



South Truckee 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 August 13, 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, Jim Rummings 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 – Jim Rummings led the Pledge of Allegiance.

3. *PUBLIC COMMENT –

4. APPROVAL OF AGENDA FOR THE MEETING OF AUGUST 13, 2015– Tom Judy moved to approve the agenda for the meeting of **AUGUST 13, 2015**; Jason Katz seconded the motion to approve the agenda. The motion carried unanimously.

5. APPROVAL OF THE MINUTES FOR THE MEETING OF JULY 9, 2015 and JUNE 11, 2015 –

JUNE 11, 2015 - Pat Phillips moved to approve the meeting minutes for the meeting of June 11, 2015. Tom Judy seconded the motion to approve the minutes. The motion carried unanimously.

JULY 9, 2015 - Jason Katz moved to approval the meeting minutes for the meeting of July 9, 2015. Tom Judy seconded the motion to approve the minutes. The motion carried unanimously.

6.*COMMISSIONER UPDATE – Washoe County Commissioner Bob Lucey will provide an update on Board of County Commissioner activities. Commissioner Lucey will be available to answer questions or concerns. Please feel free to contact Lucey at blucey@washoecounty.us or (775) 328- 2002. To sign up to receive email updates from the County visit www.washoecounty.us/cmail. (This item is for information only and no action will be taken by the CAB).

Commissioner Lucey welcomed the new CAB members and thanked them.

- Commissioner Lucey spoke about the fire agreement with Reno. We are close to finalizing that deal. We are installing Automatic aid vehicle locators.
- Truckee Meadow Regional Planning Agency (TMRPA) has been working with the County. There are new businesses coming to the area. The Angie artesian treats which makes Boom Chicka Pop, factory is moving into the area. There will be 1,600 new jobs coming to the areas. 15 companies will be opening. It's important that the infrastructure is in place for the new businesses. Before 2006, there was a great boom and it wasn't sustained and infrastructure wasn't in place. We want to make sure it's there for feasible growth.
- RTC – great things are happening. Phase two of the connector is moving forward. Great addition to our community.
- Commissioner Lucey said he is the Chairman of the RSCVA. There were new taxes were passed in legislation. It use to be that only the downtown properties paid the \$2 room tax, now the others will pay the same. Downtown will pay an additional \$1.
- Tom Judy asked about the 1500 new jobs. Is anyone looking at the sustainability and feasibility of water? Commissioner Lucey said it is an issue they continuously address. He said as the County, they have put restriction as these business come in. Water is minimal in these warehouses. The issue with water is the 1500 people in the community and their consumption. TMWA is working on surface water and take the stress off of the ground water. Lucey said we have a sufficient amount of water. South Meadows has aquifer and water levels have been maintained. Daryl Cappurro asked about rural farm and ranch land water usage. Commissioner

Lucey said he will get more information. He said we will have restrictions on landscaping water usage. Lucey said they are looking to use non-potable water for irrigation. They are looking at a reclamation plant. He said they are looking to improve ground aquifers and more surface water sources. Marsy asked about the new businesses. Lucey said 4 are moving in the south meadows. He said we want to promote and nurture it. Lucey said some are warehouses, call centers, and other business.

7.*SOUTH VALLEYS MASTER PLAN UPDATE - Melissa J. Lindell, Wood Rodgers, Inc., will provide an informational presentation on the upcoming master plan process for the South Valleys Regional Park Master Plan. For additional information contact Dennis Troy, Washoe County Regional Parks and Open Space park planner DTroy@washoecounty.us, (775) 328-2059 or Melissa Lindell, Wood Rodgers mlindell@woodrogers.com, (775) 823-5251. (This item is for information only and no action will be taken by the CAB).

Dennis Troy and Melissa Lindell gave a background:

- The Board of County Commissioners received a \$40,000 private donation to update the master plan that was updated back in 2001. The Greater Reno Ice Skate Associated (Sean and Jennifer O'Neal) were the donors. The preferred site for their operations will be discussed in the Master Plan process. The County went through an RFQ process to different firms in the greater Reno and bay area to update the master plan. Washoe County decided on Wood Rodgers. The next steps are community and stakeholder meetings for future usage identified.

Melissa Lindell talked about the process of the master plan update and background on the plan itself:

