

# SOUTHWEST TRUCKEE MEADOWS CITIZEN ADVISORY BOARD



DRAFT

Minutes of the regular meeting of the Southwest Truckee Meadows Citizen Advisory Board held November 18, 2010 at the South Valleys Library at 15650A Wedge Parkway, Reno, Nevada

1. **CALL TO ORDER** – The meeting was called to order at 6:00 p.m. by Patricia Phillips, Chair.
2. **MEMBERS PRESENT** – Matt Hansen, At-Large, Secretary, Raymond Hebert, At-Large, James Johns, South Hills, Vice Chair, Beverly Osowski, Zolezzi/Spring Valley/Westridge, Patricia Phillips, Chair., Jess Traver, At-Large, Brian Wheeler, At-Large, Alternate, and Richard Wood, At-Large.
3. **APPROVAL OF THE AGENDA** – James Johns moved to approve the November 18, 2010 agenda as posted. Richard Wood seconded the motion. The motion carried unanimously. Patricia Phillips announced that presentation and discussion on items 7. 10. A. and 11. B. will be combined.
4. **APPROVAL OF THE MINUTES OF MEETING** – Raymond Hebert moved to approve the minutes of the September 16, 2010 meeting as submitted. James Johns seconded the motion. The motion carried unanimously.
5. **UPDATES/ANNOUNCEMENTS/CORRESPONDENCE** – (CAB files and correspondence which are part of the public record are on file in the Washoe County Department of Community Development and are available for public review. Written correspondence and testimony will be included in the public record when a request is made to make the document a part of the public record and when a copy is provided to the CAB Chair, who forwards the document to the County. Copies of correspondence should be on file in the Washoe County Department of Community Development and are available for public review).
  - Patricia Phillips reported that there is an Introduction to Planning workshop scheduled on December 2, 2010. There is a new wind energy web page on the Washoe County web-site. Further information is available on the Washoe County web-site.
6. **PUBLIC COMMENT** - Comment heard under this item will be limited to items not on the agenda and will also be limited to three minutes per person. This three-minute rule shall also apply to public testimony given during an agenda item. The Chair may modify this time limit for all public comment and testimony at the beginning of the meeting, but the time limit per person shall be no less than three minutes. Testimony during an agenda item shall be limited to the subject of the agenda item. Comments are to be made to the CAB as a whole.
  - Patricia Phillips asked for public comment and hearing none, closed this item.
- 7.\* **FIRE SAFETY ITEMS** – Captain Mark Regan, Sierra Fire Protection District was available to address fire safety issues and recent calls for service. Capt. Regan reported on a recent dwelling fire and urged citizens to prepare their homes and heating appliances for winter weather conditions. The citizens can bring their cut Christmas tree by the department so it can be sprayed with retardant. The SFPD will be holding a holiday event in local neighborhoods. Contact Capt. Regan at [mregan@washoecounty.us](mailto:mregan@washoecounty.us) to schedule a visit from Santa.
- 8.\* **WASHOE COUNTY SHERIFF'S DEPARTMENT** – Sergeant Carl Barrett, Washoe County Sheriff's Department was available to report on area law enforcement topics/issues, recent calls for service. Sgt. Barrett reported that overall crime in this area is down 20%. Citizens are urged to keep vehicle and dwellings locked and valuables out of sight.

## **Comments and Concerns**

- In response to questions were raised Sgt. Barrett stated that there may be information regarding Alert ID on the Washoe County Sheriff's web-site.
- 9.\***COUNTY COMMISSIONER UPDATES:** Sarah Tone, County Liaison for Districts 1, 2, and 3 is available to answer questions and concerns. Please feel free to contact her at [stone@washoecounty.us](mailto:stone@washoecounty.us) or (775) 328-2721. To sign up to receive email updates from the County visit [www.washoecounty.us/cmail](http://www.washoecounty.us/cmail). The written County updates are available online at [www.washoecounty.us/cab](http://www.washoecounty.us/cab) (follow the link to your CAB).

