



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 SEPTEMBER 20, 2017 at the Palomino Auxiliary Fire Station 6015 Ironwood, Warm Springs, NV.

1. *CALL TO ORDER/DETERMINATION OF QUORUM

Members Present: Dennis Buck, Thomas Prentice, Robert (Bob) Gunn, James Bradbery, Gregory Gilbert. A quorum was determined.

Absent (excused): Robert White (Alternate)

2. *PLEDGE OF ALLEGIANCE – Dennis Prentice led the pledge.

3. *PUBLIC COMMENT –

Larry Chesney said he received notification to this meeting because he lives nextdoor to Palomino. He said we aren't getting notifications about these meetings; he said our impression is that they don't have interest in this area.

Katherine Snedigar said she is a non-person, non-resident, natural woman, human being. There has been a lot of agricultural activity out here. She said it would be a great idea to have Doug Busselman to come out here to talk to use about projects. We should participate and host a farmers market. We are an agricultural zone.

She said she is disturbed. She said she watched a commissioners' meeting that took place on March 10, 2015 about returning money to people who had invested on the spine road on SPA. When someone made a comment at the commissioner meeting, Ms. Jung answer was 'you're rural,' which implied you have no say. They want to tell us how to live. They don't care about us. They won't listen to us. They say they won't listen to us because we aren't 'officials.' We aren't only officials, we are experts.

4. **APPROVAL OF AGENDA FOR THE REGULAR MEETING OF SEPTEMBER 20, 2017** – Tom Prentice moved to approve the agenda for the regular meeting of **SEPTEMBER 20, 2017**. Dennis Buck seconded the approval agenda. The motion passed unanimously.

5. **APPROVAL OF THE MINUTES FOR THE MEETING OF JULY 19, 2017**– Tom Prentice moved to table approval of the minutes until the next meeting. Dennis Buck moved to seconded the motion to table the approval of the minutes until next meeting. The motion passed unanimously.

6. * PUBLIC OFFICIAL REPORTS

A. *County Update – A representative from the Office of the County Manager will provide an update on County services. Staff will be available to answer questions and concerns. Please feel free to contact cab@washoecounty.us or (775) 328- 2000. To sign up to receive email updates from the County visit www.washoecounty.us/cmail. (This item is for information only and no action will be taken by the CAB).

Dave Solaro, Assistant County Manager, gave an update with CAB program:

- Value of CAB program has been the discussion of the County
- It has had fits and starts through the years
- Utilize the CAB to help make community development decisions
- The board wants to get input by the community via CAB
- Alice McQuone is a dedicated staff member for the CAB
- Eric Young is in attendance to help educate this group about development, feedback, input from community.
- A tool to help Washoe County citizens to provide input about development and code.

- Dave spoke about an information tool to find out about Washoe County – Washoe311. They can answer your questions, or forward you to the person who does have the answers, or submit questions online.
- Waste Management discussion will happen at 10/10, 10:00 a.m. at the Board of County Commissioners' meeting.

Katherine Snedigar said she isn't happy to make the CAB for what's good for the County. She said the same four people are in favor of this change. She said our county commission was opposed to the change to the CAB program. She asked what do we have in common with the other areas of the County; what services do we get compared to other area. They need to look up article 5 and 9 – statutes. Every violations of a development is a misdemeanor; statutes don't determine that. Land development section needs updating. Land subdivision isn't a subdivision. Manure definition has changed for them to regulate.

7. Development Code Amendment Case Number WDCA17-0003 (Outdoor entertainment) — Request for community feedback, discussion and possible recommendation on a proposed amendment to Washoe County Code Chapter 110 (Development Code) within Article 302, Allowed Uses, to establish the regulatory zones wherein the Outdoor Entertainment commercial use-type is permitted by right or by discretionary action, to create a new Article, Article 338 Outdoor Entertainment, for establishing the processes, regulations and standards specific to establishing both temporary and permanent outdoor entertainment: and, Article 226 (Warm Springs modifiers), Section 110.226.18(b) Equestrian Facilities, to subject certain activities occurring under the Equestrian Facilities use type to the outdoor entertainment regulations. The proposed Article 338, Outdoor Entertainment, expands the definition of Outdoor Entertainment to include both facilities and events for the assembly of 100 or more people for any purpose in any outdoor location; identifies a wider range of typical outdoor entertainment activities; establishes an administrative review and approval process for activities with an attendance between 100 and 999 people on any one day, and a public hearing review and approval process for activities with 1,000 or more people in attendance on any one day; provides for both temporary and permanent activities; and, provides for certain exemptions for establishing the use-type on Federal land. The Amendment also makes the necessary changes to Article 304, Use Classification System, to amend the description of the Outdoor Entertainment use-type to be consistent with the new description found in the proposed Article 338, and Article 310, Temporary Uses, to establish the criteria for determining when a temporary outdoor entertainment usetype requires a permit.

