

SOUTHWEST TRUCKEE MEADOWS CITIZEN ADVISORY BOARD



DRAFT

Minutes of the regular meeting of the Southwest Truckee Meadows Citizen Advisory Board held January 20, 2011 at the South Valleys Library at 15650A Wedge Parkway, Reno, Nevada

1. **CALL TO ORDER** – The meeting was called to order at 6:01 p.m. by Patricia Phillips, Chair.
2. **MEMBERS PRESENT** – Matt Hansen, At-Large, Secretary, James Johns, South Hills, Vice Chair, Beverly Osowski, Zolezzi/Spring Valley/Westridge, Patricia Phillips, Chair., Jess Traver, At-Large, Brian Wheeler, At-Large, Alternate sat in for Raymond Hebert, and Richard Wood, At-Large.
MEMBERS ABSENT - Raymond Hebert, At-Large, excused.
3. **APPROVAL OF THE AGENDA** – James Johns moved to approve the agenda as posted. Matt Hansen seconded the motion. The motion carried unanimously. Patricia Phillips stated that item 10. F. has withdrawn from this agenda.
4. **APPROVAL OF THE MINUTES OF MEETING** – Richard Wood moved to approve the minutes of the November 18, 2010 meeting as corrected. James Johns seconded the motion. The motion carried unanimously. Under item 10. A. *Matt Hansen asked that the record reflect that he is a Residential Designer and a partner in that firm. The opposition was that the applicant had not complied with County Code.*
5. **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. Copies of correspondence should be on file in the Washoe County Department of Community Development and are available for public review).
 - Patricia Phillips asked that presentation be kept to a minimum since the agenda is full. Ms. Phillips reviewed the highlights from the Washoe County Update including that Washoe County is seeking input regarding construction grading standards. The legislative session begins on February 7, 2011. Bills will be available for review on the Washoe County web-site.
6. **PUBLIC COMMENT** - Comment heard under this item will be limited to items not on the agenda and will also be limited to three minutes per person. This three-minute rule shall also apply to public testimony given during an agenda item. The Chair may modify this time limit for all public comment and testimony at the beginning of the meeting, but the time limit per person shall be no less than three minutes. Testimony during an agenda item shall be limited to the subject of the agenda item. Comments are to be made to the CAB as a whole.
 - Patricia Phillips asked for public comment and hearing none, closed this item.
- 7.* **FIRE SAFETY ITEMS** – Chief Michael Greene, Sierra Fire Protection District was available to address fire safety issues and recent calls for service. Chief Greene provided copies of the actual apparatus responses for 10/2009 thru 10/2010 from each Reno Fire Department, Truckee Meadows Fire District and Sierra Fire Protection District stations as requested by members of the CAB. Chief Greene included information on item 11. A. in his presentation. Chief Greene stated that per public opinion, they pulled the plans for the generators at the fire station.
Comments and Concerns
 - Chief Greene stated that ingress and egress will be designed per citizen input.
 - James Johns stated that the reason for requesting statistics from Chief Greene was to verify the number of calls that were responded to within the City of Reno jurisdiction pertaining to reimbursements.
- 8.* **WASHOE COUNTY SHERIFF'S DEPARTMENT** – Sergeant Harry Dixon, Washoe County Sheriff's Department was available to report on area law enforcement topics/issues, recent calls for service. Sgt. Dixon provided copies of the weekly crime overview for January 19, 2011. There were three commercial burglaries and five grand larceny cases reported. Citizens are strongly urged to keep vehicles and dwellings locked and valuables out of sight. Keep weapons locked up in a gun safe and not left in vehicles. Citizens are urged to keep bushes away from windows so trespassers do not have places to hide while breaking into dwellings. Information is available at www.washoesheriff.com
- 9.* **COUNTY COMMISSIONER UPDATES:** Sarah Tone, County Liaison for Districts 1, 2, and 3 is available to answer questions and concerns. Please feel free to contact her at stone@washoecounty.us or (775) 328-2721. To sign up to receive email updates from the County visit www.washoecounty.us/cmail. The written County updates are available online at www.washoecounty.us/cab (follow the link to your CAB).
10. **NEW BUSINESS**
 - A.* **Washoe County Property Tax Procedures** – Josh Wilson, Washoe County Assessor was available to provide information regarding how properties in the Southwest Truckee Meadows were assessed for the 2010/2011 fiscal year and what formula is used in determining the taxable value and tax assessment. Mr. Wilson provided copies

of the the Understanding Nevada's Property Tax System 2009-2010 edition. (This item was for information only and no action was taken by the CAB.)

