



## Warm Springs Rural 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 Warm Springs Rural Citizen Advisory Board held January 20, at the Palomino Auxiliary Fire Station 6015 Ironwood, Warm Springs, NV.

### 1. \*CALL TO ORDER/DETERMINATION OF QUORUM

Thomas Prentice, Robert Gunn, Dennis Buck, Gregory Gilbert, James Bradbery (Filling in for Hugh, who has resigned)

**Absent:**, Howard Shehane (excused), Hugh Ezzell (not excused; resigned).

A quorum was determined.

### 2. \*PLEDGE OF ALLEGIANCE – Tom Prentices led the pledge.

### 3. \*PUBLIC COMMENT –

Chuck Lieman said he is an associate of the local volunteer fire station. He said they are establishing a program to install reflective street signs in order to see them better at night. He said they are \$25 which includes installation. These are visible by emergency vehicle. He said there is a sign up. They are installing in the area all the way from I-80 to Blackrock.

Katherine Snedigar said in 2015, Dennis buck asked for 6:30pm start time. She asked why staff moved the start time to 6:00pm. She said she is tired of staff shutting us down. She said they are shutting down our voices.

Tom Prentice said Ann Marie Fenner needed help with her property and RV. She had spoken to Commissioner Hartung. Code enforcement challenged her and her business. He said the County is over reaching. He said he might not understand, he said, however, we aren't a subdivision. He said they had to move. The Sherriff came out and someone submitted an anonymous letter.

Nancy Van Wick asked about code enforcement. She said the County has special requirements that apply to smaller lots, 88 acre split, not our parcels. Katherine Snedigar said if you want to know about building codes, contact her. She said she knows the statutes.

Andrea Tavener invited everyone to contact her with any questions.

Daniel Phillips asked about notifications for the County meetings. He said we would like more notice.

**4. APPROVAL OF AGENDA FOR THE REGULAR MEETING OF JANUARY 20, 2016** - Robert Gunn moved to approve the agenda for the meeting of January 20, 2016. Gregory Gilbert seconded the motion to approve the agenda. The motion passed unanimously.

### **5. APPROVAL OF THE MINUTES FOR THE MEETINGS OF JANUARY 13, 2014; May 5, 2015; AND THE SPECIAL MEETING OF OCTOBER 21, 2015 –**

Robert Gunn moved to approve the minutes for the meeting of **JANUARY 13, 2014**. Gregory Gilbert seconded the motion to approve the minutes. The motion passed unanimously.

Gregory Gilbert moved to approve the minutes for the meeting of **May 5, 2015** with typos. Robert Gunn seconded the motion to approve the minutes. The motion passed unanimously.

Robert Gunn moved to approve the minutes for the meeting of **OCTOBER 21, 2015**. Gregory Gilbert seconded the motion to approve the minutes. The motion passed unanimously.

## **6.\*PUBLIC OFFICIAL REPORTS**

**A.\*Washoe County Commissioner** – Jeanne Herman may be available to provide updated information on discussions and actions by the Board of County Commissioners (BCC). Commissioner Herman can be reached at (775) 501-0002 or via email at [jherman@washoecounty.us](mailto:jherman@washoecounty.us) (This item is for information only and no action will be taken by the CAB.)

Commissioner Herman gave an update:

