



## 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/Washoe Valley Citizen Advisory Board held September 14, 2017 at 6:00 p.m. the South Valleys Library at 15650A Wedge Parkway, Reno, Nevada.

**1. \*CALL TO ORDER/ DETERMINATION OF QUORUM** - Meeting was called to order at by Jim Rummings at 6:00 p.m.

**Member Present:** Jim Rummings, Patricia Phillips, Steven Kelly, Jason Katz. A quorum was determined.

Absent: Kimberly Rossiter (excused); Bob Vaught (Alternate).

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

**3. \*PUBLIC COMMENT -**

A public member spoke about the noise from the beeping from the water trucks backing up. Item 7a, Gail Willey Colorock issue.

**4. APPROVAL OF AGENDA FOR THE MEETING OF SEPTEMBER 14, 2017** – Patricia Phillips moved to approve the agenda for **JULY 13, 2017**. Jason Katz seconded the motion to approve the agenda for **SEPTEMBER 14, 2017**. Motion passed unanimously.

**5. APPROVAL OF THE MINUTES FOR THE MEETING OF JULY 13, 2017**– Jason Katz moved to approve the minutes of **July 13, 2017**. Patricia Phillips Seconded the motion to approve the minutes. Motion passed unanimously.

**6.\*PUBLIC OFFICIAL REPORTS**

**6A. \*Washoe County Commissioner** – Commissioner Bob Lucey was not able to attend. Please feel free to contact Lucey at [blucey@washoecounty.us](mailto:blucey@washoecounty.us) or (775) 328-2012. (This item is for information only and no action will be taken by the CAB).

**7. 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:

[www.washoecounty.us/comdev/da/da\\_index.htm](http://www.washoecounty.us/comdev/da/da_index.htm).

**7A. Special Use Permit Case Number WSUP17-0014 (Gail Willey)** – Request for community feedback, discussion and possible recommendation to the Washoe County Board of Adjustment on a special use permit application to permit the business operation of Gail Willey Landscaping and Color Rock, which the applicant has described as a wholesale nursery facility. A separate special use permit (not yet submitted) would be necessary to facilitate proposed access to the operation, which would include construction of a vehicle bridge across Steamboat Creek, an identified Significant Hydrologic Resource.

Special Use Permit Case Number WSUP17-0014 (Gail Willey)

- Applicant/ Property Owner: Willey land, LLC
- Location: 134 Andrew Lane, approximately 500 feet south of its intersection with Highway 395
- Assessor's Parcel Number: 017-430-01
- Staff: Planner Kelly Mullin, 777-328-3608, [kmullin@washoecounty.us](mailto:kmullin@washoecounty.us)
- Reviewing Body: Tentatively scheduled for Board of Adjustment, October 5, 2017

Garret Gordon, land use attorney, representing Gail Willey, Colorock

- Existing business, landscaping, for over 20 years.

- Located in city of Reno via lease. The landlord is in attendance. They want to re-located. The current location is surrounded by businesses. There has not been a traffic accident. Residential property is along the property line. Not once has there been a complaint or citation at Mr. Willey for dust or noise. That will speak to how they will operate in new location.
- Wholesale nursery. Award winning company.
- New location has limited to space
- In the past, they were selling more sod, grass, which wasn't drought friendly. Now, they have a variety of color rocks for water conservation. They have been able to coexist with neighbors with the water trucks to keep the dust down and compliance with Reno and County dust codes. They want to keep the color rock site, but want to expand for landscaping. They don't conduct rock crushing at site.
- Hours of operations are: 7am-5pm weekdays; 8am-2pm Saturday, closed Sundays.
- Retail landscape companies rely on Gail Willey. Their livelihood is because of Gail Willey. Most of the traffic is these companies getting product.
- Proposed location – Andrew Lane dead-end at property. It is not the access. Easement for fire access only.
- He said the Willey's already own the property. They want to operate and beautify. 1,400 feet from the next property. There is a hill in the way. They won't see the bins.
- Proposed site plan: neighbors in north, open space in east, big ditch bordering the site. Erosion is taking place on property. The Willey's are planning on cleaning it up. This location would be emergency access. All access would come off of 395; met with NDOT with traffic study. Positive conversation with NDOT regarding access point. 3,000 office building. The bins will be in south of property. Traffic on southend of property. Nursery will be trees with landscape to mitigate the impact.
- Traffic: under 80 peak trips a day; it's not required to have a study per Washoe County. How much will this project generate? He said the traffic engineer studied the current location and operations so there are real life counts and meshes with the manual. 25% truck traffics. It's a non-event.
- Safety issues: no traffic impacts; additionally, the crash history indicates not issues in the future.
- Improvements proposed: driveway design; cattle guard; deceleration lane; mitigation for mud prior to entering highway.
- 18 years ago, the Willey's proposed this, but that was before the new Carson City freeway. Current service level A; non-event with traffic trips. The current location, its 55 mph speed limit. At the proposed speed limit, it's 50 mph. They don't foresee any conflicts.
- It's important to the Willey's to move and improve this area. They have already invested money in Cardno engineering.
- Garret read a letter regarding flood water retention, stream restoration and mitigation. They will work with Army Corp engineering. They will receive a Water quality certification. Project anticipates FEMA inspection and permits secured for construction next spring. It's not included in the wetlands. Army Corp determined no wetland designation on the property. Current zoning is General Rural, special use permit is for whole sale nursery.

