

EAST WASHOE VALLEY CITIZEN ADVISORY BOARD



and

WEST 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 28, 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 East Washoe Valley and West Washoe Valley Citizen Advisory Board to order at 6:36 p.m.
- 2.* **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, Nancy Samon, Valerie Williams, Ann York
MEMBERS ABSENT: none
- 3.* **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, Debbie Sheltra, Rod Smith, Bob Rusk
MEMBERS ABSENT – none
4. **APPROVAL OF THE SPECIAL JOINT AGENDA BY EAST WASHOE VALLEY CITIZEN ADVISORY BOARD** – Chair Harrison noted the CAB would like to add to the agenda of May 28, 2008 item 7(f), Commissioner Humke's opposition to TMSA in the Washoe Valley. Nancy Samon moved to approve the amended agenda; Gary Houk seconded the motion which carried.
5. **APPROVAL OF THE JOINT AGENDA BY WEST WASHOE VALLEY CITIZEN ADVISORY BOARD** – Bob Rusk moved to approve the May 28, 2008 Agenda as amended. Jane Countryman seconded the motion. The motion carried. Chair Struffert suggested a three-minute period for comment on each item; Chair Harrison expressed agreement.
- 6.* **PUBLIC COMMENT**
 - There were no responses for the call for public comment; the public comment period was closed.
- 7.* **REVIEW OF COMPREHENSIVE PLAN AMENDMENT CASE NO. CP08-005 (SOUTH VALLEYS AREA PLAN UPDATE – WASHOE VALLEY PORTION)** – Staff will provide a detailed review of the draft South Valleys Area Plan with a focus on directives provided by the Board of County Commissioners at the August 28, 2007 Board of County Commissioner meeting. These items include:
 - a. Elimination of Specific Plan for Weston/Lowden properties
 - b. Expansion of commercial zoning
 - c. Exclusion of zoning for 14 du/ac in existing commercial area
 - d. Alteration of Use Tables with an emphasis on special use permits
 - e. Deletion of Policy SV.24.2. (water transfers between hydrographic basins)

Explanations of the policy approaches taken in the draft plan will be provided and discussed. Staff will display the draft maps associated with the plan and review how they coordinate with the plan's goals and policies.

Under direction of the West Washoe Valley Citizen Advisory Board Chair, public testimony will be heard on this agenda item. Following public testimony, the West Washoe Valley Citizen Advisory Board Chair will provide each Citizen Advisory Board (CAB) an opportunity to conduct their CAB's deliberation over the draft plan, to include questions of staff. Staff Representatives: Sandy Monsalve, AICP, Senior Planner, 775.328.3608; Lisa Brosnan, Planner, 775.328.3668.

Sandy Monsalve reviewed the anticipated schedule for the Area Plan noting the update would be scheduled for the July 15, 2008 Planning Commission agenda. She indicated the agenda expressed the parameters established by the Board of County Commissioner and that those policies and references to Steamboat and Pleasant Valleys have already been adopted and were not part of the update. Ms. Monsalve noted the Truckee Meadows Service Area (TMSA) did not currently extend into the South Valleys Hydrographic Basin. After discussion of the TMSA in Washoe Valley, it was decided that should Alternative One be recommended by the Citizen Advisory Boards, it would also include a recommendation that language be added to the Area Plan indicating the community desire to restrict extension of the TMSA into Washoe Valley.

Ms. Monsalve noted the specific plan had been eliminated from the Area Plan; there was no expansion of commercial zoning; exclusion of zoning for 14 dwelling units per acre in existing commercial area changed to two dwelling units per parcel; alteration of Use Tables, table for Old Washoe Valley Historic District; and, Policy SV.24.2 was deleted.

David Harrison expressed difficulty reviewing the document via Limehouse. Ms. Monsalve suggested alternate ways to access the Area Plan and invited those having problems to contact staff.

