



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 **JANUARY 9, 2019** at Palomino Valley Auxiliary Fire Station, 6015 Ironwood Road, Palomino Valley, NV

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

CAB members present include: Thomas Prentice, Robert (Bob) Gunn, James Bradbery, Susan Ambrose (alternate).

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 –

Pam Roberts said she is one of seven members of the community task force for Warm Springs. She said they wanted the Marshall Ranch project to be on the agenda. She said Ken Krater represented 1,088 acres were going into the conservation easement, but only 812 acres will be; there are 276 acres to be developed - 40 acre exception within it to allow homes. The application reviewed by the Planning Dept has nothing to do with conservation. 187 homes are being proposed. She said she is concerned about response time by emergency services for those homes being built. Less than 40 acres are allowed in special area SPA. Those outside the SPA won't want 5 acres properties. If there was going to be developed, it would be in the SPA which was the compromise made years ago. Ms. Roberts said she will testify against Marshall Ranch folks.

Renia Smith said Pam addressed her question, and passed on making further public comment.

Susan Ambrose, CAB member spoke as a private citizen, requested that all the comments be included and attached in the staff report for February. It's important for neighborhood feedback. Since it's not on the agenda, public comment is important.

Greg Dennis said let's make sure we have a meeting at the shooting range. It seems logical since the room is already full. He said he remembered when the CAB started and the room was full. He said he has seen the Special Area Plan; it was created for higher density growth. Now we have an issue with opening the door with higher density growth which would open the flood gates. The entire area plan needs to be reviewed which won't happen until this spring. It puts a cog in the wheel for someone like Ken Krater. If the waste water plant gets approved, a lot of homes will be built. It doesn't address it in the area plan. He said we need to think about development. If it's a good thing now, it's a good thing in the future. This should have been on the agenda. There was plenty of time to get on the agenda.

Ken Krater said the conservation easement, which is protecting Marshall Ranch from development, was recorded which is great news. He said he had a copy of the document if anyone wanted it. He said property was left outside of easement area to show long term potential value at the ranch. Land was left around historical ranch. He said there are areas with slope of greater than 30% and designated as open space which cannot be developed. Winnemucca Ranch Road is a public right-of-way. There isn't much to develop on the historic section. There is 62 acres outside of the open space. The Character Area Management Plan with a multitude of criteria for developed. Under the Character Area Management Plan, a developer would have to bring in overhead power, sewage plant, and paving. It would be \$8 million project. He said it won't be developed; this easement is the best thing to happen to this area.

4. APPROVAL OF AGENDA FOR THE MEETING OF JANUARY 9, 2019 (for Possible Action) - Tom Prentice moved to approve the agenda for the meeting of **JANUARY 9, 2019**. Susan Ambrose seconded the motion to approve the agenda for JANUARY 9, 2019. Motion carried unanimously.

5. APPROVAL OF THE MINUTES FOR THE MEETING OF NOVEMBER 13, 2018 (for Possible Action) –

Tom Prentice had corrections and moved to approve the minutes of **NOVEMBER 13, 2018** with corrections. Susan Ambrose seconded the motion to approve the minutes with corrections. The motion carried unanimously.

6. PETITION TO INITIATE DEVELOPMENT CODE AMENDMENT – Washoe County Code allows any Citizen Advisory Board to petition the Washoe County Planning Commission to initiate an amendment to the Washoe County Development Code. Julie Brandt and Gabriel Barbato will present information requesting the Warm Springs Citizen Advisory Board to consider such a possible petition. The request is to amend Washoe County Code Chapter 110, Article 226, Warm Springs Area modifiers, to allow the Convention and Meeting Facilities commercial use type within the General Rural and General Rural Agricultural regulatory zones with the approval of a special use permit. The Citizen Advisory Board may take action to submit a petition to the Washoe County Planning Commission to initiate an amendment to Chapter 110 and to describe the suggested amendment within the petition. (for Possible Action).

Bob Gunn read the agenda item.

Julie Brandt, Model Farm resident, said they currently run a dog kennel with a Special Use Permit with no complaints. She said they hit a snag with zoning. She is asking permission to continue and seeking support. Julie read from a prepared statement requesting support for a new event venue – Model Farm Event Center. She said they are seeking support to amend the development code section 110.226.15 with Special Use Permit requested. She said the neighbors give their full support. Ms. Brandt said they are hoping to host 10-15 weddings during the summer. There is a need for a formal meeting place and event space nearby. She said they carry additional event insurance.

