

COUNTY COMMISSIONERS
Chair, Alexis Hill, District 1
Vice-Chair, Jeanne Herman, District 5
Michael Clark, District 2
Mariluz Garcia, District 3
Clara Andriola, District 4



COUNTY MANAGER
Eric P. Brown

NOTICE OF MEETING AND AGENDA
WASHOE COUNTY BOARD OF COUNTY COMMISSIONERS
- 1001 E. 9th Street, Reno, Nevada 89512

ASSISTANT DISTRICT ATTORNEY
Nathan Edwards

March 19, 2024
10:00 a.m.

COUNTY CLERK
Janis Galassini

NOTE: Items on this agenda may be taken out of order, combined with other items, removed from the agenda, or moved to the agenda of another later meeting. The Consent section is a single agenda item and is considered as a block and will not be read aloud. Items on this agenda may also be moved to or from the consent section. Items not voted on in the Consent section may also be voted on in a separate block or blocks. Items designated for a specified time will not be heard prior to the stated time but may be heard later. There will be only one period of public comment on any block vote. Any public comment made during that period may pertain to any of the items being voted on in the block, but there will not be separate public comment periods for each item within the block.

Location. This meeting will be held at the physical location designated on this agenda, but one or more of the County Commissioners and/or County staff may attend and participate by a remote technology system. Members of the public wishing to attend the meeting may do so at the designated physical location or may otherwise participate as stated in the Public Comment section. The Chair or their designee will make reasonable efforts to ensure that members of the public body and members of the public present at the physical location can hear or observe each member attending by remote technology system, and each member of the public body in attendance can participate in the meeting.

Accessibility. Washoe County, in compliance with the Americans with Disabilities Act, wishes to make all of its public meetings accessible to the public. Persons who require special accommodations or assistance in attending this meeting may contact the Office of the County Manager at least two working days before the meeting, if possible, by dialing 311 from any phone or (775) 328-2003.

Public Transportation. Public transportation is available to this meeting site. For eligible RTC ACCESS reservations call (775) 348-5438 or visit: <https://www.rtcwashoe.com/public-transportation/>.

Public Comment. Public comment is welcomed during public comment periods and is limited to 3 minutes per person per public comment period. Unused time may not be allocated to other speakers. A speaker's viewpoint will not be restricted; however, reasonable restrictions may be imposed upon the time, place, and manner of speech. Irrelevant statements, unduly repetitious statements, and personal attacks that would objectively antagonize or incite others are examples of speech that may be reasonably limited. All comments are to be directed to the Commission as a whole.

During the general public comment periods at the beginning and end of the meeting, speakers may address any matter either on or off the agenda. Items voted on in the Consent section or in a separate block or blocks shall have a single public comment period per block, and public comment will only be heard about the specific items being considered by the Commission in the block. For the remainder of the agenda, during items designated "for possible action" that are considered individually, public comment will only be heard about the specific item being considered by the Commission. Members of the public that wish to share documents or make a brief presentation within their public comment period must provide ten (10) printed copies of each document. Please note that USB drives or any other digital media will not be accepted due to the risk of introducing viruses or malicious code, which could potentially compromise the County's systems.

Members of the public may also submit comments by mail (1001 E. Ninth St., Reno, NV 89512), by eComment at <https://washoe-nv.granicusideas.com/#>. The County will make reasonable efforts to include all such comments received by 4:00 pm one working day prior to the meeting in the record. Mail and eComment will not be read by the Clerk.

Although not required by the Open Meeting Law, in order to accommodate persons residing in populated areas substantially outside the vicinity of the commission chambers, additional public comment may be given by remote technology system on agenda items concerning Districts 1, 5, or "All Commission Districts" (as specified in the subject line of the respective agenda items as "Virtual Public Comment Eligible") from the following locations: Incline Village Library: 845 Alder Ave, Incline Village, NV 89451 and/or Gerlach Community Center: 510 Cottonwood St, Gerlach, NV 89412.