#### PUBLIC COMMENT:

Delia Greenhalgh said she lives on Andrew Lane; she said the special use permit isn't not compatible with area plan. heavy industrial use is not allowed in General Rural zone. She said she worked on the plan and it would have a negative impact on the scenic corridor. We feel this wholesale tree business for a whole sale rock business. You are bringing in heavy industrial rock.

Ginger Pierce said Pleasant Valley, Steam Boat President; she said why is there a for sale sign on property if it's not for sale. It's a flood plain. As of yesterday, it's still wetlands according to Army Corp of engineer. She said she spoke to Washoe County. She said she spoke to NDOT, and they said they are not done. Willey hasn't told them how many trucks. You don't have enough water rights. They sold some rights to Ormat. There is a brand new city by White Lake by Border Town. They want more industrial businesses out there. Why build here if you could go out there.

Merijke Bekken said she lives in Andrew Lane and has a Master in public health; worked in ground water and air resource with California. She said she is qualified to speak about this topic. She hasn't completed a report. There are

issues with use of parcel for this purpose. People do not go that speed on the highway. Rural residential like this is not appropriate for this project. It belongs in industrial; Reno/Sparks vicinity area would be more appropriate.

Frank Cadjew said Gail Willey has leased his property. He said had his rent in on time. We have had a business licenses to a variety of manufactures. Gail Willey keeps his word. He will call and meet with anyone. The management team is family. They are all there to help if you have a problem. South Virginia and south meadows parkway is the current location – they haven't had an issue with traffic. They are safe. They have signs everywhere. They enforce their 5 mph. they use water to control the dust. He said their dust is on the property and are never bothered. He said they asked for a better buffer, and Gail Willey planted 6 trees to create a buffer. He said their home is near the current property. It's an efficiently ran company. They are leaving because they want to own their own property. He said Gail is an honest man. Don't begrudge his chance to move.

Julie Cadjew said she hears concerns; she said they live 200 feet from the operation. Only thing that separates the properties is an 8 foot fence and 6 trees. It's not a bustling operation. When you call Gail, it' gets handles personally and immediately. She said Colorock worked at a site with a landslide; they met with homeowners and met their concerns, and did it in a respectful and honest manner. She said we will miss them. They are good people.

Smithers Marquez said she is the Cadjews office managers. She said there are 6 tenants. All the tenants get along. She said she gets along with all the Colorock drivers. They have a various amount of fleet that are well coordinated. The mitigate the dust and noise. They are landscaping people and they have trees to create buffers. They do their due diligence. Everyone had flooding this year, Colorock supplied sand for the flooding. Gail, John, Parker is always available to take a phone call to solve any issue. It's a pleasure to work with them. It's a family company, not an industrial company. We will miss them if they leave.

Garry Houk said Washoe Valley Alliance; when this goes to Planning Commission, he asked if this would be time certain for 6pm. He said he was the CAB chair person for 10 years and helped with the Area Plan. He said he concerned about industrial south of Rhodes Road. We are worried about the precedent this would set. There are wild horses still present in the area. That should be a condition of approval. He asked about the open space conditions – will it be protected, give to the County, we need more information on that.

Anne Pierce said she lived out there for 45 years. We are opposed to this. We do not where you formally where you came from; we are happy there are nice accolades from your neighbors, but not appropriate for our area. It would be intrusive. She said wild horses and bicyclists that are on the old 395. It was mentioned for 25% will be heavy equipment which is a lot. They stated it's a nonevent in the traffic world, but it's a big event in our world.