Pam Roberts said it sounds wonderful. She asked who will review and grant the SUP. Julie said it will be reviewed by the CAB, and the neighbors are notified.

Katherine Snedigar said it's beautiful.

Larry Johnson said GID reviews SUP; he said a water truck is requested. Julie said they can do that. Mr. Johnson we can coordinate that.

A public member asked what does 'meeting and convention for commercial use' mean. He said he doesn't have issues with it, just wants to know what can occur that might not be palatable. Julie said anyone has to carry a SUP for a property who wants to do these events.

Bob Gunn asked how many events will be held. Julie said 10-15 events on weekends in summer.

Gary Barbato said he said for the last 3 years, Julie has hosted community parties and church services. Mr. Barbato said McCulloch bought out here and he wanted to put 150,000 people out here. Katherine Snedigar said it was intended to be 'gentlemen ranches.' Mr. Barbato said the geological survey showed there wasn't enough water for that many people in 1968.

Bob Gunn asked if there were any objections. There were no objections. Katherine Snedigar said there are a lot of things going on over there, and no one ever notices. It's quiet and accommodating.

MOTION: Tom Prentice moved to support Julie's proposal which would allow a community event center. James Bradbery 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 said everyone is interested in speaking with Ken Krater.

Larry Johnson, General Improvement District, said we prayed for moisture, now praying to dry out. He said the GID has a new Operations Manager; he was up with 4am on Axe Handle, and got a lot of roads plowed before everyone's commute. He has tremendous initiative.

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).

Tom Prentice expressed dissatisfaction with not having Ken Krater and Marshall Ranch on this agenda. We discussed this meeting at the past two meetings. Bob Gunn said Alice was contacted, but didn't get a call back. Susan Ambrose said the Planners said there wasn't enough time to change the agenda. There was time, but still couldn't do it. Mr. Krater needed that time on the agenda. Commissioner Herman said she made a special trip into town to look into this. Mr. Johnson said the GID regularly amends the agenda up to Friday morning. It's inexcusable. Renia Smith said she understands it's the holiday, but it's no excuse. A public member said we posted the agenda ourselves; if it was amended, we would repost it. The chair needs to make sure he has the authority to make sure agenda gets amended with these type of items. Bob Gunn said we will have conversation with Alice. Julie Brandt said she got her item on the agenda and Alice had been in communication. Katherine Snedigar said Alice is doing a fine job; Dave Solaro did this on purpose. He doesn't want a full discussion. She said when the SPA was formed we had weekly meetings to discuss it.

9. *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.

Renia Smith said she wanted to reintegrate what Katherine said. She said wants an answer of why this was skipped on the agenda.

Gretchen Miller asked if the cab members can request another CAB member.

Commissioner Herman said people need to attend the County Commissioner meeting on Tuesday morning at 10am to express your dissatisfaction. Express you want another CAB meeting. Commissioner Herman said she can reiterate it in the board comments.

Pam Roberts said we can complain that CAB authority has been restricted. No opportunity to review the plan. They need to revisit expanding the CAB authority.

Ken Krater said he sent an email to the CAB and Chad, offering to be on the CAB agenda and present the project with exhibits. For example, the steep slopes, limits one lot on each side. He said he could explain this and put everyone at ease. He said they recognize the unique beauty. He said he would be happy to come back to the CAB. It was improperly noticed. Mr. Krater said we have until Feb 5th Planning Commission meeting, and would like to come back before then. He said it's a great thing for the Warm Springs Community. He offered copies of the conservation easement copies for community members to read through. He said the plan is iron clad that would limit any development.

Greg Dennis said UNR sold land within flood plain that has been developed. There are ways to do it if it's opened to new zoning. He said we need to think of the original vision. If we change it, it will open the flood gates. Look what happen with North Valleys. It's a mess. The County needs tax dollars to bring in more development. He said lets be fair to everyone and look at the whole area. Special plan area exists for that reason. County is running out of tax dollars. Reno keeps annexing. This tax war has been going on. Get tax dollars to pay for business. He said we need to discuss what's good for entire community. It's piecemeal. He spoke about Average Daily Traffic trips on the two lane road of Winnamucca Ranch; those residents didn't buy into that. He said he is worried, and the process needs to take place to do the right thing.

Katherine Snedigar said development had promises, not one of them was kept. She said we have a mess out here. There are houses that will flood. Water doesn't drain under the house. There are well casings four feet above ground. The house sits on ground and they will be flooded. She said her new neighbor has to jump

through hoops. There are too many lies and misdirection. We need a good display of what is happening and discuss it over the next few months. It's all done behind our back. Dave Solaro is the reason.

