

WARM SPRINGS CITIZEN ADVISORY BOARD



DRAFT

Minutes of the special meeting of the Warm Springs Citizen Advisory Board held November 9, 2010 at the Truckee Meadows Fire Station #29, Ironwood Road, Warm Springs, Nevada.

1. **CALL TO ORDER** – The meeting was called to order at 6:33 p.m. by Jeff Wiggins, Acting Chair.
2. **MEMBERS PRESENT** – Larry Chesney, At-Large, Jeanne Herman, At-Large, Joanne Phillips, At-Large Alternate, (Sat in for Robert White) and Jeff Wiggins, At-Large, V. Chair.
MEMBERS ABSENT – Robert White, At-Large, Chair, excused and Hugh Ezzell, At-Large, Secretary, excused.
3. **APPROVAL OF AGENDA FOR THE MEETING OF NOVEMBER 9, 2010.** – Larry Chesney moved to approve the November 9, 2010 meeting agenda as posted. Jeanne Herman seconded the motion. The motion carried unanimously.
4. **APPROVAL OF THE MINUTES OF THE MEETING HELD ON JULY 6, 2010.** – Jeanne Herman moved to approve the minutes of the July 6, 2010 meeting as submitted. Larry Chesney seconded the motion. The motion carried unanimously.
5. **Reaffirmation of Election of Chair** – At their July 6, 2010 meeting, the WSCAB elected Robert White as Chair for the 2010-2011 term of office. Because Mr. White was not present at the meeting, his election was subject to his acknowledgement. Although Mr. White indicated by e-mail to staff that he would be willing to serve as the Chair, the WSCAB will take action to reaffirm Mr. White's election on July 6 as the Chair for the 2010-2011 term of office. **MOTION:** Larry Chesney moved to table this item until the January 2011 meeting. Jeanne Herman seconded the motion. The motion carried unanimously.
- 6.* **UPDATES/ANNOUNCEMENTS/CORRESPONDENCE** – (CAB files and correspondence which are part of the public record are on file in the Washoe County Department of Community Development and are available for public review. Written correspondence and testimony will be included in the public record when a request is made to make the document a part of the public record and when a copy is provided to the CAB Chair, who forwards the document to the County. Copies of correspondence should be on file in the Washoe County Department of Community Development and are available for public review).
 - Jeff Wiggins announced that a Community Forum is scheduled to be held at Truckee Meadows Fire Station #29 starting at 6:30 p.m. on December 6, 2010 to provide an opportunity for the community to discuss issues related to the Warm Springs area. Topics may include, but are not limited to, the update of the Warm Springs Area Plan water budget and the citizen request to change the General Rural Residential (GRR) land use classification to General Rural Agricultural (GRA), as well as any topic residents wish to bring to the forum. (Note: The Community Forum is not sponsored by either Washoe County or the Warm Springs CAB.)
- 7.* **WASHOE COUNTY SHERIFF'S DEPARTMENT** – Lieutenant Milt Perry, Washoe County Sheriff's Department was available to report on public safety issues including recent calls for service. Lt. Perry reported that there have not been any recent calls for service in the Warm Springs planning area. Deputy Perry reported on theft of copper wires in Washoe County and the Truckee Meadows area. There have been incidents of theft of appliances and other valuables in vacant dwellings. Vacant and abandoned dwellings are targets for these break-ins.
Comments and Concerns
 - In response to concerns raised by Sharon Spencer regarding noise and apparent explosives at the firing range, Lt. Perry reported that illegal ammunition and other explosives have been destroyed by the Bomb Squad at the shooting range.
 - Jeff Wiggins reported that there was also artillery training at the military range this past weekend.
 - Roger Rieke stated concern that he made a recent call for service regarding suspicious activity that he observed occurring on an adjacent property and the first Deputy on the scene was apparently reluctant to investigate that someone was vandalizing some heavy equipment. The second Deputy did investigate the complaint.
- 8.* **RENO FIRE PROTECTION AND SAFETY ISSUES** – A representative of the Reno Fire Department was not available to present a report on fire safety.
- 9.* **COUNTY COMMISSIONER/COUNTY LIAISON UPDATES:**
 - A. Commissioner Robert Larkin was not present to provide an update on County issues.
 - B. Lorrie Adams, County Liaison for Districts 4 and 5, is available to answer your questions and concerns. Please feel free to contact her at ladams@washoecounty.us (775) 328-2720. To sign up to receive email updates from the County, visit www.washoecounty.us/cmail. Monthly updates on County issues in your area are available online at www.washoecounty.us/cab (follow the link to your CAB).
10. **COMMUNITY FORUM UPDATE**
 - A. **Update on Citizen Request to Change the General Rural Residential (GRR) Land Use Classification to General Rural Agricultural (GRA) in the Warm Springs Area Plan** – Katherine Snedigar provided a background on the area designations and also reported on the October 28, 2010 Community Forum discussion regarding changing the GRR (General Rural Residential) classification to GRA (General Rural Agricultural). Ms. Snedigar reported that a campground would be listed under prohibited uses. The attendees also discussed public lodges or recreation clubs. Support was stated for uses compatible with the agricultural land use. Some attendees stated concern regarding noise and dust issues. The attendees at the forum agreed that the land use designation should be returned to what it was before. Ms. Snedigar stated that information has been made available to local residents.

