

WEST WASHOE VALLEY CITIZEN ADVISORY BOARD



and

EAST WASHOE VALLEY CITIZEN ADVISORY BOARD

DRAFT

Minutes of the special joint meeting of the West Washoe Valley Citizen Advisory Board and the East Washoe Valley Citizen Advisory Board held May 7, 2008 at the Bartley Ranch Western Heritage Interpretive Center 6000 Bartley Ranch Road, Reno, Nevada

- 1.* **CALL TO ORDER** – Hans Struffert, West Washoe Valley Citizen Advisory Board Chair, called the Special Joint Meeting of the West Washoe Valley and East Washoe Valley Citizen Advisory Board to order at 6:37 p.m.
- 2.* **ROLL CALL/DETERMINATION OF QUORUM OF THE WEST WASHOE VALLEY CITIZEN ADVISORY BOARD (Citizen Advisory Board Chair)**
MEMBERS PRESENT – Hans Struffert, Jane Countryman, William Elliott, Rod Smith, Bob Rusk
MEMBERS ABSENT – Debbie Sheltra (excused)
- 3.* **ROLL CALL/DETERMINATION OF QUORUM OF THE EAST WASHOE VALLEY CITIZEN ADVISORY BOARD (Citizen Advisory Board Chair)**
MEMBERS PRESENT – Dave Harrison, Patrick Cates, Gary Houk (arrived 6:43 p.m.), Nancy Samon, Ann York
MEMBERS ABSENT: Valerie Williams (excused)
4. **APPROVAL OF THE SPECIAL JOINT AGENDA BY WEST WASHOE VALLEY CITIZEN ADVISORY BOARD** – Bob Rusk moved to approve the May 7, 2008 Agenda as posted. Jane Countryman seconded the motion. The motion carried.
5. **APPROVAL OF THE JOINT AGENDA BY EAST WASHOE VALLEY CITIZEN ADVISORY BOARD** – Ann York moved to approve the May 7, 2008 Agenda as posted. Nancy Samon seconded the motion. The motion carried.
- 6.* **PUBLIC COMMENT**
 - Linda Bissett, Sierra Pacific Power Company, provided information concerning electric and gas safety and recent earthquake activity.
 - Jim Patera, Washoe Valley, spoke to ballot initiatives concerning water quantity/quality and leap frog development.
 - Hans Struffert asked for further public comment and hearing none, closed this item.
- 7.* **PUBLIC TESTIMONY ON DRAFT PLAN WITH ALTERNATIVES**
Chair Struffert provided a brief history of the Area Plan update and the five points identified by the Board of County Commissioners. Discussion ensued amongst the Board Members as to the protocol of the meeting. The draft document was reviewed extensively, page by page. Items noted below were discussed.

Comments and Concerns

- Glenice Martin, spoke against the Weston options and special treatment for any one entity; She suggested removal of all references to the Weston properties. She also voiced concern with the SV.6.17 (water and wastewater).
- Bill Naylor, voiced concern with the Area Plan update noting there were many standing issues to review. He requested more time for the working group to review community requested changes. He specifically noted concern with the following:
 - Goal One, SV.1.6, SV.1.8, SV.6.3, and Goal Six;
 - Water transfer noting water rights are already over utilized;
 - Old Washoe Valley commercial districts intended service area;
 - Absence of *and specific allowed land uses* (page 17);
 - Allowed uses specified, stating General Rural and Open Space should be removed (page 18);
 - Expansion of commercial beyond defined boundary, requesting *contiguous* be removed (page 19);
 - Development on lands greater than 15 percent in slope;
 - Language referencing Specific Plan (page 29);
 - Adequacy of ridgeline/hillside protection language (page 38) and the absence of referencing photos;
 - The inability to condition land use designation changes;
 - The expansion of park space as determined by population;
 - Requirement for *extensive* municipal services (page 42);
 - Absence of *fire* as geologic impact references (page 43);
 - Language encouraging agricultural reference to alternative fuels (page 45);
 - S.V.24.2, noting the Board of County Commission had requested removal;
 - S.V.25.2 new production wells, requesting *prohibited* be added;