- Applicant/ Property Owner: Washoe County
- Staff: Senior Planner Eric Young, 775-328-3613, eyoung@washoecounty.us.
- Reviewing Body: Tentatively scheduled for Planning Commission, October 3, 2017.

Eric Young, Planning and Building Department gave an overview:

- He addressed questions from Dennis Buck
- Board of County Commissioners development code amendment; can be amended by the Board of County Commissioners, and staff pursue change.
- The Board of County Commissioners wanted staff to look at the codes that deal with outdoor entertainment that can currently happen on land zoned as tourist, commercial, parks and recreation.
- They want to expand within the definition and list with uses such as common uses.
- The County regulates these outdoor entertainment for temporary and permanent uses.
- Red, White, and Tahoe Blue and Baracudda tournament has to come in every year to get a permit. There are several steps. Chapter 25 addresses business licenses.
- With 1,000 or more people, the State has rules and regulations.
- The County wants to broaden where the events can happen and make them easier and include these events and other types of events.
- Equestrian Events is also part of this code. Currently, we have been doing a special use permit for stables. The board wants staff to include equestrian events in the outdoor entertainment code.
- We looked to broaden the code for the entire county. We wanted to get feedback from Warm Springs/Rural regarding this code that affects this code.
- Eric said he is hosting a public hearing meeting for October 3rd; he said he spoke to the Chairs, and other CABs.

- For an event with less than 75 people, you don't need anything except for a business license. Lowering it from 100 to 75 people.
- For events with 75-999 people, the applications will be held administratively. For these types of events, you will still go through a process – you will go through a review process up until the meeting. After submitting the application, it goes to the reviewing agencies, they will send back to the County with their conditions of approval, the planner writes it up in a staff report, and instead of going to county commissioner, it will go to the director (for events under 99 people), it will go to Moyra to make a decision. There will be a courtesy notice to people within 600 feet within subject property. The Planner may make conditions. If it's 1000 people or more, it will go to County Commission for a decision.
- Currently, for equestrian events, you have to get a special use permit at the Board of Adjustment. The proposed amendment, those events would be subject to the outdoor entertainment code. It will be easier because it will go to the director for review and approval.
- Eric said if you like the idea of going through administrative processes instead of hearing processes at board of adjustments. Let me know.
- Katherine Snedigar said she wants to know about the traffic study. She asked why are Palomino valley is being dragged into urban rules when we are rural. They are making the rules vague and more control. Eric said this applies to all regulatory zones on a temporary basis. He said it changes the process for getting that permit. If you want it to be permanent (music amphitheater, outdoor theater), this expands the amount of places that can do that. We expanded it where you can do it permanent in rural areas. We haven't established fees yet. Agency review process is still in place.
- Dennis Buck said we have had issues with the Mexican Rodeos. They aren't following the rules. The neighbors call. He said he is concerned that we aren't doing special use permit, the locals won't have a say in it.
- Eric said there are two concerns. One is an ongoing concern. Eric said we have to get back to checking the conditions. And the special events (RWTB, Mexican rodeo, Barracuda), the last two years we have been directed to communicate with event license holder. A lot of hand holding to ensuring that it all happens. We need to be more involved with this. We are paying attention to the communication between the county and the people who will execute the event. The communication was excellent this year with the rodeo. This is an ongoing issue and make sure conditions are followed. He said we heard that at other CAB meetings.
- Eric said even though we are proposing change, it doesn't replace the ability to talk and provide feedback. The notification to surrounding neighbors within 600 feet of subject property where the event will be held is still going to take place. You will still be able to voice your concern with an event.
- Dennis Buck said when there is an issue, the community call a CAB member and want it resolved. He said it's ideal to continue to have a say in the matter. Hearing about it at the CAB meeting; the use permit is a way to take it before the board. Eric said they will still be required to get a permit. He said they are determining at what point, these events will have to be a public hearing (official processes with statute and code) or an administrative processes to come to local board and approved by administrative staff instead of a board.
- Greg Gilbert spoke about the Iron Horse facility. He asked if a horse show was to come to town there, do they need a Special Use Permit. Eric said it depends on the facilities special use permit and conditions. If they wanted to host them all the time and forever, they would change their SUP for permanent events. But it would depend on their current SUP. There are multiple tiers for the amount of attendance. It would be the same process as Barracuda tournament.
- Greg Gilbert spoke about the Mexican rodeo. He asked if a place have to be zoned to hold the event. Eric said yes. They are GR and GRA. All zoning is eligible for a temporary permit. Someone could request 1,000 on a one acre lot, but it wouldn't be approved. The other agencies wouldn't allow it either. LDR, MDS – commercial stables is where you could do a permanent outdoor event. A private person would have to go through the same process. Greg said we want to know about what is going on out here. Eric said notifications go out to surrounding neighbors 600 feet or more until you capture 30 people. He said he will bring back feedback about notifying the community when it occurs on a large lot.
- James Bradbery asked why they want to change it. Eric said other public agencies have a much streamlined and efficient process. James said you will have to hire more people to implement changes.

