

WASHOE COUNTY COMMISSION  
RENO CITY COUNCIL  
SPARKS CITY COUNCIL  
WASHOE COUNTY SCHOOL DISTRICT BOARD OF TRUSTEES

JOINT MEETING

MONDAY

8:30 A.M.

JULY 12, 2010

PRESENT:

Bonnie Weber, Washoe County Commissioner, Vice Chairperson

Bob Larkin, Washoe County Commissioner\*

John Breternitz, Washoe County Commissioner

Kitty Jung, Washoe County Commissioner

Robert A. Cashell, City of Reno, Mayor

David Aiazzi, Reno City Councilmember

Dwight Dortch, Reno City Councilmember

Dan Gustin, Reno City Councilmember

Jessica Sferrazza, Reno City Councilmember

Geno Martini, City of Sparks, Mayor

Julia Ratti, Sparks City Councilmember

Phil Salerno, Sparks City Councilmember

Ron Smith, Sparks City Councilmember

Dan Carne, Washoe County School District Board of Trustees, Member

Barbara Clark, Washoe County School District Board of Trustees, Member

Nancy Hollinger, Washoe County School District Board of Trustees, Member

ABSENT:

David Humke, Washoe County Commissioner, Chairman

Pierre Hascheff, Reno City Councilmember

Sharon Zadra, Reno City Councilmember

Mike Carrigan, Sparks City Councilmember

Ron Schmitt, Sparks City Councilmember

Ken Grein, Washoe County School District Board of Trustees, Member

Estela LeVario Gutierrez, Washoe County School District Board of Trustees,

President

Scott Kelley, Washoe County School District Board of Trustees, Member

Barbara McLaury, Washoe County School District Board of Trustees,

Vice President

The Commission, Board, and Councils convened at 8:38 a.m. in joint session in the Commission Chambers of the Washoe County Administration Complex, 1001 East Ninth Street, Reno, Nevada, with Mayor Martini presiding. Also present were Washoe County Clerk Amy Harvey, Washoe County Manager Katy Simon, Washoe County Legal Counsel Melanie Foster, Reno Chief Deputy City Clerk Carmi Gundersen, Reno Assistant City Manager Sue Schlerf, Reno City Attorney John Kadlic, Sparks City Clerk Linda Patterson, Sparks City Manager Shaun Carey, Sparks City Attorney Chet Adams, Washoe County School District (WCSD) Superintendant Heath Morrison, and WCSD Legal Counsel Randy Drake.

Following the Pledge of Allegiance to the flag of our Country, the Clerks called the roll for their respective entities, and the Commission, Councils, and Board conducted the following business:

**10-617            AGENDA ITEM 4**

**Agenda Subject: “Approval of the agenda for the Reno and Sparks City Councils, the Washoe County School District and the Washoe County Commission Joint Meeting of July 12, 2010.”**

There was no public comment on this item.

On motion by Councilmember Gustin, seconded by Mayor Cashell, which motion duly carried with Chairman Humke; Commissioner Larkin; Councilmembers Hascheff, Zadra, Carrigan, and Schmitt absent, it was ordered that Agenda Item 4 be approved. The Washoe County School District did not have a quorum.

**10-618            AGENDA ITEM 5 – PUBLIC COMMENT**

**Agenda Subject: “Public Comment (three-minute time limit per person) – (Additional Public Comment on specific agenda items will be limited to three-minute time limit per person after each agenda item and must be related to the specific agenda item.) Comments are to be addressed to the Chair of the meeting and to the Reno and Sparks City Councils, Washoe County School District Board of Trustees and the Washoe County Commission as a whole.”**

Nancy Sorensen indicated Nevada’s Education and Reform Blue Ribbon Task Force’s recommendations to amend statutes would affect public education throughout Nevada. She requested the general public be kept better informed of the Task Force’s meeting dates, times, and locations by posting that information on the Washoe County School District’s web site.

Sam Dehne spoke about what he perceived to be voting issues.

**10-619            AGENDA ITEM 6**

**Agenda Subject: “Approval of Minutes – February 1, 2010.”**

There was no public comment on this item.

On motion by Commissioner Breternitz, seconded by Mayor Cashell, which motion duly carried with Chairman Humke; Commissioner Larkin; and Councilmembers Hascheff, Zadra, Carrigan, and Schmitt absent, it was ordered that Agenda Item 6 be approved. The Washoe County School District did not have a quorum.

**10-620            AGENDA ITEM 7**

**Agenda Subject: “Update, discussion and potential direction regarding the Community Assistance Center.”**

Maureen McKissick, City of Reno Grant and Fund Development Manager, conducted a PowerPoint Presentation, which updated what had happened since the joint meeting held on May 3, 2010 and staff’s request for direction regarding the strategic planning process for the Community Assistance Center (CAC).