Marilyn Naylor said she worked on area plan, character area plan, and scenic and corridor – non-residential use, the use has to be considered for the benefit of the area and how it contributes to the scenic area plan. The Colorock website does not currently sell trees. She spoke about their fleet of trucks. She provided pictures. Are their trucks part of the traffic study. We worked hard for this, and it's not allowed as part of the area plans.

Lani Wilkes she said she is adjacent to Mr. Willey's property. This is opposition to what he wants to do to the valley. She said we met about it in 1988. She said it was denied in April. She said her biggest concern it's in a FEMA flood zone, and her property. She said the flooding is so bad at times; the County had to move Andrew Lane. She said flooding makes Andrew Lane impassable. The water carried large debris as a raging current. The bridge on Andrew Lane has had to be re-built. To have this operation at this location would be irresponsible. In the north valley, the government wants to buy flood zone areas and keep vacant, so why would we want to put it in the south valleys.

Marilyn Cebe said she lives on Andrew Lanes. She said it will set precedent on our scenic highway. It's the wrong place to have it.

Seline Sing said she understand he wants to move his business. She said she is across from the subject property. She said she is concerned about noise and truck traffic. She said one reason she bought the property is the lack of noise and traffic. The noise reverberates the noise. She said she likes where she lives and is very concerned.

Kathy Howard said she is long time resident on Andrew. To Attorney's comment, she said she is thrilled about their safety record. She said they have stop lights that help with the traffic. She said the Andrew is a 9% grade and a blind curve. She said it's a tough situation. We will have an accident. Please reconsider. Business hour of 7am start is a too early for a neighborhood.

Paul Howard said we lived there for 2, 100 year floods at the time they lived there. There were extreme channel cutting on Mr. Willey's property and did nothing. Paul said he lived that access. He said we expect more floods because we have extreme climate change happening. Paul said Mr. Willey has a business that he is in favor of; his family had the same business in California. It's a wrong location for that business. We get wind velocities coming through there that pushed a rebar construction over 90%. The hillsides constricts the wind and causes to accelerate, not decelerate. He is downwind from the material bins which will damage. He said there is lack of maintenance on the access road. He hopes Mr. Willey will find a wonderful location for his business not in that location.

Jesse French said he lives on Old Washoe Estates; he said he is a Fire Fighter for Reno. He said it hurts his heart to see this scare on that mountain. He said the special permit with marijuana plant going in out there. He said he said he doesn't want to see it. Do you want to see that. We worked hard to get out there. We use their product to build out there. Please find it in your heart not to ruin it.

Jerome Fritz said he has first hand experiences. He said they started to re-route the trucks on the 580 to 395; he said he hears the truck go by which cause his house to shake. If Colorock goes in, then it will be daily to have trucks go by. He doesn't want to deal with it.

Bill Naylor said he wants to go to findings – Master Plan, not allowed on General Rural. It's in a flood plain and has to be protected. There is no acceleration lane. What is the turn radius of the trucks. Sanitation – how do you put in a septic tank on the flood plain. He spoke about water rights registration. It's a hazardous road with a blind corner. Need a bridge; how big does it have to be for a dump truck. steamboat creek is polluted. They are trying to mitigate the mercury from the mills. Site suitability is a flood plain and historical location; there is not historical artifacts conditions. It's a safety and noise hazard.

Susan Stevens said she lives in Washoe Valley to be in the country. She said we don't choose to live in the city with pollution. We live in Pleasant Valley. This won't be pleasant with this. We got the traffic down to a manageable degree. You got a good business with a landlord that likes you, stay in the city.

Andrea Nichols said she echoes everyone's concerns. The zoning is not compatible. As a mother, the traffic between Andrew and Pleasant Valley Elementary doesn't have a traffic light. Parents have to turn south on 395, with trucks, it will make it impossible to make a left turn there.

Ginny Ramsdale included a letter for the Washoe County

A public member said he has been out there for 60 years. There have been a lot of floods. Last year's flood was nothing. Virginia lake was empty and the water had a place to go. He said in the past, the flood was worst. He said there were 6 inches of water. He said the material bins will get washed away. The floods have washed out the highway in '96. Everyone talks about how great Gail Willey is. He sold his irrigation water for construction use. He don't have dams in our reservoir; our ditches were dried by July and no one down the valley was getting water. He said he has a problem with that.

