



## 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 December 10, 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 6:00pm.

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

**2. \*PLEDGE OF ALLEGIANCE** – Jim Rummings led the Pledge of Allegiance.

**3. \*PUBLIC COMMENT** –

Dennis Troy, Washoe County Staff, spoke about Washoe County City Park: \$250,000 retrofit with new surfaces, climbing structure. The park is open. There will be a soft open when the weather permits as well as a grand opening later. Dennis Troy said he can provide pictures when the weather permits. He said the park is state of the art and safe.

**4. APPROVAL OF AGENDA FOR THE MEETING OF DECEMBER 10, 2015** – Steven Kelly moved to approve the agenda for the meeting of December 10, 2015 with correction to the date; Jason Katz seconded the motion to approve the agenda. The motion passed unanimously.

**5. APPROVAL OF THE MINUTES FOR THE MEETING OF SEPTEMBER 10, 2015** –

Marsy Kupfersmith moved to approval the meeting minutes for the meeting of SEPTEMBER 10, 2015. Jason Katz seconded the motion to approve the minutes. The motion carried unanimously.

**6.\*COMMISSIONER UPDATE** – Washoe County Commissioner Bob Lucey can be reached at [blucey@washoecounty.us](mailto:blucey@washoecounty.us) or (775) 328- 2002. To sign up to receive email updates from the County visit [www.washoecounty.us/cmail](http://www.washoecounty.us/cmail).

- Medicinal Marijuana Establishments went before the board on December 8. The spoke about the recreational use of marijuana and discussed what action will the Board take just in case the legislature approves recreational use. That will be an ongoing conversation. Sarah Tone said public forums and neighborhood meetings are being conducted.
- She said trash is another big issue. The trash contract came to this CAB in the spring and then again in August. December 8, the BCC gave feedback. The board addressed extra vegetation in spring and fall and size of recycling and other issues. 90 days, it will go back in front of the board again.
- Dave Solaro's team is breaking ground on a new medical examiner building.
- The Commissioner has been busy with the RSVCA, Regional Transportation and MAACO transportation board. If you are interested, please give him a call him or Sarah for information. She said he is making progress.
- Sarah said the agenda has a different format. She said they are using the same format as the Board of County of Commissioner's agenda. She invited feedback.

**7.\*UPDATE ON THE DEVELOPMENT OF THE ST 431/MT. ROSE SCENIC AND WASHOE VALLEY SCENIC BYWAY CORRIDOR MANAGEMENT PLAN** – An update to the Citizen Advisory Board on the SR 431/Mount Rose Scenic Byway project and Washoe Valley Scenic By-Way Corridor Management Plan. The Mt. Rose project traverses 22 miles connecting Reno and Incline Village through the Humboldt-Toiyabe National Forest and over the summit of Mount Rose. The Washoe Valley Scenic byway is located between Carson City and Reno along old Hwy 395 and Eastlake Blvd providing a scenic loop around Washoe Lake at the base of the Carson and Virginia Mountain Ranges. Staff will be available to answer CAB and community questions. For information, visit

[www.washoecounty.us/parks/planning\\_and\\_development/corridor\\_management\\_plans.php](http://www.washoecounty.us/parks/planning_and_development/corridor_management_plans.php) and contact Dennis Troy, Washoe County Parks Planner at 775-328-2059 or [dtroy@washoecounty.us](mailto:dtroy@washoecounty.us) (*This item is for information only and no action will be taken by the CAB*).

Dennis Troy, Washoe County Parks gave an update:

- Cheryl Surface is usually working on this, but she is out of town.
- When the Corridor Management Plan is complete, the corridor may be listed as a national corridor. The plan takes a lot of work with minimal grant funding.
- Objective of the plan: Future projects, funding opportunities, marketing, community outreach. It's has no regulatory authority, but provides recommendations for future projects.
- RFQ was issued in 2014. A Local firm was selected and they conducted workshops in February 2015 as well as conducted a conditions analysis.
- Public outreach with open houses and surveys with web-based outreach. Two meetings were held for each project. It's a community based plan. The concerns and needs were included in the draft recommendations. The stakeholder advisory groups were included in the draft plans. The plans were completed in September.

Brief overview of the plans and goals outline in the plan:

Corridor Management Plan:

- Purpose: Identify the most valuable intrinsic qualities, goals, issues related to safety, access, experience, aesthetics, and environmental gain. Identified opportunities for findings and signage; creates marketing and promotion strategies; identifies implementation.
- These are State recognized byways.