- Original Master Plan was created in 1993 and update in 2001.
- The park has 82 acres.
- Additional acres donated by a family up in northern area of the park. We have to plan what to put on that. We have many opportunities. She said they are reviewing what the opportunities are and what the constraints are.
- She showed the irregular boundaries with access points.
- FEMA flood zones.
- In the south part of the park is a big ditch.
- The north section of the park fans out.
- She said they are focusing on the multifamily project. She focused on the flood zone from 200 feet to 80 feet. She said they will reclaim more land for soccer, tennis, ice rink.
- There are 3 basic development areas: down in the south (area 3) 3 acres – it was slated for tennis before, but she said they need input for viable use. She asked if there another use for that area. She said they have received input to have a dog park and additional parking.
- She showed existing elements such as: Library site, existing soccer field, parking.
- Little league fields
- 6.2 acres opportunity – slated for an aquatic facility and family community center. She said is that what we still want?
- 33 acres – there is a lot of opportunity for this site. We have heard people want lacrosse and spray park.
- She said there is a lot of land and a lot of room; She said they need input from the community. This is the first night of this process. She said they will have community meetings with displays and people can put a pin on the display of what they want. There are opportunities for new access points and improved parking. She said they are working with county and NDOT for two new access points.
- Charrette will start Monday, August 31 at the South Truckee Meadow Library through Thursday. There will be Landscapers, architects, representatives in attendance to discuss the various Master plan alternatives. Dennis Troy is the project manager on this project.
- Jim Rummings asked for guidelines, boundaries or constraints for suggestions. Has anything been decided yet? Is it all open for ideas. Melissa said part of the property has already been developed. She showed the existing facilities and the potential 3 zones of development: 33 acres, 6 acres, and 5 acres in the south. It doesn't preclude any and all ideas. This is a regional park to draw the people for major activities. The region is all of Washoe County; this is south valley. North Valley and Bartley ranch have their own regional park.

- Commissioner Lucey said the idea behind the Master Plan update is adding park space; he said we have an opportunity with the land. We are getting more funding in our parks budget. We want to do the best we can do within our budget. The funding and private partners are developing. He said we want to explore those partnerships and do right for the community. He said we need public input.
- Marsy Kupfersmith asked about the \$40,000 donation. She asked if it is for the firm. Commissioner Lucey said it was from Greater Reno Ice Skating Association to the County to move forward with this process with basic planning.
- Jason Katz asked about condition and restrictions for use of donations. Commissioner Lucey said there are no restrictions. We have been specific with their donations – they wanted it to donate to the parks.
- Jim Rummings said it's a great opportunity and hopes the community participates. He said there is a lot of open area around the park. Jim asked about a specific open space. Is that area open for a business to host something in proximity such as a water slide? Commissioner Lucey said that area is owned by Rider. It's already slated development for future residential property. There is some mixed use zoning down Arrow Creek. It may change as the projects become more available.
- Bob Vaught asked about funding available to implement the ideas and approved plan. We aren't to that stage yet. We want input. We want the donors to be active participants in the planning process. No decision on anything yet. We are opening the books back up and taking a serious look. The plan will determine and anticipate what the needs and wants are.
- Kathy Bowling asked about aquatics and ice skating. She asked if we can we have both or is it either or. Commissioner Lucey said we could have both if it's feasible. County funding for parks is limited at this point. He said we have been approached by the Greater Reno Ice Skating Association and that's why we are looking at it. He said we want to partner with them and help to development. Kathy said we have no indoor pools on this side of town. There are 3 high schools on this side and they need swimming facilities. Commissioner Lucey said we can't afford a swimming facility on our own, but we aren't saying no. There is plenty of land within the park that we can utilize down the road as we move forward.
- Jim Barkley said the money comes forward for an ice rink but not for swimming pool. Lucey said GRISA came forward to support this development. He said we won't say no to anything at this point. We are approaching this unused land from eyes wide open stand point. Commissioner Lucey said you have a voice in this community.
- Melissa said this is a master plan. They are long range goals. Master plans are plans so when funding sources come available, we can build. It's broad based and long range. Things change.
- Tiffany Nicholson asked about traffic studies such as lights and roundabouts. Commissioner Lucey said that will happen and that is part of the process. However, those studies have not been conducted at this point. This is preliminary. He asked how can we utilize the space with function. He said they will review the necessary infrastructure with sewer, water, roads. This is in it's very infancy stage. We will hone in on specifics and what needs to be done.
- Melissa said coming soon: signalization of Arrow Creek and Wedge Parkway. A signal light is coming which is paid by Rider Homes. It will be great for the park, residents and safety issues. Commissioner Lucey said sidewalks too.
- Tom Judy thanked the skating association for the donation. He asked a hypothetical question. If we go through the process and determine the skating is desired outcome, what does that look like - The structure of the partnership? Commissioner Lucey said City of Reno has worked with the Moana and Aquatic clubs. He said if we proceed, we will look at contracts for maintenance. We have looked at those questions but will know more as we move forward. There could be a land lease. We have to get through the master plan update.
- Nancy K asked if this will be a private exclusive club, or affordable public facility? Commissioner Lucey said the Boys and Girls Club, Pennington, and Reynolds all have donated to public facilities. All of our teams AYSO, Little Leagues all pay a fee to maintain the facilities. The park rangers take care of the facilities. Any improvement is an improvement.
- Kathy Bowling asked about funding the facility. The cost for maintaining facility outstrips that by far. Washoe County needs to have say about the usage and who will pay for maintenance. Commissioner Lucey said it's long down the road. We haven't had that discussion yet. We work with the private entities with partnerships. RSVCA, for example, the livestock event center is State, but RSVCA is responsible for maintenance and marketing. The

County owns building. This would be similar nature. He said we would have a private entity that works in conjunction with the County. We have had successful partnerships in the past.

