicant: Ladera Ranch, LLC. • Property Owner: Ladera Ranch, LLC. • Location: Approximately 1 mile west of the intersection of West Seventh Avenue and Sun Valley Boulevard. • Assessor's Parcel Number(s): 502-700-01; 502-700-02; 502-700-03; 502-700-06; 502-250-05; 502-711-01 to 14; 502-712-01 to 09; 502-721-01 to 13; 502-722-01 to 46; 502-731-01 to 10; and 502-732-01 to 16 • Approximate Acreage: +/- 376 acres • Master Plan Category: Suburban Residential (SR), Rural Residential (RR), Open Space (OS) • Regulatory Zone: Medium Density Suburban (MDS), Low Density Suburban (LDS), High Density Rural (HDS), High Density Rural (HDR) • Area Plan: Sun Valley • Citizen Advisory Board: Sun Valley • Development Code: Article 814, Development Agreements • Section/Township/Range: Sections 13 and 24, T20N, R19E, MDM, Washoe County, NV. Community Services. (Commission District 3.) FOR POSSIBLE ACTION

Attachments: [BCC 07-11-17 - Staff Report - Public hearing for 2nd reading - Ladera Ranch](#)
[BCC 07-11-17 - Attachment A - Proposed Development Agreement Ladera Ranch](#)
[BCC 07-11-17 - Attachment B - Draft Ordinance Ladera Ranch](#)
[BCC 07-11-17 - Exhibit A to Ordinance - Development Agreement Ladera Ranch](#)
[BCC 07-11-17 - Attachment C - Application Ladera WAC17-003](#)

End Of Scheduled Public Hearings

16. Discussion and update pursuant to Commissioners' previous requests and/or topics for future agendas. FOR POSSIBLE ACTION
17. Public Comment. Comment heard under this item will be limited to three minutes per person and may pertain to matters both on and off the Commission agenda. The Commission will also hear public comment during individual action items, with comment limited to three minutes per person. Comments are to be made to the Commission as a whole.

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

Adjournment

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

Chair Lucey

EDAWN (Economic Development Authority of Western Nevada) (alternate)
Nevada Association of Counties Board of Directors (NACO)
Nevada Commission for the Reconstruction of the V&T Railway (alternate)
Regional Transportation Commission
Reno-Sparks Convention & Visitors Authority
Tahoe Regional Planning Agency Governing Board (alternate)
Tahoe Transportation District Board of Directors (alternate)
Tahoe Transportation Commission (alternate)
Truckee Meadows Water Authority Board (alternate)
Truckee River Flood Management Authority
Washoe County Debt Management Commission
Washoe County Investment Committee
Washoe County Stadium Authority (alternate)
Western Regional Water Commission

Vice-Chair Berkbigler

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

Commissioner Jung

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

Commissioner Hartung

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

Commissioner Herman

Nevada Association of Counties Board of Directors (NACO)
Nevada Commission for the Reconstruction of the V&T Railway
NevadaWorks
State Land Use Planning Advisory Council (SLUPAC)
Truckee Meadows Regional Planning Agency Governing Board
Truckee Meadows Water Authority Board
Truckee River Flood Management Authority (alternate)
Vya Conservation District
Washoe County School District Capital Funding Protection Committee
Washoe County School District Oversight Panel
Washoe County Stadium Authority (alternate)
Western Nevada Development District
Western Regional Water Commission