



East Truckee Canyon 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 East Truckee Advisory Board held February 7, 2018 at the Stampmill Volunteer Fire Station (400 Stampmill Road, Wadsworth)

1. *CALL TO ORDER/ DETERMINATION OF QUORUM – (Please note: The meeting called to order prior to the voice recording being started).

Members present: Ann Owen, Carrie Silas, Robert Coupe, Dennis Foster, Shirley Gutierrez.

Absent: Marci Duncan, David Gallegos.

2. *PLEDGE OF ALLEGIANCE - The pledge was recited.

3. *PUBLIC COMMENT – No comments were made by the members of the public.

4. APPROVAL OF AGENDA FOR THE MEETING OF February 7, 2018 – Shirley Gutierrez moved to approve the agenda for the meeting of **February 7, 2018**. Carrie Silas seconded the motion to approve the agenda. The motion carried unanimously.

5. APPROVAL OF THE MINUTES FOR THE MEETING OF OCTOBER 4, 2017– Ann Owen made an amendment to the minutes of October 4, 2017 to remove David Gallegos from the CAB board.

6.A.*WASHOE COUNTY COMMISSIONER UPDATE– Commissioner Hartung may be available to provide updated information on discussions and actions by the Board of County Commissioners (BCC). Commissioner Hartung can be reached at (775) 328-2007 or via email at vhartung@washoecounty.us (This item is for information only and no action will be taken by the CAB.)

Commissioner Hartung provided an update:

- Apple was approved. He spoke about a potential future fire station located on Apple's property. It would be a career station that would service East Truckee Canyon corridor and aid Sparks and Storey County. It would be built in 2-3 years, but it's predicated on the budget.
- He spoke about regional roads, project developments, and the need for a state impact fee program and transit system.
- He addressed questions regarding ambulance and dispatch service for the East Truckee Canyon area.
- He reminded the public of the new Washoe County 311 system available to citizens to submit issues.
- Land was purchased near Stampede for residential development. General growth requires expanded services – sewer, water, roads and interchange. He spoke about land use changes. Any issues have to be mitigated. No formal applications have been submitted. He gave examples of development in Spanish Springs.
- He addressed questions about municipal sewer line tie-in.

7. DEVELOPMENT PROJECTS- The project description is provided below with links to the application or you may visit the Planning website and select the Applications tab and then the Applications Commission District Four: https://www.washoecounty.us/csd/planning_and_development/index.php.

7.A. Washoe County Development Code Amendment 17-0008 and Washoe County Master Plan Amendment 18-0002 and Washoe County Regulatory Zone Amendment 18-0001(Black Rock Storage) Request for community feedback, discussion and possible action to make an advisory recommendation with potential comments on three applications by Black Rock Storage, LLC. The three requests include: 1) A Development Code Amendment to Article 222 (Truckee Canyon Area) of the Washoe County Development Code (WCC Chapter 110), to allow commercial use types in the Neighborhood Commercial regulatory zone subject to a Special Use Permit, only if the proposed use does not require new municipal services. 2) A Master Plan Amendment to the Truckee Canyon Area Plan to: a) To allow commercial master plan categories and commercial regulatory zones for use types that do not require new municipal services; b) To add a statement or policy restricting the commercial use types allowed to those use types that do not require municipal services; and c) To amend the existing Suburban Residential master plan designation of the subject site to Commercial Master Plan Designation. 3) A Regulatory Zone Amendment to change Medium Density Suburban (MDS) zoning to Neighborhood Commercial (NC) on the subject parcel.

- Applicant/ Property Owner: Black Rock Storage, LLC/Vector Account, LLC
- Property Owner Representative: Rubicon Design Group, LLC

- Location: Interstate 80 at Exit 43 (Wadsworth); Specifically north of I-80, south of Stampmill Dr., and east of the existing TMFPD station.
- Assessor's Parcel Number: 084-291-04
- Staff: Roger Pelham, Senior Planner, rpelham@washoecounty.us, (775) 328-3622 and Chris Bronczyk, Planner, cbronczyk@washoecounty.us, (775) 328-3612

Kelly Mullen, Washoe County Planner, gave an overview of the development, the application process, agency review, and public input.

Michelle, representative of the project, handed out packets.

- Subject property is next door
- It's a very long process - requesting a Master plan amendment, development code amendment, regulatory zone amendment.
- Restrict the types of uses – uses that would not require municipal water or sewer. It would require septic and well water.
- Special Use Permit (SUP) is required for the building to address the building elevation, design. This will come back to the CAB for approval for SUP.
- She showed the current zoning – Medium Density for residential. Request the zoning to match the property zoning across the street.
- Truckee Meadow Area Plan dictates that homes cannot be built next to the highway.
- They are proposing neighborhood commercial which is less intense zoning.
- Current plan is proposed for storage, but that is still not determined nor confirmed.

Questions/comments:

- A public member said he is concerned about the large plot of land being proposed for change. He said he has a problem with the proposed storage unit. And it's up in the air since they aren't sure it will be storage unit.
- A board member asked what other types uses can occur if it won't become a storage unit. Michelle said the way the application is written, it will be a type of storage. If it won't be a storage unit, the application will have to go back through the process. Commissioner Hartung explained the types of uses in the development code.
- The project developer invited the public to contact him to ask questions and get the correct information. He said we don't have the project yet.
- Tim McKay asked about an access road. Michelle said that hasn't been determined yet. That will be discussed during site design.
- Shirley Gutierrez (Sr.) asked about the traffic impact. Michelle said the traffic study will be addressed during site design. Shirley said she is concerned about trash issues.
- Shirley Gutierrez said in 2016, this property was granted water banking rights by TMWA. Zoning changes will change the noise levels. Michelle said a noise study will be conducted during site design. Commissioner Hartung said TMWA is the purveyor. He explained and clarified the water banking process. When a developer comes in, they have to secure water rights. TMWA will bank the rights for that developer until they are ready to develop. They get transferred for purpose of development. It's not a lot of water rights proposed for this proposed development.
- Jim Young asked about property ownership and water rights. Michelle said it's part of the due diligence to acquire water rights.
- A public member asked about the surface water rights. Commissioner Hartung explained the two types of water rights – Surface and Ground water.
- A public member asked about if they plan to have a residence on the storage unit site. Michelle said they don't know that yet.
- Shirley Gutierrez (Sr.) asked about the property across the street. Michelle said that property would have to go through the same application process if they wanted a change to the land use/zoning. They are only asking for the zoning for this side of the road, this 5 acre parcel. It doesn't encompass all of their land.
- A public member asked about the water rights. She asked if it will come out of their system. Commissioner Hartung addressed her question about water rights, dedication, users, available water rights, and how water rights work.
- Ann Owen said she is concerned about entrances and exit during evacuations. She said the neighborhood has only one way in and out. What about the RVs and boats being pulled out during a fire evacuation. She spoke about the fire season.

MOTION: Ann Owen moved to recommend denial of item 7A. Shirley Gutierrez seconded the motion to recommend denial of item 7a. Motion passed unanimously. Discussion: There isn't enough information; it's in the beginning stages. There are too many issues and we don't know what it will be it. The board requested

information about fencing, security, lighting, residences, trash, and entrance/exit. Ann said this is a quiet residential area.

8.*CHAIRMAN/BOARD MEMBER ITEMS - No announcements by the CAB board members.

9.*PUBLIC COMMENT – No comments were made by the members of the public.

ADJOURNMENT – Ann Owen adjourned the meeting at 7:23 p.m.

Number of CAB members present: 5

Number of Public Present: 15

Presence of Elected Officials: 1

Number of staff present: 2