



## South Truckee Meadows/Washoe Valley 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 South Truckee Meadows Citizen Advisory Board held January 14, 2016 at 6:00 P.M. at the South Valleys Library at 15650A Wedge Parkway, Reno, Nevada.

**1. \*CALL TO ORDER/ DETERMINATION OF QUORUM** – Chair person, Jim Rummings called the meeting to order at 6:00pm.

**Member Present:**, Jason Katz, Daryl Capurro, Jim Rummings, Marsy Kupfersmith, Steven Kelly, Bob Vaught (sitting in for Pat Phillips), Thomas Judy. A quorum was determined.

**Absent members:** Steven Miles, Kimberly Rossiter, Patricia Phillips (excused).

**2. \*PLEDGE OF ALLEGIANCE** – Jim Rummings led the Pledge of Allegiance.

**3. \*PUBLIC COMMENT** –

Marilyn Naylor said she is a member of Washoe Valley Alliance. The corridor management plan has been approved. She thanked Sheryl Surface and Design Workshop, and the citizens. She said we are looking forward to working with Washoe County moving forward.

Michelle Bays, Supervising Investigator with District Attorney, Hicks' office introduced herself. She said DA Hicks would like to attend this meeting to give an update. She said they would like to open the line of communication and talk about what their office does.

**4. APPROVAL OF AGENDA FOR THE MEETING OF JANUARY 14, 2016** – Tom Judy moved to approve the agenda for the meeting of **JANUARY 14, 2016**; Steven Kelly seconded the motion to approve the agenda. The motion passed unanimously.

**5. APPROVAL OF THE MINUTES FOR THE MEETING OF DECEMBER 10, 2015** – Daryl Capurro moved to approval the meeting minutes for the meeting of **DECEMBER 10, 2015**. Steven Kelly seconded the motion to approve the minutes. The motion carried unanimously.

**6. \*PUBLIC OFFICIAL REPORTS**

**A. \*Washoe County Commissioner** - Bob Lucey will provide an update on Board of County Commissioner activities. Commissioner Lucey will be available to answer questions or concerns. Please feel free to contact Lucey at [blucey@washoecounty.us](mailto:blucey@washoecounty.us) or (775) 328-2012. To sign up to receive email updates from the County visit [www.washoecounty.us/cmail](http://www.washoecounty.us/cmail). (This item is for information only and no action will be taken by the CAB).

Jim Rummings said Bob Lucey has been elected as Vice Chair of the Board of County Commissioners.

Sarah Tone, Office of the County Manager, Washoe County gave an update:

- Please contact Sarah or the Commissioner if you have any questions
- Commissioner Lucey is the Vice Chair of the Board of County Commissioners and has additional roles including the RSCVA. He is interested in parks, recreation, transportation, and open space.
- The budget season has begun
- The strategic plan will be discussed at the Tuesday evening meeting. Guide the staff for the next year.
- Hot topics: Animal code review update ordinance and medicinal marijuana
- District Forum for STM/WV is at 5:30pm next Thursday

**7. \*COMMUNITY UPDATES**

**A. \*Truckee Meadows Fire Protection District (TMFPD)** – Fire Chief Charles Moore or another representative from the Truckee Meadows Fire Protection District will provide a summary of the District's activities including recent calls for service, emergency operations, volunteer firefighter program, cooperative aid agreements with neighboring

jurisdictions, and an update to fire services in the area. For more information contact (775) 326-6000 or via the webpage at [www.tmfpd.us](http://www.tmfpd.us) (This item is for information only and no action will be taken by the CAB.)