Mt. Rose Corridor Management Plan goals:

- Preserve the scenic quality and natural resources – view preservation; landscape treatments; natural resources; wildlife.
- Balance recreation access with transportation and safety needs - Recreation access; transportation and mobility.
- Connect people with corridor – overlooks/vista points; signage; visitor center.
- Promote tourism - Utilize technology to provide information

Washoe Valley Byway Recommendations:

- Preserve and enhance the natural environment: Wildlife and natural resources.
- Protect the sense of community: Preserve views and scenic vistas; preserve open space; aesthetics.
- Enhance active transportation facilities: Enhance bike and pedestrian facilities.
- Promote the economic vitality – user experience: Develop pull offs and vista points; enhance recreation resources; utilize technology; communicate the value of Washoe Valley as a regional resource; communicate the valley's rich history and resources.

Discussion:

- The plan is available online: [www.Washoecounty.us/parks/planning](http://www.Washoecounty.us/parks/planning)
- Jason Katz asked how the plan is implemented. Dennis Troy said this plan has been adopted, it's not development code based document but used as leverage for funds and grants.
- Daryl Capurro asked about the corridor; Dennis said this project is for national designation and a guide document. It establishes policy and direction for future projects. It helps builds leverage for grant funding for parks.
- Debbie Sheltra asked about Frank Town Road. She said the County promotes bike activities; however, Old 395 is not County Road. She said many bike and running events happen and the roads are being blocked. She said if County can't maintain law enforcement, these events shouldn't be dumped on this area. The Washoe County Sherriff cannot enforce because it's not their jurisdiction. They need to ask the State for enforcement privileges. Don't encourage access to TRT.

**8. UPDATE ON SOUTH VALLEYS PARK MASTER PLAN** – An update to the Citizen Advisory Board on the South Valleys Regional Park Master Plan. The plan is currently being updated to design options for future growth of the park that is now larger than 100 acres. Staff will present the preferred alternative design and will be available to answer CAB and community questions. The CAB may take action to present community thoughts and make a recommendation on the preferred alternative to the Washoe County Regional Parks and Open Space Commission. For information, visit contact

Dennis Troy, Washoe County Parks Planner at 775-328-2059 or dtroy@washoecounty.us and visit [www.washoecounty.us/parks/planning\\_and\\_development/svrp\\_master\\_plan\\_update.php](http://www.washoecounty.us/parks/planning_and_development/svrp_master_plan_update.php)

Dennis Troy, Washoe County Parks: He introduced a culmination of work over 7 months – technical advisory committee, design charretts regarding the future of the surrounding property.

Melissa Lindell from Wood Rodgers reviewed the South Valleys Park Master Plan:

- She showed a map with the existing Library and ball fields which is located in the middle of zone 4.
- She gave some history on the project: several months ago, a design charrett was held with the public. People were broken into groups, the site was laid out with puzzle pieces of features such as ball fields, ice rink, etc., and the people put together their own master plan.
- Another public meeting was held with more feedback and 3 alternative plans were created. Open Washoe conducted a survey, and they received comments and feedback. They took the input and designed a preferred alternative.
- Melissa said they had a lot of public input into the plan. She said the groups wanted soccer, aquatics, ice skating, dog park, football, baseball, and softball. She said there is a lot of interest in this park and they merged all the common ideas into one conceptual plan. This plan is overlaid onto the master plan. It's one idea of how it can be developed: 3 soccer, indoor rec facility, splash park, pony and full size fields, dog park, skate park, community center, indoor rec facility, library expansion, existing area (library and fields), tennis, basketball, pickleball, amphitheater, play area, maintenance facility and disc golf. There needs to be access and additional parking.
- She said future access was planned for south Virginia to give the park a lot of circulation. There will be a new access way south of the existing apartment complex that is under construction right now. Access is very important. The southerly access is too steep.
- The Master Plan is the backbone/base. The master plan that has a development zone and permitted use. Each zone will have permitted uses. She said we know things and time change; therefore, this needs to be flexible to respond to funding. She reviewed each proposed zones.
- She said the document is under review with recommendations for future steps. There is drainage channel with a creek that needs to be relocated. Grading, hydrology studies would have to happen. A lot of things need to happen for access, including traffic study and NDOT encroachment approval. Indoor facilities would trigger a special use permit by the City of Reno. This plan would have to go before the Regional Planning Commission, and notices sent to neighbors. It will go through the City of Reno.
- Jim Rummings said it sounds contradictory. Show the wish list and the master plan and as funding is available things will be built. He said the grading, civil works, utility – you have to have a plan for these. He said you can't build in one corner, and then the other. It's going to cost more in the end unless you have a stage from one end to another. Melissa said we can tackle each zone separately. She said if a donor came in with \$2M for tennis center, they can come in and install those that is why we have a backbone plan prepared. It's a logical approach and tackled future situations. She said we have some funds for improvements from the construction tax. Parking improvements and circulation can be improved. It's not formalized.
- Jim asked about funding. Dennis said this is a 20 year plan. He said there is \$1.3 million in Residential Construction Tax base. There are a number of different funding outlets. There could be a parks bond. It's a County Park but in Reno's jurisdiction. Melissa said the park is located in city jurisdiction. Some of it's in the sphere of influence. The county controls what it builds here. The permit goes through the City of Reno. The County will be funding this. Melissa said by having this plan, funding sources can be explored with grants, Residential Construction Tax, and private/public partnerships. Dennis said we have priorities based on feedback: Fields, indoor and recreation facility.
- Steve Kelly asked about the amount of parking spaces available. Dennis said 1,800 spaces. It's one of the priorities. Steve Kelly asked about the entrance off of S. Virginia. He asked about potential flow through traffic. Melissa said it would be an awkward cut off. She said it would be limited to right-in, right out.
- Debbie Sheltra asked about the infrastructure: Plumbing, electrical, etc. She asked will be tearing everything up to install utilities or will it be installed all at the same time. She asked a 2<sup>nd</sup> question: The taxes from the apartments won't come to the park if the apartments are in Reno. Dennis said we are looking into stubbing in future utilities. The developer would install future utilities. He said the Residential Construction Tax is on new