Patricia Phillips asked the Attorney the vehicle count; how many additional vehicles are expected and how many will be the trucks. Garrett said they don't expect no increase. Same amount of traffic and trucks. Same operations that are

currently operated will be the same. Pat asked how much is the increase with the in addition of the rocks. Garrett said there weren't any separations; it's the same. Jim said there is a different in inventory, but same amount of operations.

A public member asked when the traffic count pictures were taken. Garrett said the count was at the current location, not at Pleasant Valley. They studied the current location to analyze what will happen at the new location. The public member said the current location has traffic lights, but not at the proposed location. Garrett said NDOT wanted to know. Garrett said it's a one day traffic count. A public member said it's not a daily average. Garrett said the Willey's are the busiest they ever been. It's their peak period with highest numbers calculated. A public member asked for a 24 hour or annual traffic count. A public member asked about the date conducted of the traffic count. Garrett said it's not required to conduct a traffic study. He said we are trying to be transparent and upfront with the information. A public member said she travels that road every day. When schools are in, the buses can't see around the corner for big trucks. It's asking for accident. Garrett said the school district will give feedback as well. A public member said the groundwater is close to the surface, the trucks will be next to the pasture, there needs to be a wall to be able to drive across the pasture. Garrett said we would have to get a grading permit and approval by county, FEMA, and NDEP. A public member asked about a traffic study about how many days 395 was closed due to flooding. Garrett said that came up in their discussion with NDOT. A public member asked about the number of fleet. Gail Willey answered 20 trucks, but not all trucks. Approximately 11 big trucks and the rest of pick up trucks. They rest on site at night. Someone asked if the 60 parking spots will be for the trucks. Garrett showed a map regarding parking and trucks. It will accommodate staff and trucks. The current location has 40 parking spots. Gail Willey said they only have enough parking for ½ workforce. The trucks are at site at night at the current site. Ginger Pierce said NDOT said Gail Willey said he refuses to report how many trucks he has. Garrett said that's not accurate. Ginger said half of the paper work is done. Garrett said that is why it's a special use permit with lots of conditions. He said they will bring more information at the upcoming meeting. A public member asked the dump location. Garrett said on location; not food scrap dumping on site. He said he will update the site plan on the 5<sup>th</sup>. He said he will make sure to have an answer for the questions. Environmental impact studies. Garrett said not at this time, there hasn't been any studies required. He said they will have to conduct one in the future if this processes conditions. A public member asked about water trucks; where will they get the water. Garrett said we have letters state engineer and permits required and county and what would be required and will have to go through for the processes required to be obtained. A public member asked about the lighting. John said we want to light for security reasons. A public member said it's dark at night and in the morning. A public member said what we say is being disregarded because you don't care. We will have to keep out to speak our concern. A public member said this area has been drying up for hundreds of years. A public member said you will put a noise buffer on Andrew Lane, what about the South Lane. Garrett said we will look into it. A public member asked about security, will this bring a new criminal element to this area. We will meet at board of adjustment on October 5<sup>th</sup>. Our request is to have a meeting in the evening to give input. A public member talked about flood plain; Garrett said it's not a wetlands designation, but it is in the flood plain. A public asked about noise mitigation. Garrett said the tree farm will buffer the noise.

Kelly Mullen said she is the planner who is reviewing this project; we welcome any and all comments. Please provide written comments and will get included in the packet to Board of Adjustment, Thursday, October 5<sup>th</sup> at the County Chambers. She said her email and contact info is on the Agenda.

**MOTION: Pat Phillips said Mr. Willey's has a good reputation, but with regards to rural zoning, this is not the appropriate location to take place. Jason Katz seconded the motion to deny. Motion passed unanimously.**

Board Discussion: Jim Rummings said he agreed with Patricia's motion. He said we need to pay more attention to development in rural and urban areas. From everything stated tonight, it's totally inappropriate to locate this business there. It's not anything against the business or how it's managed; they seem excellent at what they do. What they want to do to that proposed property, the land in event of floods and storms and surrounding area of residential rural, it's not appropriate.

**7B. Special Use Permit Case Number WSUP17-0019 (2 Cent Cattle Company) - Request for community feedback, discussion and possible recommendation to the Washoe County Board of Adjustment on a special use permit to permit the continuing operation of an existing commercial stable that was originally approved by Administrative Permit AP6-4-**

97, Administrative Permit AP03-008 and Amendment of Conditions AC04-0001. The previously approved permits allowed varying numbers of boarded horses, varying number and types of special events and for the construction of a semi enclosed arena on five different parcels. This special use permit application requests authorization to board up to 15 horses and host 15 special events / competitions per year only on APN: 050-320-16 (3275 Lakeshore Drive). Each event/competition is proposed to be limited to a maximum of 50 people on the site at any time and will be held during daylight hours only. This special use permit application will supersede all previous approved discretionary actions and approvals as listed earlier in this description.

