



## 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 March 7, 2019 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 Patricia Phillips at 6:00 p.m.

**Member Present:** Patricia Phillips, Kimberly Rossiter, Tom Burkhart, Shaun O’Harra, Jim Rummings. A quorum was determined.

**Absent:** Bob Vaught (alternate, not excused).

**2. \*PLEDGE OF ALLEGIANCE** - Patricia Phillips led the Pledge of Allegiance.

### **3. \*PUBLIC COMMENT -**

Roger Pelham, Washoe County Planner, said he is here for the action items, and wanted to notify the board that both items were postponed - Pleasant Valley Estates and Antenna. If and when the amended applications are ready, they will come back to CAB. Because these projects were noticed on the agenda, they will still be heard by the board.

**4. APPROVAL OF AGENDA FOR THE MEETING OF MARCH 7, 2019** (for Possible Action) –Tom Burkhart moved to approve the agenda for **MARCH 7, 2019**. Shaun O’ Harra seconded the motion to approve the agenda for **MARCH 7, 2019**. Motion carried unanimously.

**5. APPROVAL OF THE MINUTES FOR THE MEETING OF JANUARY 3, 2019** (for Possible Action) – Tom Burkhart moved to approve the meeting minutes for **JANUARY 3, 2019**. Shaun O’ Harra seconded the motion to approve the meeting minutes for **JANUARY 3, 2019**. Motion carried unanimously.

**6.A. Special Use Permit Case Number WSUP19-0002 (Sprint Antenna)** – 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 remove existing antennas and associated equipment located on Truckee Meadows Water Authority water tank and relocate to an area adjacent to the water tank a 40-foot high monopole with associated equipment. The monopole is proposed to be located at 16125 N Timberline Drive. (for Possible Action)

- Applicant/Property Owner: Sprint c/o Streamline Engineering & Design/Truckee Meadows Water Authority
- Location: 16125 N Timberline Drive
- Assessor’s Parcel Number: 049-070-41
- Staff: Julee Olander, Planner, 775-328-3627; [jolander@washoecounty.us](mailto:jolander@washoecounty.us)
- Reviewing Body: Tentatively scheduled for the Board of Adjustment on April 4, 2019

Roger Pelham, Washoe County Planner, provided introduced the application. He said it’s a Special Use Permit (SUP) requested. This application been delayed. There is no timeframe for their application amendment. There is no time limit. He said they are proposing to install the antenna too close to a trail, and they didn’t meet the

1,000 foot setback. A SUP is a discretionary action made by the Board of Adjustment, and heard by this Board. The comments from this Board will be one of the recommendations that goes into the staff analysis that goes to the Board of Adjustments.

Tom Burkhart asked why they didn't realize the setback rules.

**6.B. Tentative Subdivision Map Case Number WTM19-0001 (Pleasant Valley Estates)** – 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 58-lot single-family Residential tentative subdivision map, with lots ranging in size from 12,507 to 101,032 square feet. The subject site includes slopes greater than 15% on 20% or more of the site and is subject to Hillside Development standards. (for Possible Action)

- Applicant/Property Owner: Pleasant Valley Estates LLC
- Location: Between the eastern terminus of Chance Lane and the southern terminus of Rocky Vista Road
- Assessor's Parcel Number(s): 017-410-39, 017-410-38 and 017-200-30
- Staff: Roger Pelham, Senior Planner; 775-328-3622 and [rpelham@washoecounty.us](mailto:rpelham@washoecounty.us)
- Reviewing Body: Tentatively scheduled for the Planning Commission on April 2, 2019.

Roger Pelham, Washoe County Planner, said we did receive a notice from applicant for this item to be delayed. He said he received comments from agencies suggesting denial. The applicant wants to work with them to provide a revised application to address the short comings. If any of the agency recommend denial that pretty much trumps it. He said often they will recommend approval with conditions. The applicant will work with reviewing agencies and submit a revised application; it will be treated like a new application. The Citizen Advisory Board is considered a reviewing agency as the opinion of the folks of the area.

Shaun O'Harra asked what was the basis of the denial. Roger Pelham said technical stuff from Engineering Department regarding roads and slopes. Roger said he has the comments from the reviewing agencies and which have been provided to the applicant. Jim Rummings said if they revise their application based on design, it's might not be worth discussing. Roger said the design will change before going to the Planning Commission.

Amie Haskill, Rocky Vista Road resident, she said she has been coming here for 50 years. She said she loves her house and valley, but now it's is being developed. She said she is devastated because she wants to retire here. She wants the development to stop. No one likes the development. She said she is not happy about it.

Ginger Pierce, Pleasant Valley resident, spoke about Pleasant Valley Estates 1, 2, and 3. Steamboat has great history. There are no water rights on that property.

Colleen Morrisette she asked if fire/EMS had signed off on this project. She spoke about egress and ingress. She asked what agencies had signed off on it. The South Valley Area Plan is historical and rural, not dense. She said they have concerns for lifestyle; we enjoy cultural heritage of the area. She said she doesn't want the developers to carve up the land of South Valleys.