Forum Restrictions and Orderly Conduct of Business. The Board of County Commissioners carries out the business of Washoe County and its residents during its meetings. The presiding officer may order a person be removed if the person's conduct or statements disrupt the order or safety of the meeting. Warnings about disruptive conduct or comments may or may not be given prior to removal.

Responses to Public Comments. The Board of County Commissioners may only deliberate or take action on matters that have been properly labeled "for possible action" and listed on a properly noticed Agenda. While the Open Meeting law allows discussion of public comments by members of the Commission, responses to matters not listed on the agenda could become deliberation without notice to the public. To avoid this situation and to ensure the public has proper notice of all matters, members may choose not to respond to public comments, except to correct factual inaccuracies, ask for staff to provide information, or ask that the matter be listed on a future agenda for consideration.

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

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

Support documentation for the items on the agenda, provided to the Washoe County Board of Commissioners, is available to members of the public at the County Manager's Office (1001 E. 9th Street, Bldg. A, 2nd Floor, Reno, Nevada) Washoe 311 (washoe311@washoecounty.gov), (775) 328-2000 and on Washoe County's website www.washoecounty.gov/bcc/.

We begin by acknowledging that we gather today on the ancestral homelands of the Wašičiw (Washoe), Numu (Northern Paiute), Newe (Western Shoshone), Nuwu (Southern Paiute), and Pipa Aha (Mojave), the original caretakers of the land that we now call Nevada. Washoe County, formally named after the Washoe people in 1861, continues to be a gathering place and home for Indigenous Peoples, and we recognize their rich history and deep connections to these lands. May we honor their past, present, and future stewardship by remembering that the health of the land and its people are inextricably linked.

10:00 a.m.

1. Salute to the flag.
2. Roll call.
3. Invocation - Jeff Javillo
4. Public Comment. Comment heard under this item will be limited to three minutes per person and may pertain to matters both on and off the Commission agenda. The Commission will also hear public comment during individual action items, with comment limited to three minutes per person. Comments are to be made to the Commission as a whole. Virtual Public Comment Eligible when facilities are available.

(Note: Items listed after Public Comment will be heard on or after 11:00am. In no case will they be heard sooner than the stated time.)

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

6. Donations. (FOR POSSIBLE ACTION)

- 6.A.1. Recommendation to accept a one-time equipment donation of one [1] Edward Bohlin customized leather with silver western saddle with an appraised value of \$6,900.00 donated by the Cashell Family to the Washoe County Sheriff's Office. To be placed in the executive office of the Washoe County Sheriff's Office and will be used for community outreach programs and special events of the Mounted Horse Unit. Sheriff. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [BCC 03-19-24 - Sheriff - Saddle Donation \[\\$6,900\]](#)

7. Consent Items. (FOR POSSIBLE ACTION)

eComment to be provided here. The Consent section is a single agenda item and is considered as a block. Individual items in the Consent section will not be eComment eligible. When providing eComment, please note the specific item being addressed.

- 7.A.1. Approval of minutes for the Board of County Commissioners' special meeting of February 16, 2024, and the regular meeting of February 20, 2024. Clerk. (All Commission Districts.) FOR POSSIBLE ACTION.

Attachments: [2024-02-16 W](#)
[2024-02-20 W](#)

- 7.A.2. Acknowledge the communications and reports received by the Clerk on behalf of the Board of County Commissioners, including the following categories: Monthly Statements/Reports and Annual Statements/Reports. Clerk. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [C&R Staff Report 2024-03-19](#)
[C&R List 2024-03-19](#)

- 7.B.1. Recommendation to approve a Grant, Bargain and Sale Deed between Washoe County (Grantor) and the City of Reno (Grantee) conveying a 1,542+/- square foot parcel (Assessor's Parcel Number 009-421-10) from Washoe County to the City of Reno [at zero cost] to be used for a public purpose pursuant to Nevada Revised Statute 277.053, allowing for the continued operation, maintenance and/or replacement of an existing lift station currently owned by the City of Reno, located near the intersection of Oak Court and Sagittarius Drive. Community Services. (Commission District 1.) FOR POSSIBLE ACTION