- Melissa asked everyone to send over questions, comments, and concerns.
- Lou L thanked everyone and the ice skating association for their donation. He said this would benefit the youth and seniors in our community. He said he wanted to voice his support of the Ice Rink.

8. *WASHOE COUNTY PLANNING PRESENTATION – Bill Whitney, Washoe County Planning and Development Director will provide an update on the Community Services Department – Planning function including projects to be reviewed by the Citizen Advisory Board (CAB) and related planning questions from CAB members. For additional information, please feel free to contact Bill Whitney at bwhitney@washoecounty.us or (775) 328-6100. (This item is for information only and no action will be taken by the CAB).

- The planning and development division works with the CABs. He asked if anyone had questions regarding the planning departments. He said he has heard some concerns by CAB members about what applications you get to comment on. Mr. Whitney said all the CABs have been honed in on development applications; we appreciate your input. He said CABs will see special use permits, variances, Master plan amendments, regulatory zone amendments. He said there are some the CAB won't see. He said the NRS code makes certain applications the kind we have to process in a timely manner, such as Parcel maps and admin permits. He said we take them in at different time of the month and we have to hustle to get them reviewed by all the departments for thorough review. He said development is picking up. Staff has been holding preliminary meetings with developers of what they can or cannot do. It will really pick up in the unincorporated county.
- Tom Judy thanked Bill Whitney for attending. Tom asked why we wouldn't see the Parcel maps, admin permits and why they differ from the other applications. Bill said they are less impactful, but they come with noticing requirements. These things have a quick turnaround time. Bill said we never had time to bring them to the CAB. Tom said those even have impacts on neighborhoods. It could affect the traffic and neighborhood. Bill Whitney said the input process would have been at the zoning level back in the past when the regulatory zone amendments happened.
- Pat Phillips said she gets many calls. When Reno given sphere of influence and it's out of the County hands. She said they take away water, traffic, demands on the neighborhood to go to municipal water. People move out to be rural. We hear how things are we being affected. She asked what protection will neighborhoods have if the City of Reno comes in or if more growth comes in and affects the neighborhood. Bill Whitney said it's frustrating. Per state law, Reno and Sparks have the right to annex. Bill said before the big recession, we were annexing a lot of unincorporated. The main protection, if you live a already developed subdivision, the city doesn't want to annex built land with taxes. They want raw land. Another protection would be the master plan. When the City annexes unincorporated, the master plan and zoning goes to the city. That doesn't mean it can't be changed, but there is a public process that is required for change to happen. The city has annexed the communities around Verdi. Developers want to come in and develop. The new Reno city council have listened to Verdi community members about new development. There are things in place, but no set protection.

9. 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.

9A. Amendment to Forest Area Plan Map – The Citizen Advisory Board will review and provide comment on a request to adopt a resolution initiating an amendment to the Master Plan Map and Regulatory Zone map of the Forest Area Plan. Bill Whitney, Washoe County Planning and Development Director will provide information on the request and be available to answer questions from the Citizen Advisory Board and audience. Both amendments are required to correct mapping errors which inadvertently placed the Open Space master plan category and regulatory zone on several privately owned properties in the Forest planning area. This item was initiated by the Washoe County Planning Commission on August 4, 2015. The Planning Commission staff report is available online. The item will be reviewed for approval by both the Planning Commission and Board of County Commissioners. For additional information, please contact Trevor Lloyd at tlloyd@washoecounty.us or (775) 328-3620.

Bill Whitney showed a map of a Property owner with a small parcel in Sky Tavern area want to build. He had 'open space land use' on his property. Bill said we don't put open space land use on a private property. That is used for BLM land. He said he looked at the area plan/master plan. He said it was a mistake from 1997. The two parcels in red on the map, one of those wants to build, but it was categorized as open space. He said it should be zoned as residential. In 1997, the forest service was encouraged to buy out the Galena Ski Resort in the Galena Basin. They bought out the developer. The land stretched all the way down to Sky Tavern. Forest service bought it for public. He said they found mistakes. He said the pink color on the map is for residential zoning.

MOTION: Pat moved to reclassify those parcels that were affected. Tom Judy seconded the motion. The vote passed unanimously.

Bill whitney said this will be a rigorous process. There will be more meetings about this. Tom Judy said he couldn't access the document or find it on the site and asked if we can access these things on the website. Bill said that was his fault. He wasn't prepared with this information until we hosted a public meeting specific to this.

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).

No announcements or topics.

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.

Bob Lucey said Washoe County reinstated the Sun Valley CAB. CAB members have been diligent with the process and training. Commissioner Herman is concerned with the way in which the CABs conducted their business. We will look at the institutional change. There may be general information provided at CAB. There will be district forums and CABs.

12. ADJOURNMENT – Jim Rummings adjourned the meeting at 7:23

Number of CAB members present: 8

Number of Public Present: 50

Presence of Elected Officials: 1

Number of staff present: 2