construction. \$1000 goes into this tax pool; there are 13 different tax districts. Reno Parks & Recreation Director Andy Bass thinks this is a great idea.

- Jim Rummings asked about funding for capital costs and what about ongoing operations. He said the Residential Construction Tax doesn't pay for operations. He said that is something we will have to line up before we break ground. Daryl Capurro said user fees would help. Dennis said we would charge a user fee. Jim Rummings asked about the flexibility of this plan and funding for the ice rink. Dennis said we have not received private funding for any construction. Jim said what if you don't receive enough user fees. Dennis said we would enter into a contract for maintenance associated. He said we would have it in place that they can't dump this on the County if they go belly up.
- Marsy asked for a timeline. Dennis said where we go after tonight: the CAB makes recommendation to the park commission to approve this plan. It will then go to the Park Commission, then to the Planning Commission and then it will be implemented if approved. He said we can explore grant funding. Daryl said it's similar to a city master plan; if someone comes in, they can build the planned specific use; if they want to change it, it would have to go through a process.
- Marsy asked if a private person can purchase the land. Dave Solaro said the land was donated to Washoe County. We would have to review the deed. If something different happens, the land goes back to the original owner.
- Jim Rummings asked about the estimated costs. Melissa said the master plan process is to look at the land and develop the master plan for the future with no money range estimated yet. Jim asked if there has been a cost benefit analysis. She said no, it's just a plan with flexibility.
- Cathy Bowling said the ice skating community wouldn't have donated if they didn't think their facility wouldn't be built out here. The agreement with Reno should be pushed through before you move forward. We need a dollar amount in order to enter into the agreement. Dennis said Reno is in favor of investing in the Regional Park.
- Cathy said she is concerned with the ice arena. She said isn't oppose to it, but it needs to be 100% paid for. She said there is a great need for an aquatic center in this area because there are several high schools, elementary, and middle schools, as well as a large senior population. She said in the summer time, the kids have no place to swim. She said she is nervous to have ice facility before an aquatic facility. An aquatic facility would serve more of our population. She said specific uses should be removed from the plan. The future generation should determine what they want in the buildings that are laid out. She said we had this master plan process because of the ice rink group. She said when funds are available; the aquatic center should be needed.
- Jim Rummings summarized the letter the board received from the Chairman of the Washoe County Library Board of Trustees. The letter states the County Library Board of Trustees supports the construction of an ice arena proposed by the Greater Reno Community Ice Skating Association as well as the draft of the South Valley's Regional Park Master Plan and not to impede with Library operations but work collaboratively with the agencies involved.
- Jim Rummings said the regional park and corridor go together and all that needs to be coordinated. He said he isn't impressed because there isn't enough planning. He said it's conceptual with data. He said no dollar amounts have been put to this plan. And once those things get placed on this plan, things will change. He said he believes Bob Lucey should take a closer look at this because it's a legacy for him. This is not the right start.
- Daryl said he is concerned about input and specific uses. Dennis said there was an accumulation of feedback from 500 people. He said that's why there is actual uses because that is what they asked for. Many people spent a lot of time on this plan.
- Patt Phillips asked about priorities. Dennis said there are priorities as funding becomes available: Fields, indoor recreation facilities, spray park. He said he has that information and it's online. He said survey results, comments, and other reports are available online as well. The surveys were mailed, emailed, and online and in the paper.
- Cathy said no one heard about it. Dennis said they welcome additional comments.
- Upcoming dates: Next Tuesday, December 15 at the Moana Nursery Neighborhood Advisory Board; Parks Commission meeting on January 5, 2pm; Board of County Commissioners meeting on January 12 at 10am.
- Daryl said he was concerned that survey results weren't presented.