Comments and Concerns

- Jeff Wiggins reported that attendance was low and per Robert White, citizens in Palomino Valley are urged to participate in the community forums in December to hear community opinions.
- Joanne Phillips provided printouts of information that applies to the original GRA or A7 designation and stated that she would like to see a detailed and clarified explanation of what the community wants to see and wants to be prohibited in the land use.
- Larry Chesney asked that community comments be gathered and then move forward with a draft document by January 2011.
- This item was put on a hold while Roger Pelham introduced item 12. A. which could have an impact on this discussion.
- Bill Whitney stated that he and Grace Sannazzaro have already produced some working drafts to make the change to GRA understandable. Article 304 in the Development Code explains land use classifications.
- Mr. Whitney was asked to provide a working draft so the WSCAB can take action on the document in January. Mr. Whitney stated that he has been taking notes on what has been stated during this meeting.
- George Boyd asked when a draft would be available for public review.
- Bill Whitney stated that they are trying to make an understandable draft document that incorporates the GRR in addition to A7 and is available on the Washoe County web-site.
- Katherine Snedigar stated that she would send comments to Mr. Whitney for consideration in the working draft. Ms. Snedigar stated that they are trying to use the administrative process to bring the land uses back to GRA. Washoe County is only responsible for the Health, Safety and Welfare enforcement.
- Jeff Wiggins asked everyone to participate in the planning process and bring the discussions to a close so the document can be brought forward in the approval process.

11.*PUBLIC COMMENT - Comment heard under this item will be limited to items not on this agenda and will also be limited to three minutes per person. This three-minute rule shall also apply to public testimony given during an agenda item, and that testimony shall be limited to the subject of the agenda items. Comments are to be made to the CAB as a whole. The CAB follows NRS 241.035 and includes written remarks as part of the public record only when such remarks are read into the record and a copy is provided for inclusion as part of the record.

- Jim Schnieder introduced himself and stated that it seems to him that the GID is a friend of the neighborhood and there should be better cooperation between the CAB and the GID. Jeff Wiggins explained the way specific issues are discussed and handled.
- Katherine Snedigar stated that there was an investigation due to an anonymous complaint.
- Garth Elliott introduced himself and discussed some of his platform when he ran for County Commissioner. Mr. Elliott stated that he was elected to serve on the Sun Valley GID and he discussed costs to tax payers. Mr. Elliott urged citizens to stay engaged and participate in local government issues.
- Gary Schmidt stated that he 'loves' this board since citizens are active participants in the planning process.
- Sharon Spencer encouraged citizens to consider serving on the WSCAB and she had a copy of the application packet to serve as an alternate on the CAB available.
- Jeff Wiggins asked for further public comment and hearing none, closed this agenda item.

12. NEW BUSINESS – Time limits for these items will be limited to: 10 minutes for presenters, 15 minutes for public testimony, and 10 minutes for Board discussion. (Staff contact listed on items for Community Development may not be in attendance but can be contacted with code and policy questions.)

A. Special Use Permit Case No. SB10-011 (Palomino Valley General Improvement District - PVGID) – Roger Pelham, Staff Representative introduced this request for a special use permit and was available to address code, process and policy questions and concerns. Harold Shotwell PVGID and George Lindsmith, Tri-State Surveying were available to address questions and concerns regarding the request to develop a public service yard, a permanent aggregate facility and a water truck fill station (Utility Services use type) as authorized in tables 110.302.05.2 and 110.302.05.3 of the Washoe County Development Code. The parcel is ±42.53 acres in size and is currently designated General Rural Residential (GRR), an application for a Regulatory Zone Amendment to change to General Rural (GR) is pending at this time. The parcel is located within the Warm Springs Area Plan, and is situated in a portion of Section 33, T23N, R21E, MDM, Washoe County, Nevada. The property is located in the Warm Springs Citizen Advisory Board boundary and Washoe County Commission District No. 4. (APN: 077-350-02) Staff Representatives: Roger Pelham, Senior Planner, 775.328.3622; Property Owner: Palomino Valley General Improvement District (PVGID) attn: Harold Shotwell; Consultant: Tri-State Surveying attn: George Lindsmith. Harold Shotwell, PVGID stated that the complaint temporarily shut down the operation and they have been granted limited operation. Mr. Shotwell stated that they were not aware that they were not in compliance with current code. Mr. Shotwell stated that they are in the permit process for the fill station at Ironwood. Mr. Shotwell stated that the cost to constituents to come into compliance would be in the tens of thousands. Cost for parking lot lighting would not be significant. The plans would be reviewed by all of the agencies and other requirements could be a condition of approval. Mr. Shotwell stated that a valid complaint would be enforced. This request will be presented to the Board of Adjustment on December 2, 2010. **MOTION:** Larry Chesney moved to recommend denial of the Special Use Permit based on the following: A Special Use Permit is not required; Washoe County did not notify the PVGID that a Special Use Permit was going to expire, and since nothing was done by Washoe County for 14 years, the old zoning should have been grandfathered; Sufficient information was not provided to

