



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 June 14, 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 6:02 p.m.

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

Absent: Bob Vaught (alternate, not excused), Patricia Phillips (absent, excused), Kimberly Rossiter (absent, excused).

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

3. *PUBLIC COMMENT -

Constance Howard said as a 30 year property owner, she wants to express strong opposition for the development of lands in Washoe County. The plan releases 2/3, 62%, wilderness lands. She said Lucey's plan include Sheldon Wilderness refuse. There was no input from the public. It will be an impact on the wilderness where we recreate.

Elaine Carrick said she lives in South Reno. She said there is nothing on the agenda regarding Commission Lucey's plan to remove wilderness land. She said he claims to take protection off the wilderness and open it up for development. This would negatively impact the residents, wildlife, and visitors. She said she opposes diminishing our wilderness areas.

Marilyn Naylor, resident for 22 years, Washoe valley Alliance Board Member, spoke about the scenic bi-way. The Corridor Management Plan was published. She showed the scenic bi-way brochure. There are national and historic markers. Please adhere to the South Valleys Management Plan with preservation, open space, and heritage.

Scott Tyler, professor of Hydrology at UNR spoke about the Public Lands Act that Commissioner Lucey is proposing. Public access and public lands is what makes this area so attractive. Disposal of Federal land for development is not a long term viable option.

Steve Wolgast, resident of Callahan Ranch, said he is strongly opposed to the Lands Bill which permits further urban sprawl. He said we have seen issues all over the County. He said north towards Oregon border, the lands are used in many ways by the public. He said he opposes this bill.

Pam DuPre, 31 year resident of Washoe Valley, said she wanted to congratulate Lucey for winning primary and directs her comment to him. She spoke about wilderness lands. It would open the lands to pipeline, drilling, and gas lines. There are petroglyphs on these lands. She said Dean Heller said that people over 60 aren't using the lands, which he is wrong. The vast majority of open acreage is already open to grazing, mining, and drilling. It's a small percentage of land with wilderness quality. We ask they don't change the status of those lands at this time.

4. APPROVAL OF AGENDA FOR THE MEETING OF JUNE 14, 2018—Roger Pelham said abandonment case, item 6A will not be heard. Jason Katz moved to approve the agenda for **JUNE 14, 2018** as amended. Jim Rummings seconded the motion to approve the agenda for **JUNE 14, 2018** as amended. Motion passed unanimously.

5. APPROVAL OF THE MINUTES FOR THE MEETING OF MAY 3, 2018— tabled until next meeting.

6. 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.

6A. item was pulled. No public comment.

6.B. Special Use Permit Case Number WSUP18-0011 (Murry Grading) – Request for community feedback, discussion and possible action to forward community and Citizen Advisory Board comments to Washoe County staff on a request for Major Grading of an area of approximately 80,000 square feet on parcel of land approximately 2.53 acres in size to facilitate the development of an Agricultural Sales Use Type. (for Possible Action)

- Applicant/Property Owner: Murry Ranch, LLC/Reeves Business Ventures
- Location: 225 US Hwy 395 South, approx. 700 ft. south of its intersection with Old Washoe Drive
- Assessor’s Parcel Number: 046-080-03
- Staff: Roger Pelham, Senior Planner; 775-328-3622; rpelham@washoecounty.us
- Reviewing Body: Tentatively scheduled for Board of Adjustment, July 11, 2018

Karen Downs, applicant representative, provided a project presentation:

- Washoe Valley, west of 395, adjacent of Washoe Valley storage
- Special use permit for grading – more than 1 acre in size
- 2.53 acres, commercial zoning, agricultural sales
- She showed the site plan
- 80K sq feet of disturbed land
- Access is existing; proposed parking lot
- TMWA water on the west side of property
- There will be landscaping along 395
- She showed the conceptual design of the office building
- Pole Barn Design

Jim Rummings said the office building is nice for just one staff person. Karen Downs said it’s the Agricultural Sales Office for the site to sell hay and honey. They have 10 customers a day.