- She said they received great questions about cargo containers.
- She said hopefully we will have another meeting in March or April. There has been a stir about CABs; those who fought about even having them now have 12 meetings. She said she got approval to use discretionary funds to get the Gerlach and Verdi CAB up and running. She said she wants this CAB to meet more than 3 times a year.
- Dave Solaro said some projects go to Board of Adjustments and some go to the Planning Commission. It's based on the requirements.
- Nancy Van Wick said she is concerned about getting the notice for the meetings. She asked if there is a website with the agenda for the local CAB meetings. Nancy said there needs to be more reader boards. Commissioner Herman said Sun Valley needs it too. Nancy said she didn't know it was on the website. There are a lot of people who don't know about it or who don't use the computer. Nancy said banks and mailboxes would be a great place to post the meeting notice. She said the mailboxes were vandalized. Commissioner Herman confirmed this CAB will be meeting here instead of the shooting range.
- Renia Smith asked if there will be any communication before the next meeting. She said she would like others to be notified. Andrea Tavener said each CAB has a webpage. Andrea said the Warm Springs CAB will meet here, at this facility, 6pm, in the months of: January, May, and September. The floating meeting will now be July, the 3<sup>rd</sup> Wednesday during those months, bar any issues with the facility. She said she has to clear that with the facility schedule. She encouraged everyone to sign up for agendas, County News, and other important announcements via Cmail. She said it's District 5 news via email. Please spread the word.
- Katherine Snedigar asked why we can't have our meetings at 6:30pm. Andrea said the BCC voted in May 2015 to vote to have a uniform start time at 6pm. If you prefer the start time, the community can decide that.
- Renia Smith said they need to consider how much time it takes to get to the meeting. Hugh said if the meeting starts too late, we get out too late.
- Commissioner Herman asked about the signs getting reprinted for meeting notices. Al Rogers said it's possible to have signs painted with the meeting time and date: to indicate 3<sup>rd</sup> Wednesday of January, May, July, September. Daniel Phillips asked if the signs are GID or County signs. Commissioner Herman said they are brown metal county signs.
- Tom Prentice asked why the County cares when we meet. Commissioner Herman said she doesn't know. We need to revisit it. Andrea said we can discuss this offline.
- Katherine Snedigar asked why the staff can determine the time. Commissioner Herman said we accepted it when it was brought to the board.
- Hugh said the board sets its own meeting times. Andrea said the Board of County Commissioners voted to implement the changes to the CAB. Hugh asked Tom to make a change. Andrea said this discussion will be taken to the Commission for further discussion.
- Commissioner Herman introduced new neighbors, Mr. and Mrs. Scarbough on Yellowtail.

## **7. \*COMMUNITY UPDATES**

**A. \*Truckee Meadows Fire Protection District (TMFPD)** – Fire Chief Charles Moore or another representative from the Truckee Meadows Fire Protection District will provide a summary of the District's activities including recent calls for service, emergency operations, volunteer firefighter program, cooperative

aid agreements with neighboring jurisdictions, and an update to fire services in the area. For more information contact (775) 326-6000 or via the webpage at [www.tmfpd.us](http://www.tmfpd.us) (This item is for information only and no action will be taken by the CAB.)

Charlie Moore, Chief for TMFPD, gave an update:

- He spoke about ISO rating. He said the ISO rating is based on resources and capabilities. It determines the ratings and insurance. He said the fire insurance rating went down, therefore, you should be paying lower homeowner insurance if you within 5 road miles of a fire station.
- The Palomino Fire Station has a new rating. You can save a lot of money.
- He spoke about fuels management and fuels reduction. He said a burn box is a device to burn vegetation with very little smoke. He said removing vegetation can be a problem because open burn isn't always allowed. He said the Palomino Fire Volunteers will have the opportunity to burn with the burn box for residents. He said for a nominal donation. He asked the public if they would like the volunteers to burn it, or would you like to burn it on their property. Burning can be problematic with wind. This can be a great service.
- An Ordinance will come before the Board of County Commissioners in February to consolidate Sierra Fire and TMFPD. Sierra Fire service area is largely in the south. The two districts currently operate as one, but have to conduct two audits, two budgets, and there are inefficiencies with operating two districts. He said it would be a lot more efficient consolidating the two districts.. He said northern boundary to Truckee Meadow is Township 22. He said they are considering expanding the boundary to include north of Township 22; however, your taxes would go up because you will be paying TMFPD taxes. After consolidation on July 1, they would consider expansion.
- Volunteers reform: Major initiative to recruit more volunteers. There will be a meeting on February 20 to meet with volunteers. He encouraged those who want to serve as a volunteer fire fighter to sign up. He said there are two focuses: Wild land fires in the spring, and structural fire fighting. You get to pick and choose what you want to focus on. Volunteer reform has been controversial. Volunteers have worked really hard. It's challenging. He said we would love to have you. Watch the website/newspaper for more information.