Truckee Meadows Fire Chief Moore gave an update:

- He said the ISO rating went from a 5 to a 3. It applies to Sierra Fire and Truckee Meadows fire service areas. He said make sure your insurance agent has you listed as a class 3. He invited everyone to call or email him for the paperwork for insurance.
- Chief Moore said he is frustrated with ambulance response times. He said Reno, Sparks, Washoe County is waiting on REMSA, often up to an hour to arrive. He said he has been pressing for a year for Truckee Meadows to be able to respond with medical. He said he is asking REMSA to plug the Truckee Meadow ambulance into the system. He said they waited 60 minutes for an ambulance when an elderly woman was sick. He said it costs us no more money because they are already paying the wages of the paramedics. He said City of Reno feels the same. He said he needs a trigger for when REMSA is too busy, and then we won't need to ask permission to act. He said we can do better than that. He said they don't want to get involved with REMSA's franchise agreement and take over. He said we are all frustrated and like to make a breakthrough on this. He told the public to let your commissioners know you are concerned about this.
- Volunteer Reform: He said they are consolidating 11 independent agencies with their own boards, chiefs, and bi-laws under Truckee Meadow Fire to improve the efficiencies. He said it costs the County thousands of dollars to support the independent agencies. He said he is proud of the agencies; nevertheless, its consolidation under one central agency management will be better. He said he is committed to have strong agencies. We need them for force multiplier and to be ready.
- Art O'Connor asked about Gerlach. Chief Moore said all the volunteers resigned. And more volunteers have applied. Chief Moore said he wanted to train them, and they refused. The chief of that station gave two week notice. There is one paramedic and fire fighter on duty. He said they will get new volunteers. There hasn't been any lap in service.
- Chair person Jim Rummings encouraged everyone to submit their comments to Commissioner Lucey.

**8. DEVELOPMENT PROJECTS** – The project description is provided below with links to the application or you may visit the Planning and Development Division website and select the Application Submittals page:  
[http://www.washoecounty.us/comdev/da/da\\_index.htm](http://www.washoecounty.us/comdev/da/da_index.htm).

**A. Special Use Permit Case Number SB15-010 (Iremonger Residence Water Feature)** – Request for community feedback, discussion and possible approval of a Special Use Permit. The permit is for major grading to construct a permanent earthen structure greater than six feet in height on a residential parcel of land. The overall height is proposed to be 18 feet and will require the importation of approximately 900 cubic yards of earthen material. The Citizen Advisory Board may take action to summarize public feedback and recommend approval or denial of the Special Use Permit request.

Applicant/Property Owner: Barry Iremonger APN: 044-401-03

Location: 9695 Passa Tiempo Drive Reno, NV 89511, on the west side of the road and approximately 4/10 of a mile south of its intersection with Holcomb Ranch Lane.

Staff: Roger Pelham, Senior Planner, 775-328-3622, [rpelham@washoecounty.us](mailto:rpelham@washoecounty.us)

Reviewing Body: Tentatively scheduled to be heard by the Board of Adjustment, February 4, 2016

Roger Pelham was present to answer questions.

Jim Rummings asked the audience if anyone had any comment.

Roger Pelham explained the permit:

- He said the structure will be approximately 22 feet. The application said 9,000 square feet will be disturbed, but it will be more like 14,000 sq feet with a mound of boulders. It will have a walk through grotto. He said the previous code goes back to 1990s. There will be grading for above 6 feet.

- Daryl Capurro asked about its orientation in regards to the yard and house. He asked if it is a visual problem for the neighbors. Roger said the front of house faces east. The back of house looks west with patio and yard with water feature. They would be looking west towards mountain. Its not in sight of a house except the people to the north.
- Steven Kelly asked where it's located on the property. Roger said behind the house, 20 feet south of the property line.
- On page 44 of the application, Roger showed the property map. Roger said there is a pasture behind the property. The neighbors have been mailed a courtesy notice and another one will be mailed before it goes to the Board of Adjustment.
- Ginger Pierce asked if the applicant purchased water rights. Jim Rummings said the application said evaporation is less that if they planted grass.
- Roger said it's a special use permit, which means it's permitted as long as the impacts are mitigated.
- Jason Katz said he is concerned the neighbors weren't given notice. Jason said he doesn't want to give approval without any dialogue about it. Roger said there were courtesy notices mailed. It went out when the application was received, roughly December 15. Roger said his staff report will be done next week and it will go to the Board of Adjustment and there will be more notices put out. The Board of Adjustment meeting is on Feb 4. Jason said he hesitates to give recommendation.
- Daryl said he doesn't feel we can approve or disapprove and recommends passing it on to Planning Commission. Based upon the information presented to us and discussion we have no reason to deny or support. Jason said he is concerned about water usage. Tom Judy said he agrees on not taking action. He is disappointed there isn't a representative. Daryl said he is concerned about water rights. He said he has the right to use that water. He recommends denial. Jim asked if the subject property is on a well or city water. Roger said he doesn't know for sure but thinks its TMWA. Steven Kelly said they may possibly truck in water but we don't have that information.
- MOTION: Steven Kelly moved to approve the project with the comments made. Daryl Capurro seconded the motion to approve the project. Tom Judy and Jason Katz opposed. The motion carried.