Councilmember Ratti asked what barriers had been encountered regarding transitioning the CAC’s operation to a nonprofit. Ms. McKissick replied the nonprofit that had been identified to take on that role had notified staff several months prior to construction being completed that they did not wish to do so. She noted that led to holding the July 24, 2008 Homeless Summit where consensus was reached that a nonprofit needed to be identified that could take the CAC over and carry it into the future. She stated the priority had been to open the CAC, so the City of Reno was identified as the lead and was given specific direction to make that happen by October 1 of that year. She said the City of Reno found a workaround by initiating a Request for Proposal (RFP) to which the Volunteers of America was the low responsive and responsible bidder. She stated the City had been working with them ever since, but in 2011/12 the City would have to go out for a new RFP. She advised the strategic planning process would guide how the RFP would be crafted and was behind the reason for this discussion and request for direction.

Councilmember Ratti asked if one of the challenges in indentifying a nonprofit as the lead agency was the lack of a dependable funding source. Ms. McKissick replied the Volunteers of America had identified that as a risk they were unwilling to accept. She said the funding source should not be the barrier it once was because a secure funding source had been identified that would be available for the next few years. She indicated because secure funds had been set aside to support the CAC’s operation, some concrete planning could be done. She said staff had understood that the consensus among the governing bodies was transferring operation to a nonprofit was the ultimate solution. She advised staff wanted to make sure that was still the direction that should be pursued.

**8:51 a.m.** Commissioner Larkin arrived at the meeting.

Mayor Cashell stated the Volunteers of America had done an outstanding job operating the CAC and they should remain its operator until the RFP was generated and a decision made. He said the RFP to operate the CAC should include anyone in the business. He proposed there should be an oversight committee, which would be the CAC's Board of Directors, and would consist of an elected official from the County, the City of Sparks, the City of Reno and members from the Catholic Community Services, the Reno-Sparks Gospel Mission, the Volunteers of America, and a community leader. He also proposed that the oversight committee would work with whoever was selected to run the CAC and should report to the joint entities every quarter. He believed the oversight committee's role should be policy and decision making and fundraising. He suggested turning the oversight committee into a 501(c). He explained a 501(c) had not been pursued because of the expense of creating one, but an existing 501(c) registered in Nevada had already been found. He suggested looking at what the potential liability would be in using it to run the CAC if it was still available. He also suggested the City of Reno continue being the lead on putting this together and reporting back to the other entities until an agreement was reached.

Katy Simon, County Manager, stated staff was working on a strategic plan, which might propose a different agency be the lead entity. She understood the direction to be the City of Reno would remain the lead entity until a different action was taken. She said it was not the intent the City of Reno would remain the lead entity forever, but staff wanted to bring all of the information to the entities in the strategic plan. Mayor Cashell stated he agreed 100 percent.

Ms. Simon stated the County did have a statutory responsibility under the Indigent Tax Levy Fund and, when it proposed using 1/2 cent each from the Indigent Tax Levy and the Child Protective Services Funds, the County would like the opportunity to go back and look at where else that money might come from. She advised she did not understand that this was a permanent funding solution, and she was not sure there was the ability to permanently dedicate 1/2 cent to the CAC's funding. Mayor Cashell advised it was a commitment from the City of Reno, and he hoped it would be also from the City of Sparks.

Councilmember Gustin asked if the strategic planning process was being looked at as a dual track in terms of population. He noted the chronically homeless was one population and the other was due to the economy and was very different. He hoped when the economy picked up those people would be employed and would no longer need the CAC's help. Ms. McKissick stated she understood the strategic planning process would examine all of the CAC's different populations. She stated long-term solutions needed to be identified for each population group.

Councilmember Gustin felt there needed to be someone on the committee from the religious community. He stated he was not tied to the City of Reno remaining

the lead agency because Mayor Cashell had done so much to get the CAC going. Ms. McKissick said all of that would be looked at during the strategic planning process.

Councilmember Smith said to address Ms. Simon's statement, he thought the funding vote was permanent, and he did not recall any timeline being put on the funding sources. Ms. Simon believed the intention was for the funding source to be stable. She wanted staff to have an opportunity to look at how the mix might occur in the future during the strategic planning process because it might yield some additional support from other sources. She stated at the Summit, it became clear it was important to the people that private funding be sought to the extent possible. She advised saying permanent on the record and voting permanent had binding direction on staff and, if during the strategic planning process staff had recommendations, they would like to be able to bring them forward for consideration.

Councilmember Ratti asked what the planning process was envisioned to be, how long it would take, and who would be included. She believed the homeless summit was a good attempt to engage the broader community, but a lot of things had changed since then. She also asked how extensive stakeholder input could be with the resources available. Ms. McKissick replied staff felt the process would start this month and would conclude by December, which was why the entities input was being requested. She said staff wanted a consultant to guide the process because it was felt that would be more productive. She stated the RFP's would be done from January to March, 2011 and the strategic planning process would guide how the RFP's were done. She said the County had volunteered to take the lead on the RFP process.

Kevin Schiller, Washoe County Social Services Director, said staff focused on fine tuning some of the outcomes in the contract. He said the revisions were driven by looking at how the needs of the indigent were met.

Mr. Schiller stated the second component being looked at was the long-term plan for the shelter. He explained the biggest obstacle was figuring out the benchmarks and timeframes. He said as a County department, he was vested in trying to partner with the contractual agency to develop a plan. He said the primary focus in developing that plan would be to look at the desired outcomes and timetable. He advised staff wanted to work with a facilitator to develop a strategic plan that could be brought before the joint entities and would provide a clear timetable of what the action plan would look like for the transition. He felt community leaders and members of each jurisdiction should be involved. He believed after the strategic plan was developed, it could be handed to the advisory board to keep things on task. He said the joint entities would be given regular updates on where things stood in moving towards the nonprofit goal.