- Applicant/ Property Owner: 2 Cent Cattle Company
- Location: 3275 Lakeshore Drive, Washoe Valley, NV 89704
- Assessor's Parcel Number: 050-320-16
- Staff: Senior Planner Roger Pelham and Planner Julee Olander, 775-328-3622 or 775-328-3627 respectively, [rpelham@washoecounty.us](mailto:rpelham@washoecounty.us) and [jolander@washoecounty.us](mailto:jolander@washoecounty.us).
- Reviewing Body: Tentatively scheduled for Board of Adjustment, October 5, 2017.

Julee Olander, Washoe County Planner, was present to answer any question.

**MOTION:** Jim Rummings said due to no representative or public members present to discuss this specific project, the CAB board passed on discussing the project or making any motion on the project.

**8. Development Code Amendment Case Number WDCA17-0003 (Outdoor Entertainment)** – Request for community feedback, discussion and possible recommendation on a proposed amendment to Washoe County Code Chapter 110 (Development Code) within Article 302, Allowed Uses, to establish the regulatory zones wherein the Outdoor Entertainment commercial use-type is permitted by right or by discretionary action, to create a new Article, Article 338 Outdoor Entertainment, for establishing the processes, regulations and standards specific to establishing both temporary and permanent outdoor entertainment: and, Article 226 (Warm Springs modifiers), Section 110.226.18(b) Equestrian Facilities, to subject certain activities occurring under the Equestrian Facilities use type to the outdoor entertainment regulations. The proposed Article 338, Outdoor Entertainment, expands the definition of Outdoor Entertainment to include both facilities and events for the assembly of 100 or more people for any purpose in any outdoor location; identifies a wider range of typical outdoor entertainment activities; establishes an administrative review and approval process for activities with an attendance between 100 and 999 people on any one day, and a public hearing review and approval process for activities with 1,000 or more people in attendance on any one day; provides for both temporary and permanent activities; and, provides for certain exemptions for establishing the use-type on Federal land. The Amendment also makes the necessary changes to Article 304, Use Classification System, to amend the description of the Outdoor Entertainment use-type to be consistent with the new description found in the proposed Article 338, and Article 310, Temporary Uses, to establish the criteria for determining when a temporary outdoor entertainment use type requires a permit.

- Applicant/ Property Owner: Washoe County
- Staff: Senior Planner Eric Young, 775-328-3613, [eyoung@washoecounty.us](mailto:eyoung@washoecounty.us).
- Reviewing Body: Tentatively scheduled for Planning Commission, October 3, 2017.

Eric Young, Washoe County Planner and Building gave an update on development code the County has been processing Initiating an amendment to development code – has to be applied or initiated by planning commission. The elected planning commission initiated this amendment. He handed out the request the board made regarding the amendment.

The Commissioners asked County staff to look into changing the development code addresses outdoor entertainment: outdoor venues, outdoor concerts. Sporting events are considered different.

They asked staff to look into expanding the number of regulatory zones where outdoor entertainment can be allowed; currently it's allowed in business and parks and recreation. They also asked staff to expand the amount of examples to

include golf events, equestrian events. Events 75 to 999 people, there would be an administrative process where there will be approval or denial; people would still be a notification to the neighbors; a staff report would be created; you would still be able to make an appeal, write a letter, but there wouldn't be a public hearing. They want to make it broader and less red tape. For 1000 people and more, you would have to go to the planning commission for outdoor use permit for events or facilities for 1000 people or more. Expanded to zoning districts so that we can capture equestrian events. We will clean up equestrian events and a place in the code. State statute dictates 1000 people regulations. For example: barracuda golf tournament has to go to the commission to get a permit every year under the business code, not planning code. Red White and Tahoe Blue, Classical Tahoe is the same. This amendment would allow them to get a permit, and then on an annual basis they would have an inspection.

A public member said the purpose of a public forum has a purpose for handling it. Eric said after 1000 people, you still have to go through this process. She said don't do away with the town hall process.

A public member asked which Commissioner requested this. Eric said it's a staff report from the previous Assistant County Manager based on request from the board.

A public member asked about the fees – Eric said there are administrative permit fee and business license; moving forward, it will be required to get business license, but we haven't determine a fee for administrative fee.

