

# WARM SPRINGS CITIZEN ADVISORY BOARD

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**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 special meeting of the Warm Springs Citizen Advisory Board held March 26, 2012 at the Regional Shooting Facility at 21555 Pyramid Highway, Warm Springs, Nevada

- 1.\* **CALL TO ORDER** – The meeting was called to order at 6:39 p.m. by Jeff Wiggins, Chair.
- 2.\* **MEMBERS PRESENT** – Larry Chesney, At-Large, Vice Chair., Hugh Ezzell, At-Large, (Arrived at 7:01) Jeanne Herman, At-Large, Secretary, Joann Phillips, At-Large, Robert White, At-Large, Alternate sat in for Hugh Ezzell until he arrived at 7:01 p.m.) and Jeff Wiggins, At-Large, Chair.
- 3.\* **PUBLIC COMMENT** - Comment under this item were limited to three minutes per person.
  - Katherine Snedigar stated for the record: “I am not a legal fiction, I am a living self conscious being, I am not a resident of Washoe County, I live in Washoe County.” and stated that most of what Community Development is doing as far as regulating land use has to do with United Nations agenda 21, sustainable development, smart growth, foreign policy. We are not many entities, one county. We have the City of Reno, City of Sparks, Incline Village, Washoe Valley, Sun Valley, Lemmon Valley, Red Rock and Cold Springs. Those are all individual places with boundaries. What they try to do is to fit every single property in Washoe County into an urban residential development code. They try to force everyone, no matter what the size of the property is to be under the regulations of NRS 278, residential uses, five acres or less. Ms. Snedigar stated that it just can’t be the way any more especially since we got rid of our residential un-congested general rural agricultural land. Our properties can not be dealt with as an urban or a suburban development and we need to get the county staff to recognize that designation.
  - Jeff Wiggins asked for further public comment and hearing none, closed this agenda item.
4. **APPROVAL OF AGENDA FOR THE SPECIAL MEETING OF MARCH 26, 2012.** – **MOTION:** Robert White moved to approve the March 26, 2012 special meeting agenda as posted. Larry Chesney seconded the motion. The motion carried unanimously.
5. **APPROVAL OF THE MINUTES OF THE REGULAR MEETING HELD ON JANUARY 10, 2012.** – **MOTION:** Joanne Phillips moved to approve the minutes of the January 10, 2012 regular meeting as submitted. Larry Chesney seconded the motion. The motion carried unanimously.
- 6.\* **REPORTS AND UPDATES** – **The following reports and updates will be limited to five minutes each.** (These items are informational only and no action will be taken by the CAB.)
  - A.\* **Updates/Announcements/Correspondence** – This item is limited to updates and announcements from CAB members, or review of correspondence received by the CAB.
    - Jeff Wiggins read a letter from Dennis Goodsell, Palomino Valley General Improvement District (PVGID) dated December 2011 into the record. Mr. Wiggins provided copies of information from Waste Management, Helps Keep Washoe County Clean, Washoe County Update and Washoe County Fire Services.
    - Jeff Wiggins announced that Commissioner Robert Larkin is no longer the Washoe County representative for Warm Springs and that Commissioner Bonnie Weber is now the Commissioner for the Warm Springs CAB planning area.
  - B.\* **Washoe County Sheriff’s Office Items** – A representative of the Washoe County Sheriff’s Office was not available to present to report on public safety issues within the CAB area, including recent calls for service.
  - C.\* **Washoe County Update**
    - Commissioner Robert Larkin is no longer representing the Warm Springs CAB Planning Area.
    - Commissioner Bonnie Weber was present to provide an update on County issues and District 5. Commissioner Weber introduced herself and thanked everyone for attending the recent meet and greet. Commissioner Weber encouraged everyone to log into [www.WashoeCounty.us](http://www.WashoeCounty.us) to review the budget hearings schedule. Commissioner Weber encouraged citizens to consider serving with the CERT (Citizen Emergency Response Team) program. Commissioner Weber plans to ask a representative of the Sheriff’s Department to present the CERT program to the community and also encouraged holding community get-togethers to get acquainted with each other and talk about community issues.
  - Sarah Tone, County Liaison, is available to answer your questions and concerns. Please contact her at [stone@washoecounty.us](mailto:stone@washoecounty.us) or 775.328.2721. To sign up to receive email updates from the County, visit

[www.washoecounty.us/cmail](http://www.washoecounty.us/cmail). The written County updates are available online at [www.washoecounty.us/cab](http://www.washoecounty.us/cab) (follow the link to your CAB).

