

NORTH VALLEYS CITIZEN ADVISORY BOARD



DRAFT

Minutes of the regular meeting of the North Valleys Citizen Advisory Board held January 10, 2011 at the North Valleys Regional Sports Complex Community Building 8085 Silver Lake Drive, Reno, Nevada

1. **CALL TO ORDER** – The meeting was called to order at 7:00 p.m. by, Sarah Chvilicek, Chair. Sarah Chvilicek led the Pledge of Allegiance.
2. **MEMBERS PRESENT** – Eric Arentz, Secretary, Cold Springs, Sarah Chvilicek, Chair. North Valleys, Francine Donshick, Vice Chair, District 3, Kathleen Eagan, North Valleys, Earl Walling, North Valleys and Linda Walls, North Valleys.
MEMBERS ABSENT - Frank Schenk, Cold Springs, excused and John White, North Valleys, excused.
3. **APPROVAL OF THE AGENDA** – Francine Donshick moved to approve the January 10, 2011 agenda as posted. Earl Arentz seconded the motion. The motion carried unanimously.
4. **APPROVAL OF THE MINUTES** – Francine Donshick moved to approve the minutes of the December 13, 2010 joint meeting as submitted. Kathleen Eagan seconded the motion. The motion carried unanimously.
- 5.* **REPORTS AND UPDATES** – The following reports and updates were informational only and no action was taken. The reports were limited to five minutes each.
 - A. **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.
 - Sarah Chvilicek announced that Radon test kits are available through Washoe County. Coffee with Commissioner Bonnie Weber is scheduled on January 15, 2011 at the Westbrook Community Center.
 - B. **WASHOE COUNTY SHERIFF'S OFFICE ITEMS** – Sergeant Len Iljana, Washoe County Sheriff's Office was available to report on public safety issues within the CAB's planning area, including recent calls for service. Sgt. Iljana reported on recent burglaries in the north valleys including theft of copper wire from a structure under construction.
Comments and Concerns
 - Questions were raised regarding a door kick break-in that was later listed as grand larceny on the AlertID program. The incident was reported to have been on December 30, 2011.
 - C. **STEAD AIRPORT UPDATE** – Mike Dikun, Manager, Stead Airport Manager was not available to report on activities and projects at the Stead Airport. Contact Mr. Dikun at 3228-6570 with comments and concerns.
 - D. **FIRE DEPARTMENT REPORT** – A representative of the Reno Fire Department was not available to address fire safety concerns. John Howe, Silver Lake Volunteer Fire Department reported that there were no fires reported during December and few minor vehicle accidents with no injuries. Volunteer fire fighters have responded as backup for career fire companies. Fire agencies are working on several contracts and agreements pertinent to Standard of Cover for all areas served by the departments. The biomass project for 2011 has announced it will re-open the collection area next to the Silver Lake Station on Red Rock Road this month. The date to be determined.
Comments and Concerns
 - Sarah Chvilicek stated for the record that Tim Alameda did not send her a report as promised during the December joint meeting.
 - E. **WASHOE COUNTY UPDATE:**
 - Commissioner Bonnie Weber was not available to provide an update on County issues.
 - Commissioner Kitty Jung was not present to provide an update on County issues.
- 6.* **PUBLIC COMMENT:** Comment heard under this item will be limited to items not on the agenda.
 - Sarah Chvilicek asked for public comment and hearing none, closed this item.
7. **NEW BUSINESS** - (The staff contact listed on items for Community Development may not be in attendance but can be contacted with code and policy questions.)
 - A.* **Central Truckee Meadows Remediation District (CTMRD) Contaminant Boundary Update** - Chris Benedict, Remediation District Program Manager, Washoe County Department of Water Resources provided an overview of the CTMRD program, the District's current and proposed contaminant boundaries and the resulting fee changes. Following his presentation, Mr. Benedict was available to address questions and hear comments from the CAB and audience. This proposal is tentatively scheduled to be heard by the Board of County Commissioners in May 2011. (This item was informational only and the CAB took no action.)
Comments and Concerns

- In response to questions raised by Barry Bouchard, Mr. Benedict stated that the boundaries that may be changed are within the Reno corridor. The boundaries usually change when development occurs. A goal is to save money for customers.
- Individual domestic well users are not subject to the CTMRD.