Pam Roberts gave recognition to CAB members in response to the Marshall Ranch project. They had an opportunity to submit paper work to the Planning staff. The staff report that Susan Ambrose prepared was a substantial worksheet with careful and thorough. She said Tom Prentice submitted comments, and created a survey. 53 out of 55 residents were opposed to project. Mr. Gunn submitted comments as well. It's important our CAB participate. Ms. Roberts said she wanted everyone to know the CAB carried out their duties.

Tom Prentice said the survey was done when we all believed the Bob Marshall Ranch was going to be 217 homes put out there. He said we found out that it wasn't the case with the conservation easement. Mr. Prentice said Ken Krater explained a lot at the last meeting. Mr. Prentice said he met with Ken and Hugh Ezzell and two of the primary land investors; Ken walked us through a few things. He said he found all three gentlemen to be excellent and credible. He said he believes in what they are doing and need to iron out some details. We could have heard those details tonight if it was on the agenda. Ken will stay to answer questions. Tom Prentice said Hugh Ezzell wanted to ask if there were elements of the conservation were not met, then the easement would be revoked. Ken Krater clarified said that's not the case. Judicial action would be the only way to revoke the easement. He said if the Air Force wanted to make this a fly over area, or if they wanted to expand Winnemucca Ranch Road, it could be. Mr. Krater said we took this out of the sphere of influence. He said he doesn't see Winnemucca Ranch happening either. He said he will meet one on one with anyone, and understand people don't trust him. He said he can give references. He said that is why they wrote a Character Area Management Plan. Mr. Krater said we would have to come to CAB for approval if we wanted to develop the 25 acres. He encouraged everyone to read the Character Area Management Plan. The bulk of the property is in conservation easement. This is a good thing for community because of what we put in Character Area Management Plan. Marshall Ranch was in sphere of influence. None of the other properties within Warm Springs fits that criteria; therefore, it doesn't set precedent. No one could make the same case.

Mr. Johnson asked a clarifying question about allowing the 27 40-acre lots to be developed. Ken said yes, but it would require a road to be built, sewer line, and power line to be installed. It's not feasible to sell lots on Winnemucca Ranch Road for \$250K. The probability of that occurring is remote. He said he doesn't worry about it setting precedence. The plan was already approved in 1995 for a bunch of little lots which set precedent throughout valley. We need to get the special plan re-opened with logical approach. The Special Plan has been precedent setting.

Susan Ambrose said he consulted with Chad about that issue if zoning change was approved; the Special Plan Area has nothing to do with 40-acre parcels in Warm Springs valley. If zoning change is approve, it could set precedent.

Gretchen Miller said 1 home per 5 acres is stated in the application; she said she has an issue with modification. If you keep 5 parcels per acre, you can put 187 homes in the area outside of the easement. She said she doesn't trust what he says. She said Ken keeps saying that it's not numerically feasible, but why would you mess with the zoning if it won't work anyway. Ken Krater said its maximum 1 dwelling per 5 acres. Ken said he would like to go through that with Gretchen. We can't go in and re-write it. It's Medium Density Rural which doesn't allow clustering. Under Regional Plan, it's Rural Residential.

Charles Leman gave an example of something similar in Pahrump. 8 years ago, it was 30,000 people in the Pahrump Valley. He gave an example of the Air Force objecting to a power line project.

Bob Gunn said in this discussion, you have to consider the alternative if this wasn't put into a conservation easement. Sooner or later someone with a lot of money, ideas and develop it. Consider the alternative. He asked which is the better way to go. He asked which is better use of property to benefit for everyone in the valley.

Susan Ambrose said we request a special CAB meeting to give opportunity to have a voice for those being impacted. We have an issue with it not being on the agenda.

Bob Gunn said he put in a request to have another meeting.

Katherine Snedigar said she is a non-person, natural woman. She recommended everyone attend the Commissioner meeting, and request a special CAB meeting. She said we have to go to the meeting. Take a few minutes to go to the meeting and go back to work. She said Kitty Jung said we are weak.

Renia Smith asked when the Commissioners' meeting held. Commissioner said Tuesday at 10am.

Meeting adjourned at 7:22 p.m.

Number of CAB members present: 4

Number of Public Present: 22

Presence of Elected Officials: 1

Number of staff present: 0