Attachments: [BCC 03-19-24 - Staff report for Sagittarius parcel to City of Reno](#)
[BCC 03-19-24 - Attachment A - Sagittarius Lift Station letter of interest](#)
[BCC 03-19-24 - Grant Bargain and Sale Deed - Sagittarius Parcel](#)

- 7.C.1. Recommendation to approve the award of the Washoe County's Independent Audit Services to Eide Bailly LLP, in accordance with NRS 354.624, that states each local government is required to provide for an annual audit and in accordance with the State of Nevada Department of Taxation the Board of County Commissioners, for a contract period of one (1) year effective March 2024 for fiscal year ending 2024; fees are based on the amount of time required at various levels of responsibility, plus actual out-of-pocket expenses, including administrative charges. Estimated fees for the financial statement audit will be \$263,285 and \$19,950 for each major program in relation to the compliance audit over major federal award programs which includes a newly instituted technology fee and if approved, staff will submit the notification of award to the Nevada Department of Taxation. Comptroller. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [BCC Staff Report Audit Firm Selection for Fiscal Year 2024- Eide Bailly LLP](#)

- 7.D.1. Recommendation to approve an increase to the Public Service Intern classification (class code 60000040) from a current pay range of \$11.25 - \$14.62 per hour to \$15.00-\$20.00 per hour and delimit the Public Service Intern (M) classification (class code 60019101), pay range of \$15.00 - \$18.00 per hour, effective March 25, 2024, and to authorize Human Resources to apply future pay range increases to keep pace with the current pay structure and to respond to the current labor market; and authorize Human Resources to make the necessary changes. [No fiscal impact]. Human Resources. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [BCC 3.19.24 Public Service Intern Top Pay](#)

- 7.E.1. Recommendation to: (1) accept various items donated totaling an estimated market value of [\$41,599.34]; and (2) accept donations from various donors to Washoe County Human Services Agency Homelessness Fund to support the participants at the Nevada Cares Campus, Our Place and to people experiencing homelessness in unsheltered settings in the amount of [\$7,800.00] retroactive for the period July 1, 2023 through January 5, 2024; and direct the Comptroller's Office to make the necessary budget amendments. Human Services Agency. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [BCC 03-19-24 TMP8383 HSA Accept Homelessness Donations \[\\$7,800.00\]](#)
[TMP8383 Property Donations Form - Homelessness March 2024](#)

End of Consent Items

8. Recommendation to approve the appointment of one candidate to fill a term beginning on the date of appointment and ending on December 31, 2025, for the Washoe County Open Space and Regional Parks Commission. Applicants for the vacancy include: Jessica Brown, Matthew DeMartini, Barbara S. Fenne, Sean Hill, Kami S. Hitti, Matthew B. Kaempfe, Robert A. Laurie, James McNamara, Luke M. Rippee, Tami R. Rougeau, Charles Wellington II. Community Services. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [BCC 3-19-24 - Staff Report - Open Space & Regional Parks Commission Appointment](#)
[Brown Jessica Application](#)
[DeMartini Matthew Application](#)
[Fenne Barbara S Application](#)
[Hill Sean Application](#)
[Hitti Kami S Application](#)
[Kaempfe Matthew B Application](#)
[Laurie Robert A Application](#)
[McNamara James Application](#)
[Rippee Luke M Application](#)
[Rougeau Tami R Application](#)
[Wellington Charles II Application](#)