Maureen Collins said Murray is in Pleasant Valley. Karen said they are looking for a sales office. Maureen asked about delivery. Karen said there will be 6 trucks in and out per day and 3 semi trucks per week.

MOTION: Jim Rummings moved to recommend approval as long as they comply with the County codes and conditions. Jason Katz seconded the motion to recommend approval. Motion passed unanimous.

6.C. Special Use Permit Case Number WSUP18-0009 (Sky Tavern Excavation) – Request for community feedback, discussion and possible action to forward community and Citizen Advisory Board comments to Washoe County staff on a request for a special use permit to excavate 39,300 cubic yards of material from Grass Lake at Sky Tavern in order to improve the lake to allow for snow making operations at the Sky Tavern Junior Ski Area and to use the excavated material to support the construction of additional parking at the lower parking area. Additional improvements will include the construction of a dam structure at the lake, constructing approximately 37,300 square feet of new asphalt paving in the parking area, construction of a new 2,000 square foot maintenance building, restoring culverts for Browns Creek, piping of spring water to the snowmaking pond, and installation of permanent snowmaking pump and support equipment. (for Possible Action)

- Applicant/Property Owner: Sky Tavern Junior Ski Area/City of Reno
- Location: 10000 Mt. Rose Hwy.
- Assessor’s Parcel Number: 048-050-03
- Staff: Julee Olander, Planner; 775-328-3627; jolander@washoecounty.us
- Reviewing Body: Tentatively scheduled for Board of Adjustment, July 11, 2018.

Nathan Robinson, Sky Tavern representative, gave a project overview:

- Nathan said the grass lake was originally sheep agriculture with water rights
- Since 1974, it’s been envisioned for Sky Tavern to have snowmaking.
- Special Use Permit is required due to the size of work, depth of excavation, and slopes of the pond.
- He said they are asking for relief from landscape screening since there aren’t any nearby neighbors. It’s beneficial use.
- He said the engineering has been working on water rights maps and planning

Jim Rummings asked about lake storage capacity. Nathan said the lake is full, the culvert will be upsized. A retaining pond will be constructed upstream. He said they are improving water discharge.

Jason Katz asked about the current structure. Nathan said it’s a ski rental business.

Brent Danner asked about construction of the dam structure. Nathan said this is an excavation, but it’s registered with the state as a dam since it holds water.

Jay Collins said he has designed and installed snowmaking for 40 years. He asked about the water storage needs for snowmaking and the recovery rate. Nathan said the company was confident we have enough water in storage and water rights.

Jack G. said the dam broken several times. He asked if they have studied it. Nathan said he wasn’t aware of it breaking. Jack said it’s a NDOT road. Nathan said he will discuss it with NDOT and research it. Jack said he would share the studies with Nathan.

Jim Rummings said there are drainage issues up there during storm runoff. He said he would be in favor of the project if the issues that are discussed are satisfied and you aren’t creating more issues. Jim said the youth use Sky tavern. There is a lot of support for Sky Tavern.

Jack said the forest study spoke about the sheep overgrazing which caused the washout.

MOTION: Jim Rummings moved to recommend approval as long as they aren't causing drainage and flooding issue; must be in compliance with the County. Jason Katz seconded the motion to recommend approval. Motion passed unanimously.

6.D. Tentative Subdivision Map Case Number WTM18-005 (Autumn Wood Phase 2) – Request for community feedback, discussion and possible action to forward community and Citizen Advisory Board comments to Washoe County staff on a request for a 17-lot, common open space, single-family residential subdivision. (for Possible Action)

AND

Special Use Permit Case Number WSUP18-0005 (Jeppson Lane Storm Water Detention Basin) – Request for community feedback, discussion and possible action to forward community and Citizen Advisory Board comments to Washoe County staff on a request for Major Grading of approximately 5.83 acres and approximately 28,000 cubic yards of excavation, part of which is within the Sensitive Stream Zone Buffer Area of Whites Creek. The grading is proposed for construction of off-site storm water detention improvements in association with the Autumn Wood residential subdivision. (for Possible Action).