Ms. Monsalve stated the Department of Water Resources was reviewing the water related policies, noting other entities authority take precedence over those provided for planning and zoning. She addressed concerns for ridgeline protection and hillside development noting concerns were being looked out County-wide. She noted the Area Plans were guiding documents and are not meant to contain the directive enforcement language found in the Development Code. Gratitude was expressed for the work and involvement of the community in the Area Plan update process. The scenic byway project was ongoing and could be incorporated into the plan at a later time and that photos would be included in the Planning Commission draft. Ms. Monsalve introduced Cheryl Surface, Washoe County Regional Parks and Open Space, and spoke to proposed trails indicated on the Recreational Opportunities Plan map and the proposed alignments. She noted the plan map would be modified to match the Open Space maps once the Open Space Plan is adopted. Ms. Surface made herself available to work with the Citizen Advisory Boards. Ms. Monsalve noted the draft Area Plan had been modified to show the recent deletions/additions. She identified changes made to the following policies: SV.24.2 (eliminated per Planning Commission); new 24.2 also deleted; SV.24.3 (eliminated sentence addressing appropriate water mitigation measures); SV.24.5 and SV.24.8 (previously adopted language); SV.26.2 and SV.25.2 (pending review of planning authority); SV.28.2 (eliminated last sentence); SV.29.3 - SV.29.8 (natural resources).

Madeline Shipman provided clarification on the composition and authority of the Western Regional Water Commission.

Ms. Monsalve indicated staff would identify which goals and policies have already been adopted and those governed by other entities and outside the purview of Community Development. Ms. Countryman expressed interest in having the ability to modify any language that may impact Washoe Valley whether or not Pleasant and Steamboat Valleys are impacted.

Chair Struffert asked that the Washoe Valley part of the plan prevail where conflict in policy language may exist in the Area Plan. Debbie Sheltra asked that language expressing the desires of the community exist in the plan rather than relying on unidentified general requirements, particularly language concerning water issues. Bob Rusk spoke in favor of including language reflecting the community desire to require certified water rights. There was discussion of the aspirational nature of the document and the ability to enforce the goals and policies. Ms. Countryman spoke to the accessibility of the Area Plan document as a reference document and the need to preserve the rights of existing residents within Washoe Valley. The changes to SV.24.6 were discussed.

Chair Struffert acknowledged and welcomed Planning Commission Cobb and Planning Commission Lockard.

Bill Naylor and Nancy Samon expressed frustration with the multiple drafts of the Area Plan.

Ms. Monsalve addressed the recent changes made due to recent input from legal counsel and the desire to provide the CAB members with the most recent document for review; she added that changes made prior to the Planning Commission hearing would be emailed to the members.

Chair Struffert suggested working with the document mailed to the Citizen Advisory Board members without the changes made subsequently.

Lisa Brosnan suggested leaving the water policies as they were presented in the CAB draft unless otherwise directed by the Department of Water Resources or legal counsel. Chair Harrison stated agreement.

Pat Damato suggested another meeting be scheduled.

Bill Naylor expressed frustration with the review process and the recent changes to the Area Plan language.

Ginger Pierce made available water manual reference documents available for Community Development staff to review.

Ann York spoke to the inaccuracy of SV.24.6 concerning the Serpa ruling, waste water system and its enforceability.

It was decided to proceed reviewing the draft Area Plan sent to the CAB members, maintaining water policy language unless otherwise directed by legal counsel or the Department of Water Resources.

Ms. Monsalve asked that the changes as to the proper water entity name references.

David Hoover stated disagreement with the provision of alternatives for the Westin/Lowden, Ophir Road properties.

Ms. Monsalve provided the history of the properties owned by Mr. Westin and Mr. Lowden. She noted staff was not supporting a particular land use alternative for the Ophir Road properties and that Mr. Lowden had opted to proceed with a land use amendment separate from the Area Plan update.

Bruce Reeves questioned the absence of language concerning commercial property.

Ms. Monsalve identified the changes made to Area Plan reflecting input received at the May 7, 2008 special joint meeting. She subsequently reviewed again the aforementioned water policy language changes being reviewed by legal counsel and the Department of Water Resources. The Board Members reiterated their desire to have water policy language remain in the Area Plan despite potential inability to enforce community preferences and redundancy.

Additional items identified for modification are as follow:

- Use of curb and gutter – change *minimized to discouraged*;
 - Request language that discourages community water systems;
 - Request addition of language highly discouraging development on land with 15-30 percent slope;
- The CAB members expressed a strong interest in having a vehicle and means to protest the transfer of water between basins.

