



## South sTruckee Meadows/Washoe Valley Citizen Advisory Board

**DRAFT:** Approval of these draft minutes, or any changes to the draft minutes, will be reflected in writing in the next meeting minutes and/or in the minutes of any future meeting where changes to these minutes are approved by the CAB. Minutes of the regular meeting of the South Truckee Meadows Citizen Advisory Board held July 9, 2015 at 6:00 P.M. at the South Valleys Library at 15650A Wedge Parkway, Reno, Nevada.

**1. \*CALL TO ORDER/ DETERMINATION OF QUORUM** – Chair person, Pat Phillips called the meeting to order at 6:05pm.

**Member Present:** Patricia Phillips, Jim Rummings, Thomas Judy, Marsy Kupfersmith, Jason Katz, Steven Kelly, Bob Vaught, Daryl Capurro. A quorum was determined.

**Absent members:** Steven Miles, Kimberly Rossiter.

**2. \*PLEDGE OF ALLEGIANCE** – Patricia Phillips led the Pledge of Allegiance.

**3. \*PUBLIC COMMENT** –

Ginger Pierce welcomed the new members. She said she is an ex-CAB member from Pleasant Valley. She encouraged them to read the area plans to learn about each area.

**4. APPROVAL OF AGENDA FOR THE MEETING OF JULY 9, 2015** – Pat Phillips said item 8A has been postponed. Tom Judy moved to approve the agenda for the meeting of **JULY 9, 2015** as amended; Jim Rummings seconded the motion to approve the agenda as amended. The motion carried unanimously.

**5. APPROVAL OF THE MINUTES FOR THE MEETING OF JUNE 11, 2015** – Pat Phillips asked to move the approval of the minutes to the next meeting. Daryl Capurro moved to table the approval the meeting minutes for the meeting of **JUNE 11, 2015** be approved at the next meeting. Steve Kelly seconded the motion to table the approval until the next meeting. The motion carried unanimously.

**6. ELECTION OF OFFICERS** – Citizen Advisory Board members will select and appoint members for the Chair and Vice Chair. Officer positions are one year terms. Officers will assume their role immediately after appointment.

Tom Judy nominated Jim Rummings for chair. Steve Kelly seconded the nomination. Jim Rummings accepted the position as Chairperson.

Pat Phillips nominated Tom Judy for Vice Chair. Marsy Kupfersmith second the nomination. Tom Judy accepted the position as Vice Chair.

**7. \*PLEASANT VALLEY INTERCEPTOR** – Dwayne Smith, Director of Engineering and Capital Projects will provide an overview of ongoing discussions and planning for sewer interceptor serving the Pleasant Valley, Washoe County area. Mr. Smith will be available to answer questions or concerns. Contact Community Services Department at 775-328-6100 or visit [www.washoecounty.us/csd](http://www.washoecounty.us/csd) for more information. *(This item is for information only and no action will be taken by the CAB).*

Status update for the PVI:

The original Pleasant Valley Interceptor had been contemplated 20 years ago. It was to conceptualize the sewer for South Meadows including St. James and Sierra Reflections. Washoe county partner with the developer in 2004 and agree to work together to build, receive and operate the interceptor. Dwayne showed the area on a map. Sierra Reflections has 1000 units. St. James has 500 units. They are currently on septic, but when St. James builds, they are on dry sewer. It was intended to be permanent sewer. Pleasant Valley reach-3 hasn't been built yet. Dwayne said they are working with World Properties Developer to design it. Easements and special use permits must be acquired. Originally they had met with community and had discussions. The economy crashed, and there was no activity until 9 months ago. The developers came back and said they were interested to move forward with Sierra Reflections and completing St. James. Dwayne said they are working collaboratively to complete the alignment. The special use permit has expired; he said they will go through the process again for the final alignment to move forward, which ever alignment is decided, it will be a new preferred alignment. The black box represents the proposed sewer area. He said that Weston property area was added TMSA. It was added in, not originally part of the plan. We have not yet had discussion about the Weston property, but will be discussed. This plan has to work for the Developer and Washoe County residents. The plan will contemplate sewer the entire area. Jason asked about sewer. Dwayne said it's for Sanitation sewer. Not storm. Dwayne said this is

significant infrastructure and we have to account for the future, including what size of pipe, pumps, and lift stations to install. Not all is required to connect. Sierra Reflections will have municipal sewer infrastructure. In the future, if someone wants to or needs to, they can connect.

Discussion:

- Tom Judy asked if those on septic have the option to connect. Dwayne said the county looks at the proximity and capacity.
- Jason asked about the trunk line. Dwayne said he is working with World Properties Developer about who is responsible, who will construct what, and who will pay for what.
- Pat Phillips asked about future assessment for property owners. Dwayne said not at this time. There is no plan for special assessment district. Not aware of any
- Daryl asked about St. James. He said you are within the County, yet the sphere of influence of the City, and then you would have to satisfy the County and City. Dwayne said there is a lot of development consideration that lays in both City and County. This area is Washoe County sewer, so our rules, fees, and considerations.
- Jim Rummings asked about hearing more about this project in the future. Dwayne said they will decide on what new alignment will work for both the developer and Washoe County. Dwayne said they will have to go through the Special Use Permit process again. Jim said we appreciate the presentation, and when more details come, we will have a meaningful discussion.