Comments and Concerns

- Questions were raised regarding why tax assessments have not tracked the loss in market value of homes.
- Mr. Wilson offered to discuss specific tax questions with individuals. Contact information: 7775-328-2200 or www.washoecounty.us/assessor
- In response to questions raised, Mr. Wilson stated that municipal corporations are exempt from taxation.
- Concerns were raised that individual properties are tax assessed based on the median valuation of all of the dwellings in the neighborhood.

B.* Washoe County Sheriff's Office Partners with AlertID Using On-Line Technology to Protect Our Families and Our Community – Kaydie Paschall, Program Consultant presented information on a new pilot program that the Sheriff's Office hopes to roll out during the first quarter of 2011. They will discuss what AlertID is and how it works to create instant two-way communication between citizens and public safety authorities exchanging critical information that can help keep our family and neighborhood communities safe. Following her presentation, Ms. Paschall addressed questions and concerns and was available after the meeting adjourned to discuss concerns with members of the audience. Call Ms. Paschall at 775-852-2098. Preview the program and enroll at www.alertid.com (This item was for information only and the CAB took no action.)

Comments and Concerns

- Concerns were raised that this program could be violation of citizen's privacy.
- Ms. Paschall stated that there would be consequences should someone files a false report.
- Ms. Paschall stated that there are processes to remove inappropriate information from the web-site.
- It was suggested that the administrator needs to address privacy issues.

C.* Central Truckee Meadows Remediation District (CTMRD) Contaminant Boundary Update – Kelly Mullen, Remediation District Program, Washoe County Department of Water Resources presented an overview of the CTMRD program, the District's current and proposed contaminant boundaries and the resulting fee changes. Following her presentation, Ms. Mullen 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 the second week in May 2011. (This item was informational only and the CAB took no action.)

Comments and Concerns

- In response to questions raised, Ms. Mullen discussed the contamination from PCE's (Tetrachloroethene, Perc and Perchloroethylene). Some contaminations have been identified as coming from specific source.

D. Special Use Permit Case No. SB10-012 (Ballardini Ranch Trailhead) – At the opening of this agenda item, it was disclosed that an e-mail had been sent to members of the SWTMCAB regarding the decision by staff that this project would require a variance. The e-mail was read into the record. The e-mail from staff stated that the variance would be presented during this presentation and recommendations requested. After discussion by the CAB, several members refused to discuss or make recommendations on the variance since the variance was not listed on the agenda and would be a violation of Nevada Open Meeting Law. Members of the board stated that they could submit comments individually to the staff representative. In Don Morehouse's absence, Trevor Lloyd, Staff Representative was available to address code and policy questions. Mr. Lloyd recommended that the CAB discuss the project as a whole and not take any action pertaining to a variance and CAB members could make comments in writing and forward them to Mr. Morehouse. Melissa Lindell, Wood Rodgers, Inc presented information for review and recommendations on the request to allow for excavation exceeding 1,000 cubic yards and to allow disturbance of a significant hydrologic resource (SHR), specifically a critical stream zone buffer and sensitive stream zone buffer area pursuant to Article 418 of the Development Code (Washoe County Code Chapter 110). The parcels are located at the western end of Lone Tree Lane, approximately 0.6 miles west of Lakeside Drive. The ±121.2 and 90.6 acre parcels are designated General Rural (GR), Low Density Rural (LDR), and Medium Density Rural (MDR) in the Southwest Truckee Meadows Area Plan, are located within the jurisdiction of the Southwest Truckee Meadows Citizen Advisory Board, and are in Washoe County Commission District No. 2. The properties are within portions of Section 2, 3, 11; T18N, R18E, MDM, Washoe County, Nevada. Ms. Lindell introduced John Simpson, Project Engineer, Wood Rodgers, Lynda Nelson, Planning Manager and Eric Crump, Washoe County Parks Department, (APN 222-080-07 and 222-080-08) Contact Staff Representative, Don Morehouse, Planner, 775.328.3632 with questions and concerns. **MOTION:** James Johns moved to recommend approval of Special Use Permit SB10-012, Ballardini Ranch Trailhead as agendized on January 20, 2011. Beverly Osowski seconded the motion. The motion carried unanimously.

Comments and Concerns

- James Johns stated that in compliance with Open Meeting Law, the members of the CAB can not discuss a variance since it is not on the agenda.
- Matt Hansen read comments into the record from an adjacent resident to the proposed grading project. Concerns were raised regarding disturbances to the sensitive stream zone.

- John Simpson stated that there will be approximately 1,000 cubic yards of actual excavation and approximately 3,000 cubic yards of dirt being brought in to the project.
- Ms. Lindell stated that studies have already been conducted to look at soils and water tables. The reports are available at Washoe County.
- In response to questions raised, Mr. Simpson identified parking, ingress and egress for horse trailers. There would be no change in the water flows in the area. Mr. Simpson stated that the design has followed Washoe County Code. Completion is expected in the fall of this year (2011).
- Lynda Nelson, Washoe County Parks Department stated that they have been awarded a grant for funding and the construction project will be sent out for bid. Ms. Nelson stated that the trailhead was located subject to legal and design constraints. There is a possibility of purchasing additional property within the Ballardini Ranch, however, there is not a willing seller at this time.