## **10. NEW BUSINESS**

- A. **Special Use Permit Case No. SB10-010 (Sierra Fire Protection District)** – Captain Mark Regan presented the request to install and operate two 25kW wind turbines at Sierra Fire Protection District Station #36 as authorized in Article 326 of the Washoe County Development Code. The project site is located on the northeast corner of the intersection of ArrowCreek Parkway and Thomas Creek Road. The 3.21 acre parcel is designated Low Density Suburban (LDS) in the Southwest Truckee Meadows Area Plan, and is situated in a portion of Section 24, T18N, R19E, MDM, Washoe County, Nevada. The property is located in the Southwest Truckee Meadows Citizen Advisory Board boundary and Washoe County Commission District No. 2. (APN 049-312-22); Staff Representative: Grace Sannazzaro, Planner, 775.328.3771; Property Owner: Washoe County Department of Public Works; Applicant/Developer: Sierra Fire Protection District, Attn: Captain Mike Greene; Consultant: Smith Design Group. This application will be presented to the Board of Adjustment on December 2, 2010. **MOTION:** James Johns moved to recommend denial of the Case Number SB10-010 as submitted. Richard Wood

seconded the motion. The motion carried unanimously. Mr. Johns asked that the concerns raised regarding ingress and egress to the fire station be addressed.

### **Comments and Concerns**

- Questions were raised whether the new fire station would negatively impact views from residential properties.
- Concerns were raised regarding traffic hazards when emergency vehicle exit the station onto Field Creek.
- James Johns stated concern that if adjacent residents have been told one thing by representatives of the SFPD that is not accurate, then citizens need to be advised of changes. Chief Michael Greene stated that updated information would be presented to neighbors and the comments and opinions of the neighbors would be requested.
- Patricia Phillips asked the applicant was asked whether they have considered installing solar power rather than wind turbines. Ms. Phillips stated that a combination of solar and wind would be more acceptable to adjacent neighbors. Capt. Regan stated that they are interested in any options that reduce the costs.
- Robert Parker stated that he agreed that solar energy would have less of a negative impact to the neighborhood.
- James Johns asked that anyone that will be impacted within the shadow area should be contacted and given a 'heads-up'. Mr. Johns added that adjacent neighbors are opposed to a 75 foot tower. Dale Smith stated that the tower is 59 feet with a 16 foot blade.
- Questions were raised regarding what impact the new fire station would have on property values.
- Concerns were raised regarding negative visual impacts of the wind turbine towers.
- Capt. Regan noted that the wind turbines have been donated to the SFPD.
- Chief Michael Greene stated that they want to be good neighbors and they want to find solutions to the concerns and issues. Chief Greene stated that they will address the science element and they want to do the right thing.
- Matt Hansen asked that this presentation on the turbines be made to adjacent neighbors and their opinions are important to the recommendations of the SWTMCAB.
- Chief Greene stated that the special use permit for the station has been approved and this discussion in regard to the wind turbines is a separate issue.
- Patricia Phillips offered the suggestion that the CAB move to recommend approval of the Special Use Permit and then address the ingress and egress separately.
- Mr. Hansen disclosed for the record that he has been in phone contact with planning staff, with Paul Phillipson, Planet Safe Systems and with Scott Jackson, AWE, distributor for the dealer. Mr. Hansen also disclosed for the record that he is an architect and that his firm, LiCATA HANSEN Associates Architecture is also working on wind power projects on commercial property and the he is not opposed to wind power generations but is opposed to installing two turbines on one parcel of land. Mr. Hansen referenced the Washoe County Wind Ordinance and asked how the applicant is meeting the requirements. Mr. Hansen stated that he is strongly opposed to the wind project as presented. Mr. Hansen urged the applicant to fully inform the neighbors. Mr. Hansen acknowledged Chief Greene for his being forthright with the information. Mr. Hansen stated concern that Mr. Jackson is not disclosing pertinent information regarding the quality of the equipment. Mr. Hansen stated concern that if this project is not approved in a timely manner that the application will expire.
- Concerns were raised that the shadow effect would negatively impact views of sunrise and sunset. Mr. Smith identified the dwellings that would be impacted by the shadow effect. Mr. Smith also stated that the Fire Department has not determined how they would address the ordinance.
- Concerns were stated regarding the negative visual impact to adjacent residential neighbors. The negative impact would have an effect on property values.
- Betty Hicks stated that she lives in East Washoe Valley where a resident has installed a turbine that affects her view, however, she stated that she understands the value of wind generated power. Ms. Hicks urged everyone to consider the need for the emergency services for residents.
- Gordon Northham, Project Manager with Washoe County Public Works stated that there would be no special use permit if the proposed project did not comply with the ordinance.
- Questions were raised whether the 'flicker' would create hazardous driving conditions at sunrise and sunset.
- Paul Phillipson, Planet Safe Systems stated that a test of a turbine in Sonoma County registered 54 decibels, total noise including ambient wind noise with the turbine running. Mr. Phillipson stated that he is not only the dealer for the turbines but he is also a resident up the street from the project site.
- Questions were raised regarding what 'average wind speeds' are in the project area.
- Patricia Phillips read a comment e-mailed from Brad Swenson into the record. Mr. Swenson addressed the Codes, Covenants and Restrictions (CC&R's) in the Field Creek residential neighborhood that refer to negative visual and noise impact restrictions.