Questions:

- Katherine Snedigar asked about the burn box. Chief Moore said we propose to do it at no cost; but if you wish to donate, volunteers would greatly appreciate it. He said you can live 20 miles away, and still bring it in. Katherine said we have 10 acres of tumble weeds and you want us bring it down here in the burn box. Chief Moore said if you choose to have the volunteers do it, bring it down; but you can burn it on your own property too. The burn box program allows you to do it if you don't want to do it on your property.
- Zannifer Rolich said the burn box contains the smoke so it doesn't get released into the environment. Chief Moore said burn box burns cleanly with very little smoke. Chief Moore said you can't burn during winter while it is the safest, but you can burn in July when it is dangerous. He is working on getting some changes. You won't notice much smoke from the burn box.
- Chuck Lieman asked about the changes with health department; will they allow the burn box when people aren't allow to burn on their property. Chief Moore said that is what he is working on getting changed. The current code prohibits it, but they are looking into changing regulations to burn.
- Daniel Phillips said it would be best to have burn box in spring. He said he doesn't have much to burn in the winter. He said it would be good to have it. Daniel asked about service north of Township 22. Chief Moore said north of Township 22 gets Truckee Meadow Fire, but they don't pay taxes. The township line is before the gun range.
- Chief Moore said the meeting for volunteers is on February 20<sup>th</sup> at the County Chambers. He said you have to pass a physical (get on a treadmill and they check health issues). He said they don't test for lifting.
- Chief Moore addressed the question regarding owning your own water/ fire truck. He said a resident needs 160 gallons in storage before they can approve you. He said we bring the water. Each insurance agency is different. Daniel asked if he can help if he has the resources. Chief Moore said no, although, we may ask for your water. You have to be trained to be involved. Water tender qualifies for a insurance discount.

- Chief Moore said Page 7 and 23 of ISO packet that shows the ratings; provide this to your homeowner insurance company.
- Daniel asked about BLM. Chief Moore said they are mutual aid. They have a station out here. If there is a wild land fire, they will respond with us. Katherine Snedigar said she has seen them at a structural fire; Chief Moore said they can't fight it.
- Chief Moore's contact information: [tmoore@tmfpd.us](mailto:tmoore@tmfpd.us); 775-313-8903.
- He said State Farm rates independently from ISO.

**B. \*Washoe County Community Services Department (CSD)** - Dave Solaro, Director of the Community Services Department will provide information related to current Washoe County Code requirements for Cargo Containers and efforts to review and potentially propose changes for the consideration of the Board of County Commissioners. For more information please contact Dave Solaro at [dsolaro@washoecounty.us](mailto:dsolaro@washoecounty.us) or via telephone at (775) 328-3624. (This item is for information only and no action will be taken by the CAB.)