the WSCAB members in a timely manner in order for the Board to make the appropriate decision. Jeanne Herman seconded the motion. The motion carried unanimously.

Comments and Concerns

- Jeff Wiggins asked if the uses that complaints were about were activities that were allowed in the old land uses. Mr. Wiggins stated that the basic overview is that the more terms and conditions results in more cost to the PVGID and local citizens.
- Katherine Snedigar questioned why the permit expired and why was the PVGID not notified that the temporary permit had expired?
- Gary Schmidt introduced himself and stated that if the County did not notify the PVGID that the permit had expired, Estoppels prevent them from requiring the PVGID to get a Special Use Permit now. The permits required in 1993 would be grandfathered. Under A. 7. a Special Use Permit would not be required.
- Mark Colosimo, resident adjacent to the PVGID stated that the PVGID has not been a good neighbor. There have been leaking drums, trash and equipment stored on the site. They have a mining aggregate on site. They were shut down by the Fire Marshall due to non-compliance or being up to code. Mr. Colosimo stated that the PVGID did things on-site that they knew were not allowed.
- Katherine Snedigar stated that it does not take a special use permit to clean up trash or fuels and other negative impacts from contaminants.
- Cindy Colosimo, resident adjacent to the PVGID stated that the PVGID were red-tagged by the Fire Marshall and she also observed the PVGID install a non-permitted septic. Ms. Colosimo stated that they do not want the negative impacts from the dust.
- Gary Schmidt stated that the issue is the land uses are grandfathered.
- In response to questions raised, Mr. Shotwell stated that the Fire Department red tagged the fuel tanks due to the lack of proper paperwork to support that the tanks were approved. The red-tag was removed once the safety improvements were installed and proof was presented that the fuel tanks are approved. Mr. Shotwell stated that the engineered septic tank was permitted and the paperwork was available.
- Jeff Wiggins asked what measures the PVGID would take to be good neighbors. Mr. Wiggins addressed the dust issues due to dirt roads throughout the area. Mr. Wiggins urged members of the PVGID to attend the WSCAB and work with local citizens to address issues and concerns.
- George Boyce stated opposition to the costs to bring the PVGID into compliance with the Special Use Permit and the funds would be better served suing Washoe County for not grandfathering the PVGID.
- Katherine Snedigar asked that the WSCAB take action to deny the Special Use Permit and move back to A7.
- Larry Chesney stated his opposition to taking action not having received the information packet in a timely manner.
- Jeanne Herman stated opposition to spending the money since it will be paid by the tax payers.

13. OLD BUSINESS – Time limits for these items will be limited to: 10 minutes for presenters, 15 minutes for public testimony, and 10 minutes for Board discussion.

A.* Warm Springs Area Plan Update – Grace Sannazzaro and Bill Whitney, Planning Staff were available to continue the discussion on updating the Warm Springs Area Plan, a part of the Washoe County Comprehensive Plan. The Warm Springs Area Plan update process will be comprised of review and discussion over a period of several months that take place at regularly scheduled Warm Springs Citizen Advisory Board meetings. At the completion of the update, there may be revisions to any or all of the following sections of the Warm Springs Area Plan: Introduction, Conservation section, Land Use and Transportation section, Public Services and Facilities section, Conclusion, Appendix A – Water Budget for the Warm Springs Area Plan, List of Maps and List of Tables. Mr. Whitney reported on recent workshops on the water budget and considering options to protect domestic wells and water perennial yield. Mr. Whitney provided copies of proposed policies and asked for public opinion. (This item was for information only and the CAB took no action.)

Comments and Concerns

- Concerns were raised that the cities of Reno and Sparks could take local water supplies.
- Questions were raised regarding protection of endangered species.

14.*CHAIRMAN/BOARD MEMBER ITEMS (This item is limited to announcements of topics/issues posed for future workshops/agendas).

- **Next Agenda Items:** Community Forum Update, Warm Springs Area Plan Update, Reaffirmation of Election of Chair.

15. ADJOURNMENT – Jeanne Herman moved to adjourn the meeting at 8:33 p.m. Larry Chesney seconded the motion. The motion carried unanimously.

Respectfully submitted by: Allayne Donnelly-Everett, Recording Secretary