Mayor Cashell asked how long all of this would take. Mr. Schiller replied the goal for the plan was to have it completed in a 60-day period and would outline the timetable for moving ahead. He anticipated it would take a year to a year and a half to transition to a nonprofit because it would take work to find a nonprofit that could move

into that role. He explained the first step would be to develop a new RFP to look at the contractual agent and a component of that RFP would be a transition to the nonprofit. He said he would partner with that agency to ensure the transition would be fluid.

Mayor Cashell asked if several providers or one provider would be used. Mr. Schiller replied after looking at the adult and family sides of the shelter and the potential for having two independent providers, it was determined that could get complicated. He said the direction things were heading was to use one nonprofit provider. He advised the issue was the CAC served two different populations with different needs. He said there was staff from both the children and the adult sides of Social Services at the CAC, and he envisioned having more of a presence there to help the transition to the nonprofit. He believed the biggest challenge in using two providers would be to maintain an adult's independence.

Mayor Cashell asked if Mr. Schiller would be personally involved. Mr. Schiller replied he was involved and wanted to take a leadership role because the benefits provided to the children and adults served at the CAC were so significant. He said to lose capacity on either the adult or the family and children's sides of the CAC would impact Social Services, who would then have to provide additional services. He indicated this was becoming one of the top priorities on both the Adult and Children's sides of Social Services because it provided such a benefit.

Councilmember Ratti commented the strategic planning discussions had been primarily a conversation regarding how the funding stream worked and about the structure to facilitate moving forward. She felt the strategic planning process would provide an opportunity to achieve real clarity on what the ends would be and what the jurisdictions collectively were willing to support and invest to achieve those ends. She advised she was less concerned about what the structure would look like except for it being built in such a way so it would support achieving those ends. She said she was concerned about predetermining the outcome of what the structure would look like until it was known what was trying to be accomplished. She felt there should be consensus regarding the mission of the CAC, what the best structure would be to achieve that mission, and local governments' role. She said it could be a nonprofit or an advisory board, but until there was consensus about what needed to be accomplished, there was no way of knowing how to build the structure.

Vice Chairperson Weber discussed Mr. Schiller's involvement and asked if the Shared Services Committee should be involved.

Mayor Cashell advised he was happy Mr. Schiller was at the table and that everyone was working together to make this happen. He stated he could care less who ran things and did not believe the Shared Services Committee should be involved. Mr. Schiller stated everyone was sitting at the table and having this dialogue to make things work. He said regarding Councilmember Ratti's discussion regarding having the outcomes or the plan first, he answered the plan was needed first, and that was seen as the next phase in terms of the strategic plan and fine tuning where it was envisioned things

would be in the next nine months during the transition process. He said the ultimate goal was to transition the operation of the CAC and to have sustainability in terms of the budgetary process. He advised the number one issue was sustaining the CAC at its current capacity because the reality was there were going to be further financial hits by the Legislature while the population being served would continue to grow.

Councilmember Sferrazza agreed there should be movement towards the structure Mayor Cashell proposed and that the strategic plan should also move forward.

Mayor Martini suggested staff should come back with a recommendation based on the model Mayor Cashell put forward. Mayor Cashell believed an oversight board was needed. Mayor Martini asked if staff would come back with a recommendation on the board's makeup. Ms. McKissick said staff would start with Mayor Cashell's and Councilmember Gustin's comments. She believed the strategic planning process would help identify potential partners and stakeholders.

Mayor Cashell said comments had been made about abandoning the tent city, but he wanted answers on what would replace it before taking it down. He indicated he did not like the tent city, but it was better than having the people camping along the riverbanks, in parks, or under bridges. Mr. Schiller replied it was hard to have a conversation about the CAC without addressing the tent city. He said there had been some strategic dialogue over the last two months on how to target and approach that population, but there was no easy solution. He believed the key was looking at what other jurisdictions had done. He said the tent city was not going to be resolved overnight, but was a long-term goal. He said there was ongoing dialog with law enforcement regarding their outreach components and staff was looking at Adult Services Division being on call 24/7.

Commissioner Breternitz believed everyone supported proceeding with the strategic plan and the oversight board. He stated his concern was having staff proceed with the strategic plan and then creating the Board, because he believed the Board would want to have input into the strategic plan. Mayor Cashell suggested staff do their planning with the idea there would be an oversight committee, and then come back before the joint entities to get approval for the plan after which the oversight committee would be appointed. Commissioner Breternitz reiterated the committee would want to be involved in developing the strategic plan. Mr. Schiller suggested staff work initially with a contractor about what the plan would look like in the two planned half-day sessions. He felt the process would become more difficult with the involvement of more people, and he suggested adding a couple of oversight members in the two half-day sessions.

