

BOARD OF COUNTY COMMISSIONERS, WASHOE COUNTY, NEVADA

CAUCUS MINUTES OF APRIL 21, 1986 PRESENT:

Jim King, Chairman

Jim Lillard, Vice Chairman

Gene McDowell

Dick Ritter

Belie Williams

John MacIntyre, County Manager

Edward Dannan, Assistant

District Attorney

Charlotte James, Deputy County  
Clerk

The agenda caucus meeting, held in the Manager's Conference Room, 1205 Mill Street, Reno, Nevada, at 1:30 p.m. on Monday, April 21, 1986, was called to order by Chairman King.

Item 17D - Change Order No. 6 - Black Springs Area Interceptor

Commissioner Ritter stated that a bid was dropped off at the Manager's office which is lower than WES's price, and that he thinks this project should go to bid, and Commissioner Williams stated that if there is time, the competitive bid process should be used to get the lowest price.

John Collins, Chief Sanitary Engineer, advised that WES's unit prices as quoted on the Black Springs project were used; that some of the people affected by this change order are having failed septic tanks and need the work done quickly; and that following the change order process, he just added this on because WES was in the area and this was an additional request for service.

Chairman King directed Mr. Collins to check on the problem and the time allowable for this change order.

Item 19 - First Reading of Off-premise Sign Ordinance

George Compbell, Deputy District Attorney, explained the reasons for requesting delay of the public hearing on this ordinance.

Commissioner Williams inquired why the public hearing can't be held and have the sign companies formulate the changes they want during the period between the first and second reading, and Chairman King stated that he would rather have a workshop before the public hearing.

Mr. Campbell stated that the industry wants time for their lawyers to prepare a draft they can live with.

Mr. Dannan advised that the public hearing can't be scheduled for June 10 because of statutory requirements and that if the first reading is held tomorrow, the public hearing will have to be set for May 13 and continued to June 10.

Chairman King stated that he thinks the public hearing should be held on May 13, and that if the industry can come forward with changes and persuade the Board to continue the hearing, it can do so.

Commissioner Lillard suggested pulling the first reading from tomorrow's agenda and having the first reading on May 13 and the Board concurred.

Item 21 - Short-term financing for Sheriff's vehicles

Bob Jasper, Budget Director, explained that this is a legally allowed exception to the CAPS.

Chairman King objected that the voters don't understand that, and Mr. Jasper stated that the Sheriff did not get replacement vehicles two years ago, which put him behind, and that the short-term financing will result in about 3/4 of one cent tax. The Board agreed.

Item 22A - Grant application for artificial recharge

-----  
demonstration project - East Lemmon and Golden Valleys

In response to Commissioner Ritter, Don Mahin, Department of Comprehensive Planning, explained that the proposal doesn't really rely on the Desert Research Institute study.

John Collins, Chief Sanitary Engineer, stated that the original concept was to do the recharge in Golden Valley; that the DRI has not gotten a report to him; that his people felt that Lemmon Valley was a good demonstration area; that they don't want to wait for DRI data or the grant date will be missed; that this is a separate project; and that they are not looking at the runoff from Peavine either.

Commissioner Williams requested that it be stressed to DRI that the County wants their final report.

Item 23C(1)(c) - Steamboat Station Extension

Mike Harper, DCP, advised that Steamboat Station has an application in for a mobile home park but they are probably renewing this just to keep their options open and that if the second application is approved, one of the conditions will be to eliminate this approval.

Commissioner Williams stated that he would like all special use permits to have an expiration date.

Mr. Harper advised that the Planning Commission wants to get some kind of sunset provision.

Item 23E(1) - SPW2-2-86 - North Valleys Shopping Center

Mr. Harper advised that the applicant was proposing to add a 45-foot sign to his original approval and the Planning Commission felt it to be inappropriate.

Item 23G(2) - SunDance Ridge Tentative Map

Mr. Harper advised that the applicant may ask the Board to include in the CC& R's that the homeowners won't object to being charged for maintenance of the open section. He further advised that the Sun Valley Water and Sanitation District is having a problem with the Board approving density transfer subdivisions; that apparently they think that's an increase in density and the Board is usurping their power; that staff has made requests to meet with them but so far they have refused; that they have written letters of objection and attempted at times to withhold will-serve letters; that staff has explained there is really no increase in density but the District has apparently directed its staff to commence issuing a will-serve letter to anyone who wants one; that this creates a problem if something like guest cottages begin to blossom; and that staff is attempting to meet with that board again to try to find out why this turnabout and change in philosophy.