9. Recommendation to appoint one candidate from a pool of applicants including: Shauna Adams, Danielle Anders, Ilya Arbatman, Ron Aryel, Katherine Ayzengart, Kim Barghouti, Manny Becerra, Nicole Bell, Scott Benton, Paula L. Berkley, Ryan Bernardo, Bonnie Billings, Franco Biondi, Jessica Brown, Andrea Caldwell, Megan Cannella, Raymond Case, Frederick Clayton, Kate Crist, Reva Crump, Grace Davis, Heather Drew, Roger Edwards, Robert Ellis, Brian Erbis, Scott Ferguson, Scott Finley, Maria Flores, Noah Glick, Gordan Gossage, Mel Grotberg, Erica Hall, Jessica Hofmann, Wayne Holland, Naseem Jamnia, Rosemary Johnson, Megan Kay, Valeria T. Koss, Patricia Kress, Samuel Lackey, Bradley Leavitt, Darla Lee, Timothy Lewis, Ed Lind, William Luikart, Jill Lynch, William Mason, Robbie Maus, Lesley Means, Krista Meier, Katelyn Miller, Olivia Nevarez-Salazar, Virginia A. Nolte, Patricia Olmstead, Melissa Olsen, Linda Park, Bruce Parks, Angeline Peterson, Peter Picetti, Ma'kayla Porter, Kelly Proud, William Puchert, Sharon Reardon, Luke Rippee, Judith Rodby, Marie Rodriguez, Tami Ruf, Christina Rutledge, Hagen Sandoval, Linda Schmitt, Roger Scime, William Sims, Monica Stabbert, Ryan Stark, Susan Stieg, Andre Stigall, Marvin Tanner, Geraldine F. Taylor, Tracey Thomas, Owen Truesdell, Charles Wellington II, Brooke Westlake, Kathleen Whitfield, Thomas Willadsen, Sylvia Willard, Nadienne Williams, Lloyd Wilson, Benjamin Zober, and Sara Zober to fill one midterm vacancy on the Washoe County Library Board of Trustees pursuant to NRS 379.020(3) beginning on April 1, 2024, and ending on June 30, 2025. Library. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [BCC 3-19-24 - Staff Report - Library Board of Trustees Appointment](#)
[Attachment 1a - Library Board of Trustees Applications](#)

10. Recommendation to award a bid and approve the Agreement to the lowest responsive, responsible bidder for the Washoe County Regional Archery Facility Phase 1 Improvements Project, PWP-WA-2024-127, located at 1255 Matterhorn Boulevard, Lemmon Valley, Nevada. Staff recommends Farr Construction Corporation doing business as Resource Development Company, [in the amount of \$414,780.00 and approve a \$73,395.00 contingency fund for a total project amount of \$488,175.00]. The project includes construction of a parking lot, storage road, and improvements to the access road. Community Services. (Commission District 5.) FOR POSSIBLE ACTION

Attachments: [BCC 03-19-24 - Staff Report - Award bid for Archery Facility](#)
[BCC 03-19-24 - Construction Agreement - Regional Archery Facility](#)

11. Recommendation to: (1) award a bid and approve the Agreement to the lowest responsive, responsible bidder for the Washoe County District Attorney's 6th and 7th Floor Office Expansion Project - PWP-WA-2024-087, located at 1 South Sierra Street, Reno, Nevada [staff recommends Houston Smith Construction, Inc., in the amount of \$509,000.00]; and (2) approve a separate project contingency fund [in the amount of \$40,250.00] for the total construction cost not to exceed \$549,250.00. Renovations will convert open areas on the 6th and 7th floor of the Washoe County District Attorney's Complex to allow for additional attorney offices. Community Services. (Commission District 1.) FOR POSSIBLE ACTION

Attachments: [BCC 03-19-24 - Staff Report - Washoe County DA 6 & 7 Floor Tenant Improvement](#)
[BCC 03-19-24 - Construction Agreement - Washoe County DA 6 & 7 Floor Tenant Improvement](#)

12. Recommendation to: (1) award a bid and approve the Agreement to the lowest responsive, responsible bidder for the Washoe County District Attorney 8th Floor Office Expansion Project, PWP-WA-2024-088, located at 1 South Sierra Street, Reno, Nevada [staff recommends Houston Smith Construction, Inc., in the amount of \$1,010,000.00]; and (2) approve a separate project contingency fund [in the amount of \$90,300.00] for the total construction project not to exceed \$1,100,300.00. Renovations will convert a shell space on the 8th floor of the Washoe County District Attorney's Complex to allow for additional attorneys and support staff. Community Services. (Commission District 1.) FOR POSSIBLE ACTION

