



Warm Springs Citizen Advisory Board

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 **MARCH 12, 2019** at Palomino Valley Auxiliary Fire Station, 6015 Ironwood Road, Palomino Valley, NV

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

Bob Gunn Called the meeting to order at 6:07 p.m. CAB members present included: Thomas Prentice, Robert (Bob) Gunn, Susan Ambrose, James Bradbery (arrived at 6:13 p.m.).

Absent: Dennis Buck (resigned from the Board); Robert White (Alternate, not excused), Gregory Gilbert (not excused),

2. *PLEDGE OF ALLEGIANCE – The pledge was recited.

3. *PUBLIC COMMENT –

Sharon Korn, lives on Grass Valley, says she shows community support to make sure we have responsible development. She said she attended three of the Board of County Commissioner meetings to discuss Murphy properties. We need to open the Warm Springs/Specific Area Plan; it has been 25 years since it's been last updated. Things have changed. It's been a long time and it's time to start over in a responsible way. We need to get rid of smaller parceling. We don't have the infrastructure. It's going to be like the North Valleys with the flooding. We need to work with the developers and County.

Pam Roberts, resident of the SPA, said the plan hasn't been revised since 1995 when they did the financing plan. The major developer backed out. The SPA contemplated 1741 homes. SPA spans from Whiskey Springs to Amy to Sherock and back down to Broken Spur. She said they tried to set up a time to provide input for Warm Springs Plan and SPA; we want to get consensus. We only have 80 homes in the SPA versus 1741 homes, which is a good thing, but we need to be responsible with growth.

Trevor Lloyd, Washoe County Planning Manager thanked Sharon and Pam for their comment. He said we plan to look at the Warm Springs/SPA plan. We are starting with a clean slate. If you are interested in part of the working group, please sign-up. He said they provided a copy of the SPA. Please provide comments to the County. It will be involved and tedious process. The community will drive the area plan update. Please speak with Roger Pelham or myself. We are working on the first phase of plan by removing the financing plan. The next step is making change to SPA.

Katherine Snedigar, non person, non-resident, natural woman said she wants to see the SPA when it's done and it has met flood plain standards. Every well casing is above grading. When the area floods, the flood will go under the house and wreck the foundation because it's not built to flood standards. There needs to be a knoll above grade. Right now, those homes are susceptible to flood. They wanted it to be an urban neighborhood out there. She said she worked with Susan Ambrose to get it changed. We wanted high-end custom homes. SPA doesn't match up with rural lifestyle. This is what happened in Lemmon Valley. There will be soil separation and your insurance won't cover your flood. We have a great place to live out here.

Wes Cameron said he was vocal on the situation off Winnemucca. He said he doesn't want to see this place get mucked up either. He said his son lives on Amy. We have seen a lot of changes. He said 5-acre homes were installed on Amy. He wants to get on the CAB. He said he is a proud member in this valley and wants to do anything to keep it this way.

4. APPROVAL OF AGENDA FOR THE MEETING OF MARCH 12, 2019 (for Possible Action) - Tom

Prentice moved to approve the agenda for the meeting of **MARCH 12, 2019**. James Bradbery seconded the motion to approve the agenda for **MARCH 12, 2019**. Motion carried unanimously. Susan Ambrose said she objected to the mistakes on the agenda. The CAB should preview prior to posting.

5. APPROVAL OF THE MINUTES FOR THE MEETING OF JANUARY 9, 2019 (for Possible Action) – Tom Prentice moved to approve the minutes of **JANUARY 9, 2019**. Susan Ambrose seconded the motion to approve the minutes. The motion carried unanimously.

6. DEVELOPMENT PROJECTS – The project description is provided below with links to the application or you may visit the Planning Program website and select the Application tab and then the Applications Commission District Five. 6.A. Development Agreement: WTPM17-0015; WTPM17-0017, WTPM17-0018, WTPM17-0019, WTPM17-0020; Palomino Ranch Estates #1-5 – 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 Development Agreement as required by the Warm Springs Specific Plan (WSSP) at WSSP.8.1 to utilize the land use designation specified on the Warm Springs Specific Plan – Land Use Plan for Tentative Parcel Map Case Numbers WTMP17-0015, WTMP17-0017, WTMP17-0018, WTMP17-0019 and WTMP17-0020 (Palomino Ranch Estates #1, #2, #3, #4 & #5) – A series of tentative parcel maps which approved the division of a 67.60 acre parcel into fifteen total lots ranging from 2.5 acres to 5 acres in size. (for Possible Action)