**B. Special Use Permit Case Number SB15-012 (TMWA Mt. Rose Water Treatment Plant)** – Request for community feedback, discussion and possible recommendation to approve a special use permit. The permit will allow for the construction and operation of a water treatment plant on APN 150-460-05. The request includes grading and construction of an access driveway in a Sensitive Stream Zone; and the construction of two creek diversions in the Critical Stream Zone, one in Thomas Creek (APN 152-430-18) and one in Whites Creek (APN 150-492-20). The water treatment plants and creek diversions will be used to enhance the ground water resources in the Mt Rose area. The Citizen Advisory Board may take action to summarize public feedback and recommend approval or denial of the special use permit request.

Applicant: Truckee Meadows Water Authority (TMWA) APN: 150-460-05, 152-460-05 and 150-492-20

Locations: Estates at Mt. Rose east of the Legends Subdivision, between Mt. Ranch Road and Whites Creek; Whites Creek between Callahan Road and Legends Subdivision; Thomas Creek between Crested Wheat Road and Melarkey Way

Staff: Eva M. Krause, Washoe County Planner, 775-328-3628, [ekrause@washoecounty.us](mailto:ekrause@washoecounty.us)

Reviewing Body: Tentatively scheduled to be heard by the Board of Adjustment, February 4, 2016 Additional

Information: TMWA Open House Scheduled for January 11, 2016, South Valleys Library, 15650A Wedge Parkway 5 to 7 p.m.

John Enloe spoke about the proposed water treatment plant that will feed off of Whites Creek and Thomas Creek He said they hosted an open house

He said TMWA is doing this because:

- Mt. Rose and Galena fan area - Arrowcreek and St. James's relies on groundwater for 100 percent of its water supply. The drought caused the problem and it will get worse.
- This will be a ground water aquifer for domestic well owners and water customers. This will help recover the water supply.
- Pumping less water in the future to allow it to recover.

- This has been proposed since 2002 in the South Truckee Water Facility Plan. They decided not to construct.
- He said they will be able to pump water from Thomas Creek Trail head and distribute it through the entire system. Truckee river supply can't get enough water up there.
- He said they will use the water when available during spring flow, and will stop diversion when the flows are down.
- There are water rights on the creek; 90% on Whites/50% on Thomas Creek.
- He said they will make sure that all the downstream rights will receive that water when it is available. He said they won't take away from those who have entitlements.
- He said they will make sure to have a divergent plan without impacting the wildlife habitat. He handed out a letter from The Nature Conservancy who supported the plan. He said they will get NDOW, Corps of Engineers, etc. to make sure it is safe for the wildlife.
- The water quality is high in those creeks with mountain sources; best water quality that TMWA provides. He said we will provide UV light treatment as well as chemicals to keep it clean.
- What are we going to do with water? Divert, treat, get into the tank and distribution to area. The treatment plant benefits the upper Mt. Rose community.
- He said they looked at several plans. They had to be close to creeks. And it had to be located up high on the plan between Mt. Rose Highway and Arrow Creek. He showed a map of proposed locations.
- He said he has received feedback from residents.
- He said they looked at forest land and county open space. Forest service maintains the land. The county open space didn't have appropriate screening. He said they located it within the Monte Vista subdivision on Callahan and Mt. Rose. He said on the tentative map of 23 lots, they will be developing on the north side of Whites Creek. TMWA will take 4 lots.
- The location has benefits: Location to the Creeks, easy access off of Mt Rose Highway. He said there will be a new crossing at Whites Creek crossing. He said they purchased four acres. He said that site is lower in elevation and they will be grading it down so the building will set down even lower. The building is 27 feet tall, but it will stick up 17 feet.
- He said they will screen the water treatment plant in order to camouflage the nearby neighbors' view. John Enloe said there is a gentleman to the north who is concerned. He said they are looking into improving the architectural improvements. He said they want to mitigate the impacts for the neighbors in the immediate area. The water treatment plan will be 8,800 square feet. It's not that much bigger than the houses up there in the Monte Vista Subdivision. It's the size of a large house. He said he is working with people to answer their concerns.
- He said they will be a good neighbor; respect the dark sky with only two down lights. Staff will be there approximately 3-4 trips a day; and they will only be there at night if there is an issue. All the chemicals will be inside. He said they are trying to limit the chemicals. He said they want to design the building to make it look like an old barn. He said they received some feedback - if it has to go in, they like the look of the building.
- Timeline: He they are currently in the middle of SUP permit process; then it goes to the Board of Adjustment. He said the Applications in with Nevada State Engineers to address creek issues. Corp of Engineers permit to address creeks. Final design will be Winter 16/17. Construction in Spring of 2017. Operating by 2018.

