

SOUTHWEST TRUCKEE MEADOWS CITIZEN ADVISORY BOARD



DRAFT

Minutes of the regular meeting of the Southwest Truckee Meadows Citizen Advisory Board held March 17, 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, Raymond Hebert, At-Large, Patricia Phillips, Chair., Brian Wheeler, At-Large, Alternate.
MEMBERS ABSENT - James Johns, South Hills, Vice Chair, excused, Beverly Osowski, Zolezzi/Spring Valley/Westridge, excused. Jess Traver, At-Large, excused. and Richard Wood, At-Large, excused.
3. **APPROVAL OF THE AGENDA** – Matt Hansen moved to approve the March 17, 2011 agenda as posted. Raymond Hebert seconded the motion. The motion carried unanimously.
4. **APPROVAL OF THE MINUTES OF MEETING** – Matt Hansen moved to approve the minutes of the January 20, 2011 meeting as submitted. Brian Wheeler seconded the motion. The motion carried unanimously.
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 announced that legislative updates are available on the Washoe County web-site. There is a link to what is happening on any given day.
 - Patricia Phillips announced that annual Free Dump Weekends at the Lockwood Landfill only on the following dates: Thursday, April 14, Friday, April 15 and Saturday, April 16, 2011 (8am to 4:30pm) Thursday, April 28, Friday, April 29, and Saturday, April 30, 2011 (8am to 4:30pm). The Lockwood Landfill is located off the Mustang exit in Sparks. For more information, call: 329.8822 or visit: www.wm.com.
 - Permitted open burn season opened March 1st and will close by May 31st. Permits are available from the Sierra Fire Protection District and the Reno Fire Department.
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 not available to address fire safety issues and recent calls for service.
- 8.* **WASHOE COUNTY SHERIFF'S DEPARTMENT** – Lieutenant Tom Hebb, Washoe County Sheriff's Department was available to report on area law enforcement topics/issues, recent calls for service. Lt. Hebb provided copies of the Community Partnership Connection and the Lock It Up flyers from the Sheriff's Department. The Sheriff's Office is celebrating the Sesquicentennial – 150 years of service to the community. Lt. Hebb reported that there have not been a substantial number of calls for services in the SWTMCAB planning area.
Comments and Concerns
 - Concerns were raised that the AlertID program could have some negative impacts if the system is misused including false reports against neighbors.
 - Matt Hansen asked what action would be appropriate when one sees a possible theft occurring. Lt. Hebb stated that getting the identity including a license plate number and reporting the incident to the Sheriff's Department is important and citizens need not put themselves in harms way.
- 9.***COUNTY COMMISSIONER UPDATES:** Dave Childs, Acting Director, Department of Community Development reported on budget issues that Washoe County is facing. Mr. Childs stated concern that some services will have to be reduced and some positions will be cut. 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.* **Department of Community Development Leadership Change** - Dave Childs, Assistant County Manager, introduced himself and discussed his position as the Acting Director of the Department. Mr. Childs provided information related to the Department, and respond to questions from the CAB and audience. Mr. Childs stated

that Kim Robinson is the contact person for community. Citizens can contact Mr. Childs at 328-2010 with questions and comments. (This item was informational only and the CAB took no action.)

- B. Special Use Permit Case No. SB10-013 (Mt. Rose Estates – Phase 3A Grading) – Dave Snelgrove, Wood Rodgers** presented the request to construct earthen berms up to 9.5 feet above existing 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). Mr. Snelgrove provided a PowerPoint presentation enhancing his updated information. Staff Representative: Trevor Lloyd, 775.328.3620 was available to address questions and concerns. This application is scheduled to be heard by the Board of Adjustment on April 7, 2011. Steve Strickland, Project Engineer, Wood Rodgers was available to address landscape issues and concerns. Kim Dolbow Vann, Project Manager, Tim Lewis Communities was available to address questions and concerns. Contact Ms. Vann at 916-798-5949. Mr. Snelgrove thanked the members of the SWTMCAB for previewing the project site and enduring the near blizzard conditions. **MOTION:** Raymond Hebert moved to recommend approval of SB10-013 Mt. Rose Estates – Phase 3A Grading as presented with the following recommendations, undulating berms, no fencing on top of the berms, avoid narrow berms, apply rocks to make it more native and plant native trees and/or native plants that would survive the local weather conditions. Matt Hansen seconded the motion. The motion carried unanimously.