- Dave Solaro said he is talking about cargo containers; we aren't debating the codes.
- There are some different requirements based on your lot size.
- Current code has been in practice since 1997, which addresses cargo containers/dry storage containers, those previously used on ships, are regulated and require a permit.
- Chapter 100 indicates a structure over 200 sq ft requires a building permit. Pre-manufactured structure; he said there are a lot of pre-fab homes. He said they want to make sure all is treated the same.
- If they are less than 200 sq ft, you can put them on your property. He said they have to be screened or painted neutral; no advertisements painted on it.
- Properties 5 acres or less can have one. Property 5 acres or more can have more. Prior boards and commissions determined this.
- An item was brought before board to make it easier for contractors to have cargo containers. As long as you have a building permit, they can come in and store it.
- There was concern about fees for permits.
- He said he went through the history of how cargo containers got to permits and what it is good for. He said we are leaving out 'tuff shed' containers. We are looking at cargo containers only. He said he will meet with Commissioner Herman to look at this and take it to the Board of County Commissioners about policy. It has to go to the Board of County Commissioners to discuss policy. There is potential for changes and permitting.
- A public member asked how much does it cost for permit for cargo container. Dave said \$165 charge by the Health District. For those who can have more than one, it can be all in one permit.
- Dave said he sat down with staff and discussed how we got here in regards to permits and cargo containers.
- Code compliance is complaint driven. People were complaining about this, and that is how that happens.
- The temporary use of cargo container has been updated 6 times since 2009. He said they are currently going through the code. He said temporary green house will also be on that discussion item. You need a permit; 5 acres or more can have more than one. He said you aren't allowed to stack; however, commercial property use can stack containers.
- Robert Gunn said permit is \$165. He said foundations or grading requirements would increase the cost tremendously. Dave said it's an accessory unit; there were some requirements before 1997. Dave said we are trying to streamlining the process. Dave said we don't want them placed in setbacks, easements, or floodways. He said we have to verify it's not in the floodway. He said those are the discussions we are having. Robert Gunn asked about subdivisions or those with 300 acres. Dave said it applies to everything within Washoe County. Dave said they are accessory structure, which means there is a primary uses on the land. Dave said Ms. Fenner brought in the cargo containers with no residents on the land. No primary use determined.
- Robert Gunn said there been containers in this valley for over 20 years. He said obtaining the permit and the work to keep a container for that long is a financial burden for some people. It has to be looked at. Grandfather them in. Dave said Board of County Commissioners instructed staff to review it. He said

we need to figure out what to do with all of them out here already. There will be recommendations to board regarding esthetics, paint, etc. Dave said they want to make sure to do things right.

- Daniel Phillips asked about requirements and code. Dave said prior to 1997, there weren't requirements. However, there was a requirement for a foundation for the container because they didn't want them to blow over or float away in floods.
- Katherine Snedigar said originally they were considered as accessory dwelling with foundations so they can be taxed. She said the contractors never had to buy that permit. It was charged to the client. She asked why we need to paint it and screen it if they are on 40 acre lots. She asked when it became your job to regulate just because the neighbor doesn't like the container. Dave said the Board of County Commissioners enacted the code in 2009. He said he doesn't have the authority. He said he won't be in a debate about the facts.
- Hugh Ezzell said he did a NRS search; there is a whole bunch of agricultural exceptions. He said please call the DA's office to review the NRS to make sure there are agricultural exceptions. In order to qualify to be coded agricultural, it has to go through designation changes. He said we were A7, now we are General Rural Agricultural. He said he considers himself as agricultural based on his land use. A public member said the tax assessor was here and explained it. Katherine said it's for the activities and land use. Hugh said Don Jetson wants this to go away. Dave said he knows.
- Commissioner Herman said Hugh is talking about state exemptions. Dave said he would like to educate on GRA and what does that really means. Sharon Gustavson said GRA means A7; all those requirements are not applicable to us, but thank you.
- Daniel Phillips said if we take this to the extreme, there are articles about houses built out of cargo containers. They aren't commercial and no one else can see it. Dave said we are talking about inhabited containers.
- Katherine Snedigar said they changed us. It's called a conversion. It's a change in property rights which don't match the nature of our properties. She said it's for their gain. They changed it without our notice. She said we were lied to; we aren't residential. She said we need to get some declaratory judgments. She said NRS 278 is regulating residential. Dave said this discussion is off topic.

**8. DEVELOPMENT PROJECTS** – The project description is provided below with links to the application or you may visit the Planning and Development Division website and select the Application Submittals page: [http://www.washoecounty.us/comdev/da/da\\_index.htm](http://www.washoecounty.us/comdev/da/da_index.htm).

**A. Special Use Permit Case Number SB15-011 (Western Turf)** – Request for community feedback, discussion, and possible action on a Special Use Permit request to allow the grading of an area approximately 2.75 acres in size and excavation of approximately 10,600 cubic yards of earth to create a water storage pond for an agricultural irrigation system. (This item is for possible action by the CAB.) Applicant/Property Owner: Fahnestock Properties, LLC; Attn: Jason Perry Location: 0 Youngs Road, approximately ½ mile north of its intersection with Sage Flat Road; and 1.4 miles east of Pyramid Highway. Staff: Kelly Mullin, Planner Washoe County Community Services Department Planning and Development Division. Phone: 775-328-3608 E-mail: kmullin@washoecounty.us Reviewing Body: This case is tentatively scheduled to be heard by the Board of Adjustment on February 4, 2016.