- Applicant/Property Owner: D.R. Horton
- Location: the west side of Jeppson Lane, approximately 500 feet north of its intersection with Zolezzi Lane.
- Assessor's Parcel Number: 162-010-31
- Staff: Roger Pelham, Senior Planner; 775-328-3622; rpelham@washoecounty.us
- Reviewing Body: Tentatively scheduled for Planning Commission, July 3, 2018.

John Krmptotic with KLS for DR Horton, introduced Thomas Warley (land development manager) and Robert Gelu (engineer).

John Krmptotic provided a presentation:

- Autumn Wood phase 1 was approved 12 years ago; phase 2 is north of this of phase 1, and adjacent to Whites Creek. It's an extension of phase 1.
- Access is from Zolezzi Lane.
- Proposing 17 lots on 6 acres
- Single family attached - townhomes
- Requesting Medium Density Suburban; 3 du per acre
- Landscape and Open Space is about 2/3rds of the site
- This request is compliant with code

He said the 100 year flood plain goes through this property. He said they are requesting a Special Use Permit for a diversion channel, which would divert water to a detention basin. This would solve regional issues, not just for the project. Jeppson Lane residents will benefit from it.

No public comments were made.

Jason Katz asked about the overflow from detention basin into Whites Creek. Robert Gelu, the project engineer said the culvert would flow it into Whites Creek. The pond is 4 feet deep. It's an in-cut, below the existing ground. Jim Rummings asked if it's fenced. Mr. Gelu said a fence will be installed around the ditch and pond.

MOTION: Jim Rummings moved to recommend support of these requests as long as they comply with County requirements. Jason Katz seconded the motion to recommend approval. Motion passed unanimously.

6.E. Master Plan Amendment Case Number WMPA18-0004 AND Regulatory Zone Amendment WRZA18-

0004 (Estates at Marango Springs) – Request for community feedback, discussion and possible action to forward community and Citizen Advisory Board comments to Washoe County staff on a request (1) To adopt an amendment to the Washoe County Master Plan, South Valleys Area Plan to change the Master Plan Category on ±80.0-acres from ±70.43-acres of Rural Residential and ±9.58 acres of Rural to Suburban Residential; and (2) Subject to final approval of the associated Master Plan change, to recommend adoption of an amendment to the South Valleys Regulatory Zone Map, changing the Regulatory Zone from 34.95 acres of Low Density Rural (LDR), ±9.58 acres of General Rural (GR) and ±36.51 acres Medium Density Rural (MDR) to Low Density Suburban (LDS). (for Possible Action)

- Applicant/Property Owner: Harry Fry
- Location: 18090 Marango Rd.
- Assessor’s Parcel Number: 017-410-05 & 050-571-24
- Staff: Julee Olander, Planner; 775-328-3627; jolander@washoecounty.us
- Reviewing Body: Tentatively scheduled for Planning Commission, July 3, 2018

Master plan amendment to 80 acres of property from 70 acres of Rural Residential and 9.6 acres of Rural to suburban residential

Zone Regulatory Zone change to rezone 80 acres from 34.9 acres of Low Density Rural
Located south of Toll Road
Matching zone change -Matching the neighborhood to the north

Jason Katz asked for the zone difference. The project representative said currently the zoning allows 11 units now, but want to change to allow 80 units on site. Proposing Low Density Suburban allows 1 unit acre per lots. Some lots would be larger or left empty. If granted, we would comeback with tentative map. There isn’t unlimited space within the boundary.

Jim Rummings asked about access. The representative said Toll Road is the access road. He said a traffic impact study would be conducted as the process continues through tentative map process.

Derek, the project representative, said the fire department would appreciate the road connections that would be created through the neighborhood to improve access.