E. Special Use Permit Case No. SB10-013 (Mt. Rose Estates – Phase 3A Grading) – David Snelgrove, Wood Rodgers, Inc., presented information for review and recommendations on the request to construct earthen berms up to 9.5 feet above existing finished grade on previously graded lots within the Mt. Rose Estates subdivision as authorized in Section 110.810 of the Washoe County Development Code. The project site is located north of Mt. Rose Highway and east of Callahan Road on Paris Court. The 7 parcels totaling ±9.65 acres are designated High Density Rural (HDR) in the Southwest Truckee Meadows Area Plan and are situated in a portion of Section 35, T18N, R19E, MDM, Washoe County, Nevada. The property is located in the Southwest Truckee Meadows Citizen Advisory Board boundary and Washoe County Commission District No. 2. (APNs: 150-492-01, 150-492-02, 150-492-03, 150-492-04, 150-492-05, 150-492-06 & 150-492-07) Staff Representative: Trevor Lloyd, Senior Planner, 775.328.3620. **MOTION:** James Johns moved to recommend denial of Special Use Permit SB10-013 Mt. Rose Estates Phase 3A Grading as submitted. Richard Wood seconded the notion. The motion carried unanimously.

Comments and Concerns

- In response to questions raised, Mr. Snelgrove stated that it takes approximately 2 years for the soils in a berm to stabilize. Mr. Snelgrove also stated that there would be ambient noise from the highway.
- Mr. Snelgrove stated that they could discuss fencing with the applicant.
- James Johns stated for the record that he does not believe that this proposed project is compatible with the intent or the spirit of the Mt. Rose Scenic Corridor.
- Richard Wood stated for the record that he is a landscape architect and not a relative of the applicant. Mr. Wood discussed the berms and stated that he is not in favor of grading and that the property owner could do a better job of landscaping their property. Mr. Wood stated that in his opinion, the lots would sell without the proposed grading.
- Patricia Phillips read an e-mailed statement from Raymond Hebert into the record. A copy of the e-mail has been submitted to the staff representative and a copy will be attached to the approved minutes and available for review.
- Matt Hansen stated that in his opinion, a natural appearance would be more in keeping with the scenic corridor.
- Mr. Snelgrove asked if it would be more accepting for individual landscape and fencing rather than consistent treatment along the highway.
- In response to questions raised, Mr. Snelgrove provided height variations on each lot.
- Concerns were raised that the berms have a look of bunkers and a treatment that blends in with the natural environment would be more desirable and there should be a deed restriction preventing fencing on top of the berms.
- Patricia Phillips stated that she thinks that the intentions are good, however, it limits property owners to be creative and treat their property as they will. Also, by not doing this, the properties may be more likely to sell in the current market. Another concern is that berms retain water and do not allow for drainage. The applicant also needs to look at security as well as negative light and sound impacts.
- Mr. Snelgrove stated that berms up to 4.5 feet do not require a special use permit. Mr. Snelgrove stated that the dirt for the berms would emanate from the site.
- Richard Wood asked that this application be deferred until Washoe County has an amendment to the Grading Code.
- Mr. Lloyd stated that an amendment would not be approved until later this year. The open house will be held on January 26, 2011 and public opinions will be welcome on Article 438.
- Mr. Wood stated that he would be open to other solutions such as plant materials rather than going over the 4.5 foot height.

F.* Hot August Nights Community Report – Dave Hansen was not in attendance to make a presentation from the Hot August Nights Board of Directors. Following the presentation, Mr. Hansen will respond to questions from the CAB members and citizens. (This item is for information only and no action will be taken by the CAB.)

11. OLD BUSINESS

A.* Sierra Fire Protection District (SFPD) Second Fire Station – Chief Michael Greene, Sierra Fire Protection District (SFPD) included his comments on this item during his presentation during item 7.

12.*CHAIRMAN/BOARD MEMBER ITEMS

- Patricia Phillips stated that she was told that a list of legislative bills from Washoe County were not available for review during this meeting. The bills should be available on the Washoe County web-site. Ms. Phillips asked that the CAB members be kept updated on the status of the bills.
- Jess Traver stated that if he sees some issues of importance to the CAB he would forward the information to CAB members.
- **Next Agenda Items:** Update on the legislative bills, Reschedule of the Hot August Nights Update.

13. ADJOURNMENT – With no further business, Patricia Phillips adjourned the meeting at 8:27p.m.

Respectfully submitted By: Allayne Donnelly-Everett, Recording Secretary