#### Comments:

- Jason Katz asked about the number of plants. John said there will be one plant, two diversions (Whites and Thomas Creek). The filtration system will be under the creek. Jason asked about the type of equipment and noise. John said there will be pumps and equipment but they will abide by the County noise codes. He said the generators are quiet and will only operating during power outage. The pumps are operating 24 hour.
- Dave Keyes said he lives below the golf course. He said his lot goes to the middle of Whites Creek. He said the creek runs year-round and they would hate to lose that. The Whites Creek run through the golf course. That would impact them as well. It would impact the wildlife. There are times when the creek gets low. It never runs dry. He asked about minimum flow and sediment. He said he would like to see some numbers. He said he visited the other plant, and they replenish ground water. John said getting specific numbers will be part of the permitting process. John said maps are being prepared and applications are being submitted. The actual diversion limits will be placed. John said the peak flow won't be impacted because there is too much sediment.

He said they won't touch the low flows either. He said there will be enough water left to satisfying water rights and leaving in flow water. They are recharging wells this month; putting water back in the well to benefit the domestic well owners. When the ditches got shut off, they knew it was an issue for residents, and stopped flowing. He said he would like to recharge the wells. Residents want TMWA to stabilize the wells and stop pumping their water. He said Truckee River Water and this project is what they are working on. At most, 3,000 acre feet is what they can get out of this plant a year which isn't a huge piece of those creeks.

