



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 25, 2017 at 6:00 P.M. at the South Valleys Library at 15650A Wedge Parkway, Reno, Nevada.

1. *CALL TO ORDER/ DETERMINATION OF QUORUM - Meeting was called to order at 6:00PM.

Member Present: Jim Rummings, Marsy Kupfersmith (Filled in for Kimberly Rossiter), Steven Kelly, Jason Katz, Patricia Phillips.

Excused absence: Kimberly Rossiter, Bob Vaught. A quorum was determined.

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

3. *PUBLIC COMMENT -

Randy Coker spoke about the project proposed on Geiger Grade. He said he was curious as to where the sewer lines will go, on Toll road or Geiger grade. He said he is concerned about traffic on Toll or Geiger Grade. He said he is against it because of traffic. He said in 2-3 years they could be expanding Geiger or Toll Road as more traffic is warranted.

Elmyra Coker asked about the wild horses sign. This project is in the way of the wild horse migration.

4. APPROVAL OF AGENDA FOR THE MEETING OF JANUARY 25, 2017- Steven Kelly moved to approve the agenda for **JANUARY 25, 2017**. Jason Katz seconded the motion to approve the agenda for **JANUARY 25, 2017**. The motion passed unanimously.

5. APPROVAL OF THE MINUTES FOR THE MEETING OF NOVEMBER 10, 2016- Jason Katz moved to approve the meeting minutes of **NOVEMBER 10, 2016**. Steven Kelly seconded the motion to approve the meeting minutes of **NOVEMBER 10, 2016**. The motion passed unanimously.

6.*PUBLIC OFFICIAL REPORTS

6A. *Washoe County Commissioner – Commissioner Bob Lucey will provide an update on Board of County Commissioner activities and will be available to answer questions or concerns. Please feel free to contact Lucey at blucey@washoecounty.us or (775) 328-2012. (This item is for information only and no action will be taken by the CAB).

Commissioner Lucey said fire, flooding, and snow events that have created issues for us. District 2 had challenges with flooding and snow removal. He asked everyone to please be patient with staff. We had 7 feet for Galena, 13 feet of snow for Incline Village. We have to serve all of our residents the same. Plows work on a priority scale for EMS access and high traffic roads. There were frustrations. He said we could impose taxes to get more crews and plow trucks, but we haven't had this size event in a long time. He said we do the best we can as a community we will work through it.

Big agenda items on Board of County Commissioner agenda yesterday was Waste Management. It's been worked on for over the past year with a working group to create solutions. Washoe County has a working agreement with Waste Management. They decided their roll out would be conducted at the end of the year and it was poorly handled. He said Washoe County has an ordinance in place to remove your trash every 7 days, and we must make sure they are providing you service. There are some people that have had 5 weeks of no service. There has been no franchise agreement executed. There will be a staff report to County Manager and commissioner's office in the coming months.

Also discussed at the Board of County commissioners meeting was the Station 14 TMFPD relocation from Damonte to Foothill Road. It did not pass at the Board of Appeals, but got reversed at Board of County

Commission meeting yesterday and it will move forward. There was push back based on traffic concerns. TMFPD has done a great job with mitigating issues. The County is working with TMFPD during the transition.

He said the County has been in damage control more than in progress mode.

Commissioner Lucey said legislation is coming up. Mr. Lucey represents rural Counties and Washoe County. Please contact commissioner Lucey or Sarah Tone with any questions or concerns. He said there was a lot of concern during the storm, and invited everyone to please take the orange paper with all the phone numbers for Washoe County Community Services.

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.

7A. Tentative Subdivision Map Case Number WTM16-003 (Bailey Creek Estates) – Request for community feedback, discussion and possible recommendation to approve a 56-lot, single-family residential subdivision on two parcels totaling 28.76 acres. The tentative subdivision map is proposed to include lots sizes ranging from a minimum of ±0.33 acres (±14,520 square feet) to a maximum of ±.81 acres (±21,780 square feet) with an average lot size of ±0.41 acres (±17,869). The subdivision includes .75 acres of common area for drainage facilities.