Councilmember Gustin said he concurred with Commissioner Breternitz that the people on the oversight board needed to be involved from the beginning. He stated Mayor Cashell had a list of people that should be involved to which he added one more person. Mayor Martini felt too many people were going to get involved and it would take too long. He said everybody in the community got involved with the flood project and it took 10 years to decide what to do. He suggested staff do the strategic plan

and then get the people involved according to the strategic plan wanted by the entities involved.

Councilmember Ratti believed a facilitator would ask for some kind of steering committee prior to starting on a strategic plan. She said without that guidance, there would be the opportunity for the process to stray too far afield. She recommended the facilitator be asked to have a steering committee involved in the planning process, which would include many of the stakeholders who would be charged with implementing the plan in the future.

John Kadlic, Reno City Attorney, stated a separate motion was required for each entity. He advised the appointment of a board was not on the agenda and the agenda only provided for giving direction to staff.

There was no public comment.

For the City of Sparks, on motion by Mayor Martini, seconded by Councilmember Ratti, which motion duly carried with Councilmembers Carrigan and Schmitt absent, it was ordered that staff be directed to put together a strategic plan similar to Councilmember Ratti's proposal.

For the City of Reno, on motion by Mayor Cashell, seconded by Councilmember Aiazzi, which motion duly carried with Councilmembers Hascheff and Zadra absent, it was ordered that staff be directed to put together a strategic plan similar to Councilmember Ratti's proposal.

For the Board of County Commissioners, on motion by Commissioner Larkin, seconded by Commissioner Jung, which motion duly carried with Chairman Humke absent, it was ordered that staff be directed to put together a strategic plan similar to Councilmember Ratti's proposal.

**10-621            AGENDA ITEM 8**

**Agenda Subject: "Update on development of an Interlocal Cooperative Agreement between the Cities of Reno and Sparks, and Washoe County to implement a new Flood Management Authority, including the financing, construction, ownership, operation and maintenance of the Truckee River Flood Management Project."**

Naomi Duerr, Truckee River Flood Management Project Director, stated significant progress had been made in developing a Joint Powers Authority (JPA) agreement and the JPA would probably be brought back for consideration at the next joint meeting. She conducted a PowerPoint presentation that acknowledged the people involved in creating the agreement and focused on current JPA activities, issues, schedule, and other flood project activities. She recommended the update be accepted.

Mayor Cashell asked if the development review was Countywide. Ms. Duerr replied it was. She said as part of the JPA and moving forward with the Army Corp of Engineers (Corp), there was a requirement that whatever was built was kept intact. She explained the basis of the Corp's cost-sharing focused on the people living here today and the flooding problems they experienced today. She said anything done above that was considered as a betterment. She said if a project was built to protect against a 117-year flood and a new development was created that would send a lot more flood waters down the river, those flood waters would have to be redirected so the flooding would not be made worse and so the just built project actually worked as expected. She stated the worse thing that could happen regarding the flood project would be to spend an enormous amount of money, time, and energy to build it and not have it work as designed. She said the only way to avoid that was to understand the impacts of new developments. She advised the Corp was requiring annual publication of how well the project functioned.

Mayor Cashell said he wanted to know more about the development review process including what the criteria for approval was and how long approval would take. Ms. Duerr replied a tool was being prepared so everyone would understand how the review would take place, which was called a hydrologic model. She said the model had been under development for a few years by all of the partner agencies. She advised no new permit or board review was expected, but it simply added a review by staff to ensure the people who lived here were not harmed and there were no road or school impacts. She reiterated this was a Corp requirement. She stated the Corp did not specify there had to be a specific rule or review process, but staff did not see any other way to provide that assurance locally or to the Corp.

Councilmember Sferrazza asked when an answer was expected regarding the \$20 million appropriation request. Ms. Duerr replied she hoped to find out about the request in October, which was generally when the federal energy and water appropriation process took place. She indicated sometimes appropriations would get delayed, especially in election years when the tendency was to wait until after the elections to approve funding bills. She said all of the submittal timeframes had been met. She noted \$10 million was requested to co-fund the North Truckee drain construction, which was unusual because the project was not formally approved by the Corp, and the other \$10 million dollars would be used to finish planning.

Councilmember Sferrazza asked how close the North Truckee drain project was to breaking ground. Ms. Duerr replied staff was working with the design consultants to complete the design by approximately January 2011, after which the project would be ready to break ground.

Councilmember Sferrazza believed there was a shot at getting the appropriation, and she suggested the entities write a letter supporting its approval because it would create a lot of needed jobs.

Councilmember Sferrazza said Ms. Duerr referenced working with the University of Nevada, Reno (UNR), and she asked if there had been meetings with the

Reno-Tahoe International Airport regarding the easements the Flood Project needed. Ms. Duerr advised an easement was needed over about 40 acres of land at the north end of the runways. She said the Airport was approached a couple of years ago, but they had not been approached recently. She advised there were challenges because that land was acquired with other federal funds. She did not think that what was being proposed would in any way harm the original purpose of those federal funds because the Flood Project would simply cross the Airport's land with a levy. She stated she would be providing the Airport Authority Board with an update in the next couple of months.