- Ronald Duncan said there is a lot of controversy. He said there is potential development. He asked if this recharging of the water encourage development on open space that uses affluent water. Dwayne Smith, Washoe County said there are a lot of factors in play. He said this plant is addressing a need for this fan area. He said he can't guess how that will be affected. Dwayne said John Enloe is bringing value to the area with ground water.
- John Enloe said when TMWA took over; there have been approved developments that have ground water rights. TMWA implemented rule changes last year for the developments. There is banked water rights that have been approved for development. TMWA rule change – if you use ground water rights, you bring wet creek with development to offset ground water pumping. He said they may pump in summer, but they will put it back in the winter to offset their demands.
- Caron Tayloe said wildlife gets interrupted in this State. She is glad to hear NDOT is involved. She said she wants to see the study the nature conservancy put together regarding habitat. She said people waste water and water their lawns with this high quality water.
- Jon Rosin said he is concerned for himself. He said he lives next to the proposed plant site. The zoning for the lot is not commercial/residential. He said he assumed no one was going to build. He was never put on notice before he bought the property. He said this 9,000 sq ft plant is right next to his house. He said his house faces the rear of the plant. The drive way faces his driveway. The other driveway is on Callahan Ranch. Most of the traffic will be on his street. He said there are inconsistencies with facts. He said he was told it was 26 feet tall, now it's 27. He was told it will be built down several feet and now he said he gets a different answer. He said there will be a monetary lost for property value. He was told there will be 3-4 people accessing the plant a week and now its 3-4 people per day. He didn't know about the 24 hour pumps. He said he wanted to see desert, not a building.
- Daryl Maxwell asked if Callahan will meet up with Mountain Ranch road. He said he was told it wasn't going to join. Dwayne Smith said Callahan extends from Mt Rose to the bridge; it will start this year. He said we will review those conditions. It's another way for people to go through. There was going to be a gate placed, but now it's a presumed public road. It won't be gated. The majority of traffic will use Callahan to access the bridge. There are no plans to relocated the mailboxes. Daryl said we had agreements with Tim Lewis with open space. John Enloe said TMWA bought 3+ acres. Daryl said agreements have changed. Daryl asked about the Callahan to Mt. Rose traffic and a possible traffic light. Dwayne said the tentative map shows insufficient traffic to warrant a stop light. He said you have to reach a number of movements to get a traffic light.
- Dwayne Warth said he had questions regarding the rendering. He asked if its built in 2017; what is the date on that picture as far as landscaping rendering. John said they will install large mature trees. Dwayne said he would like it to look like the rendering for 2017. John said smaller trees actually grow faster than larger trees. Dwayne said they will plant both young and mature trees. Dwayne asked about chemicals. John said there won't be any gaseous released. Two chemical liquid forms will be contained. Chlorine at a 12% concentration.
- John Enloe said he respects Mr. Rosin's concerns; they will work to mitigate the noise and traffic.
- Cynthia Albright, Stantec, said the land use is High Density Rural which is residential. Lower portion of property is General Rural which is part of the stream zone. It's not open space.
- Dwayne Warth said if TMWA purchased 3.9 acres off of Mountain Ranch Road, they will still be 2.7 acres left. He said if TMWA considers themselves to be a good neighbor, they should purchase the left over land so there is no illegal dumping. TMWA needs to address that issue. John Enloe said he will talk to Tim Lewis and will get back to them about that.
- Lyn Mundy asked about the size of the plant. John said it will be built to handle 4 million gallons a day. Equipped for 2-3 Million a day in the beginning. She asked about the plans to expand. John said it's all internal. She thanked him for including residents concerns in the plan. Stantec will do the design.
- A community member asked how much is being pumped into aquifer. John said aquifer storage and recovery. He said he wants to put water in the wells and pumping will reduce. He said it may take 10-15 years to get back.

John said we updated the ground water model, but he said they don't have faith in it because the area has faulting; one side has no problems, and other side has no water. There is stepping throughout the area. He said it's challenging. He said there are benefits from the recharge and they want to broaden the recharge.