Colon Haze, summit engineering and Billy Anderson Proposed irrigation gave a review of the project:

- Pond amount of dirt moved during grading triggered the permit
- He showed a diagram of the pond
- The proposed pond is in the northwest corner of the property.
- 2.7 acres. 15.5 acre feet capacity. 7 feet tall bank.
- If you were looking down 14 if you were at the top of the pond.
- The pond banks are 3 to 1 slope.
- There is vehicular access for maintenance.
- The graded banks will be re-vegetated with native mix.
- He showed the cross section of the pond with the pond elevation and banks. The shading indicate the cuts and fills Storm water collection primary purpose will allow them to save a lot for electric and pumping costs for their agricultural use.

- Cost savings with the pond to rest the pumps. Daniel said this can save some water. Saving water resources. Substantial investments. He said they are seeking support

Comments:

- Katherine S said we like the sod farm. She said she fully supports the project.
- Chuck Lieman said sage flat road. He asked about other roads in comparison to the pond. Colon showed it on the map.
- Daniel Phillips asked if it will be the only pond. Jason Perry said the pond is too small and we need a permit. He said there is another pond that they used. He said they will burn a lot less electricity. He said western turf is concerned about the power grid and electricity. Daniel asked about another pond. Jason said this should be enough. He said the water will go on grass, squash, etc.
- Sharon Gustavson asked about the cost. \$.5 million dollar.
- Hugh asked about sealing the pond. Colon said yes. Hugh said he would like fish in there. Jason said no plans for fish. No vegetation for aquatic life. No mosquitoes.
- Daniel Phillips asked how it will be lined. Colon said it hasn't been designed but it will be comprised of clay, mix or HTP liner.
- Commissioner Herman said this will go to the Board of Adjustments. Colon said yes.

**MOTION: Greg Gilbert motioned to approve the permit. James Bradbery seconded. Motion passed unanimously.**

**9.\*CHAIRMAN/BOARD MEMBER ITEMS** - This item is limited to announcements by CAB members and topics/issues posed for future workshops/agendas.

The board expressed they want to move the meeting time

Robert Gunn asked why the time changed. Andrea explained that the Board of County Commissioners adopted CAB changes in 2015. CAB changes include: meeting uniform time change, focus on development projects, two hour time frames, focus on Washoe County jurisdiction; four community forums per Commissioner to focus on topics for open discussion.

**10.\*PUBLIC COMMENT** – Limited to no more than three (3) minutes. Anyone may speak pertaining to any matter either on or off the agenda. The public are requested to submit a “Request to Speak” form to the Board chairman. Comments are to be addressed to the Board as a whole.

Andrea Tavener, Office of the County Manager:

- She had a ¼ page of Contacts for Washoe County managers  
County Winter update available
- New chair/vice chair on the Board of County Commissioners: Chair: Jung and Vice Chair: Lucey, one year term
- Trash and recycling agreement is still under review. We will keep you updated.
- Register to vote
- Warm Springs Rural is slated to meet in July
- Please sign up for County news

Katherine Snedigar said there are a lot of things out here that we need to discuss. She said they are restricting our discussion. We need to discuss the mailboxes. She said we also have problems with dirt bikes. This is not a residential community. She said they are treating us like a suburban community, but we are different.

**11. ADJOURNMENT** - Gregory Gilbert moved adjourn, Robert Gunn seconded the motion to adjourn the meeting. The meeting adjourned at 7:45 pm.

Respectfully submitted by: Misty Moga, Administrative Recorder Services

Number of CAB members present: 5  
Number of Public Present: 15  
Presence of Elected Officials: 1  
Number of staff present: 5