Councilmember Dortch asked what kind of powers the JPA would have regarding development approvals. Ms. Duerr said the Authority would have no power because no permit would be issued by the Authority. She said what was being asked was the opportunity for staff to review the development proposals in the same timeframe that the other agencies reviewed development proposals and to then forward those recommendations on to the Planning Commission to make its recommendations. Councilmember Dortch asked what would happen if the Planning Commission chose not to incorporate the recommendations. Ms. Duerr replied if they chose to incorporate something similar, it would probably be fine. She said recommendations would only be made to ensure the integrity of the Flood Project and the Planning Commission would be requested to include the recommendations. She said if they did not and forwarded a proposal to a decision-making body and the Flood Project felt strongly about the recommendation, staff would probably appear before the body. She hoped with the Cities of Reno and Sparks and the County entering into the JPA, there would be recognition that no one wanted to spend over a \$1 billion only to have it undermined by one action of one group. She said the final step would be to pursue legal action with the approval of the Flood Project Board and pursuing legal action was included in the current text of the JPA.

**9:46 a.m.** Mayor Cashell left the meeting.

There was no public comment on this item.

On motion by Councilmember Aiazzi, seconded by Councilmember Smith, which motion duly carried with Chairman Humke, Mayor Cashell, Councilmembers Carrigan, Schmitt, Hascheff, and Zadra absent, it was ordered that Agenda Item 8 be accepted.

**10-622**      **AGENDA ITEM 9**

**Agenda Subject:** "Written Status Update Regarding Shared Services Activities."

Katy Simon, County Manager, said the status was intended for review, but staff was available if there were any questions.

Councilmember Sferrazza said Commissioner Breternitz brought up the question of consolidation as a ballot question, but there was no time to put it on this agenda. She noted it was on the Reno City Council's agenda for Wednesday. She said

this was the one opportunity to make the deadline. She asked if there was any way to work with the County Commission on the language before Wednesday to make sure everyone was on the same page and everyone's input was provided. Commissioner Breternitz replied he would be at the Reno City Council meeting, but July 19, 2010 was the deadline. He hoped tomorrow there would be a motion that would allow some flexibility in the language, but he believed the wording was pretty straightforward the way it was.

Councilmember Sferrazza said everything the City of Reno and the County did would affect the City of Sparks, and she hoped everyone would get a chance to weigh in on this on Wednesday.

There was no public comment on this item.

**10-623            AGENDA ITEM 10**

**Agenda Subject: "Written Status on the Regional Jobs Team."**

Katy Simon, County Manager, said the written status had been intended for review. She said there was a great group of people who attended the last meeting. She stated the next meeting of the Regional Jobs Team would be held on July 22, 2010 and anyone who wished to attend was welcome.

Commissioner Jung thanked the Board of County Commissioners for allowing staff time to work on this issue. She stated it was hoped its work would affect the economy rather than having the economy affect the area and would remove any local or legislative barriers and policies. She said Tom Fitzgerald, Nevada Works, said he did not remember having so many entities coming together to emphasize job creation and growth for the Truckee Meadows.

There was no public comment.

**9:48 a.m.** A brief recess was called while the City of Sparks Mayor and Councilmembers and the Washoe County School Board Trustees left the meeting

**9:57 a.m.** The meeting reconvened with Vice Chairman Weber, Commissioners Larkin, Jung and Breternitz, and Councilmembers Gustin, Dortch, Aiazzi, and Sferrazza present.

**PUBLIC HEARING**

**10-624            AGENDA ITEM 11**

**Agenda Subject: "Public hearing - LDC09-00078 (Master Plan Amendment of the Reno-Stead Corridor Joint Plan) CP10-005 (Washoe County Comprehensive Plan Amendment) (Reno and Washoe County Only)."**

Roger Pelham, Senior Planner, reviewed his PowerPoint presentation regarding the update of the Reno-Stead Corridor Joint Plan, which included the existing and proposed boundaries, the Plan's background, the proposed amendments, the purpose of the amendments, the public process, the planned land use, and the staff recommendation.

Councilmember Sferrazza requested an explanation regarding the historical narratives contained in the Plan. Mr. Pelham replied there were probably 15 pages that talked about the process that the planning staff and the citizens went through back in the late 1990's. He stated that information needed to be preserved, but was not appropriate to be contained in the Master Plan document.

Councilmember Sferrazza asked if Councilmember Gustin, the Historical Resources Commissioner, had been contacted regarding the removal of the historical narratives. Claudia Hansen, City of Reno Planning Manager, advised the items being removed were similar neighborhood meetings' minutes and there was nothing significantly historical contained in the document.

Councilmember Sferrazza asked if there was buy in by the affected residents regarding the amendment. Councilmember Dortch replied the amendment had gone before the Citizen Advisory Board (CAB) and the Neighborhood Advisory Board (NAB) a couple times and was unanimously approved. Ms. Hansen explained there was also a working group composed of CAB and NAB volunteers where the Plan was examined line-by-line and word-by-word.

Vice Chairperson Weber asked if the community of Black Springs was included in the Reno-Stead Joint Corridor Plan. Mr. Pelham replied the community of Black Springs, also known as Grand View Terrace, was included within the North Virginia Street Transit Oriented Development Corridor (TOD).