- Jon Rosin said zoning hasn't change. Could there have been a residence built in that spot. Cynthia said there could have been 3.5 dwelling units.
- Frank Brinkman asked about the calculations for diversion and hydrology studies. John said the County had studies on the creeks from 1980s through now for Whites creek. Thomas creek, the gauge was whipped out. John said Michael Widmer did a study in 2004/05; John said he used that data from other creeks and water sheds and created a data study. The Widmer study evaluated creeks; the flood zone identifies FEMA flood zones.
- Art O'Connor asked the diversion structures and how you will get the water to the plant from the diversion structure. John said the diversion structure on Whites Creek would be adjacent from the plant; under the stream bed, under the extension of Callahan. The Thomas Creek diversion structure is at the tip of the Arrowcreek golf Course. It's not in concrete. He said they looked at other locations but there were already disruptions. He said there will be a concrete box adjacent from the golf course in Carl Drive to get back to plant.
- Lori Davis said she is a domestic well owner. She asked how much water will be taken out of the creek. She said you are using old data; there has been more development in the area. She said they had water issues before. She said she didn't realize the water rights off of the creeks. John said in total, if we built it out to be 4 million gallons a day, it would be 3,000 acres a year. John said he was surprised the creeks were still flowing. He said they are reliable sources, and they are just taking a portion of flow, but not during high or low flows. All of that water is consumed. It doesn't go to the Truckee River. It's being put in irrigation or consumed. Lori said it recharges. John said the creeks don't recharge the aquifer.
- John Mayberry asked if there will be any legal ramification for usage. John said he doesn't know any specifics. Metering domestic owners was the rumor.
- Doug Richardson said he lives next to Mr. Rosin and near the diversion that is proposed. He said he found out two weeks ago. He said it impacts his land; this is all virgin land. There isn't anything left like that in Reno. Thomas Creek comes out from the mountains about a mile before its diversion. He said it's designed near the power. It should have been planned to be installed next to the highway so it doesn't hurt the virgin land. There are lots of dirt roads. He asked who will be the watch dog over the treatment and diversion. He said water rights are a big deal. It's in the hands of the government. There is nothing to say about future administration once it's there. The access to the diversion and site, you will have to travel over National forest and private lands. He said this Washoe County open space use to be Forest land. This will open everything up for development in the future. 4 Million gallons a day is a lot of water. He asked who will be the watch dog over property owners and water rights. John said it will be water master. There will be permit conditions; diversions will be automated. He said there will be oversight on diversions.
- Bill Downs asked if Whites Creek will be dropped out of the plan. He said Fish and Game would never stock it if it went dry. And it never has. He asked if there is a place to learn about housing development in this delta. John said we changed our rules for big developments for ground rights such as Sierra Reflections. John gave examples of other developments. He said they are trying to mitigate issues with this process.
- Tom Judy said this is going to the Board of Adjustments on February 4<sup>th</sup>. There is another opportunity to speak.

**MOTION:** Tom Judy recommended that we compile all the comments from everyone tonight and forward them to the Board of Adjustments for their review. Our board will not take any further action. Jason Katz seconded the motion. Motion passed unanimously.

**C. Special Use Permit Case 15-005 (Verizon Arrowcreek)** – Request for community feedback, discussion and possible recommendation to approve a special use permit. The permit will provide for the installation of a new 56' tall monopine cell tower within a 30' x 30' fenced lease space to include 6, 8' tall antennas additional support units, outdoor equipment cabinets and a diesel generator. The Citizen Advisory Board may take action to summarize public feedback and recommend approval or denial of the special use permit request.

Applicant: Verizon Wireless APN: 150-250-04

Location: 5849 Melarky Way

Staff: Chad Giesinger, Washoe County Planner, [cgiesinger@washoecounty.us](mailto:cgiesinger@washoecounty.us), 775-328-3626  
Reviewing Body: Tentatively scheduled to be heard by the Board of Adjustment, February 4, 2016

Buzz Lynn gave an overview:

- Cell tower is proposed location to meet the cover and capacity issue. Capacity is equal to the coverage issue. He said those who have smart phones, there isn't enough capacity. He said the tower is nestled with other pines; 56 feet tall. He said there are photo in the packet.
- Ginger Pierce asked about the maintenance and what happens if the limbs fall off. Buzz said that happens when it gets windy. He said the branches have been engineered to withstand wind and safety division requirements are in place. He said they have to show the safety and integrity is in place.
- Jim Rummings asked about ongoing maintenance. Jim said they need care and attention, but no one follows up and don't know who to call or who is responsible. Buzz said Verizon wireless will maintain the site. The phone number is on the gate on the location. There are vandalism issues. Buzz said they aren't anticipating branches are going to fall off. The tower on the fire station site should be replaced. It's not a Verizon site. Susan Duncan thanked him.
- Rosemary Milarchy said she is happy it will be maintained. She said people are thankful for the coverage.
- Maryilyn Naylor asked about coverage. Buzz said it isn't based on miles. Antenna sizes change range in site. It depends on required technology. He said they can up-tune or down tune as well as work with other site. It will be commuting up ½ the hill and down to the Highschool and Wolfrun Site. He said it will cover approximately one to two miles maximum. It can analyze and adjust.
- Daryl Capurro said he lives in South Meadows. Buzz said it won't impact there.

MOTION: Steven Kelly recommended approval of this item. Daryl Capurro seconded the motion to approve this project. The motion passed unanimously.