**8. DEVELOPMENT PROJECTS** – The project description is provided below with links to the application or you may visit the Planning and Development Division website and select the Application Submittals page:  
[http://www.washoecounty.us/comdev/da/da\\_index.htm](http://www.washoecounty.us/comdev/da/da_index.htm).

**A. Serendipity Ranch, SW15-003 and AB15-003** – Request for grading of 118,808 square feet (SW15-003) within Critical Stream Zone Buffer Area in order to construct two bridges over White’s Creek and request to abandon 33-foot-wide access and public utility easements.

**Applicant:** Amour Property Management, LLC

**Location:** North side of Mt. Rose Highway, 3,000 feet west of its intersection with Thomas Creek Road.

**Planner:** Roger Pelham, 775-328-3622, [rpelham@washoecounty.us](mailto:rpelham@washoecounty.us)

**Tentative Hearing Date:** August 4, 2015 **Reviewing Body:** Planning Commission

This item has been postponed for a future meeting.

There was a letter and email was submitted for public record by Nicholas and Cilia Suhayda expressing their concerns regarding the grading of land and removal of vegetation on two parcels 150-021-10 and 150-021-12. They expressed their concerns in the application SW15-003 and AB15-003.

**9. \*COUNTY UPDATE** – Sarah Tone, Office of the County Manager will provide an update on County services and the Fiscal Year 2015 Constituent Services and Citizen Advisory Board program. Ms. Tone 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). *(This item is for information only and no action will be taken by the CAB).*

Sarah Tone, Office of the County Manager, gave an update:

CAB Program: Program has changed per Board of County Commissioners’ direction. This allows meetings to be shorter, efficient, effective, and encourage participation and an opportunity for a more broad discussion at district forums. Other updates will be moved to district forums. Board member items are opportunities for members to discuss issues in their community. Marsy asked about forums. Sarah said the forums are new. Sarah encouraged everyone to sign up for Cmails.

Jim Rummings spoke about the Regional Emergency Plan. He said things are changing rapidly. He said he attended a meeting about cyber security. He said we need to consider what would happen if our electricity or systems shut down in our Country. Sarah Tone said our emergency manager developed this plan for Natural disasters and how to maintain a resilient community.

**10. \*CHAIRMAN/BOARD MEMBER ITEMS/NEXT AGENDA ITEMS** - This item is limited to announcements by CAB members and topics/issues posed for future workshops/agendas. *(This item is for information only and no action will be taken by the CAB).*

Tom Judy said we were promised that the time would be structured in a timeframe that would allow development applications to come in enough time for us to hear their presentation and submit comments. Sarah said the CAB doesn’t

review parcel map applications. It's reviewed by the parcel map request committee. The review process is still before that particular committee. That committee wanted this CAB to review it. She said the timing is off; this is an oddball application, yet we still wanted to hear from this CAB. Tom Judy said the neighbors to this particular project don't have a forum. It's a significant change to that community. Sarah said the Parcel Map Review Committee is the forum for discussion. Sarah said they notified the community. Pat Phillips said this is the 3<sup>rd</sup> time this year because of the timing. Pat asked if there can there be a change. It would be nice if there was the appropriate time. Sarah said those all were oddball applications.

**11. \*PUBLIC COMMENT** – Limited to no more than three (3) minutes. Anyone may speak pertaining to any matter either on or off the agenda. The public are requested to submit a "Request to Speak" form to the Board Chairman. Comments are to be addressed to the Board as a whole.

Tyler Ballance said he spoke with Commissioner Lucey about Alexander Lake road off of McCarren that borders Rattle Snake Mountain. He said the road use was changed without any consultation of the community. The gyms and bike shops are in the area use that road to train. Cyclists have been banned from using it. It's owned by the County. He was told it was private. He said he has never seen a road use being changed without discussion. He said has submitted comments on the online forum, but has received no response. He sent a note to the internal auditor. Staff members should never change the use of road without public input.

Sarah Tone re-opened item 9, County update to address Tyler's concern. She said the commissioner was made aware of the closure. She said it was NDOT, then Washoe County acquired it, and the road was used by other construction traffic, and there was concerned for safety. The Washoe County team is working with risk management to re-open for the public. Tyler said he would like the data on that. Sarah Tone said she can provide that.

Daryl asked about the SE connector. Dwayne answered his question.

Tom Judy said a unilateral decision concerns us.

**12. ADJOURNMENT** – Pat Phillips adjourned the meeting at 6:47pm.

Number of CAB members present: 5

Number of Public Present: 23

Presence of Elected Officials: 0

Number of staff present: 1