Comments and Concerns

- Mr. Hebert stated opposition to any fencing on top of the berm, however, a rolling rather than pointed top to the berms would be visually preferable. Mr. Snelgrove stated that materials for the berms would be generated on-site. Mr. Hebert stated that the idea is to benefit the public with positive visual impacts.
 - Mr. Snelgrove stated that the berms would be a part of the individual lots and re-vegetation would occur when a property is purchased and occupied.
 - Kim Vann stated that plants would be left up to the individual home owners. There are many boulders that will be available for property owners to place on their berms.
 - Matt Hansen stated that if done properly, a berm can enhance the property.
 - Steve Strickland stated that they have sufficient dirt on-site to build the berms. Mr. Strickland also stated that he has planned for rounded tops on the berms.
 - Mr. Hansen stated support for the berms for screening if the applicant contours the berms so they are not linear. Mr. Strickland stated that the berms would not be connected and they would be working with the existing topography. Mr. Strickland also stated that the smaller lots take a little more flexibility. Mr. Hansen stated that he does not see any hardship and the developer bought into the existing conditions.
 - Patricia Phillips stated that it would make the properties more marketable by having the natural terrain.
 - Brian Wheeler read a statement from Richard Wood into the record. Mr. Wood stated that he wants to support the grading proposal. A copy of the written statement will be attached to the approved minutes and available at the Department of Community Development and available for public review.
 - Kathy Bowling stated that that original application was for higher density and she and other neighbors were very involved in the planning process for the Estates at Mt. Rose original applicant. Ms. Bowling supported creating a buffer zone between the dwellings and the Mt. Rose Hwy. and supported the treatment such as that along the Saddlehorn development. Ms. Bowling also stated concern regarding the potential for water run-off and possible flooding events. Mr. Strickland noted the design that directs water flows into a detention basin.
 - Andrew Lindsay stated that the purchaser of one of the lots needs to be aware that the general public has claimed the area adjacent to Mt. Ranch Road for use as a trailhead parking site. Mr. Lindsay also stated that high winds are normal in that area during winter months and landscape would benefit each homesite.
 - Brian Wheeler stated that native planting would be more suitable closer to the roadway.
- C.* Update on TMWA-DWR Integration – Rosemary Menard, Director, Washoe County Department of Water Resources** presented an update on the proposed integration of the Truckee Meadows Water Authority (TMWA) and the Washoe County Department of Water Resources(DWR). Ms. Menard stated that they are looking as a financial model with results available by late spring or early summer. One of the major constraints is that there is a refinancing of debt that needs to be implemented prior to merging the two entities. There will be some long term benefits including not having to build a water treatment facility in the southwest area. Following her presentation, Ms. Menard was available to address questions and concerns. (This item was information only and no action was taken).

Comments and Concerns

- Questions were raised regarding what requirements there are for property owners to dedicate water rights to TMWA.

D.* Update on Mt. Rose Groundwater Management Plan and Proposals for Domestic Wells in Upper Mt. Rose/Galena Area - Rosemary Menard, Director of the Washoe County Department of Water Resources provided an update on the Mt. Rose Groundwater Management Plan and proposals for domestic wells in the Mt. Rose/Galena fan. Ms. Menard provided copies of the Status Report on Groundwater Management and Domestic Well Mitigation Issues dated February 22, 2011 from the Department of Water Resources, Status Report on Groundwater Management and Domestic Well Mitigation Issues dated February 22, 2011 and the Staff Report dated February 22, 2011, Memorandum from Ms. Menard dated March 9, 2011 and the Facilitators Report from Jerri Conrad dated February 15, 2011. Additional information is available on Washoe County's website at: <http://www.washoecounty.us/water/swtmgroundwater>. Ms. Menard stated that she will be developing a policy framework to present to the Board of County Commissioners and she will hold two public workshops to hear public opinions on the options. The public workshops for domestic well owners will be scheduled on April 5, 2011 to address well mitigation and the second workshop in May 2011. The first reading of the proposal is scheduled in July 2011. Following her presentation, Ms. Menard was available to address questions and concerns. (This item was information only and no action was taken).

Comments and Concerns

- In response to questions raised, Ms. Menard stated that there are approximately 350 domestic well owners that will need to connect to municipal water. There are approximately 150 parcels that would be involved in a well deepening program over ten to twenty years.
- Ms. Menard stated that there is a residence that is without water service at this time. There is a loan program to provide funds to property owners who need to connect to water service. AB237, an amendment to AB254 that will be heard by the legislature is the only legislation that would impact this issue.
- Beth Honebein thanked Ms. Menard for her efforts in this issue and asked that all effected parties be included in this process and stated concern that \$5000 may not be sufficient to pay for well deepening. Ms. Honebein also asked that resources are managed sustainable for the future. Contact Ms. Honebein at beth@honebein.com to be on the e-mail notification list.
- Kathy Bowling asked if the statutory issues pertaining to well deepening or connect to a water line be cleared up prior to the first workshop. Ms. Menard stated that she would get the clarification in writing to clear up the confusion.
- In response to questions raised, Ms. Menard stated that there are property owners in the Hefner neighborhood who have paid their connection fees in advance of actual hookup.

11. OLD BUSINESS

A.* Sierra Fire Protection District (SFPD) Second Fire Station – Neither Chief Michael Greene or Captain Mark Regan, Sierra Fire Protection District (SFPD) were available to provide an update on the status of a second fire station to be constructed at ArrowCreek and Thomas Creek and review the proposed site plans for the new fire station. (This item was information only and no action was to be taken.)

12.*CHAIRMAN/BOARD MEMBER ITEMS

- **Next Agenda Items:** TMWA-DWR Integration update – July agenda,

13. ADJOURNMENT – With no further business, Patricia Phillips adjourned the meeting at 8:03 p.m.

Respectfully submitted By: Allayne Donnelly-Everett, Recording Secretary