

EAST WASHOE VALLEY CITIZEN ADVISORY BOARD



DRAFT

Minutes of the meeting of the East Washoe Valley Citizen Advisory Board held March 11, 2008 at Nevada Division of Forestry, 885 Eastlake Blvd. Washoe Valley, Nevada

1. **CALL TO ORDER** - The meeting was called to order at 7:05 p.m. by Dave Harrison, Chair.
2. **MEMBERS PRESENT** –Dave Harrison, Chair, Nancy Samon, Valerie Williams, Secretary/Treasurer and Ann York.
MEMBERS ABSENT - Patrick Cates, Alternate, unexcused and Gary Houk, V. Chair, unexcused
3. **CERTIFICATION OF POSTING OF THE AGENDA** – Valerie Williams certified that the agendas were posted at the designated locations by 9:00 a.m. three working days prior to the March 11, 2008 EWVCAB meeting and in compliance with the Nevada Open Meeting Law.
4. **APPROVAL OF AGENDA** – Ann York moved to approve the March 11, 2008 agenda as posted. Nancy Samon seconded the motion. The motion carried.
5. **APPROVAL OF MINUTES** – Ann York moved to approve the minutes of the February 12, 2008 meeting as corrected. Nancy Samon seconded the motion. The motion carried. Item B. the statement should read: *...new well will be the primary water source and the existing wells will be used for back up as needed.* Item C. *...the CAB took no action.*)
6. **UPDATES/ANNOUNCEMENTS/CORRESPONDENCE**
 - There were no updates, announcements or correspondence presented.
7. **WASHOE COUNTY SHERIFF'S OFFICE ITEMS** – Jane Countryman reported that the Sheriff's Department stated that they would not be able to attend this meeting to discuss public safety issues and recent calls for service.
8. **RENO FIRE DEPARTMENT AND PLEASANT VALLEY VOLUNTEER FIRE DEPARTMENT SAFETY ITEMS** – A representative of the Reno Fire Department was not available to address fire safety issues and report on recent calls for service.
9. **LIAISON REPORT** – Jane Countryman, WWVCAB Liaison to EWVCAB reported on the issues discussed during the March WWVCAB meeting. Ms. Countryman reported that West Washoe Valley is in jeopardy of losing the fire department due to budget cuts. There are other alternatives that the fire services are considering. Ms. Countryman reported on the fire safety training for local residents. Ms. Countryman also reported on other issues pertaining to both sides of Washoe Valley.
10. **COUNTY COMMISSION/COMMUNITY LIAISON UPDATES:** Sarah Tone, Community Outreach Coordinator was available to report on Washoe County issues and events. Ms. Tone thanked Jane Countryman and Ann York for serving as liaisons to the other CAB. Ms. Tone provided free dump vouchers and encouraged everyone to participate in the clean-up. Ms. Tone reported that the citizen initiatives were denied on a three to two vote during today's Board of County Commissioners meeting. The Reno Rodeo Foundation and Association were honored for donating over 2.3 million dollars to the Kids Cottage along with approximately thirty thousand dollars in children's clothing. Ms. Tone reminded everyone that bears have come out of hibernation early this season. Citizens are reminded to put trash out the morning of pick-up. Ms. Tone reported that proposed budget cuts will be reviewed by the Board of County Commissioners on March 17, 2008. Comments and recommendations can be submitted on the Washoe County web site.
11. **PUBLIC COMMENT:** Comments heard under this item will be limited to items not on this agenda. Any time limits for this public comment item and public testimony during an agenda item will be set by the Chair at the beginning of the meeting, but will be not less than three minutes per person. Testimony during an agenda item shall be limited to the subject of the agenda item. Comments are to be made to the CAB as a whole.
 - Ginger Pierce reported that West Washoe Valley is holding a training session on April 12, 2008 and then an evacuation exercise on April 19, 2008. There will be an evacuation exercise for residents of Pleasant Valley and the Toll Road area on May 31, 2008.
 - Dave Harrison asked for further public comment and hearing none, closed this item.
12. **NEW BUSINESS** - (The staff contact listed on items for Community Development may not be in attendance but can be contacted with code and policy questions.) There were no New Business items scheduled for review.
 - A.* **Washoe Valley Cooperative Weed Management Area (CWMA)** - Robin Powell, Nevada Director of Bird Conservation and the new coordinator for the Washoe Valley CWMA (Cooperative Weed Management Area) introduced herself and gave a brief overview of the CWMA's current activities and an update on the Audubon Society's Washoe Valley Important Bird Area. Ms. Powell stated that the CWMA is an organization of individuals who provide information on weed controls. Ms. Powell stated that they will be developing the Early Detection, Rapid Response Program. (This item was information only and no action was taken.)

Comments and Concerns

- Dave Harrison encouraged everyone to attend the CWMA meeting on March 12, 2008 at this facility.
- Questions were raised regarding the pumping of water into the wetlands of Washoe Lake for the wild bird populations.

- Nancy Samon stated that the water into the wetlands is part of a mitigation program.
- It was stated that Nevada Department of Transportation would have information on the well and water pumping.

