

SOUTHWEST TRUCKEE MEADOWS 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 Southwest Truckee Meadows Citizen Advisory Board held July 21, 2011 at the South Valleys Library at 15650A Wedge Parkway, Reno, Nevada

1. **CALL TO ORDER** – The meeting was called to order at 6:00 p.m. by Patricia Phillips, Chair. Ms. Phillips asked members of the audience to review the agenda regarding recent changes made by the Legislature and to complete request to speak forms if they want to make public comment.
2. **MEMBERS PRESENT** – Matt Hansen, At-Large, Secretary, James Johns, South Hills, Vice Chair, Steve Miles, At-Large, Patricia Phillips, Chair., Brian Wheeler, At-Large, Alternate, and Claudene Wharton, Zolezzi/Spring Valley/Westridge, Richard Wood, At-Large. Patricia Phillips welcomed Steve Miles and Claudene Wharton to the CAB and invited them to introduce themselves
MEMBERS ABSENT - Raymond Hebert, At-Large, unexcused.
3. **APPROVAL OF THE AGENDA** – James Johns moved to approve the July 21, 2011 agenda as posted. Richard Wood seconded the motion. The motion carried unanimously.
4. **APPROVAL OF THE MINUTES OF MEETING** – James Johns moved to approve the minutes of the May 19, 2011 meeting as submitted. Matt Hansen seconded the motion. The motion carried unanimously.
5. **REPORTS AND UPDATES** – The following reports and updates will be informational only and no action will be taken and will be limited to five minutes each.
 - A. **UPDATES/ANNOUNCEMENTS/CORRESPONDENCE** – This item is limited to updates and announcements from CAB members, or review of correspondence received by the CAB. The CAB will not discuss or take action on matters raised during this item. CAB files and correspondence, which are part of the public record, are on file in the Washoe County Community Development Department 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.
 - Patricia Phillips announced that there will be a OEC fundamental review voted on by the Board of County Commissioners on July 26, 2011. Documents are available on-line. The BCC will also consider some restructuring. There will be public meeting of the FAA at the Hyatt Place Hotel on July 22, 2011.
 - Ms. Phillips announced that the Reno City Council voted to change a zoning of a parcel located on Huffaker Lane from residential to commercial within the Reno Sphere of Influence.
 - B. **FIRE SAFETY ISSUES** – A representative of the Sierra Fire Protection District was not available to provide a report on fire safety issues in the CAB planning area. Please refer to the written County Update provided by County Liaison as noted below under County Commissioner/County Liaison Updates for their item.
 - C. **SIERRA FIRE PROTECTION DISTRICT (SFPD) ARROWCREEK FIRE STATION UPDATE** – A representative of the SFPD was not available to provide an update on the status of the new ArrowCreek Fire Station to be constructed at ArrowCreek and Thomas Creek on recent calls for service.
 - D. **WASHOE COUNTY SHERIFF'S OFFICE** – Lieutenant Tom Hebb, Washoe County Sheriff's Office was available to report on public safety issues in the CAB area including recent calls for service. Lt. Hebb reported on several grand larceny cases, three residential burglaries. Lt. Hebb stated that many perpetrators look for unlocked doors, windows and vehicles. Citizens are urged to keep doors and vehicles locked and valuables out of sight. The Sheriff's Department will respond to calls regarding shooting of firearms in congested areas. Lt. Hebb reported that the Raven Helicopter is being used to help fight wildfires. There was a recent targeted DUI enforcement operation.
Comments and Concerns
 - Concerns were raised regarding the increase in the amount of graffiti that is seen all over the city and county.
 - Concerns were raised regarding drivers using their cell phone while driving.
 - The Sheriff's Department was asked for targeted enforcement near schools as students start back in the fall.
 - Maurine Kiriaze asked for information regarding contact information for reporting vehicles with children in them that are not strapped in with seat belts.
 - E. **WASHOE COUNTY UPDATE** – 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).
 - Legislative Update – There was no update on the latest Legislative bills affecting Washoe County presented.

6. **PUBLIC COMMENT** – Any person is invited to speak on any topic that is not listed as an action item on this agenda (public testimony will be received during each action item). Each speaker must fill out a “Request to Speak and/or Submit Comments for the Record” sheet, may discuss any matter not listed on the agenda as an action item, and must limit comments to three minutes. The comments may be discussed, but action may not be taken on any matter raised during this Public Comment period until the matter is specifically listed on a future agenda as an action item. Comments are to be made to the CAB as a whole.