Commissioner Ritter inquired if this would be a first-come/first-served philosophy, and Mr. Harper responded that it would seem so.

Item 23H - Galena Resort Development Standards Handbook

Mr. Harper advised that many of the amendments to the DSH are procedural in nature and make it easier for applicant to provide information required to staff and also reduces staff time; that they do not remove any reporting responsibilities; that applicant has indicated they are fearful the \$250,000 won't be used for improvement related to demands they will. create and requested it be tied to the Mt. Rose Highway; and that NDOT was comfortable with that request.

Commissioner Williams stated that at the public hearing the money was not tied to any particular purpose; that he never expected this to be used for matching funds to the State; that this was a potential impact fee but maybe the money could be used all the way from Meadowood; that he doesn't think it should be tied just to Mt. Rose; and that he wants staff to tell the Board whether that's the greatest impact.

Item 23G(3) - Galena Village Tentative Map

Mr. Harper explained that a master parcel A will have to be created through a parcel map; that there is a water issue; that the state engineer has specifically defined how the wells are to be created; that the state engineer has to be satisfied

according to conditions; that staff has met with applicant's attorneys; that a revised final map may be submitted; and that Galena would like to do vertical parcels, i.e., air space.

#### Workshop #1 - FY 84-85 Area Plan Report

Brita Tryggvi, Department of Comprehensive Planning, advised that the format of the plan has been changed and is now more useful, that the plan has been changed from a calendar to fiscal year format to correspond with other Washoe County government activities, and that the report has primarily two purposes - to identify where and when development is currently happening and to identify the impact on service providers. She further stated that the report monitors how well the area plans are being implemented and called attention to the recommendation section, noting the the first series are from last year's area plan report and indicate the status of those recommendations and that the last group, which affect the current and upcoming year, are the result of two workshops.

Chairman King expressed satisfaction with the plan but stated that he feels the Planning Department is not charging enough for it. Commissioner Williams stated that the charge should just cover printing costs.

The Board agreed that Chairman King be authorized to execute a letter prepared for his signature directed to the residents of Washoe County, as a part of the plan.

#### Item 24 - Resolution Adopting the Amended Water Resources Element

Commissioner Williams stated that he would like to see the word "will" in the last sentence changed to "may." Chairman King stated that the sentence is just saying that in the case of drought, conservation will be required. Commissioner Williams said it is a negative statement and could be eliminated without changing anything, and Chairman King contended that if it is read with the rest of the paragraph, there is no problem of misunderstanding.

#### Workshop #2 - Update of South Truckee Meadows Treatment Facility Project

John Collins, Chief Sanitary Engineer, stated that some time ago, he gave the Board a schedule of events indicating that the notice to proceed should be issued to PSG by now; that staff has met with PSG and will meet again to polish refinements to the agreement regarding the form of the letter of credit; that the County has proposed to take a note using Galena as collateral, but PSG had trouble with that in meeting their financing; that he doesn't see any real problem; that if it turns out that PSG says they can't carry out the project as structured, the entire project can be placed in the special assessment district for the Galena interceptor; that County consultants are

advising consideration of that; that 7% financing could probably be obtained on a special assessment district; that staff is running that cost analysis and estimate about 2% on \$4 million if the PSG agreement could not be implemented; and that PSG also has the ability to give the County a fixed rate.

Chairman King stated that the only reason to go with PSG in the first place was the advantage of financing and questioned why continue with them.

Mr. Collins stated that staff thinks it would take the County longer to build the plant than it would PSG; that he has told PSG that he's taking this to the Board and the County may proceed with its own process; and that a December opening date could still be met for Galena.

Commissioner Williams inquired why the County doesn't want to build its own plant with a special assessment district, and Mr. Collins responded that staff is not convinced that it will be cheaper for the County to build the plant; that it is his perception that PSG can do the job as cheap as the County can and maybe provide cheaper financing; and that staff has given PSG a May 31 deadline to provide all their costs and documents.