- Applicant/ Property Owner: Brian Murphy/L.W. Land, LLC
- Location: Approximately 67.6 acres in size and is located at the south end of Grass Valley Road, approximately ½ mile south of Whiskey Springs Road
- Assessor's Parcel Numbers: 077-130-23
- 77-001-01, 77-100-07, 77-100-09, 77-130-23, 77-100-02, 77-100-08, 77-100-10, 77-100-05
- Staff: Roger Pelham, Senior Planner; 775-328-3622; rpelham@washoecounty.us
- Reviewing Body: Tentatively scheduled for the Board of County Commissioners TBD

Roger Pelham, Washoe County Planner, introduced the application.

The application had multiple parcels listed. He said he got it updated to reflect 67 acres on one parcel. The parcel map review committee approved it. He said it's unusual; the Warm Springs Specific Area Plan states the application needs to go to Board of County Commissioners because it requires a hearing. They didn't conduct a first reading because they said it requires a development. This development agreement should come before the CAB. This is rare.

Renia Smith asked if the development and infrastructure.

Brian Murphy, applicant, said the subject property is 67.5 parcel. He said he wanted 5-parcels. At the February 12 meeting, it became 2.5-acre parcels with wells and septic. He said the first parcel split, you are allowed to go down to 1-acre lots as long as zoning is there with wells and septic. The rest are 5-acre parcels. There will be three 2.5-acre parcels, and twelve 5-acres parcels. He provided background and history of this land. He said he married Susan Cappurro, and her family had alfalfa fields. They ended up with property and he bought into it in 2004. He said he looked at the Warm Springs Plan, and bought into it. He said he is a builder. That's how he got involved.

He said at the February 12 meeting, Susan Ambrose said that a developer was out here and wanted get things approved before the Warm Springs Area plan was updated. Mr. Murphy said he started mapping this in 2012. He requested an extension, and Bill Whitney said it was ok. He said he worked on this for 6-years; he said he has put in money into engineering fees.

He spoke about another developer. He said he built 13 homes, but he wasn't the developer on the project. The development was approved on dirt roads. The roads were impassible; they were supposed to be maintained by the General Improvement District (GID). The GID told him if he put base and chip seal, he would get reimbursed with development fees. He said he received a letter that he wasn't going to be reimbursed for doing the road improvements. He said he improved the roads with his own money. He said he has been jacked around by the County for 6 years.

He explained that the new tentative parcel maps are to subdivision standards with 3-inch roads, hydrology reports, drainage and sizing for culverts 100-year floods. He said it doesn't get any better than what he is doing because all of the requirements. He said he has never developed lots before. He said the flood casing is up 3-feet with vents in flood areas. It's important that it's done right. All these roads will be built to County standards. They will be private roads maintained by HOA.

He spoke about flash flooding. In SPA, it has a detailed hydrology plan by SCA engineers. There is a phasing plan that states any proposed development is required to develop improved drainage. He spoke about recharging the valley and confine drainage and swells. He said the water goes to Pyramid Lake, it doesn't pond here. He spoke about the Bridge on Amy Way; it was cleared, but now it's filling in, and it needs to be maintained.

He said he has worked on this project for 6 years. He said he isn't trying to sneak it through. The area plan needs to be updated. He said dirt roads are ridiculous with this type of soil.

Public comment:

Renia Smith said she received a notice card in the mail from the County about this; she is concerned the developer wasn't going to pay for infrastructure which will fall on the residents for taxes. Mr. Murphy said he is doing the roads to Washoe County specs. The project infrastructure is there. It's all maintained by the HOA. He said he has been paying his fair share with the Capurro's since 1975. He said he has to meet with the GID Board to discuss road and condition of approval; he is responsible for damage to the roads during construction. He said he will survey and reassess after the homes are built. He said we have to reimburse the GID for any damage. The homeowners will pay into the GID but it's not enough to cover. He said he has done everything that staff has told him to do. He said he has paid over \$40K for this parcel. He said there are 4 generation here. He said he is a local builder. He said he wants to build a nice community.