- *Effluent reuse*, requesting the words be removed (Goal 27);
 - Importation and exportation of water/wastewater from one basin to another, requesting all policies referencing it be removed; and,
 - Sustainable resource management language missing from Plan Maintenance policies.
- Carol Christensen voiced concern with community requested language being absent from the draft plan; concern with the language addressing noxious weed control; extensive cut and fill being allowed; references to specific parcel numbers (page 28); confusion with duplicate SV.22.3; and requested new production wells only be added for reasons of public health and safety.
- Jane Countryman expressed concern with reviewing the draft online and with discrepancies between what was agreed to and what appears in the draft. She further expressed concern with the following:
 - Inclusion of *suburban* (Character Statement);
 - Reference to *Washoe Valley* rather than *South Valleys*;
 - Existing strain on water supply;
 - Transportation facilities in commercial areas;
 - Expansion of trails and parks (page 8);
 - Use of negative description (page 15);
 - Clustering of residential density;
 - Municipal water service;
 - Expansion of commercial uses;
 - Language encouraging efficient use of infrastructure being tied to clustering practices;
 - Concern with five acre parcels being allowed in West Washoe Valley, stating a preference for 10 acre minimums (page 30) and subdivision of property (page 31);
 - The level of service C, asking for clarification as to the RTC designation;
 - Increased number of bike paths, requesting additional community involvement prior;
 - References to the South Valleys providing beneficial services to neighboring and regional communities (S.V.11.2);
 - Negative impact on residential areas;
 - Ability to positively impact air quality;
 - Public Health Impact Review not involving review of elected official;
 - S.V.24.2, noting the Board of County Commission had requested removal;
 - Importation and exportation of water/wastewater from one basin to another; and,
 - Municipal water reference in S.V.29.3.
- Monika Frank echoed Ms. Christensen's comments, voicing concern with the absence of some community-preferred language; with references to four units per acre rather than two units per parcel; and with the map alternatives. She requested language more strict than found in the Regional Plan be included in the Area Plan concerning development on slopes.
- Pat Damato expressed concern with the amount of time available to review the draft plan prior to being heard by the Planning Commission.
- Ginger Pierce requested that each type of hobby livestock be individually named in the plan.
- Ann York requested "long" be removed (page 14); stated preference to continuing practice of determining land use designations being tied to slope (page 27); over-allocation of water supply leading to a decline in water quality; requested addition of GC designation to S.V.9.1 (page 33); and requested *proven* be added to describe the wastewater alternatives allowed.
- Chair Struffert expressed concern with the following:
 - 500 foot radius stating a preference for 1000 foot radius to prevent creation of a commercial node;
 - Four units per acre, should be two units per parcel (page 33);
 - Area Plan's authority to mandate CC&Rs (page 33);
 - Language aspiring to exceed the federal air quality standards; and,
 - Special treatment of individual landowners, requesting *Appendix C* and all references be deleted from the Area Plan.
- Gary Houk expressed concern with the requirement for curb and gutter, stating a preference for it being discouraged. He spoke against increased density in reference to the map alternatives.
- Chair Harrison clarified the role of the control mechanism in place for noxious weed control.

- Tom Hall spoke in favor of ability to develop on slopes greater than 15 percent; and against the map alternatives.
- Linda Harrison spoke in favor of land owners maintaining the ability to develop their land to its potential.
- John Dominico spoke in favor of maintaining ability for one or five acre lots, speaking against minimum 10 acre lots.

It was determined a revised draft of the plan would be provided May 14, 2008 to allow time for review prior to the May 27, 2008 special joint meeting.

Staff reiterated that the plan was intended to combine community interest while maintaining professional and responsible planning.

Additional points of discussion and staff follow up included S.V.15.3 (parks); references to specific land owners and parcels being removed; S.V.20.1; S.V.22.3; S.V.24.2; water importation/exportation; Eagle Valley hydrographic Basin; and, S.V.29.3.

The role of the Truckee Meadows Regional Planning Agency was discussed as relating to development on slopes greater than 15 percent, Rural Development Areas (RDAs), and the extension of the Truckee Meadows Service Area (TMSA).

Bob Rusk moved to accept Alternative One; without a second the motion died.

Chair Struffert spoke against the motion. Ms. Countryman spoke against the alternatives and inclusion of the alternatives in the Area Plan.

Patrick Cates stated none of the map alternatives addressed the consensus of the community. William Elliott spoke against the map alternatives.

Chair Harrison stated he was not in favor of any of the alternatives presented; he stated a preference that individual property development should be done separately from the Area Plan process.

Chair Struffert stated the two Citizen Advisory Boards had identified a preference that the alternatives and all related language be removed from the Area Plan.

Bob Rusk suggested the designation of those properties referenced by the Weston Alternatives remain as exist in currently adopted plan and not be changed.

Chair Harrison moved that the Area Plan be accepted without Attachment C; Chair Struffert seconded the motion which carried unanimously.

8. REVIEW OF SOUTH VALLEYS AREA PLAN UPDATE BY THE WEST WASHOE VALLEY CITIZEN ADVISORY BOARD AND THE EAST WASHOE VALLEY CITIZEN ADVISORY BOARD – Following public testimony, the West Washoe Valley Citizen Advisory Board Chair will facilitate a discussion among the West Washoe Valley Citizen Advisory Board members and the East Washoe Valley Citizen Advisory Board members on the draft plan, to include questions of staff and possible agreement on direction to the staff for the preparation of a final draft plan for review and possible action by the Planning Commission at a public hearing scheduled for June 17, 2008.

9. ADJOURNMENT OF THE JOINT MEETING – With no further business, West Washoe Valley Citizen Advisory Board Chair Struffert adjourned the meeting at 9:17 p.m.

Respectfully Submitted by: Sara DeLozier, Recording Secretary