Workshop #3 - Lawton/Verdi Interceptor Phase II (Special  
-----  
Assessment District No. 15) Status Report

Mr. Collins introduced Steve Borella and Gene Martens of SEA Engineers.

Mr. Martens stated that they had been asked to proceed with preliminary assessment of cost and design for extending the interceptor from Edgewater to the Mogul Interchange, displayed a map of the project, narrated a slide presentation, and presented the Phase II schedule.

Commissioner Williams guaranteed the people will vote against the assessment district and stated that the people who already live in the area are against it and won't want sewerage for 20-25 years.

Mr. Collins advised that he receives 5-6 calls a year from people with failing septic tanks wanting to know when the sewer is going through.

Commissioner Williams stated that there is lots of land not included; that all or none should be included; that he doesn't know of anyone in the area where he lives who has had a failure; that he wants to know what the problem is in having the interceptor go all the way; and that the people further out need it worse than people who are already living on their lots.

Mr. Collins stated that they are continuing to move the project forward but the County doesn't have the capacity and  
APRIL 21, 1986

that negotiations must be concluded with the City of Reno for capacity.

Commissioner Williams stated that he thinks it is important to build the interceptor but not necessarily the collector right now.

#### Workshop #4 - Allocation System Package for Lake Tahoe

Mike Harper, Department of Comprehensive Planning, reviewed the Allocation System Package for Lake Tahoe, and a lengthy question and answer period ensued.

Chairman King stated that he has circulated this draft allocation system among the building professionals at Incline and they don't like the system; that maybe there is a better way to do it; that there has been a fair amount of support for the argument that the people with "prior approvals" (those with TRPA approval but no Washoe County building permit) and the "111" group (pre-December 19, 1980 Washoe County building permit holders with no TRPA approval) should get priority, so one proposal is that the Planning Department contact those people and if the allocations are used up, "the game is over for 1986"; that if there are excessive applications left, they then become available for new applications; and that some special treatment could be reserved in a future allocation for those in the first group who can't possibly meet the deadline.

Mr. Harper suggested that staff could be directed to contact those two groups requiring a commitment by a certain date, and that when that final number is known, then consideration can be given to an allocation system for the balance. He advised that if the Board wants to pursue an evaluation system, his Department will ask for a budget augmentation; that there would be a different way of allocating 4 permits or 22 permits; that once an allocation is given it is gone; that unused ones can be carried over (i.e. ones where someone has taken out a building permit and then decides not to build); and that by late May they should have the results from the first two groups and could come back for direction on how to allocate the rest.

Bill Curtis, Incline Village businessman, stated that one of the things he's concerned with is that some of the first group have two years and 9 months left; that he knows some of them would take the permit this year and would break ground with a very simple structure to avoid losing the permit; that Incline has had a lot of hasty development and some of these people would be very happy to take the 1987 or 1988 allocations instead; and that the problem is forcing people to break ground too fast and not be able to put anything decent up.

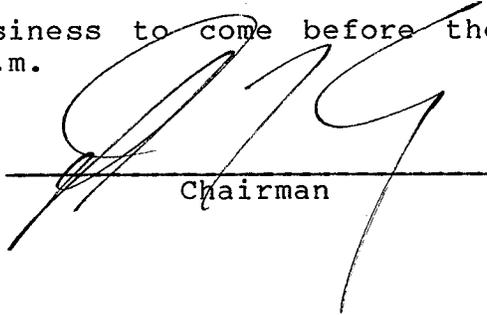
Chairman King observed that there will be less fallout if people are told they can have an allocation reservation for a future allocation and that TRPA approval would still be good, and

Mr. Harper stated that the one flaw in that is that people may not truly believe they will be allowed to build in 1987 or 1988.

Following further discussion, Mr. Harper advised that TRPA will contact the "prior approvals" and provide a list to Washoe County of those who say they want to continue with the approval process and get a building permit. Mr. Harper was directed to provide an allocation to those "prior approvals" who so responded and to contact the "l11"'s and ask them if they want an allocation this year or want the County to reserve them an allocation in a future year, and to report the results to the Manager's office.

Commissioner Williams suggested that, given that direction to staff, Chairman King serve as contact for staff.

There being no further business to come before the Board, the meeting adjourned at 5:30 p.m.



Chairman

ATTEST: JUDI BAILEY, COUNTY CLERK