- **Applicant:** Silver Crest Homes
- **Property Owner:** Charles Maddox
- **Location:** Immediately south of the intersection of Geiger Grade Road and Shadow Hills Drive
- **Assessor's Parcel Number(s):** 017-520-03 and 017-480-02
- **Staff:** Kelly Mullin, Planner, kmullin@washoecounty.us, 775-328-3608
- **Reviewing Body:** This case is tentatively scheduled to be heard by Planning Commission on February 7, 2017

Stacy Huggins with Woodrogers introduced herself as well as Brian Newman with Silver Crest

Stacy Huggins spoke about the Bailey Creek Estates Tentative Map. She said it meets the Toll Road Character Management Plan and Truckee Meadows Area Plan as well. Additionally, it meets the Washoe County Standards.

- 28.76 acre undeveloped site.
- Located in South Reno, east of Geiger Grade (north)/Toll Road intersection (west). Kivett Drive (east). Surrounding land uses are single family, vacant, commercial.
- Zoning: 2 units to the acre. Stacy showed the zoning map; Hatching on the map show the flooding. The rest of the lots are not in the FEMA flood zone.

New project proposals:

- 56 lots proposed
- Density: 1.95 units per the acre, which is below the 2 per acre that is allowed. ½ acre lots along Geiger, interior are 1/3 acres.
- Lot matching to that area plan.
- Average lot size is .41 acres.
- Common area for detention and drainage.
- Bailey creek is a common area; not will be impacted.
- This community will be maintained by a HOA.
- Underground storm drain pipe.
- This project will accommodate the flows.
- Utilities are in Geiger Grade, all which have capacity.
- This project didn't meet the threshold for traffic study, but they conducted one anyway. 56 trips is under the 80 trips threshold.

- Primary access is Geiger Grade and secondary Moon lane, which will be gated emergency access.
- NDOT had concerns about people using Kivett, which will only be available for emergency purposes.

Comments:

Mr. Coker said he has noticed the drainage; he said he said the Bailey Creek won't be modified. He said there are parts that are still closed. He asked if this will be a hindrance. Stacy said the flood on Toll Road won't be impacted by this project. The creek won't be impacted. Mrs. Coker asked if the conditions could continue, and Stacy said it could.

Dwayne Smith, Director of Engineering for Washoe County spoke about this project. He said this project is required to mitigate their impacts. Per Washoe County codes, projects will have to mitigate any issues. This is a flood plain. It's to be expected that storm water to enter this area. He said we cannot expect the project to make enhancements above what is already required. Mr. Coker said if we have the same standards, we run into the same problems. He asked what changes will inhibit this from happening again. Dwayne Smith said cold 416 is required to be met for flood and storm water. They have to capture runoff in retention basins. He said we are talking about two separate things – mitigating storm water and the fact this is a flood plain. Dwayne brought a map of the project site. He said there are a lot of flood plains. Unfortunately, the box culvert is full of debris. There were impacts. It's unfortunate. Some impacts were averted, but there will still be impacts. He said they have done research to mitigate flooding in Bailey Valley. He said they envisioned the project to redirect the water sources, but there isn't enough money to fund those projects. Mr. Coker said people will run into the same issues as we have right now. Dwayne Smith said he is confident the engineering meets requirements. There are storm and floods; it's unfortunate how long the storm lasts and water saturates the ground. Mrs. Coker asked about being affected by flood. Dwayne said this project meets requirements. He said he can't say that it will or will not be impacted by floods. Pat Phillips said her creek expanded during the storm. She asked if this area became flooded in the last storm. The developer said the creek was flowing fast, but no flooding. It was staying within its banks.

Lonnie Detrick said she has seen floods for 47 years. She said she has wanted this project, but has concerns. Lonnie showed her property on the map. She said there have been many efforts by the County to create ditches over the years. The flood comes from the Virginia foot hills and flow through this area. She showed where the primary ditch flows. She said Toll Road was already flooded on the 8th. Both ditches down Kivett were full already on the 8th. It was a river in each ditch. The ditches get too full and cover Divett in water. The water comes down all the properties. There isn't nothing the property is going to do to remedy it. She said erosion has taken away the swell ditch that has helped with flooding. She said the hydrological report doesn't show flooding on her property.

The project developer said there are plans for detention basins, and they will be maintained. The drainage ditch will remain a common area. The intent is to create ditches to allow flow to Bailey Creek.