**B.\* Washoe County Medical Reserve Corps** – At the request of Betsy Hambleton, Medical Reserve Corps Program Coordinator, this item will be rescheduled on the January SWTM CAB agenda.

## **10. OLD BUSINESS**

**A. Building Permits Update** – Don C. Jeppson, AIA, Director, Washoe County Building & Safety Department was available to address questions and hear possible recommendations to the Board of County Commissioners regarding proposed changes to the current building code permit requirements. This item was a follow-up from the permits presentation made during the July SWTM CAB meeting. Mr. Jeppson stated his department will be presenting fee structure adjustments to the Board of County Commissioners. Mr. Jeppson stated that under the current ordinance, membrane shelters/garages need a permit and can not be permitted under current code. Mr. Jeppson urged citizens to contact their County Commissioner regarding proposed changes to codes and ordinances that require permits. Mr. Jeppson stated concern regarding licensed contractors who do not pull permits on some of the work they are doing. Following his presentation, Mr. Jeppson addressed questions from the Board and audience. Mr. Jeppson stated that he is a proponent of wind and solar generated power, however, his department receives numerous complaints from neighbors of adjacent properties that have a wind turbine power generator.

### **Comments and Concerns**

- Matt Hansen thanked Mr. Jeppson and his department for their assistance in pulling a recent permit.
- In response to questions raised, Mr. Jeppson urged citizens to contact Josh Wilson, Washoe County Assessor to address residential property tax assessments.
- In response to question raised, Mr. Jeppson stated that the State Legislature may allow the building and safety department to take over some health department inspections.
- Mr. Jeppson stated that inspections of possible code violations are complaint generated.

**B.\* Sierra Fire Protection District (SFPD) Second Fire Station** – Captain Mark Regan, Sierra Fire Protection District (SFPD) provided artist conceptions of the second fire station to be constructed at ArrowCreek and Thomas Creek and reviewed the proposed site plans for the new fire station. Capt. Regan also provided information on the proposed landscape and ingress and egress. Dale Smith, Smith Design Group was available to address questions and concerns. (This item was information only and no action was taken.)

### **Comments and Concerns**

## **12.\*CHAIRMAN/BOARD MEMBER ITEMS**

- **Next Agenda Items:** Washoe County Medical Reserve Corps, Alert ID, Property Tax Formula and Chief Greene Update on collective cost agreement and ingress/egress to the new fire station, Update on legislative bills that may impact Washoe County residents and the WC2 legislative issue.

**13. ADJOURNMENT** – With no further business, Patricia Phillips adjourned the meeting at 8:00 p.m.

Respectfully submitted By: Allayne Donnelly-Everett, Recording Secretary