Deborah Ribnick said she lives next to this property. She said she is concerned with increased density and water drainage. The bridge has already been washed out. The culverts cannot handle the water flow. Resident on Ramona took pictures of proposed site to show the water flow. She said they had to do repair work. She said they are concern that there won’t be proper infrastructure. The culverts are too small to accommodate water flow. She said the other neighborhood is low density compared to what is being proposed. There are problems with developer. He’s not keeping his promise. He doesn’t have integrity.

Alvin Feleciano said he lives next to the proposed project. He said the project south of his home that Dr. Fry built had flood issues. He said within 30 years, there were 4 times when it flooded and the kids could kayak around the neighborhood. He said he wants to see the tentative map hearing moved to a later date, after the

4th of July. He said would like to present his information. He said he has had tremendous issues with traffic; people speed in the 25 mph area. He said he assumes the developer will bring in water. He said he is concerned this was going to impact his water.

Bret Danner said he lives next to the subject property on the north side. On August 24, 2004, he said his house burned down, and it was total chaos. He said not one drop of water was used on his house. He said we need better roads. The fire department was maxed out; they couldn't handle it. We need more facts about this project. If you put 80 more homes, it won't work.

Steve Thompsen said he is pro development, pro growth. He said he lives in Harry Fry development. He isn't opposing the project, he opposes the developer. Just because you are a land owner, doesn't make you a developer. He said Mr. Fry needs to follow NRS 116. Mr. Thompsen said his development's CCRs claim it's a gated community, but it's not. The roads are in disrepair. The storm drains were never constructed per specifications. Mr. Fry didn't build it the proper way. There are detention pond issues. The operating and reserve accounts aren't adequate reserves. He's an inadequate developer. Mr. Fry should not change zoning until he makes things right with his current development.

Ginger Pierce, Pleasant Valley/Steamboat Association President, said they worked 5 long years to create the area plan. She said she worked with state waterman and he said don't put houses at the subject site. All those neighbors have wells. Mr. Fry doesn't have water rights. She said they will ruin the wells of those who live here.

Brian Feleciano, 38 year resident, said the previous speakers addressed his concerns. He said it's a safety issue from a fire perspective. He said when there was a fire, it was scary because there was only one way in and one way out. He spoke about traffic; poorly designed intersection. 80 homes will generate 160 cars a day. Something would have to be done at multiple intersections. A pump station was going to be too expensive due to elevation changes. He said he is curious how they will address how they will get the water up that elevation. He asked if Mr. Fry wasn't going to do it for Majestic Estates, how he will do it for this project.

Steve Wolgast asked for clarification regarding zoning in the presentation. The representative said it's a mixture of zoning – 3 different zones, all replaced with Medium Density Suburban. Currently, only part of it is MDS.

Jason Lewis said he lives on Majestic View. He said the road is in poor condition. He understands the road is responsibility of the homeowners. He asked what will more traffic do to those roads. He had the impression it was going to be a gated community; it's still no gate. Additional traffic will create safety issues and poor roads.

Derek said there is no Suburban zoning. It's MDR currently. He misspoke and wanted to state that correction.

Mark Keyzers, resident on Marango, two roads away from subject project, said the flooding was extreme on Marango and Ramona two winters ago. The water shed absorption is going to be reduced which is a concern. There isn't a site plan or proposed infrastructure presented. To make a decision at this point would be arbitrary. You cannot make a determination. Majestic Ridge was developed with the same format with SR zoning. He spoke about fires on the ridge. He said he is pro development, but this can be appropriately addressed with more information. It's in a transition area; there needs appropriate spacing and buffering. It's fire susceptible. It's not an appropriate boundary or barrier. Many issues need to be addressed. This hearing on July 3rd is difficult. He recommends deferring that meeting to a later date.

Derek, the project representative, said he understands it's frustrating not to see the development plan, put the zoning needs to come first. Tentative map process comes later after zoning approval. Mark asked about drainage. Derek said they would need to fix the current deficiencies.

Shendry Thom asked about the power for those properties. She said the current power line won't handle it. The representative said they haven't looked at power yet. He said they will bring in suburban services to the area including water and power. The suburban service would benefit those on wells if they want to connect.