**D. Amendment of Conditions Case Number AC15-005 (Encore DEC)** – Request for community feedback, discussion and possible recommendation to approve an amendment of conditions of Special Use Permit (Case Number SB06-017). The request will expand the approval to allow for the outdoor construction and temporary setup of a metal structure up to 40 feet tall for a period of time not to exceed four months at any one time. The Citizen Advisory Board may take action to summarize public feedback and recommend approval or denial of the amendment request.

Applicant: Encore DEC LLC APN: 017-055-36

Location: 14830 Kivett Lane

Staff: Trevor Lloyd, Washoe County Senior Planner, 775-328-3620, [tlloyd@washoecounty.us](mailto:tlloyd@washoecounty.us)

Reviewing Body: Tentatively scheduled to be heard by the Board of Adjustment, February 4, 2016

Mike Burgess with Encore Energy, General Contracting with AV license gave an overview:

- He said they fabricate temporary buildings; He said they do the work here and ship them out. He said they construct a structure, temporary use of 4 months and take them down and ship them out. He said the materials are steel structures, piping, computers, and electrical. Package them up and ship them out.
- He said they are located on Geiger Grade after the 7-11.

Roger Pelham, standing in for Trevor Llyod, spoke about the project:

- The zoning is General Commercial with Medium Density, 3 dwellings; across from Comstock Chapel
- Tom Judy asked they are getting a SUP for what they are doing now. Mike said we didn't think we were out of compliance. The neighbor complained. The Building Department said they were out of compliance. Mike said they will get a SUP so we can be in compliance. Tom asked if they want to use this on a temporary basis then how will it be monitored or enforced. Roger said enforcement happens when there is a complaint. The current permit is for electrical contracting. These structures aren't necessarily under that permit so that amendment would take care of this. Roger said typically code enforcement works off of complaints. Suggestions and comments are the types of things can turn into conditions of approval.

Marsy Kupfersmith asked Mike how long they have been there. Mike said the owner has been there for 5 years. He said they have the nicest facility up and down Geiger Grade. Roger said there has been a series of complaints over several months. Mike said the first structures received several complaints. Jim said you should put up a sign. Mike said we flyered the neighborhood. The person who complains is across the street. Steven asked about the structure timing. Mike said it's up for 4 months.

Ron Duncan said they are doing final assembly of the structure which is called structural integration. Testing takes 4 months and then they pack it up for the customer. They may do it once a year. He said it's a great thing for the community.

Steven Kelly asked if there's start and stop time. Mike said they work on the structure during business hours.

MOTION: Daryl Capurro moved to recommend approval. Tom Judy seconded the motion to approve the amendment of conditions. The motion passed unanimously.

**9. \*CHAIRMAN/BOARD MEMBER ITEMS/NEXT AGENDA ITEMS** - This item is limited to announcements by CAB members and topics/issues posed for future workshops/agendas. (This item is for information only and no action will be taken by the CAB).

Steven Kelly spoke about the park project from the last meeting. He said a Master Plan is just a concept and idea of where they want to go in the future. He said we got into the budget and logistics which wasn't what we should be talking about. We need to say 'do we like it or not.' Let staff develop the logistics and the commissioners determine if it is viable. Master plans evolve every year. He said this is educational. It's informational and we see how our constituents think.

Tom Judy said the TMWA discussion went off onto development. We need to curb the discussion. Daryl said he agrees. We did get off on the weeds. Master plans change often and they get reviewed and changed. He said he hasn't seen a master plan implemented as it was presented.

**10. \*PUBLIC COMMENT** – Limited to no more than three (3) minutes. Anyone may speak pertaining to any matter either on or off the agenda. The public are requested to submit a "Request to Speak" form to the Board Chairman. Comments are to be addressed to the Board as a whole.

Ron Duncan spoke about the Concerned Neighbors of Arrowcreek (CNA). He said they are there to support the HOA. We are independent. He submitted information about their organization.

**11. ADJOURNMENT** – The meeting adjourned at 8:27pm.

Number of CAB members present: 7  
Number of Public Present: 60  
Presence of Elected Officials: 0  
Number of staff present: 3