B. Comprehensive Plan Amendment - CP08-001 Sierra Vista Ranches at Washoe Lake – Sandra Monsalve, AICP, Senior Planner, Staff Representative introduced this item and stated that it would be brought back on the April agenda for final review and recommendations. Ms. Monsalve was available to address questions and concerns. Mark A. Jackson, Senior Planner and Project Manager, R. O. Anderson, representing the applicant presented the request to amend the South Valleys Area Plan, being a part of the Washoe County Comprehensive Plan. The amendment request would re-designate Assessor's Parcel Number 050-210-22 (±65.58-acres) from the land use category of General Rural (GR) to Medium Density Rural (MDR). The subject property is located at the southeast corner of the intersection of US Hwy. 395 and Eastlake Boulevard. The subject parcel is within the Rural Development Area (RDA), and a small portion (5%) within the Development Constraints Area (DCA); and Area of Interest of the City of Reno, as identified on Map 7 of the 2007 Truckee Meadows Regional Plan, and therefore may be subject to the Cooperative Planning standards. The subject parcel is located within Section 19, T17N, R20E, MDM, Washoe County, Nevada. The property is within Washoe County Commission District 2 and within the East Washoe Valley Citizen Advisory Board boundary. To reflect changes requested within this application and to maintain currency of general area plan data, administrative changes to the area plan are proposed. These administrative changes include: a revised map series with updated parcel base. Jeffrey Lowden, Sierra Vista Ranches at Washoe Lake, Applicant was not in attendance. Mr. Jackson stated that it is the applicant's intent to develop within the unincorporated area of Washoe County.

Comments and Concerns

- Concerns were raised that the location of the subject property as stated in the application is confusing and not necessarily accurate. The State Park and Scripts Wildlife Management Area seem to be minimized in the application description.
- Concerns were raised that there are other inconsistencies in the application.
- In response to questions raised, Ms. Monsalve stated that Comprehensive Plan Amendments can not be conditioned, however the Tentative Map would be brought back to the CAB for review and recommendations.
- In response to concerns raised regarding building on slopes, Ms. Monsalve discussed the code regarding building constraints.
- In response to questions raised, Mr. Jackson stated that they are requesting the maximum density potential of thirteen lots.
- Concerns were raised that once the Comprehensive Plan Amendment is approved that the applicant would increase the density.
- In response to concerns raised, Ms. Monsalve urged everyone to attend the next presentation and state their opinions and concerns for the record.
- Ms. Monsalve was requested to include the FEMA maps that are referenced in the application.
- Concerns were raised that the subject property is within wildfire prone areas as well as wildlife habitat areas.
- Questions were raised on how Washoe County determines minimum lot sizes and density. Lot sizes and density, an archeological study and wildlife study would be determined at the tentative map phase.
- Concerns were raised that the CAB could not make a recommendation on an application that has inconsistencies that could be a 'slipshod' amendment.
- Concerns were raised that the information in the document is accurate as it is presented for review and recommendations during the April CAB meeting and moves forward to the Planning Commission.
- Ms. Monsalve referenced the Development Suitability Map that is attached to the application. Ms. Monsalve reiterated that the Cooperative Planning Area has been brought forward to the 2007 Regional Plan.
- Ms. Monsalve stated that the applicant has every right to bring a proposal forward for review and possible findings of compatibility.

13. OLD BUSINESS

A. Change of Meeting Date – Final discussion and recommendations to the Board of County Commissioners to change the regular meeting date of the EWVCAB from the second Tuesday of each month to the third Tuesday of each month. This item was postponed to the April 8th agenda to confirm if the meeting room is available.

B.* Nuisance Ordinance Committee Update – Jane Countryman reported on the status of the Nuisance Ordinance Committee and requested comments from the audience on the appropriate distance from a residence for motorcycle use. It was recommended that 1000 feet be submitted for consideration in the Nuisance Ordinance Committee. Ms. Countryman stated that they will also be reviewing screening of vehicles and what determines what is junk. Support was stated for keeping the rural atmosphere which does not impose restrictions on residents. Support was stated for controls of hazardous materials. Support was stated for screening numerous vehicles on private property. Ms. Countryman urged everyone to bring their opinions forward for consideration by the committee. (This item was information only and no action was taken.)

C.* Action Plan Reports EWVCAB (Action Plan Reports are informational only)

1. **Area Traffic & Safety Concerns including the RTC 2040 Update** – There was no report presented on traffic safety on East Washoe Valley roadways.
 2. **Scenic By-Ways Committee Report** – Dave Harrison reported on the work by the Scenic By-Ways Committee. Mr. Harrison stated that federal highway funding programs has been cut for 2008 and 2009. Recreational trails and scenic byways will be negatively impacted. It is anticipated that the projects may be delayed to 2011.
 3. **I-580 Extension Report** – Ginger Pierce reported that the tours of the I-580 extension site will be scheduled on Thursdays and Saturday morning through October. Contact Michele Searle, CH2M Hill at 329-7900 to make reservations for the tours.
 4. **Parks and Recreation and Open Space Report** – Sarah Tone stated that she will bring updated information on parks and recreational activities in the Washoe Valley area back to the CAB in April. The Open Space Master Plan will be presented for review and adoption in March or April.
 5. **Area Plan Update** – Dave Harrison reported that the Area Plan Update has been finalized by East Washoe Valley residents, West Washoe Valley residents and commercial interests in the area and forwarded to Washoe County staff. Bill Naylor reported on the last meeting and stated that the commercial boundaries still need to be defined. There will be several local meetings prior to presentation to the Planning Commission and Regional Planning Commission. Ann York thanked Bill Naylor and Carol Christensen for their work on the update.
- 14. CHAIRMAN/BOARD MEMBER ITEMS** (This item is limited to announcements of topics/issues posed for future workshops/agendas.
- **Next Agenda Items:** CPA, Budget and Funding Cuts Update
- 15. ADJOURNMENT** – Ann York moved to adjourn the meeting at 8:42 p.m. Nancy Samon seconded the motion. The motion carried.

Respectfully submitted by: Allayne Donnelly-Everett, Recording Secretary