Attachments: [BCC 03-19-24 - Staff Report - DA 8th Floor Expansion Project](#)
[BCC 03-19-24 - Construction Agreement - DA 8th Floor Expansion Project](#)

13. Recommendation to award a bid and approve the Agreement to the lowest responsive, responsible bidder for the 2024/2025 Encroachment/Excavation Repair Project for various areas within the Truckee Meadows for the period of April 1, 2024 through December 31, 2025, to perform street cut pavement repairs as needed for specific Washoe County owned roadways in the Truckee Meadows pursuant to Washoe County's Street Cut Ordinance at Washoe County Code 85.058, et. seq., [staff recommends Sierra Nevada Construction, Inc., in the amount of \$384,007.00]. Community Services. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [BCC 03-19-24 - Staff Report for EE Repair Truckee Meadows](#)
[BCC 03-19-24 - Construction Agreement for EE Repair](#)

14. Recommendation to award a bid and approve the Agreement to the lowest responsive, responsible bidder for the Senior Services Phase 1 Remodel Project - PWP WA 2024-144, located at 1155 East 9th Street, Reno, Nevada [staff recommends Houston Smith Construction, Incorporated, for the base bid plus bid alternates #1a, #2b, and #3, for the total construction cost not to exceed \$840,434.00]. The Senior Services Phase 1 Remodel Project consists of building and site improvements supporting food service operation and production to allow for an increased level of home delivered meals and replacement of the existing kitchen flooring. Community Services. (Commission District 3.) FOR POSSIBLE ACTION

Attachments: [BCC 03-19-24 - Staff Report - bid award for Senior Center Phase 1 Remodel](#)
[BCC 03-19-24 - Construction Agreement - Senior Center Renovations](#)

15. Recommendation to accept a FY24 Adoption Savings subgrant award from the State of Nevada, Division of Child and Family Services in the amount of [\$1,040,849.00; no county match] retroactive for the period of July 1, 2023 to June 30, 2024 to provide supportive services to facilitate and maintain the successful adoption of children from the Washoe County Child Welfare System; authorize the Agency Director of Human Services Agency to execute the award and related documents; and direct the Comptroller's office to make the necessary budget amendments. Human Services Agency. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [BCC 03-19-24 TMP8384 HSA Accept Adoption Savings Grant \[\\$1,040,849.00; no county match\]](#)
[314150-24-001 WCHSA AS REVISED NOSA](#)

16. Recommendation to approve allocation of American Rescue Plan Act (ARPA) funds through the Coronavirus State and Local Fiscal Recovery Fund (SLFRF) in the total amount of [\$77,500] for the following two projects:
- a. Human Services Agency GenArete Pilot Program (\$49,500), which will utilize a dynamic tool to create high quality, individualized learning plans for children with developmental disabilities; and
 - b. Permanent Supportive Housing - Supportive Services Needs Assessment (\$28,000), which will provide funds to conduct a comprehensive needs assessment for supportive services in Northern Nevada.

Recommendation to approve an increased allocation to the previously approved project:

- c. Increase funding for the District Attorney's Office - Court Case Backlog Personnel Workstations by \$225,697 for a total of \$616,429 to cover fire and seismic requirements as well as increased construction costs.