Don Weight, Chance Lane, said he is concerned the developer is not considering the rural community. He said he can see 7 homes within 100 acres. The proposed doesn't fit the community. Chance Lane is not developed. It's not supported by Washoe County. Rocky Vista is a 4-wheel drive road. The access would be limited. If they put in 54 homes, the ingress and egress during an emergency situation would be hard. Rhodes Road, Chance, and Rocky Vista aren't developed for this type of development. He said he wants the boards to listen to these

concerns. Tom Burkhart asked how much land does the average current owner have. Don said 5-10 acres each.

Alvin Feleciano, Revaza Road, said he has seen a lot of changes over 40 years. He said he is concerned with the egress and access to these locations. He said we have seen flooding and fires. He said he worked for Sierra Pacific Power and was able to go home and evacuate during a fire. He said one of the floods, residents weren't able to leave their home. He said there are the same issues across the way. He said the fires travel fast out there. These are the concerns that need to be addressed. He said he did risk management as a profession. We have seen 3 fires out there. One came near him and burned the neighbors' property.

Roger Pelham said there is an agency review checklist for all the agencies who receive the application. He said the following are some of the agencies who receive the application for review: Postal Service, NDEP, NDF, Water Resources, NDOW, WCDA, Building and Safety, mapping, Parks and Open Space, Land Development, Traffic Engineers, Animal Service, Sheriff, Health Department, Air Quality, TMFPD, STMWV CAB, Regional Transportation, School District, Utilities, TMWA. The comments received from agencies are public records if anyone is interested. Shaun O'Harra asked if there were any negative comment from the Fire District. Roger said he didn't hear back from fire. Roger said the Sheriff Department sent back common responses – when you increase the amount of houses, there are the same amount of officers to respond.

Patricia Phillips asked about standards for noticing this application. Roger said minimum standard for noticing a subdivision map application is 500 feet around subject property and not less than 30 property owners. He said that came to be 59 separate parcels which will be included in the staff report.

Shaun O'Harra asked about water rights. Roger said they don't have water rights, but it's not uncommon which comes later during the entitlements. A community water system is what is proposed.

Shaun O'Harra asked if it's zoned for Pleasant Valley schools and if the school district had responded. Roger Pelham said school district responded – Pleasant Valley and Brown are 133% capacity and this development would bring it to 134%. Depoali is at 97% capacity. Damonte is at 85% and would stay at 84% capacity.

Jim Rummings asked if this area has been proposed for development before. Roger Pelham said we did receive a similar request about 3 years ago with a number of short comings with that application as well. The current request is superseding that.

Theresa Feleciano asked about community water system with a tank. Roger said maybe; it depends on the engineering. He said water tanks are considered utility use type with a SUP required.

Kimberly Burakowski said she is concern with water. When TMWA put service out there, our service level dropped. We lost water pressure. We have been fighting it ever since. They have told us to drill wells. She said she is concerned with light and noise pollution. She said they can't see the stars anymore. If you dig further, you may hit geothermal.

Mr. Cleveland said he read the proposal; they propose to hook up to TMWA water lines same with sewer lines. They have options. He said they are 5-10 acres lots on the west and south. There are a few larger lots, but most proposed are too dense.

Rick Blake, Cedar Lane resident, said they had similar issues with Rubicon developer. If they want to work with the community and partner, they should be here. He applauded everyone for their comments about rural-ness

of the area. Rubicon had numerous issues in the past. It was a bad proposal. He said he read the proposal about wanting to keep with the nature of the area, but packing 58 homes isn't keeping with the nature of the area. They need to be more prepared.

Tom asked if anyone is in favor of the project.

Scott Wright, Rubicon group, said they received the engineering comments this morning and didn't want to present something that would change. He said the Rhodes Road was a different project and developer. He didn't know why that fell through.

Karen, a public member, asked how we can access this public information.

Roger Pelham said the application submitted is available online. He said for anything else in the case file, call or email him. He said for more in depth information, we request you fill out a public information record.

Kimberly Burakowski asked how do we know what information is out there. She said she wasn't noticed when Mr. Fry was going to develop. Roger Pelham said we have to follow State law when noticing – have to send notices a certain distance and minimum number of residence of the project.

Patricia Phillips said these comments will be forwarded and part of the record.

Roger Pelham said if you send your comments to him in writing, it will go into the staff report in the exhibit.

A public member asked if they will go before Planning Commission on April 2. Roger Pelham said no.

**7. \*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 said she notified the County that Bartley Ranch built a warehouse at Del Monte behind the amphitheater with bright lights. It didn't go before any other committee other than the Parks and Recreation Committee. We need to discuss this.

**8. \*GENERAL PUBLIC COMMENT AND DISCUSSION THEREOF –**

Theresa Feleciano asked a question. She said she went to the Planning Commission and County Commission about Marango Springs. The CAB declined it, Planning Commission declined it, and at the County Commissioners meeting, the applicant asked for an extension. She asked how it can keep going on if it keeps getting denied. Patricia Phillips said the CABs are advisory only. Tom Burkhart said the BOA takes what we said seriously. Roger Pelham said CAB is advisory; Planning Commission and BOA are appointed and their decisions are final unless appealed; then it goes to the County Commissioners whose decision is final unless there is a lawsuit.

**ADJOURNMENT** – the meeting adjourned 6:57 p.m.

Number of CAB members present: 5

Number of Public Present: 45

Presence of Elected Officials: 0

Number of staff present: 1