Vice Chairperson Weber asked if the Reno-Stead Joint Corridor Plan took priority over the Truckee Meadows Service Area (TMSA). Mr. Pelham explained the entire area was within the TMSA, which was the larger picture, while the Joint Plan established the policies and guidelines for just this area.

Vice Chairperson Weber said the noticing requirements were a big community concern, and she asked if Ms. Hansen could expand on how the community would hear about any potential changes. Ms. Hansen advised any new development proposals, such as Special Use Permits, Tentative Maps, and such would have to go before the NAB and the CAB prior to moving forward. She stated the City of Reno's noticing requirement of 750 feet was used because it was larger than the County's. Mr. Pelham explained the County's standards were actually the minimum set by State law, which was 300 feet in most cases. He said by using the City's 750 feet noticing requirement, the County was more than doubling the distance. He went on to explain there were two minimum noticing standards: One was the property's distance and the

other was the number of individual property owners. He stated if only 20 property owners were included in the noticing at 750 feet, the noticing would go further until 30 individual property owners were included.

Vice Chairperson Weber noted the staff report stated there were no changes to land use designations contained in the amendment. Mr. Pelham replied that was correct.

Councilmember Gustin stated in response to Councilmember Sferrazza's question, he did not recall this being vetted with the Historical Resources Commission. He asked if all of the information currently contained in the Plan existed someplace else. Ms. Hansen replied the information existed within files held by both the City of Reno and Washoe County. Councilmember Gustin said he would bring that up at the next meeting of the Historical Resources Commission so they would be aware the information would be available if someone wanted to conduct some research. He advised he just wanted to ensure they were maintained in some form.

In response to the call for public comment, Stephen Buck, Camino Viejo Investments, advised he owned some land affected by the Joint Plan. He noted he was concerned the proposed land use map showed the planned land use for the Walgreens was for 1-3 residential units per acre, which it obviously was not. He advised he owned the next two lots north of the Walgreens, which were arterial commercially zoned. He noted the lots were shown on the map as having a Medium Density Suburban planned land use, and he was concerned he would lose his commercial zoning if the map was adopted.

Ms. Hansen stated she looked into Mr. Buck's property designation after Mr. Buck called and the parcels did have arterial commercial zoning and his stated land use designation. She advised this process did not go into specific land use designations, but looked at boundaries and the overall goals and policies. She noted there did appear to be a conflict with his properties between the zoning and the land-use designation, but the amendment would not affect his current zoning.

Vice Chairperson Weber asked if the community would be involved in looking at future zoning and land use designations. Ms. Hansen replied if that was staff's direction. She stated a more in depth process would be required to look at every specific parcel for any conflicts, and she believed this was not the only conflict contained within the Plan.

Vice Chairperson Weber asked why this was being addressed at a joint meeting and not through the Regional Planning Governing Board. Ms. Hansen believed the original direction was to go through this process and then the Plan would go through the Regional Planning process if approved today by the Board of County Commissioners and the Reno City Council.

Councilmember Dortch asked if there was a conflict between this Plan and Mr. Buck's actual zoning and if he chose to develop the land, would he have to amend

the Master Plan before doing so. Ms. Hansen replied he would unless research indicated there had been a past mapping error. She noted his existing zoning was not in conformance with the Master Plan even prior to this amendment. Councilmember Dortch indicated the cost of doing a Master Plan amendment would be substantial. Ms. Hansen agreed. Councilmember Dortch believed that burden should not be put on the property owners in the area and, if there were conflicts, they should be fixed by the governmental entities. He said he had previously brought up conflicts between the existing Plan and the overlying zoning. Ms. Hansen stated this was probably not the only parcels that had a conflict in the Plan, but that review process would have to be considered on a future agenda item if the desire was to have staff look into the issue.

For Washoe County, on motion by Commissioner Breternitz, seconded by Commissioner Larkin, which motion duly carried with Chairman Humke absent, it was ordered that based on the information presented in the staff report, written testimony and verbal testimony received during the public hearing, the recommended amendments to the Comprehensive Plan proposed for the Reno-Stead Corridor Joint Plan, having made the following findings and that is in accordance with Washoe County Development Code Section 110.820.15 be adopted. It was further ordered that an amendment to the Truckee Meadows Regional Plan to reflect the Amended Reno-Stead Corridor Joint Plan be sponsored.

Findings:

1. The proposed amendments to the Reno-Stead Corridor Joint Plan are in substantial compliance with the policies and action programs of the Washoe County Comprehensive Plan.
2. The proposed amendments to the Reno-Stead Corridor Joint Plan will provide for land uses compatible with existing and planned adjacent land uses and will not adversely impact the public health, safety or welfare.
3. The proposed amendments will further implement and preserve the Vision and Character Statement of the Reno-Stead Corridor Joint Plan.
4. The proposed amendments to the Reno-Stead Corridor Joint 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 Reno-Stead Corridor Joint Plan will promote the desired pattern for the 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 will be the first amendment to the Reno-Stead Corridor Joint Plan. Therefore this amendment request does not exceed the cap of four amendments of an area plan per calendar year, as specified in Section 110.820.05 of the Washoe County Development Code.

There was no response to Councilmember Aiazzi's call for further public comment.