The total amount of allocations is \$303,197. If approved, direct the Comptroller's Office to make necessary net zero cross-fund and/or cross-functional budget appropriation transfers. Manager's Office. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [TMP 8377 3-19-24 OCM SLFRF Awards Amendments](#)

17. Discussion and possible approval of the revised Washoe County Board of Commissioners Rules of Procedure Handbook (most recently reviewed on January 16, 2024). The purpose of the rules is to establish rules of procedure for the conduct of meetings and members of the Board of County Commissioners, where such rules are consistent with the laws of the State of Nevada. Possible amendments may include, but are not limited to, the following subjects within the rules of procedure: consent agenda parameters, order of business, virtual appearances by remote technology system, reconsideration, terms of officers, communication records, clarifying applicability of Robert's Rules of Order, and placement of items on Board agendas. Commissioners may propose additional amendments for adoption as well. Manager's Office. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [Staff Report - Proposed 3.19.2024 Rules of Procedure Handbook](#)
[Proposed 3.19.24 Rules of Procedures Handbook](#)

18. Recommendation to approve the updated Washoe County Code of Conduct which lists expectations employees and Washoe County representatives in their interactions with the public and each other. The updated version reflects the current Washoe County Statement of Values. These values include integrity, effective communication, and quality public service. The Code of Conduct maintains the expectations of honesty, respect, duty to public service, tolerance, fairness, courtesy and professionalism. The updated version adds the expectation of promoting a positive work environment by prohibiting bullying, outlines the investigation process for complaints made under the Code of Conduct, and establishes a biennial training requirement for employees on bullying. The training requirement will be accomplished through an online training that will be available on the approval of the updated code. Human Resources. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [BCC 3.19.24 Staff Report-Code of Conduct](#)
[Attachment A - Code of Conduct Version Redlined](#)
[Attachment B - Code of Conduct Policy](#)

19. Introduction and first reading of an ordinance pursuant to Nevada Revised Statutes 278.0201 through 278.0207 approving a development agreement between Washoe County and North Pyramid Investors LLC for Blue Oaks, a residential subdivision (Tentative Subdivision Map Case No. WTM19-003).
The purpose of the development agreement is to extend the deadline for recording the first final map from January 7, 2024, to January 7, 2026, and to adopt amended conditions of approval (WAC24-0001). The project is located along Campo Rico Lane, east of Pyramid Highway. The project encompasses a total of approximately 9.88 acres, and the total number of residential lots allowed by the approved tentative map is 10. The parcels are located within the Spanish Springs Planning Area and Washoe County Commission District No. 4. (APN: 534-600-23).
And, if approved, schedule a public hearing, second reading and possible adoption of the ordinance for April 23, 2024, and authorization for the Chair to execute the Development Agreement. Community Services. (Commission District 4.) FOR POSSIBLE ACTION

Attachments: [BCC 3-19-24 - Staff Report - 1st Reading Blue Oaks Development Agreement](#)
[BCC 3-19-24 - Attachment A - Draft Ordinance with A-1](#)
[BCC 3-19-24 - Attachment B - Application](#)
[BCC 3-19-24 - Attachment C - Original Conditions of Approval](#)
[BCC 3-19-24 - Attachment D - WAC24-0001 - Amended Conditions](#)
[BCC 3-19-24 - Staff Presentation - Blue Oaks DA](#)

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

(Note: Items listed under this heading only will be heard at or after the noted time. In no case will it be heard before the stated time. Due to public testimony and discussion, time expended on the item in this category can vary.)

20. Public Hearing: Appeal of the Washoe County Planning Commission's denial of Master Plan Amendment Case Number WMPA23-0008 and Regulatory Zone Amendment Case Number WRZA23-0009 (Thompson Family Trust) which seeks to amend the Southwest Truckee Meadows Area Plan, a component of the Washoe County Master Plan, to redesignate 8.36 acres of two parcels totaling 81.83 acres (APN's 041-650-04 and 041-650-05) from Rural (R) to Suburban Residential (SR); and which seeks to amend the Southwest Truckee Meadows Regulatory Zone Map, to redesignate 8.36 acres of the same parcels from General Rural (GR) (1 dwelling unit/40 acres) to Low Density Suburban (LDS) (1 du/acre).

The appellant and applicant is David Thompson. The subject parcels are located southeast of the intersection of Hunters Peak Road and Hunter Fall Circle within the Southwest Truckee Meadows Area Plan, have a master plan designation of Rural and a regulatory zone designation of General Rural.