Susan Arnold asked if he has asked about putting in less homes. Mr. Murphy spoke about the previous developer's plans for a golf course. He wanted to do only a couple of homes, but we are into this for a lot of time and money. 5-acre parcels they are a great size. He understands the desire for no growth, but he said he receives phone calls every day because people want to be out here on 5-acres. This has all been approved. Susan Arnold said it needs to be right growth. She said 5-acres is considered small for being out in the countryside.

Katherine Snedigar said Terra West was brought out here to development acres; it was supposed to be suburban development. They couldn't do it because it wasn't cost effective. Golf course was part of the Terra West plan.

Larry Chesney said Mr. Murphy was the builder of the 13 homes, but he wasn't the developer of the subdivision. The developer did the roads and power. He said he wanted to make that distinction.

Wes Cameron said it comes down to money. The developer on Amy wanted to take water rights. He said people are driving 80 mph on Amy. We need to come to an agreement for the best of the valley. He said he doesn't mind the growth but it needs to be controlled. Tom Prentice said those are within the SPA which are to be subdivided. Mr. Murphy isn't doing anything out of compliance. He said we should be concerned if this was done outside the SPA. Renia Smith said we are concerned about water rights. Tom Prentice said lot sizes were determined years ago. We have to make sure they adhere to the SPA plan.

Garry Scarbough said he attended a meeting about making us unincorporated; if we pass that, what happens with his plan. Tom said it's been designated and can't be reversed; we can stop it if it happens outside the SPA. Katherine Snedigar said the SPA was done in 1991.

Larry Chesney said when we re-write plans, it doesn't preclude Mr. Murphy from developing. He said he sat in the revision of the area plan in 2012 and it took 3 years to complete.

Katherine Snedigar said she is concerned with flooding. Mr. Murphy asked if she seen flooding on Ironwood or Amy. Mr. Murphy said we are guided by hydrology, FEMA, and Washoe County standards; we have to obtain a flood certificate through Washoe County. Mr. Murphy said we raise house up out of the flood plain, and install vents to allow the flow of water so it won't impact the foundation. He said the houses he built were dry and safe.

Nancy Scarborough said Lemmon Valley is a dry lake bed. When they developed, the wells were 80-100 feet deep; they installed the fish springs project water system through the valley. As the wells go dry, people are forced to hook-up to the water system.

Mr. Murphy spoke about the wells in his development - they 300 feet are the average depth. The Ag well has been there since 1975; it pumps 3,500 gpm. The original development out here planned for 3,000 units, then it was cut in half and water rights were cut in half. Nancy said when she lived in Antelope, the main roads were paved by the County using bonds. Mr. Murphy said he worked with Dave Roundtree. Trevor Lloyd said if they met County standards, we may consider it. Larry Chesney said it cost \$40,000 per frontage for Playa De La Plata.

Wes Cameron said he understands where Mr. Murphy coming from. We are letting people come into this valley but we don't have enough fire services and no sheriff. It's fine to have subdivided if it's planned, but what do we do to protect ourselves with water, fire, and sheriff. Something has to be done. We have to think about it and take care of us. Volunteer Fire is having trouble out here. He said he put in a well for the volunteer fire department on his property. He said we need to prevent problems.

Susan Arnold asked how many acres are available in the SPA for this type. Susan Ambrose said originally there were 3,395 acres with parcels that exist before SPA formed. She showed on a map of Warm Springs - everything in the pink is low density suburban that hasn't been developed. The big developer didn't materialize. She showed the SPA map. There are over 1,000 acres that have yet to developed due to issues with water. The main pumper of water is the turf farm. They have more paper water rights than actual water according to State water rights. There is potential for 1,600 homes. Trevor Lloyd said it has to be availability of water. Acre-feet of water has been reduced. You won't see 1,600 homes built out; it's not feasible. Unless they come in with infrastructure with water and wastewater treatment plants. Trevor Lloyd said Mr. Murphy could create three lots under 5-acres with all 5 acres or more. Unless someone comes in to build out the LDS, you will see a continuation of what is happening.

Mr. Murphy said 2006 was the last development that took place out here. Since SPA was created, there has been 70 homes in 27 years. There isn't big developers out here. The Area Plan needs to be updated.

Susan asked about utilities. Mr. Murphy said he bring in piping for telephone and cable. The utility company said they won't run it out here. Everything has been on dish. And it's underground NV energy.