For the City of Reno, on motion by Councilmember Dortch, seconded by Councilmember Gustin, which motion duly carried with Mayor Cashell and Councilmembers Hascheff and Zadra absent, it was ordered that the amendment to the Reno-Stead Corridor Joint Plan, a portion of the Master Plan, based on information the presented in the staff reports, written testimony and verbal testimony received during the public hearing and having made the following considerations in accordance with NRS as outlined in the staff report as A1, 2, 3 and B be adopted. It was further ordered that an amendment to the Truckee Meadows Regional Plan to reflect the Amended Reno-Stead Corridor Joint Plan be sponsored.

Considerations:

- A. As may be applied practically to the physical development of the City for a reasonable period next ensuing will:
  - 1. Serve as a pattern and guide for that kind of orderly physical growth and development of the City which will cause the least amount of natural resource impairment;
  - 2. Conform to the adopted population plan and ensure an adequate supply of housing, including affordable housing; and
  - 3. Form a basis for the efficient expenditure of funds relating to the subjects of the City of Reno Master Plan.
  
- B. Master plan amendments shall not be in effect prior to the Truckee Meadows Regional Planning Commission finding the master plan amendments conform to the Truckee Meadows Regional Plan.

**10-625            AGENDA ITEM 11A**

**Agenda Subject: "Joint Resolution of the Reno City Council and the Board of County Commissioners Adopting an updated Reno-Stead Corridor Joint Plan - A part of the City of Reno master plan (Case Number LDC09-00078) and a part of the Washoe County Comprehensive Plan (Case Number CP10-005)."**

For the City of Reno, on motion by Councilmember Dortch, seconded by Councilmember Gustin, which motion duly carried with Mayor Cashell and Councilmembers Hascheff and Zadra absent, it was ordered that the Agenda Item 11A be adopted.

For Washoe County, on motion by Commissioner Jung, seconded by Commissioner Larkin, which motion duly carried with Chairman Humke absent, it was ordered that the Agenda Item 11A be adopted.

The Resolution for same is attached hereto and made a part of the minutes thereof.

\* \* \* \* \*

**10:23 a.m.** There being no further business, the meeting was adjourned.

**ATTEST:**

\_\_\_\_\_  
**JOHN BRETERNITZ**, Chairman  
Washoe County Commission

\_\_\_\_\_  
**AMY HARVEY**, County Clerk  
and Clerk of the Board of  
County Commissioners

**ATTEST:**

\_\_\_\_\_  
**ROBERT A. CASHELL**, Mayor  
City of Reno

\_\_\_\_\_  
**LYNNETTE R. JONES**, City Clerk  
City of Reno

**ATTEST:**

\_\_\_\_\_  
**GENO MARTINI**, Mayor  
City of Sparks

\_\_\_\_\_  
**LINDA K. PATTERSON**, City Clerk  
City of Sparks

**ATTEST:**

\_\_\_\_\_  
**BARBARA MCLAURY**, Board of Trustees  
President, Washoe County School District

\_\_\_\_\_  
**SCOTT KELLEY**, Clerk  
Washoe County School District

*Minutes Prepared by Jan Frazzetta,  
Washoe County Deputy Clerk*

**JOINT RESOLUTION OF THE  
RENO CITY COUNCIL AND THE BOARD OF COUNTY COMMISSIONERS**

**ADOPTING AN UPDATED RENO-STEAD CORRIDOR JOINT PLAN  
A PART OF THE CITY OF RENO MASTER PLAN (CASE NUMBER LDC09-00078) AND  
A PART OF THE WASHOE COUNTY COMPREHENSIVE PLAN (CASE NO. CP10-005)**

WHEREAS, Section 278.150 and 278.210, Nevada Revised Statutes, specifies that the Reno City Planning Commission may prepare and adopt a master plan for all or any part of the City of Reno, subject to Reno City Council approval, and the Washoe County Planning Commission may prepare and adopt a master plan for all or any part of the County, subject to County Commission approval;

WHEREAS, the Truckee Meadows Regional Plan identifies the RENO-STEAD CORRIDOR JOINT PLAN as a part of the City of Reno Master Plan and the Washoe County Comprehensive Plan - North Valleys Area Plan and, further, NRS 278.02784 and 278.02786 specify the purpose and procedure for the adoption of a joint plan consistent with the Truckee Meadows Regional Plan;

WHEREAS, a public hearing on the adoption of the updated RENO-STEAD CORRIDOR JOINT PLAN was held by the Reno City Planning Commission and the Washoe County Planning Commission, was held June 15, 2010;

WHEREAS, the Reno City Planning Commission and the Washoe County Planning Commission voted in the affirmative by a two-thirds majority in accordance with NRS 278.02786(2) to adopt said amendment having found that the RENO-STEAD CORRIDOR JOINT PLAN, a part of the Reno Master Plan and the amended Washoe County Comprehensive Plan - North Valleys Area Plan, and the most recent amendment, comprised of the maps, descriptive matter and other matter intended to constitute the amendment, as submitted at the public hearing, provides a long-term general plan for the development of the City of Reno and Washoe County including the subject matter currently deemed appropriate for inclusion in the City of Reno Master Plan and the Washoe County Comprehensive Plan - North Valleys Area Plan;