- Dale Kiriaze asked for information on the parcel between Evening Song and Field Creek which is staked with US Forest Service signage. (This item could be brought back to the CAB in September to address the question.)
- Kathy Bowling stated that the property that Mr. Kiriaze mentioned could have been available to the School District and if not used, revert back to the Bureau of Land Management.
- Patricia Phillips asked for further public comment and hearing none, closed this agenda 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. Tentative Map Application Case No. TM11-001 - Monte Vista At Estates At Mount Rose – Dave Snelgrove, AICP of Wood Rodgers introduced himself and disclosed that he is newly appointed to the Galena-Steamboat Citizen Advisory Board, presented the request to allow for the construction of a 23-unit common open space tentative map subdivision. This case is inclusive of consideration of hillside development and significant hydrologic resources. The subject property is a ±82.4 acre parcel located approximately 875 feet north of the intersection of Mt. Rose Highway and Callahan Road, north of Whites Creek (APN 150-460-01). The property is split zoned High Density Rural (HDR) and General Rural (GR) in the Southwest Truckee Meadows Area Plan and is located in Commission District 2 within Section 35, T18N, R19E, Washoe County, Nevada. According to the July 15, 2011 application submittal schedule, the application would tentatively be scheduled for review by the Planning Commission on September 6, 2011. The application was to be submitted to Washoe County on July 15, 2011 for review and possible recommendations on the request. Steve Strickland, Wood Rodgers stated that the property lines follow the tops of the banks and a distance from the sensitive stream zone. Kim Vann stated that she has a contractor who will take care of the ‘punch list’ on the site. **MOTION:** James Johns moved to recommend approval of TM11-001 Monte Vista at Estates at Mount Rose with the following stipulations: the applicant take measures for dust mitigation, changing the plan for differing heights of the berms, deed restrictions for lower fencing on the side of the properties closest to the creek, retain access to Whites Creek Trail during all construction phases, the applicant retain the road access to Mountain Ranch Road and that Washoe County pay close attention to the size and engineering of the water retention. Richard Wood seconded the motion. The motion carried unanimously.

Comments and Concerns

- Questions were raised regarding the impacts of the proposed berms. Mr. Snelgrove described where the natural sound blockage would be to mitigate negative highway noise.
- Mr. Snelgrove stated that the lots along the sensitive stream zone can be deed restricted. Steve Strickland, Wood Rogers stated that sensitive stream zones are fixed distances.
- Opposition was stated that any berms along the lot lines or mechanical solutions with a preference to landscape contouring and trees that complement the community.
- In response to questions raised, Mr. Snelgrove stated that some of the trail would have to be re-routed. It was recommended that the re-route not keep the public completely out of the area.
- Mr. Snelgrove stated that he has not heard any opposition to the re-routing and that the routing is for the benefit of people that live off of Mountain Ranch Road.
- Mr. Snelgrove stated that they have not had feed-back from the agencies as of this date regarding emergency access. They are scheduled for agency review on August 12, 2011.
- The applicant was asked to correct the runoff that has damaged the trail and that no further degradation of the trail occur.
- Ginger Pierce stated that she has been a member of the Galena-Steamboat CAB for 13 years and stated that local citizens should have been attending the water taskforce meetings and she provided maps from STMGID showing where the well are and stated concern that TMWA is taking over Washoe County Water and is trying to take STMGID water. Ms. Pierce stated concern that local citizens need to be aware of what the future holds regarding water availability.
- Kathy Bowling stated that she has been involved with the Estates at Mt. Rose and has been trying to preserve wildlife corridors and asked that this continuity be carried over with the installation of split rail fencing on one side of the boundary lines. Ms. Bowling stated that the berms are unsightly and the way the development was handled on the south side should be continued on the north side of the highway. Ms. Bowling stated that the existing retention ponds were badly designed and need to be improved. Ms. Bowling asked for a full archeological study to identify artifacts in the development area and prevent their destruction.
- Mr. Snelgrove stated that they have identified some sites that are archeological significance.
- Kim Vann stated that the developer would not necessarily install fencing treatments but that does not

necessarily restrict the property owners from installing fencing.

- Andrew Lindsay stated that he is in favor of irregularity of the berms. The applicant should consider a slower discharge rate on the retention ponds to allow for settling of runoff. Mr. Lindsay stated his concern regarding the timing of construction so that negative impacts during windy weather, to neighbors on the downwind side would be minimized. Mr. Lindsay also suggested that traffic concerns be considered when construction off of Mt. Rose Highway at the bridge access. (Carl Street/Mountain Ranch Road).

B. Election of Officers – Discussion was held regarding election of the Chair, Vice Chair and Secretary for the 2011-2012 Term of Office. **MOTION:** Richard Wood moved to retain the current slate of officers, Patricia Phillips, Chair, James Johns, Vice Chair and Matt Hansen, Secretary for the 2011 - 2012 term of office. Claudene Wharton seconded the motion. The motion carried unanimously.

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

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

- Matt Hansen stated that he will be an excused absence for the September CAB meeting.

- **Next Agenda Items:** Update on the Monte Vista tentative map application.

10. ADJOURNMENT – With no further business, Patricia Phillips adjourned the meeting at 7:20 p.m.

Respectfully submitted By: Allayne Donnelly-Everett, Recording Secretary