**\*\*Jeff Wiggins called a recess at 6:51 p.m. and called the meeting back to order at 7:04 p.m.**

**7. NEW BUSINESS** – (Staff contact listed on items for Community Development may not be in attendance but can be contacted with code and policy questions.)

**A.\* Warm Springs Community Planning Overview** – Bill Whitney, Acting Director, Department of Community Development was available to review the purpose of the Warm Springs area planning efforts to date and community issues that remain. Mr. Whitney reported that the Department of Community Development will change to the Community Services Department which will include: Public Works, Department of Water Resources, Parks and Recreation, Community Development, Building and Safety and Engineering. Mr. Whitney reviewed the history of the Area Plan Update process and stated that the previous update was out of date. The next steps will be to work on WS 3.11 which will maintain the status quo of the water budget and implement further groundwater study. They will be working through the WSCAB and landowners on the Warm Springs Specific Plan. Horse boarding and commercial stables were an unresolved issue. (This item was informational only and no action was taken by the CAB.)

**B. Warm Springs Planning Area Equine Survey** – Sandra Monsalve, Staff Representative, Department of Community Development was available to present the results of the Warm Springs Equine Questionnaire and discussion of the next steps, as requested by Commissioner Bonnie Weber. Copies of the survey, survey results and other appropriate documentation were available for review. Ms. Monsalve reviewed the results of the Warm Springs Equine Survey. Discussion was held on the rules regarding horse boarding and equestrian facilities were brought before the CAB. Ms. Monsalve discussed the Development Code Amendment process. Once the code language is established, it will be presented to the WSCAB for review and recommendations. Jeff Wiggins reminded the audience to keep their questions to the number of horses that would be allowed. **MOTION:** Larry Chesney moved to recommend to the Board of County Commissioners that the WSCAB accept these numbers, change the wording of applicable parcels in the Warm Springs Planning Area to legal parcels zoned GR or GRA, and based on the chart, personal use is unlimited, no permits, no business license, boarding of up to thirty horses, no permits but a business license required, boarding of thirty one to fifty horses, no permits and a business license required. An equestrian commercial facility, fifty one or more horses, special use permit required and a business license required. Jeanne Herman seconded the motion. **AMENDED MOTION:** Larry Chesney amended his motion as follows: ...to recommend to the Board of County Commissioners that the WSCAB accept these numbers, change the wording of applicable parcels in the Warm Springs Planning Area to legal parcels zoned GR or GRA, (the intent is to include 1/16<sup>th</sup> or aliquot parts) and based on the chart, personal use is unlimited, no permits, no business license, boarding of up to thirty horses, no permits but a business license is required, boarding of thirty one to fifty horses, no permits and a business license is required. An equestrian commercial facility with or without boarding requires a special use permit and a business license. Boarding of fifty one or more horses requires a special use permit and a business license. Jeanne Herman seconded the amended motion. The motion carried unanimously.

**Comments and Concerns**

- Concerns were raised that some residents have obtained special use permits in the past that are not compatible with proposed special use permit requirements. Ms. Monsalve stated that she is reviewing the concern with legal council.
- Edward Dolak stated concerns regarding compliance with county code during events at the location of Amy Road and Ironwood Road.
- Ms. Monsalve stated that code requires that properties within 500 feet or 30 adjacent properties must be notified of requests for special use permits. Ms. Monsalve urged citizens to contact Washoe County to receive notices of requests for special use permits.
- Concerns were raised regarding negative traffic impacts to the community and wear and tear on the roadway and would tax payers have to pay for repairs and maintenance..
- Ms. Monsalve stated that they are working with NDOT (Nevada Department of Transportation) to establish warning and slower traffic around equestrian events.
- In response to concerns raised regarding notifications to property owners per NRS requirements, Ms. Monsalve stated that they has no way of confirming that property owners have received public notices. Information is public record and available for review at Washoe County.
- Questions were raised regarding other forms of notification such as e-mail.
- Questions were raised regarding where breeding comes into the code requirements.
- Questions were raised regarding lighting and noise regulations. Ms. Monsalve stated that the codes should be compatible with the rural community including 'night sky'.
- Edward Dolak stated that agricultural to him means raising animals and that boarding is a commercial business. Mr. Dolak stated that negative impacts from an adjacent facility includes: flies, odors, dust and

noise. Mr. Dolak stated that he would like to see personal use limited to five or less before the special use permit is required.