Mr. Feleciano said the connection to municipal water is roughly \$39,000. The current water system in development that Dr. Fry developed doesn't meet code. They had to get a variance from Reno fire department to put one more service on it.

Brad said his driveway is the entrance to this development. He said he is pro development. He said it took him over an hour to get from the bottom of Toll Road to the top of Toll Road due to congestion during the last fire; people were evacuating their horses. He said he is hearing complaints about the Majestic development. He said the timing is off. The planning commission meeting is right near 4th of July. The traffic is bad. No one wants to slow down. More homes equal more cars. Station 14 moved behind South Creek which is further away. Reno doesn't have to service the area. The closest fire station is Arrow Creek. The closest fire hydrant is out of code.

Julee Olander said we have pushed this project's hearing back to August 7 or event September. She said the surrounding neighbors will receive a notice.

Roger Pelham spoke about the criteria for changing Master Plan. He said under the Washoe County website under departments/planning/ Washoe County development code/ article – there are specific findings for master plan amendments. It has to be consistent with the area, and show it's not a deterrent. He said we are looking at the Master Plan and Area Plan; there are two documents involved. The decision is made by the Planning Commission, Board of County Commissioners, and Truckee Meadows Regional Planning Commission as well. Julee read the language in the findings. She said it must be consistent with the master plan, land uses, change and conditions, availability of facilities, no impact of military installation, and won't impact public health or safety.

Roger Pelham said what Derek, the representative, said was correct, but he wanted to clarify that the amendment and zone change would allow 80, but they may not get all 80 units developed due to land constraints, which might be true if each lot is 1 acre for LDS, unless a common open space subdivision is proposed, the lots could be a lot smaller. It's the average density, but the lot can be smaller than density.

Bret Danner asked if the projects are ever turned down. Julee said yes they are; they have to follow the code. Agencies will review it – fire department, police, sheriff, State, Washoe County, engineering. They review the application and provide comments. This would be a yes or no situation. No conditions can be applied. Bret asked if they review historical events.

Rachel Thompson asked for example that was turned down for public safety issues. Roger Pelham said recently, Lemmon Drive Estates was turned down by the Planning Commission due to drainage. He hasn't one been turned down for public safety – police and fire purposes. Julee said fire has the ability to put conditions to require additional hydrants. She said when Derek comes back with tentative map, conditions will be placed on the map for such things as hydrants, traffic improvements.

Bill Naylor said according to the South Valleys Area Plan said anytime a land use change is proposed a study is required. Julee said we need to look at those findings. This is part of the process. Bill said the study is submitted with application. Bill asked the board needs to review the study to make a decision. The applicant hasn't completed the application by not submitting the plan.

Jim Rummings said we are a long way from a project. Some basic items need to be addressed before we can move forward. Issues include: access, water, fire. There is a severe credibility issue with the developer. The developer turned his back on the County and those who he is selling the property to. You will need one escrow account to hold his feet to the fire.

MOTION: Jim Rummings moved to recommend denial of this request. Jason Katz seconded the motion to deny. Motion passed unanimously.

7. *CHAIRMAN/BOARD MEMBER ITEMS - No items were discussed.

8. *PUBLIC COMMENT –

Don Drake said he is concerned with Washoe County Lands Bill. He said we have growth problems.

Jay Collins said the planning process, the credibility of developer is concerning in this County. There is no enforcement. There are only two enforcement employees for the entire County. He said this happens all the time. He said he took the assistant County Manager through Washoe Valley. The assistant manager said code enforcement is complaint driven. He said that's problematic.

Bill Naylor said mounds of hay are covered with old billboards. He is concerned with the poll barn no covered by a roof. The representative said it has a roof.

ADJOURNMENT – the meeting adjourned at 7:45 p.m.

Number of CAB members present: 3

Number of Public Present: 65

Presence of Elected Officials: 0

Number of staff present: 2