



NORTH VALLEYS 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 these minutes are approved by the CAB. Minutes of the regular meeting of the North Valleys Citizen Advisory Board held February 11, 2019, at the North Valleys regional Park – Community building, 8085 Silver Lake Road, Reno, NV.

1. *CALL TO ORDER/DETERMINATION OF QUORUM - The meeting was called to order at 6:00 p.m. by Ray Lake. A quorum was present.

Present: Teresa Aquila, Ray Lake, Pat Shea, Wesley Johnson (alternate filling in for Jennifer Salisbury),

Absent: Jennifer Salisbury (excused), Roger Edwards (not excused), Craig Durbin (not excused)

2. *PLEDGE OF ALLEGIANCE - Chairperson Ray Lake led the pledge.

3. *PUBLIC COMMENT –

Tim Jeter, Lemmon Valley resident, provided an update; back in 2017 Jeanne Herman directed Mr. Jeter to speak to Bob Lucey and to send him information about water in the lake. He said Mr. Lucey said there wasn't anything to do. Mr. Jeter said he was told money is not the issue. Dave Solaro and Mr. Lucey said they looked into it, and said the vendor couldn't provide the proper equipment. Mr. Jeter said they never contacted the vendor. There is equipment that is quieter, more efficient, the same cost as the pumps they are using now. He said they could have had water evaporation pumps equipment back in May 2017. He said he researched this information, and left a copy for the CAB. His number is on the packet of information.

4. APPROVAL OF AGENDA FOR THE MEETING OF FEBRUARY 11, 2019– Pat Shea moved to approve the agenda for **FEBRUARY 11, 2019**. Teresa Aquila seconded the motion to approve the agenda. The motion passed unanimously.

5. APPROVAL OF THE MINUTES FOR THE MEETING OF AUGUST 13, 2018– Teresa Aquila moved to approve the minutes of **AUGUST 13, 2018**. Pat Shea seconded the motion to approve the minutes. Motion passed unanimously.

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

6.A. Administrative Permit Case Number WADMIN19-001 Matt and Angie Brussell Detached Accessory Structure

Matt Brussell, applicant, said they live on 12 acres and thought it was perfect to build a storage building but wasn't aware of the process to get this approved. He said he spoke with his neighbors who had no issues with a storage building. Ray Lake said he doesn't find any issue to it. He said he wishes he had space to build something like this. Pat Shea asked about sewer and power. Matt Brussell said there will be no sewer or power. It will be built away from the house.

MOTION: Teresa Aquila moved to approve **Administrative Permit Case Number WADMIN19-001 Matt and Angie Brussell Detached Accessory Structure**. Pat Shea seconded the motion to approve. Motion passed unanimously.

7. Presentation and Discussion on the possible update of Washoe County Code 110.312, Fabricated Housing

- Julee Olander, Washoe County Planner, said the County is looking to update a section of the code that addresses the fabricated housing.
- The state inspects the interior. The county doesn't differentiate between stick built and manufactured homes.
- Certain HOAs and CCRs don't allow manufactured homes.
- She showed pictures of manufactured homes.
- Julee Olander said the County is looking a code requirements (exempt from Sun Valleys; these regulations don't pertain to Sun Valley); minimum of 1,200 sq ft. If the manufactured structure is an accessory dwelling, the main house would have to be 2,400 sq ft.
- Julee Olander said we don't want to see old manufactured houses installed on properties. People are typically installing new ones; old ones are hard to move. Must be built within the last 6 years.
- Development requirements are the same as stick built
- Design standards: Exterior siding and roofing are non-reflective/nonmetallic; roof structure are sloped with eaves

Ray Lake said he has seen some very nice manufactured homes that you wouldn't have guessed they were fabricated. Some are very large.

Teresa Aquila said she doesn't know if the size standards should be a requirement throughout the entire County; for example, Silver Knolls. Julee Olander said there are no specific size limits on houses specifically in the area plans. Planned developments with CCRs are the only time when manufacture homes are not allowed.

Tammy Holt-Still suggested setting it up to have an accessory dwelling ½ the size of the main house. For example, she said she has 2,200 square foot house, and she should be able to get an accessory dwelling manufactured home that is ½ the size of the house.