Patricia recited a section, Outdoor Entertainment definition. She said she wants to have a family reunion, or neighbor hosting a small wedding. She asked how will those be handled; how does this differentiate from neighborhood events. Eric said the development code doesn't regulate private events. It's when the public is invited. If you advertise in the newspaper, it will be public. Code enforcement will come out to public events to regulate.

Jim Rummings said it's not consistent. We are seeing people object a business moving into a rural area, and the county stressing the importance of public feedback, but then wanting to remove the public hearing processes from event types. Eric said there is a balance. We are trying to remove red tape; trying to make it easier for people to obtain. Steven Kelly said its part of the due processes.

Bill Naylor said he presumes the events will be specified and the original events will still be included. Eric said with Equestrian events will now be included. Eric spoke about spectators. Golf is separated from sporting event and considered outdoor entertainment. Bill said he is disappointed in the version and needs changes. He said he is bothered about applications that is linked to physical facility, he would allow that person to build an amphitheater. Not one should build anything without public comment. He said he doesn't like that. He said we are talking about permanent, temporary events. They should be broken out. Don't link the facility with event. He said he is concerned this isn't going to all CABs. It should be discussed by every CAB in the county. This affects everyone in the County. Make it available to everyone in the County before approval. He spoke about changes in regulations. It's not a slight change. Low density suburban, how do you put 999 on one acre with facility and parking. It includes high density, medium, low density. It doesn't seem appropriate. It needs to be left as it is. This is just like the Colorock. Applications needs public input.

Jim Rummings said he doesn't know if we can take any action. He said they are still trying to formulate. We will discuss it more later. As a board, we will take feedback as consideration and follow it in the future as it becomes more defined. It's too broadly written and before approval, and other CAB needs to be included. Eric said he took feedback from this CAB and includes it in the Staff Report. He said they can approach the Planning Commission with this information. Eric said the Warm Springs CAB will also review it. Modifiers are different for each everywhere that addresses specific events. He said we picked these two CABs because of Barracuda and equestrian uses. Eric said we will not come back to the CAB unless directed to do so. They will go to Planning Commission with feedback and then go to County Commission. Jim Rummings said we feel like all CAB should review it, and we want to see the final package. Eric said all CAB members will get a package prior to County Commission meeting. Patricia said she hasn't received anything from the County in six months. Steven Kelly asked for clarification regarding what Mr. Naylor asked for an event on a one acre lot. Eric said that application might not get approved. The processes are the same; the differences would be a board makes the decision versus the director makes a decision. Steven Kelly said it would ridiculous to even consider an event be approved on a

one acre lot. Eric said Outdoor entertainment is already available for a temporary basis. Eric said all reviewing bodies still need review application. Steven Kelly said that needs to be stated.

A public member asked about equestrian event on Lakeshore. The events got bigger. If the ranch got their first approval, the neighbors understood later, you are saying the neighbors wouldn't have say in it later. Eric said that's why we built in the annual review with conditions. When someone is given approval, there is a list of conditions and if they are still being met under the current scope.

A public member asked about regulation. How is this regulated. The event can be shut down to life safety and welfare. It can be revoked after an event if there were issues. The event has been suspended until review.

**9. \*COUNTY UPDATE** – A representative from the Office of the County Manager will provide an update on County services and is available to answer questions and concerns. Please feel free to contact the Office of the County Manager at (775) 328- 2000. 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).

**Dave Solaro, Assistant County Manager, gave an update:**

Al Rogers retired from Washoe County. He was working on CABs. Dave said he is working on CAB. He said the CAB is the tool to get information from the public from the planning and development side of the word. Getting word back from the citizens to the commissioners. Working on the CAB on the next 3-4 months; will conduct a survey for CAB members to get feedback regarding trainings and meetings. He handed out his business cards with his contact information.

**10. \*CHAIRMAN/BOARD MEMBER ITEMS/NEXT AGENDA ITEMS - NONE**

**11. \*PUBLIC COMMENT –**

A public member asked to what extent Mr. Willey can move his project forward. It was reviewed in the past. Jim Rummings clarified that the CAB is a recommendation body for consideration and it goes on to another reviewing body.

Ginger Pierce said everyone needs to attend meetings; please make a public comment at the meetings. It matters.

**ADJOURNMENT - Meeting adjourned at 8:25pm.**

Number of CAB members present: 4

Number of Public Present: ??

Presence of Elected Officials: 0

Number of staff present: 3