WHEREAS, the Reno City Planning Commission, the Washoe County Planning Commission and the Regional Planning Commission have submitted the updated RENO-STEAD CORRIDOR JOINT PLAN, a part of the Reno Master Plan and the amended Washoe County Comprehensive Plan - North Valleys Area Plan, to the City Council of the City of Reno, Nevada, and the Board of County Commissioners of Washoe County, Nevada, for approval and adoption;

WHEREAS, pursuant to NRS 278.02786(5), a joint public hearing on the adoption of the RENO-STEAD CORRIDOR JOINT PLAN, a part of the Reno Master Plan and the amended Washoe County Comprehensive Plan - North Valleys Area Plan, was originally held on July 8, 1999, by the City Council of the City of Reno, Nevada, and the Board of County Commissioners of Washoe County, Nevada, with the most recent amendment to the RENO-STEAD CORRIDOR JOINT PLAN being held on July 12, 2010;

WHEREAS, under the provisions of NRS 278.220, the City Council of the City of Reno, Nevada and the Board of County Commissioners of Washoe County, Nevada find that the updated RENO-STEAD CORRIDOR JOINT PLAN, a part of the Reno Master Plan and the

10-6-10

JOINT RESOLUTION OF THE RENO CITY COUNCIL AND THE BOARD OF COUNTY COMMISSIONERS  
ADOPTING AN UPDATED RENO-STEAD CORRIDOR JOINT PLAN A PART OF THE CITY OF RENO MASTER PLAN  
(CASE NUMBER LDC09-00078) AND A PART OF THE WASHOE COUNTY COMPREHENSIVE PLAN (CASE NO. CP10-005)

amended Washoe County Comprehensive Plan - North Valleys Area Plan, conserves and promotes the public health, safety and general welfare;

WHEREAS, the updated RENO-STEAD CORRIDOR JOINT PLAN, an element of the Reno Master Plan and the amended Washoe County Comprehensive Plan - North Valleys Area Plan, is the desired pattern and guide for the orderly physical growth and development of the Reno-Stead Corridor based on the projected population growth, with the least amount of natural resource impairment, and the efficient expenditure of funds for public services;

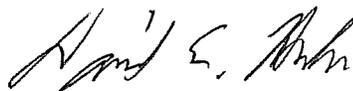
WHEREAS, NRS 278.02784 specifies that the RENO-STEAD CORRIDOR JOINT PLAN shall be submitted to the Regional Planning Commission for review of conformance with the Truckee Meadows Regional Plan pursuant to NRS 278.028; and, further, that a public hearing on review of conformance of the RENO-STEAD CORRIDOR JOINT PLAN, with the Truckee Meadows Regional Plan, was originally held on June 23, 1999, with the most recent amendment to the RENO-STEAD CORRIDOR JOINT PLAN being held on November 10, 2010, and the Regional Planning Commission found that the updated RENO-STEAD CORRIDOR JOINT PLAN, was in conformance with and promotes the goals and policies of the Truckee Meadows Regional Plan; now, therefore, it is hereby

RESOLVED, BY THE CITY COUNCIL OF THE CITY OF RENO, NEVADA, AND THE BOARD OF COUNTY COMMISSIONERS OF WASHOE COUNTY, NEVADA, that the Council and Board do hereby adopt and endorse the updated RENO-STEAD CORRIDOR JOINT PLAN, a part of the Reno Master Plan and the amended Washoe County Comprehensive Plan - North Valleys Area Plan, to serve as a guide for the orderly growth and development of the City of Reno, Nevada, and of Washoe County, Nevada;

AND BE IT FURTHER RESOLVED, that the City Council of the City of Reno, Nevada, and the Board of County Commissioners of Washoe County, Nevada, do hereby agree and direct that any amendments to the RENO-STEAD CORRIDOR JOINT PLAN, a part of the Reno Master Plan and the amended Washoe County Comprehensive Plan - North Valleys Area Plan, must be approved by both the Reno City Planning Commission and the Washoe County Planning Commission before being forwarded for adoption to the Council and Board.

ADOPTED this 12<sup>th</sup> day of November, 2010.

WASHOE COUNTY COMMISSION



David E. Humke, Chair

ATTEST:

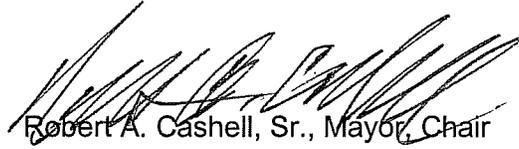


Amy Harvey, County Clerk

JOINT RESOLUTION OF THE RENO CITY COUNCIL AND THE BOARD OF COUNTY COMMISSIONERS  
ADOPTING AN UPDATED RENO-STEAD CORRIDOR JOINT PLAN A PART OF THE CITY OF RENO MASTER PLAN  
(CASE NUMBER LDC09-00078) AND A PART OF THE WASHOE COUNTY COMPREHENSIVE PLAN (CASE NO. CP10-005)

ADOPTED this 12<sup>th</sup> day of July, 2010.

RENO CITY COUNCIL

  
Robert A. Cashell, Sr., Mayor, Chair

ATTEST:



Lynnette Jones, City Clerk