The Board of County Commissioners (Board) shall consider the appeal based on the record on appeal and any additional evidence submitted at the Board's public hearing. The Board may affirm the Planning Commission's decision, as recommended by staff, or may reverse the Planning Commission's decision. If the Board reverses the Planning Commission's decision and adopts the proposed amendments, then the Board shall also consider approving a resolution to sponsor an amendment to the 2019 Truckee Meadows Regional Plan to change the Land Designation of the 8.36 acres of APN 041-650-04 and 041-650-05 included in master plan amendment WMPA23-0008 from Tier 3 to Tier 2. The County's adoption of the proposed master plan and regulatory zone amendments would only take effect after a determination that the master plan amendment conforms with the Truckee Meadows Regional Plan by the regional planning authorities. If adopted, the Board must authorize the Chair to sign the resolutions to this effect. Community Services.

(Commission District 1.) FOR POSSIBLE ACTION

Attachments: [BCC 3-19-24 - Staff Report - WMPA23-0008 WRZA23-0009 Appeal](#)
[BCC 3-19-24 - Attachment A - PC Action Order](#)
[BCC 3-19-24 - Attachment B - Appeal](#)
[BCC 3-19-24 - Attachment C - PC Staff Report](#)
[BCC 3-19-24 - Attachment D - PC Minutes](#)
[BCC 3-19-24 - Attachment E - PC Staff Presentation](#)
[BCC 3-19-24 - Attachment F - PC Applicant Presentation](#)
[BCC 3-19-24 - Attachment G - Video Recording of Planning Commission Hearing](#)
[BCC 3-19-24 - Attachment H - WMPA23-0008 Resolution](#)
[BCC 3-19-24 - Attachment I - WRZA23-0009 Resolution](#)
[BCC 3-19-24 - Attachment J - Resolution Regional Plan Amendment](#)
[BCC 3-19-24 - Staff Presentation - WMPA23-0008 WRZA23-0009 Appeal](#)
[BCC 3-19-24 - Appellant Presentation - Thompson Family Trust - 3-19-24 final](#)

21. Public Hearing for the second reading and possible adoption of an ordinance amending Ordinance 1615, Washoe County's Requirements and Schedule of Rates and Charges for Sanitary Sewer Service, to amend connection fees within all service areas; and other matters properly relating thereto. The Sanitary Sewer Connection Privilege Fee Charges (Connection Charges) will increase from the current rate of \$5,900.00 per equivalent residential unit (ERU) to \$9,477.00 per ERU with a change to the annual rate adjustment from \$50.00 per ERU to the annual averaged Engineering New Record Construction Cost Index (ENR-CCI) percentage for the previous calendar year; the Connection Fee for each Weighted Fixture Unit (WFU) will increase from the current rate of \$320.00 to \$379.00 with a change to the annual rate adjustment from \$5.00 per WFU to the annual averaged Engineering New Record Construction Cost Index (ENR-CCI) percentage for the previous calendar year. Community Services. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [BCC 03-19-24 - Staff Report -Public Hearing - 2nd read & adopt Sanitary Sewer Connection Fee Increase](#)
[BCC 03-19-24 - Redline Ordinance 1615 - Sanitary Sewer Schedule of Rates and Charges](#)
[BCC 03-19-24 - Clean Copy Ordinance - Sanitary Sewer Schedule of Rates and Charges](#)

22. Public Hearing: Second reading and possible adoption of an ordinance amending Washoe County Code Chapter 110 (Development Code) by modifying various sections in Division Three- Regulation of Uses and Division Four- Development Standards, in order to update regulations related to accessory dwelling units, detached accessory structures, manufactured housing, and battery-charged fences. These updates include deleting a section specifying the procedure and findings for placing a manufactured home that is less than 1,200 square feet in size; and modifying various sections to: allow detached accessory dwelling units as an allowed use by right in certain residential regulatory zones; require detached accessory dwelling units on parcels ½ acre in size or smaller to be subject to the administrative review permit process in Article 809; update the maximum square footage for both attached and detached accessory dwelling units; define “minor accessory dwelling unit”; modify permitting requirements for detached accessory structures; update the minimum square footage for manufactured homes; and add provisions related to battery-charged fences as required by NV SB 208 (2023); and all matters necessarily connected therewith and pertaining thereto. Community Services. (All Commission Districts.) FOR POSSIBLE ACTION