Pam Roberts said she loves her Brian Murphy home. She said there hasn't been any standing water. She said the flood vents work on her foundation; the water went along the ditch. In the SPA, development goes to the CAB and that is why people were frustrated because it was overlooked. She said there are rules to be followed to help protect the people out here. She said she is concerned about roads. Other builders may not be doing what Mr. Murphy has been doing. She said she is happy to hear the roads will be to the County standards. She said the slurry is crumbling. She wants what's best for the new neighbors. She spoke about access and speeding down the roads.

Susan Ambrose said there was a Board of County Commissioners' meeting on February 12, and the applicant wasn't there to speak. Mr. Murphy said he had a family emergency. He said we are here now to speak to the community. He said we have owned that property since 1975, and potato farming is not lucrative. Susan said she appreciated him attending this meeting. Mr. Murphy said he is following current standards. He said Palomino Ranch Estates is referencing the old book; an architecture review committee is required to determine fencing. She said there isn't a committee. She said the handbook needs to be revised and applicable.

Trevor Lloyd said he said he encourages the community to be part of the process with amending the SPA; he said we have to rectify these problems, but they have to follow these current standards. Susan Ambrose said she doesn't understand why the GID isn't here; they had conditions stating concerns with access routes. The GID stated a preferred access. She read the comments and conditions provided by the GID. They ask for a concrete bridge. They have concerns with a blind curve. Mr. Murphy said he is attending the GID's meeting on the 23rd to discuss the Hall route. He said his subdivision has access on Grass Valley road which is maintained by GID to Whiskey Springs. He said they would have the option to go south down Sherock, or go back to Ironwood. There are three access points covered. Nancy Scarborough said no one can go across the bridges right now. Mr. Murphy said if we get this project done, those who don't have access over the bridges can use our access.

Tom Prentice had a question for Roger Pelham about GID's approval to proceed. Mr. Pelham said the GID conditions of approval have been set, but additional approval is not required.

James Bradbery said he wondered why parcels of less than 5-acre are allowed. Mr. Murphy said on the first parcel split you can parcel down to minimum of one acre with septic – it's part of the codebook. James Bradbery stated the state legislature said due to water you can't have well on smaller parcel. Mr. Murphy said it was approved prior to that.

Bob Gunn thanked Mr. Murphy for attending. He said his main concerns are water issues. Development will be slow, but it's inevitable. He agreed with Mr. Cameron. We need to watch development and provide input so it development doesn't get out of hand.

Susan Ambrose said she would like to ensure, through the County, that conditions of approval are met that have been outlined by County and GID prior to completion.

MOTION: Bob Gunn recommend approval of Mr. Murphy's project providing that all requirements have been met that were recommended by County, GID, and various agencies. Tom Prentice seconded the motion. Motion passed unanimously.

7. *PUBLIC OFFICIAL REPORTS

7.A.*Washoe County Commission Update — A Washoe County Commissioner may be available to provide updated information on discussions and actions by the Board of County Commissioners (BCC). Following the presentation the Commissioner will be available to address questions and concerns from the CAB and the audience (This item is for information only and no action will be taken by the CAB).

Commissioner Herman provided some history. She said there is confusion. A few years back, someone wanted to make it known that we couldn't use this building because of handicap access. She used her Commissioner money to update it to be handicap accessible. She said she wants the CABs to be hosted here. She said the Gun Range restrooms aren't convenient. She said this building is convenient. She wants control over the volunteer fire department out here and work together. She said this could be our head quarters for our town. This was built by our people. We had a fundraiser for this station. We are growing as a community. Let's work together and be independent. Don't rely on Reno or anyone else.

8. *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).

Susan Ambrose made announcement that Washoe County and regional partners are updating the Regional Hazard Mitigation Plan. They are asking for input. She spoke about impacts on properties by natural disasters and the plan addresses hazard risks. It will identify people and facilities at risk. It's a plan for requesting FEMA assistance. It is important that we all participate in the plans. She said there are copies available for more information. There is a big workshop on Monday, March 18, 1-4pm (location TBA) for our area to discuss our hazards. It's a step in the right direction. They are finally listening. It's important to participate.

Tom Prentice said there is a meeting with a lawyer about horse round up in January at Model Farm on Thursday evening.

9. *GENERAL PUBLIC COMMENT AND DISCUSSION THEREOF –

Katherine Snedigar said Mr. Murphy needs to develop a relationship with Larry Johnson.

Meeting adjourned at 7:45 p.m.

Number of CAB members present: 4

Number of Public Present: 25

Presence of Elected Officials: 1

Number of staff present: 0