Matthew Mahr said he has maintained his own ditch during the storm. The ditch was full and rushing, but there was still run off onto the driveway. He said he is concerned about shared ditch maintenance. He said there are two sources of water flooding the property. This project isn't responsible for maintaining the ditch all the way up Bailey Creek, but he said he wants to know more about maintenance. The developer said the requirements will be establishment of HOA to take care of that. He said he hopes someone reaches out to the HOA or the County if they are maintaining the ditch, common area and landscaping. Matthew said he is concerned about the grading. Developer said he wants to mitigate what is already happening. The developer said they try not to touch bailey creek and they want to keep it natural.

Cris Damico said she had concerns with access to the ditch. They ditches were at their peak during the storm. If erosion happens, it will become an issue. She said her exit is Toll or Kivett, and it gets congested with additional cars. There isn't a good emergency exit with additional cars. She also asked if there will be two story houses. Stacy said two story houses are allowed in this proposed development. The homes will be 3,600 square foot in accordance. Stacy said the pedestrian access through the ditch won't be affected by this project.

A public member said he lives on Kivett. The bridge was wiped out during the storm. The creek is a growing organism. It will be going into those properties if no mitigation happens. It wiped out so much and has changed.

Jim Rummig said there is a common theme we are hearing during this project. The development is in accordance with the requirements. The County isn't satisfying the issues with mountain drainage, flood control ditches. You could do a lot with some ditch redesign, deepening, or home elevation. Dwayne Smith said he would be happy to come back if we get this agendized.

Lynnette said there was 5 feet of water. She said Woodrogers, Army Corp of Engineers, BLM, Washoe County all conducted a study. A lot of things could be done to mitigate these issues for cheap. The culverts aren't being cleaned. She said they call the County and it's not being done. There was also a report created. She said it happened because the county reconfigured the creek.

Pat Phillips spoke about the wild horse and wildlife issue coming through the property. She asked if there will be fencing and gates during construction that will keep the wildlife out and fences to allow them through the fence after construction. Stacy said yes, we will fence them during construction. No current path to enter this site.

Mrs. Coker handed out pictures to the board regarding the wildlife.

H. Darrah asked if the additional development impact and increase the future flooding events. Dwayne Smith said there are detention basins, and there are impacts due to development but those are required to mitigate it. Additional water will be routed to detention basins with the project and get metered out. The post development flows doesn't exceed the predevelopment flows. Mr. Darrah asked about the traffic study and the estimated 56 average trips. He asked about the proposed re-route of Geiger Grade, and how close will that threshold push the re-alignment. Stacy said she doesn't know the timing of the RTC re-alignment. That's a question for RTC.

Kathleen Pfaff said they purchased knowing they will have a beautiful view. She said she doesn't want to listen to construction of the project. She asked how do they develop homes and sell them knowing what they are up against. She said part of the beauty of south Reno the rural and peaceful. She said how can put in 56 houses and not disrupt an entire community to develop something.

Lonnie spoke about an easement road. She said if the south parcels are developed, she won't have emergency access. She needs an alley or gated road in case of emergency. In respect to the view, her property has a view of Mt. Rose. If houses are put in, it will block the view if the homes are two story. She said she will fight it. And if the homes are elevated, the view will be blocked. People cannot plant trees to block the view of Mt. Rose. She was concerned for utilities. Lemmon Valley is being required to hook up to sewer. She wants to know if they will have to be hooked up to sewer. She said she never saw wild horses. The horse are feral , not wild because they were not sterilized in the past.

Marsy asked about the timing. Jim said this project will go before the planning commission on February 7th. It won't be 2018 would they be building houses. Jim reviewed the recommendation process. Jim said Washoe County has all the information on the website. Stacy said 7am – 7pm would be the construction hours, Monday through Saturday.

Mr. Coker wanted to know who to speak to with those comments. Kelly Mullen introduced herself and invited all comments directed to her.

MOTION: Steven Kelly moved to forward all comments to the Planning Department. Jason Katz seconded the motion. The motion passed unanimously.

7B. Variance Case Number WPVAR16-002 (Sierra RV Storage Lot) – Request for community feedback, discussion and possible recommendation to approve a variance to permit: 1) use of the property as RV storage

without a commercial structure 2) 8ft high fence in front yard setback 3) reduce landscaping requirements 4) eliminate lighting requirements 5) reduce paving requirements.