B. Amendment Of Conditions Case No. AC10-013 (Sierra Nevada Teen Ranch) – Sarah Chvilicek opened this agenda item by advising members of the audience of the rules of decorum regarding presenting opinions. Ms. Chvilicek noted that neither the applicant nor the staff representative were in attendance to address questions and concerns. (Marvin Neal, applicant arrived at 7:30 p.m. approximately 10 minutes after the opening of this agenda item.) The request is to amend condition #7 of the Special Use Permit case number SB07-019 to extend the time for completion of each phase of the project by two additional years such that phase one will be extended to February 12, 2013, phase two will be extended to February 12, 2015, phase three will be extended to February 12, 2017 and phase four will be extended to February 12, 2020 as authorized in Section 110.810 of the Washoe County Development Code. The project is located in Bedell Flat, east of the Sierra Ranchos/Rancho Haven communities. The ±29-acre parcel is designated General Rural (GR) in the North Valleys Area Plan, and is situated in a portion of Section 4, T23N, R19E, MDM, Washoe County, Nevada. The property is located in the North Valleys Citizen Advisory Board boundary and Washoe County Commission District No. 5. (APN: 079-210-15). Trevor Lloyd, Staff Representative, 775.328.3620. Mr. Neal stated that they are following company policy as far as commencing construction of the proposed project. Mr. Neal stated that the delays are a result of a funding crisis due to the current economy. Mr. Neal stated that he is not asking the community and NVCAB to do anything regarding the extension of condition #7 that the community and NVCAB would do for any other business request. **MOTION:** Francine Donshick moved to recommend denial of AC10-013 Sierra Nevada Teen Ranch request to extend condition #7 due to the applicant's inability to show that they have made any progress since the granting of the previous extension. Earl Walling seconded the motion. The motion carried unanimously.

Comments and Concerns

- Concerns were raised that the applicant does not have funding to move forward with the proposed project after the applicant had assured the community that they did have funding.
- Lynn Silva read her opposition to the project into the record and stated that the Board of County Commissioners put a sunset clause on the proposed project. Ms. Silva stated that stage one has not been started and that Mr. Neal stated in a letter dated in December 2010 that funding had not been acquired to move forward with this proposed project. Ms. Silva requested that the NVCAB recommend denial of the special use permit until such time that Mr. Neal has funding for the project.
- Peter Hackbusch representing the Sierra Ranchos Property Owners Association reported that the community and CAB has not received all of the information on this proposed project. Mr. Hackbusch stated for the record that Condition 7. sets up a schedule that has to be met and if the first phase of construction has not been completed then all other phases will be rendered null and void. Mr. Hackbusch asked that the sunset clause be considered by the board of Adjustment and since the applicant has not met the conditions of approval, that the request for an extension be denied.
- Deborah Casaubon read her statement into the record and provided copies of exhibits from the Bureau of Land Management data base related to the evaluation of the site. Ms. Casaubon stated that Mr. Neal has changed his strategy for construction on the proposed site and is now stating that the plan to lease a property for their project. Ms. Casaubon recommended that the request for an extension be denied due to the applicant not performing according to the conditions of the special use permit.
- Mr. Neal arrived at 7:30 p.m. and was available to respond to questions raised. Mr. Neal stated that funding for the proposed project is subject to the current economic downturn the same as other contractors are facing.
- Sarah Chvilicek asked Mr. Neal for an estimated date when he could have funding in order to comply with the conditions of the approval of the special use permit should the Board of Adjustment approve the extension. Ms. Chvilicek stated that in the current market, there are builders hungry for business as well as lower costs of construction materials.
- Mr. Neal stated that Sierra Nevada Teen Ranch owns the property free and clear and their assets are over \$300,000.00 at this time. Mr. Neal stated that he would not be willing to withdraw his application and re-apply when he has secured sufficient funding. Mr. Neal stated that they do not want to break ground until they know they have the assets to complete phase 1.
- Mr. Neal stated that they can lease a property for a group home at this time and they he and his board are optimistic that economic conditions will improve so they can move forward with the proposed project.
- Mr. Hackbusch stated concern that there are no utilities in the proposed project location and that this project requires approximately seventeen miles of all weather roadway which would negatively impact the designated open space adjacent to the proposed project.
- Kathleen Eagan stated concern regarding the amount of funds that would be needed for operation and maintenance of the proposed project.
- Mr. Neal stated that the Board of County Commissioners denied the appeal citizens brought after the special

use permit was approved.

- Ms. Silva stated that in Nevada, you can not house social services children with children with criminal records and many other reasons for denial of the proposed project.
- Francine Donshick stated concern that there is information needed from Washoe County staff that is not available in order to make an informed decision. Ms. Donshick reminded the audience that the issue is extension of the special use permit.
- Ms. Casaubon supported the strategy of leasing a property for a group home and withdrawing their application until such time that they have funds to move forward with the proposed project.
- Ms. Donshick stated that there is no information available to validate the extension of condition #7.

8. OLD BUSINESS – There are no Old Business items scheduled for review.

9.* CHAIRMAN/MEMBER COMMENTS - (This item limited to announcements of topics/issues posed for future workshops/agendas).

- The next NVCAB meeting will be held in Cold Springs.
- Sarah Chvilicek thanked everyone for attending this meeting even though it was very cold both outside and in the meeting room.
- **Next Agenda Items:** There were no items recommended for the March agenda.

10. Adjournment – With no further business, Sarah Chvilicek adjourned the meeting at 9:04 p.m.

Respectfully Submitted By: Allayne Donnelly-Everett, Recording Secretary