Attachments: [BCC 3-19-24 - Staff Report - 2nd Reading WDCA23-0004 Affordable Housing Package 1](#)
[BCC 3-19-24 - Attachment A - WDCA23-0004 Draft Ordinance](#)
[BCC 3-19-24 - Attachment B - WDCA23-0004 Ordinance Clean Copy](#)
[BCC 3-19-24 - Attachment C - PC Resolution](#)
[BCC 3-19-24 - Attachment D - PC Staff Report](#)
[BCC 3-19-24 - Attachment E - PC Minutes](#)
[BCC 3-19-24 - Attachment F - Public Comment](#)
[BCC 3-19-24 - Staff Presentation 2nd Reading WDCA23-0004](#)

End Of Scheduled Public Hearings

23. Possible Closed Session for the purpose of discussing labor negotiations with Washoe County and/or Truckee Meadows Fire Protection District per NRS 288.220. Human Resources. (All Commission Districts.) FOR POSSIBLE ACTION
24. 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.
25. Commissioners’/County Manager’s announcements, reports and updates to include boards and commissions updates, requests for information or topics for future agendas. (No discussion among Commissioners will take place on this item.)

Adjournment

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

Chair Hill

Community Homelessness Advisory Board
Downtown Reno Business Improvement District (alternate)
Nevada Tahoe Conservation District Board of Supervisors
Regional Transportation Commission
Reno-Sparks Convention & Visitors Authority
Tahoe Prosperity Center Board of Directors
Tahoe Regional Planning Agency Governing Board
Tahoe Transportation District Board of Directors
Tahoe Transportation Commission
Truckee Meadows Water Authority Board
Truckee North Tahoe Transportation Management Association Board
Truckee River Flood Management Authority
Washoe County Internal Audit Committee (alternate)
Washoe County Investment Committee
Washoe County Legislative Liaison
Washoe County Stadium Authority (alternate)
Western Regional Water Commission (WRWC) – TMWA Appointed

Vice-Chair Herman

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

Commissioner Clark

Community Homelessness Advisory Board
EDAWN (Economic Development Authority of Western Nevada) (alternate)
Nevada Association of Counties Board of Directors (NACO) (alternate)
Regional Transportation Commission (alternate)
Truckee Meadows Regional Planning Agency Governing Board
Truckee Meadows Water Authority Board (alternate)
Truckee River Flood Management Authority (alternate)
Washoe County Criminal Justice Advisory Committee
Washoe County Senior Services Advisory Board Liaison
Washoe County Stadium Authority (alternate)
Washoe Storey Conservation District (alternate)
Western Nevada Development District (WNDD)

Commissioner Garcia

Washoe County Animal Services Advisory Board
Community Homelessness Advisory Board (alternate)
District Board of Health
Downtown Reno Business Improvement District
EDAWN (Economic Development Authority of Western Nevada)
Nevada Tahoe Conservation District Board of Supervisors (alternate)
Regional Transportation Commission
Tahoe Regional Planning Agency Governing Board (alternate)
Tahoe Transportation District Board of Directors (alternate)
Tahoe Transportation Commission (alternate)
Truckee Meadows Water Authority Board (alternate)
Truckee River Flood Management Authority (alternate)
Washoe County Open Space and Regional Parks Commission (liaison)
Washoe County Stadium Authority
Western Regional Water Commission (WRWC) – TMWA Appointed

Commissioner Andriola

Nevada Association of Counties Board of Directors (NACO)
Regional Transportation Commission (alternate)
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 School District Capital Funding Protection Committee
Washoe County School District Oversight Panel
Washoe County Stadium Authority
Western Regional Water Commission