- **Applicant and Property Owner:** Sierra RV Super Center, Inc.
- **Location:** 16400 S. Virginia Street
- **Assessor's Parcel Number:** 071-320-15
- **Staff:** Eva Krause, Planner, ekrause@washoecounty.us, 775-328-3623
- **Reviewing Body:** This case is tentatively scheduled to be heard by the Board of Adjustment on February 2, 2017

Mike, the representative said the subject property sits between the existing trailer dealerships. Sierra RV purchased it in 2016. They moved trailers in there, and received a letter from code enforcement. The variance is simple. The code requires primary commercial structure, office/restrooms. There are no employees on this site. They come and get a trailer and leave. He said they want to eliminate the need for the structure is the first request. The second request is to eliminate the landscaping. He said they will put up trees, but the shrubs won't be seen. Third request is the paving. He said they aren't expanding outside the area. Mike showed the map of the sensitive area of the creek, flood zone and property lines. He said nothing will be disturbed. There is a natural buffer in the back. They don't plan have any lighting; there is a security fence with lighting. The residential area wouldn't want the additional lighting. The security fence will need be legalized with variance. Steven Kelly asked about the old mountain family and the old boot place. This was an overflow of the old mountain family.

Eva Krause, Washoe County planner spoke about the variance. She said the lot was vacant. The use wasn't legal for code. South Valleys Community plan allows for outdoor storage; it just needed updating coding. The fence sticks up above with the elevation from road to property line. There are conditions that have to be met for this variance. It's only for storage of RV, toy haulers. It can't be changed to other commercial storage uses. No public are allowed on the lot.

Motion: Patricia Philips moved to recommend approval of Variance Case Number WPVAR16-002 (Sierra RV Storage Lot). Steven Kelly seconded the motion to approve recommendation. The motion passed unanimously.

7C. Special Use Permit WSUP16-001 (Ophir Hill) – Request for community feedback, discussion and possible recommendation to approve a special use permit for grading in excess of thresholds established in the Washoe County development code (Sec. 110.438.35) and to provide for an overall code compliance plan for the existing non-conforming commercial rock quarry operation.

- **Applicant and Property Owner:** Burdick Excavating Co., Inc. & Boulder Creek Enterprises.
- **Location:** 3270 Old US Highway 395, Washoe Valley
- **Assessor's Parcel Numbers:** 046-032-02, 046-032-04 and 046-032-04
- **Staff:** Chad Giesinger, Senior Planner, cgiesinger@washoecounty.us, 775-328-3626

Linda Burdick showed a slideshow of the 1983 landslide disaster. Slide mountain deposited onto a parcel of 161K cubic ft rock and dirt. There was one deaths and injuries during this event. All the material during the event came all the way down to 395. She said they are asking for a special use permit to restore the acres. She said she uses the rock on the necessary projects on slopes and restoration projects. The rock is being used constructively. She said they want to remove that rock legally from the property into useful projects. They received the 2015 best in the basin by TRPA.

Jim said he knows the facility is managed very well. Ms. Burdick said the event occurred in '83 and they purchased the land in '89. She has been doing it since then.

Mike said it's a special use permit to allow grading and moving the rock operation and returned to pre-slide operation. It will be 4 years.

Motion: Patricia Philips moved to approve the special use permit. Steven Kelly seconded the motion to approve the special use permit. The motion passed unanimously.

8.*COUNTY UPDATE – Sarah Tone, Management Analyst, 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. (This item is for information only and no action will be taken by the CAB)

Sarah spoke emergency management flood events. Washoe County has worked with FEMA to obtain money for residents. Please report the damage to your homes. If you can get the word out, please help by letting your neighbors know. Steven Kelly said the septic systems have backed up.

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).

Next agenda items: update on flood and drainage (Dwayne Smith)

10. *PUBLIC COMMENT – No public comments.

ADJOURNMENT - Meeting adjourned at 7:38 pm.

Number of CAB members present: 5

Number of Public Present: 40

Presence of Elected Officials: 1

Number of staff present: 5

Respectfully submitted by: Misty Moga