Eric said that's why we don't want to do it. You still have to notify people. There will be a process, even if it's easier without a public hearing. It won't be the same as Reno and Sparks, however.

- Katherine Snedigar asked about boarding horses and commercial horses stables. Eric said the code defines stables. If you meet the conditions of commercial stables, you are stables. There are definitions on uses.
- Katherine Snedigar asked about the number of people. She said it has to do with selling tickets to an event. She said we want the distinction from residential areas.
- Dennis Buck said we are different; we have livestock; we are living off our land. Neighbors are a close community. We live by different set of rules and requirements to live out here; its different than the south valleys. Different concerns to live by. We are treated like Pebble Creek. We have wells on 40 acres. We need information that effects how we live our lives. He said that's my biggest concerns.
- Tom Prentice said the Mexican rodeo came up in conversation. The Mexican rodeo came to CAB to expand their event. He said they didn't hear more about it. Horse tripping is a common event in there. It's animal cruelty. It needs to be ban in Washoe County. It's harmful to the animal.
- The Board of County Commissioners meeting will be on October 3. It will be in a presentation.

8.*Washoe County Commissioner UPDATE– Jeanne Herman was unable to attend. Commissioner Herman can be reached at (775) 501-0002 or via email at jherman@washoecounty.us (This item is for information only and no action will be taken by the CAB.)

9.*CHAIRMAN/BOARD MEMBER ITEMS –

Election of members? The new chair person should take charge of the next meeting

10.*PUBLIC COMMENT –

Eric Young, Washoe county Planning and Development said there is a parcel map application that came through late for the CAB for Warm Springs/Rural. Roger Pelham is the planner. It's available for review online today. It won't come before this board. It's regarding a new parcel map.

Katherine Snedigar said it's funny. Parcel map didn't come in time for this meeting, and we won't have another CAB for another few months, but the county wants the CAB for development projects. Doesn't make sense.

Larry Chesney said you might want to get a hold of Warm Springs Area plan, and be familiar with it and it answers the questions you have tonight. He said they worked with other individuals and research to develop an area plan. He said it's specific to Warm Springs/Palomino Valley in regards to shooting ordinance, etc. It took a long time to develop it. Print it and have it for reference. There is a lot of information.

Dennis Buck said he gets questions about this development out here, allotment of water, and wells. People who are on larger parcels, the grass farm, hay growers, and additional wells may affect the amount of water available. It doesn't affect the parcels on the other side of the highway. Hsaid he wants to know if there been studies and can the aquifers handle the amount of wells being installed and the water use at the grass farms. There seems to be issues back on Whiskey Springs; it's being affected on what's happen down in the valley.

11. ADJOURNMENT – The meeting adjourned at 7:10 p.m.

Respectfully submitted by: Misty Moga, Administrative Recorder Services

Number of CAB members present: 5

Number of Public Present: 6

Presence of Elected Officials: 0

Number of staff present: 2