- In response to questions raised, Ms. Monsalve addressed concerns regarding parcel sizes of just under 40 acres – 1/16<sup>th</sup> or aliquot parts.
- Hugh Ezzell asked for the record for a guarantee that Roger Pelham, Staff Representative will respect the aliquot parts designation. Ms. Monsalve stated that she could not make that guarantee.
- Darla Owen who lives on the corner of Amy Road at Ironwood Road stated that in her opinion, adjacent neighbors should have a say in approving of applications. Ms. Owen stated that there should be a limit on lighting, the number of horses and public address system and a forty acre parcel is not large enough for fifty horses. Ms. Owen stated concern that removal of sagebrush contributes to blowing dust.
- Katherine Snedigar discussed how parcels were subdivided in the 1970's through the 1980's.
- Commissioner Bonnie Weber stated that the issues regarding the property at Amy Road and Ironwood Road are being dealt with.
- Jeff Wiggins stated that the property at Amy Road and Ironwood Road has only their own horses and their uses are allowed.
- Ms. Monsalve stated that some of the impacts to public health need to be addressed.
- It was stated that the depth of knowledge that Ms. Monsalve has is very valuable to this community.
- Pez Rasmussen stated that flies can be a nightmare and he has been negatively impacted by two horses and one donkey and stated that the maximum number of horses should be kept to ten.
- Ms. Monsalve stated that events would require a special use permit and stated that there are requirements for restoring land.
- Sheri Gibb stated that she has a special use permit and it addressed flies, manure removal and dust controls.
- Jeff Wiggins stated that most questions seem to be regarding having a business license. Mr. Wiggins stated that the Department of Water Resources and State Water Board is involved in approving water rights for boarded horses. This issue will be addressed at a later time. Mr. Wiggins stated that it appears that half of the responders to the survey want limited numbers of horses and the other half wants unlimited numbers of horses.
- Hugh Ezzell disclosed that in response to an e-mail from Washoe County for discussion during this meeting that he sent an e-mail to all of the members of the CAB and read his e-mail into the record. Mr. Ezzell provided a copy of the e-mail for the record. Mr. Ezzell added that he feels that administrative permits should not be allowed, that all requests should involve public review. Mr. Ezzell stated that the numbers of horses are unlimited until a facility becomes commercial.
- Jeanne Herman supported the work that has been done to establish numbers of horses.
- Larry Chesney stated that he supports administrative permits.
- Ms. Monsalve stated that administrative permits get circulated to the agencies and may require conditions. Noticing is within the five hundred foot radius. Procedures are being developed regarding the public hearing process.
- Mr. Whitney stated that code enforcement is complaint driven. Mr. Whitney stated that any commercial use requires a business license.

**8. OLD BUSINESS – Time limits for public testimony on these items will be limited to 3 minutes per person.**

**A.\* Palomino Valley General Improvement District (PVGID Permanent Agenda Item)** – A representative from the PVGID was not available to present a report. The CAB Chair read a letter received from the GID following the previous CAB meeting into the record. Mr. Wiggins stated that a representative of the PVGID may attend a WSCAB meeting if there is some information to discuss. This item was heard following item 6. C. (This item was informational only and no action was taken by the CAB).

**Comments and Concerns**

- There were no comments heard from the audience or CAB.

**9.\* CHAIRMAN/MEMBER COMMENTS** (This item limited to announcements of topics/issues posed for future workshops/agendas).

- **Next Agenda Items:** There were no items requested for the May WSCAB meeting agenda.

**10.\*PUBLIC COMMENT** – Jeff Wiggins asked for public comment and hearing none, closed this agenda item.

**11. ADJOURNMENT** – With no further business, Jeff Wiggins adjourned the meeting at 9:17 p.m.

Respectfully submitted by: Allayne Donnelly-Everett, Recording Secretary