Julee Olander said Washoe County won't allow for you to live in your trailer on your property. That's regulated via DMV.

Jean Harris said she lives in a 1972 double wide mobile home; she said it's close to not meeting the size requirement. People are aging and living longer, and doesn't think housing sizes should be limited. She said she understands CCRs that don't allow it. Don't limit the manufactured and fabricated home sizes.

Casey Meaden asked about requirements for being installed to the ground. Julee Olander said the state inspects it. It requires a foundation and skirting.

Lorna James asked about standards. Julee Olander said you have to meet standards for this area to handle snow loads.

Ray Lake asked about transportation of the manufactured homes. Julee Olander said it doesn't matter.

Teresa Aquila asked how it is assessed if a developer could come in and install all manufactured homes. Julee Olander said the assessor has criteria for assessing a property for stick built versus manufactured.

Pat Shea said there are multi-modular homes that are partially built onsite. He asked if that is considered a fabricated home. Julee Olander said it depends on how the manufactured house is licensed – is it a manufacture building versus constructed by a contractor. They have to work with the State.

Julee Olander said there are cargo containers that people want to use as a home. It's tricky because that wasn't the original intent of the containers.

Pat Shea asked when the last time this code was updated. Julee Olander said 1993.

Ray Lake said he doesn't think you should adjust the date of built; keep the requirements to be built within the last 6 years.

Julee Olander said if it's licensed through DMV, you cannot have it.

Danny Cleous asked about the minimum size. He asked why is there a minimum of size for accessory dwelling. Julee Olander said the requirements for size is to ensure the accessory dwelling is smaller than the main house; distinctly smaller; ½ the size of the main house and no more than 1,500 sq ft.

Denise Ross asked about homes damaged by flooding. She asked about moving into an accessory dwelling while they get rid of the primary home that was damaged by flooding. Julee Olander said people can build a stick built home any size, but the manufacture home has to be a minimum of 1,200 sq. ft. If they rebuild the main dwelling, it has to be 2,200 sq. ft.

Danny Cleous said his house isn't habitable. He asked how do you distinguishing between secondary home while you build your main house. Julee Olander said they would work with him; he could present his permits for construction.

Casey Meaden asked when the new rules become in effect. Julee Olander said we are just collecting input, not sure when if it will be changed. Design standards of have been a mix bag of input. Some people don't mind metal roof or reflective siding. She said we would come to a resolution on requirements, and go to Planning Commission and Board of County Commissioners for approval.

Tammy Holt-Still said 1,200 sq. ft. size is based on single wide, but they have changed over the years. She asked if you can have any size stick built for accessory dwelling, why is it difficult for someone to have an accessory dwelling with a minimum size requirement with manufactured home.

Jean Harris asked high desert development. Julee Olander said high desert development is the area of Washoe County between Gerlach up to Oregon.

Lorna James asked how the 6-year built limit was chosen. Julee Olander said she doesn't have a clear understanding of the 6-year built limitation. According to the State, they typically aren't relocated. It's not reasonable to move them. Teresa Aquila said its probably based on code. Mr. Jeter said there are standard codes; it's design of home and criteria for roof loading, wind, and fire safety code standards. Julee Olander said the State has different regulations.

Carli Fripp said there should be no minimum size; there isn't a lot of cost effective or affordable housing in the area. Julee Olander said manufacture housing is a way to allow more affordable housing.

8. *PUBLIC OFFICIAL REPORTS

8.A. *Washoe County Commission Update – Commissioner Herman was not present.

9. *CHAIRMAN/BOARD MEMBER ITEMS

Ray Lake said he would like to see an ordinance change for the CAB's scope. He said he would like to get updates and presentation from Fire, Sheriff, NDOT, and Waste Management. It was requested at County Commission retreat.

9. *PUBLIC COMMENT —

Tammy Holt-Still said the Chair for the Washoe County Commission is Vaughn Hartung and Bob Lucey is vice chair.

Jean Harris said she seconded the comments about bringing the CABs back to the way they were. She said she believes it was originally meant for development review. It morphed into public information, but then reduced again.

ADJOURNMENT - Meeting was adjourned at 7:00p.m.

Number of CAB members present: 4

Number of Public Present: 15

Presence of Elected Officials: 0

Number of staff present: 1

Submitted By: Misty Moga