



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 February 5, 2018 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 Steven Kelly at 6:00 p.m.

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

Absent: Bob Vaught (alternate, not excused); Kimberly Rossiter (not excused)

2. *PLEDGE OF ALLEGIANCE - Steven Kelly led the Pledge of Allegiance.

3. *PUBLIC COMMENT - There were no public comments.

4. APPROVAL OF AGENDA FOR THE MEETING OF APRIL 5, 2018– Jason Katz moved to approve the agenda for **APRIL 5, 2018**. Jim Rummings seconded the motion to approve the agenda for **APRIL 5, 2018**. Motion passed unanimously.

5. APPROVAL OF THE MINUTES FOR THE MEETING OF JANUARY 11, 2018– Patricia Phillips moved to approve the minutes of **JANUARY 11, 2018**. Jim Rummings seconded the motion to approve the minutes. Motion passed unanimously.

6. *PRESENTATION AND DISCUSSION ON A TRUCKEE MEADOWS WATER AUTHORITY (TMWA) WATER UPDATE - A representative from TMWA will provide information and receive input on a water supply update, scheduled infrastructure projects and other issues affecting your water.

John Enloe, TMWA's Director of Natural Resources, gave an informational presentation:

- Current water supply: 2017 was a record year; 2018 was 75% of normal snowpack. Federal Water Master regulates reservoirs.
- Reservoirs are at maximum legal limit
- No additional conservation measures are needed
- Mr. Enloe reviewed a timeline of water supply management with the Truckee River Operating Agreement (TROA).
- Upstream reservoirs: The top 6 feet of Lake Tahoe is controlled by a dam. Other reservoirs include: Stampede, Boca, Donner Lake, Independence Lake. During normal water years the tribe gets the benefit use of the reservoirs. During drought years, the public uses the reservoirs. Multiple water supplies. Ground, surface, reservoir.
- TMWA completed a contingency response plan; store more water during a drought

Scheduled TMWA projects:

- Mr. Enloe spoke about past projects
- 5 year CIP projected \$170 million to improve the water system

- 2018 projects include: Peavine Tank replacement, Arrowcreek Drought response, Mainline replacement (4th Street, Prater Way, South Virginia), Mt. Rose treatment plant, Verdi Main extension, Satellite Hills booster pump station replacement.
- Patricia Phillips expressed her concern with development; current residents are restricted with water use while there is still development. Mr. Enloe explained the timeline of water rights and change of use over the years. He reviewed a graph of surface water rights for agriculture rights which have changed overtime into residential. The amount of water rights is fixed, but the uses of the rights have changed.
- The challenge will be using resources as efficiently as possible as the community grows. The Regional Planning Agency keeps their eye on the resources and development growth so it doesn't get out of bound. For every one 1 acre feet of demand of ground water, the developer has to bring 2 acre feet. That's where the White's Creek treatment plant has come in. Conjunctive use of all of the resources.
- Jim Rummings asked about the geographical TMWA Service area. Mr. Enloe spoke the TMWA service area.
- Patricia Phillips asked about the geothermal plant. Mr. Enloe said yes, they pump a lot of water. A large portion of their water evaporates. They are looking to reduce or eliminating evaporation. They pump a lot and re-inject a lot into the ground water. He said they are working with ORMAT and the state on the water.
- Bill Garecht said his water is full of lime on Timberline. Mr. Enloe said he can contact him after the meeting to address his concerns.

7. DEVELOPMENT PROJECTS– The project description is provided below with links to the application or you may visit the Planning and Building Division website and select the Application Submittals page: https://www.washoecounty.us/csd/planning_and_development/index.php.

7.A. Special Use Permit Case Number WSUP18-0004 (Tru Reno Bed & Breakfast) – Request for community feedback, discussion and possible action to forward community and Citizen Advisory Board comments to Washoe County staff on a special use permit to allow a bed and breakfast establishment with six master suites. The use is proposed to be located within an existing residence that the applicant has indicated was designed to meet appropriate standards for a bed and breakfast. (for Possible Action)

- Applicant: Troy Underwood
- Property Owner: Tru Reno Enterprise, LP
- Location: 15030 N. Timberline Drive
- Assessor's Parcel Number: 049-871-10
- Staff: Kelly Mullin, Senior Planner, 775-328-3608; kmullin@washoecounty.us
- Reviewing Body: Tentatively scheduled for Board of Adjustment, May 3, 2018

Kelly Mullin, Washoe County Planner, introduced herself and encouraged the public to email her their comments and concerns.

Troy Underwood, project representative:

- He said the Bed and Breakfast will serve healthy food. But it's more of an experience. They will teach them how to make healthy food.
- Jason Katz asked about prior use. Troy Underwood said the house was built to be a bed and breakfast, but ended up as a private residence.
- Jim Rummings asked about Special Use Permit issued back in 2009. Kelly Mullin said they were issued a Special Use Permit; however, they never followed up to get a business license.

- Jason Katz asked about the CC&Rs. He said there are no communal/cooperative living arrangements allowed under the current CC&Rs. Troy Underwood said there will be no communal living.
- Jim Rummings asked how can they operate as business if zoned as residential. Kelly Mullin said they can request a Special Use Permit for a bed and breakfast. She said they will address potential impacts on the neighborhood. Troy Underwood said it's not a large hotel. Patricia Phillips asked about protecting the neighbors' privacy; Troy said they don't foresee there will be any impacts on the neighbors privacy.
- Troy Underwood addressed the question about the maximum occupants – there are 5 rooms with two guests per room.
- Public member and Timberline resident, Bill Garecht said Timberline Road is 20 feet wide. People are parking on both sides of the road. Cars are six feet wide with cars parked on both sides of the street. There are bicyclists, hikers, dogs, and kids, and there is only 2 feet available for the pedestrians. He said what if there is snow on the road. Something has to be done with that road. It will be gridlock. Someone will get hurt.
- Patricia Phillips asked about parking. Troy Underwood said there is plenty of parking on the property.
- Jason Katz said this is already a busy residential area. It's opening it up to commercial use which would be a negative impact on the neighborhood. It's not a great road, and it's used a lot.
- Jim Rummings said the road is an NDOT problem, not part of the special use permit for this project.
- Kelly Mullin said she has not received comments from nearby residents.
- Patricia Phillips said she remembers when this came to the CAB before. It was denied. She wanted to know what changes have been made since that time. She said the previous concerns were about commercial use. Troy Underwood said the leach lines had to be updated which was the only concern he had to address according to the past owner. Steven Kelly said he is concern other homeowners will also want to do this. Jim Rummings said no one is here to oppose the project.

MOTION: Jason Katz moved to recommend denial. No second. Motion died.

MOTION: Jim Rummings recommended passing along the comments to the County. Patricia Phillips seconded. Jason Katz opposed. Motion carried 3 to 1.

8. *CHAIRMAN/BOARD MEMBER ITEMS - This item is limited to announcements by CAB members. (This item is for information only and no action will be taken by the CAB).

Patricia Phillips said there was a warehouse built in Damonte with large doors with bright spot lights. It's very rural area. She believes it was Bartley Ranch. Kelly Mullin asked Patricia to email her the address.

9. *PUBLIC COMMENT – There were no public comments.

ADJOURNMENT - Meeting adjourned at 7:05 p.m.

Number of CAB members present: 4

Number of Public Present: 15

Presence of Elected Officials: 0

Number of staff present: 1