- Dennis said we are requesting approval of draft master plan layout with specific uses. Sarah Tone explained the Board's options for approval or disapproval.
- Patt Phillips said she suggested meeting with Reno's Neighborhood Advisory Board (NAB) and work on prioritizing and funding. She said she would like to know the financials to support the plan.
- Melissa said this plan is a vision. She said it's similar to a city master plan. It's a broad vision. The next step is the fine engineering and funding. She said there was a master plan that covered the south part. The north part was donated. It wasn't master planned with specific uses. This is the conceptual. What do we want to see in this part in the next 20 years. The community provided feedback on the specific uses. There was a lot of people and work done who wanted to see certain things. We merged ideas where these things would fit. This will be a broad base. The next step is funding and priorities. Patt said she has been part of master plan processes and things didn't go how they were supposed to go. Funding and priorities give teeth to this plan that will hold it to the vision.
- Daryl said a lot of times donated land has specific conditions. Melissa said yes, the owner's specific wish was for flat fields. She said those flat fields were accommodated in this plan. The rest of the park doesn't have restrictions.

MOTION: Jim Rummings said we believe the South Valley Regional Park Master Plan concept is important to the County and the City and believe it should be continued to be developed and stay updated as it happens. Daryl Capurro seconded. Motion passed unanimously.

**9. \*UPDATE AND STATUS ON PROJECTS** – An update and status on projects reviewed by the Citizen Advisory Board over the last two months. For additional information on development projects in Washoe County, please review the website [www.washoecounty.us/csd/planning\\_and\\_development/applications/apps\\_commish\\_district\\_two.php](http://www.washoecounty.us/csd/planning_and_development/applications/apps_commish_district_two.php) (*This item is for information only and no action will be taken by the CAB*)

Sarah Tone said 8 projects come before the CAB since last July; those projects didn't stop here. She said if you have a plan of interest, you can call the planner for more information. She invited them to review the applications and check the status on them. She reviewed the status of the projects previously reviewed by this CAB:

- Serendipity Ranch project has not moved forward. It's taking a break.
- LeFriant Family Trust project was approved with conditions.
- Yarhi Estate project was supported by this CAB. However, the Board of Adjustment denied it. There was an issue with justifying enclosing the generators.
- Crossbow Court Project came back to this CAB with re-design for review. The committee gave feedback.
- Verizon Cell tower project was denied.
- The project to reroute Zolezzi is still active.
- All of these are online: [www.washoecounty.us](http://www.washoecounty.us)

**10. \*CHAIRMAN/BOARD MEMBER ITEMS/NEXT AGENDA ITEMS -.**

Sarah said Washoe County is hosting a District Forum on January 21 regarding Human Services.

**11. \*PUBLIC COMMENT –**

- Debbie Sheltra said she is disappointed in the County. The Yarhi's wanted to build. They could have given the Yarhi's recommendations. It was a State Statute. She said she spoke to Roger Pelham. The staff should have told the CAB about the law. She asked County staff to give the proper information. Debbie Sheltra said her other issue was trash. She said we live on large parcels and the services won't work for us. She said you can't count on the website for information. We want them to come back to this CAB.
- Cathy Bowling said she is concerned about not receiving surveys for the Master Plan. She said she lives along the corridor and her neighbors didn't receive information either.

**12. ADJOURNMENT** – The meeting adjourned at 7:47pm.

Number of CAB members present: 6  
Number of Public Present: 23  
Presence of Elected Officials: 0  
Number of staff present: 3