Additional points of discussion included the Regional Transportation Commission's levels of service designations; the Board of County Commission's authority to direct Washoe County departments; use of community water; the District Health Department's role as an entity separate from Washoe County; ability for local jurisdictions to create policy language stronger than exists in the Regional Plan; ridgeline and hillside development; Sierra Reflections; protected ridgelines; location of Ophir Road properties; Truckee Meadows Service Area (TMSA) extension; jurisdictional authority of Regional Planning Commission to extend TMSA; hydrographic basin location; Rural Development Area (RDA); Westin and Lowden properties; engineered septic systems; and clustering.

Bill Naylor asked for clarification on policy SV.6.8 and placement of building envelopes; he spoke in favor of including language in the Area Plan stronger than the Regional Plan. Ms. Monsalve explained the inability to designate land use based on slope and the availability of improved slope mapping technology. She recommended Mr. Naylor bring forth his concern with the ability to build on slopes 15-30 percent to the Planning Commission and Board of County Commission hearings.

Monica Frank expressed support for including language stronger than required by the Regional Plan and frustration that staff was unwilling to include stronger language concerning ridgelines and slope; she expressed concern with the extension of the TMSA into Washoe Valley, and disagreement with the boundary lines defined by the hydrographic basin.

Bill Naylor asked that additional and stronger language be included in the Area Plan to address hillside development.

Bob Rusk spoke in favor of including language indicating TMSA is not nor will ever be part of the South Valleys Area Plan.

Jane Countryman expressed strong concern with clustering and increased density and asked that both be discouraged. She reiterated that special treatment for any landowner was inappropriate.

8. EAST WASHOE VALLEY CITIZEN ADVISORY BOARD RECOMMENDATION: Following any necessary further clarifications requested of staff by the CAB, the East Washoe Valley CAB will discuss and make a recommendation to the Planning Commission.

Chair Harrison moved to recommend, under duress, Ophir Properties Alternative One. The motion was seconded by Gary Houk and carried unanimously.

Nancy Samon moved to include language in Goal Six and Goal Seven to state that the TMSA is prohibited in the Washoe Valley portion of the South Valleys Area Plan. The motion was seconded by Ann York and carried unanimously.

Chair Harrison moved that should the word prohibited not be allowable, language stating that the community strongly opposes TMSA in the Washoe Valley portion of the South Valleys Area Plan. Ann York seconded the motion which carried 5 to 1 (Valerie Williams opposed).

The Board requested written verification from legal counsel should the word *prohibited* not be permissible in the Area Plan as requested.

Chair Harrison moved to recommend approval of the draft Area Plan with the inclusion of changes and recommendations made at the May 28, 2008 special joint meeting. Gary Houk seconded the motion. The motion carried unanimously.

9. WEST WASHOE VALLEY CITIZEN ADVISORY BOARD RECOMMENDATION: Following any necessary further clarifications requested of staff by the CAB, the West Washoe Valley CAB will discuss and make a recommendation to the Planning Commission.

Jane Countryman moved to recommend, under duress, Ophir Properties Alternative One. The motion was seconded by Bob Rusk and carried unanimously.

Bob Rusk moved to include language in Goal Six and Goal Seven to state that TMSA is prohibited in the Washoe Valley portion of the South Valleys Area Plan. Jane Countryman seconded the motion; the motion carried unanimously.

Bob Rusk moved to recommend approval of the draft Area Plan with the inclusion of changes and recommendations made at the May 28, 2008 special joint meeting. Jane Countryman seconded the motion. The motion carried unanimously.

10. **ADJOURNMENT OF EAST WASHOE VALLEY CITIZEN ADVISORY BOARD** - With no further business, East Washoe Valley Citizen Advisory Board Chair Harrison adjourned the meeting at 9:32 p.m.
11. **ADJOURNMENT OF WEST WASHOE VALLEY CITIZEN ADVISORY BOARD** - With no further business, West Washoe Valley Citizen Advisory Board Chair Struffert adjourned the meeting at 9:32 p.m.

Respectfully Submitted by: Sara DeLozier, Recording Secretary