

EAST WASHOE VALLEY CITIZEN ADVISORY BOARD



DRAFT

Minutes of the meeting of the East Washoe Valley Citizen Advisory Board held April 8, 2008 at Nevada Division of Forestry, 885 Eastlake Blvd. Washoe Valley, Nevada

1. **CALL TO ORDER** - The meeting was called to order at 7:04 p.m. by Dave Harrison, Chair.
2. **MEMBERS PRESENT** – Patrick Cates, Alternate, Dave Harrison, Chair, Gary Houk, V. Chair, Nancy Samon, Valerie Williams, Secretary/Treasurer and Ann York.
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 April 8, 2008 EWVCAB meeting and in compliance with the Nevada Open Meeting Law.
4. **APPROVAL OF AGENDA** – Valerie Williams moved to approve the April 8, 2008 agenda as posted. Ann York seconded the motion. The motion carried.
5. **APPROVAL OF MINUTES** – Nancy Samon moved to approve the minutes of the March 11, 2008 meeting as submitted. Valerie Williams seconded the motion. The motion carried.
6. **UPDATES/ANNOUNCEMENTS/CORRESPONDENCE**
 - There were no updates, announcements or correspondence presented.
7. **WASHOE COUNTY SHERIFF'S OFFICE ITEMS** – A representative from the Sheriff's Department was not available 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** – In Jane Countryman, WWVCAB Liaison to EWVCAB's absence, Ginger Pierce reported on the issues discussed during the April WWVCAB meeting. Ms. Pierce reported that discussions included taxes on the west side of Washoe Valley for fire services. Everyone is encouraged to attend the fire safety training scheduled for this month. Training will include medical emergencies as well as evacuation of residents and domestic animals.
10. **COUNTY COMMISSION/COMMUNITY LIAISON UPDATES:** Sarah Tone, Community Outreach Coordinator was not available to report on Washoe County issues and events. Ms. Tone will provide an update on Parks and Recreation during the May meeting.
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.
 - Bill Naylor stated concern that comments are limited to three minutes.
 - 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. ***Illegal Dumping Task Force** – Cliff Low, Past President of Keep Truckee Meadows Beautiful provided an informational PowerPoint presentation discussing the problems of illegal dumping and what is being done in our community to address it. Mr. Low encouraged everyone to use the dump vouchers during April and to call Waste Management at 329-8822 to confirm that they will take the materials you are planning to dump. Citizens are discouraged from confronting people seen illegally dumping on public land. Information is also available on the Keep Truckee Meadows Beautiful web-site www.ktmb.org Following his presentation, Mr. Low was available to address questions and concerns. (This item was informational only and no action was taken by the CAB.)
Comments and Concerns
 - Concerns were raised that the landfill is in Lockwood and the distance would discourage citizens from driving that distance.
 - Ann York stated that Sierra Pacific Power Company will pay \$30.00 for disposable refrigerators if the motor is operating.
 - Dave Harrison urged everyone to recycle rather than dispose of some items or materials in the landfill.
 - Concerns were raised regarding disposal of abandoned vehicles on public land.
 - B.* **Washoe County Funding Cuts Report** – Sarah Tone was not available to present a report on the Washoe County budget cuts. (This item was informational only and no action was taken.)
13. **OLD BUSINESS**
 - A. **Comprehensive Plan Amendment - CP08-001 Sierra Vista Ranches at Washoe Lake** – Sandra Monsalve, AICP, Senior Planner introduced the request to amend the South Valleys Area Plan, being a part of the Washoe County Comprehensive Plan and was available to address code and policy questions and concerns. Ms. Monsalve stated that the applicant has amended their request and the amendments were mailed to the CAB and

local residents. 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. This amendment is tentatively scheduled for the May 6, 2008 Washoe County Planning Commission meeting, Board of County Commissioners on May 27th and then will be heard by Regional Planning. Ms. Monsalve stated that she would have the staff report available by April 25, 2008. Mark Jackson, Senior Planner, R. O. Anderson, representing the applicant was available to address questions and concerns. Madelyn Shipman stated that she is representing Mr. Lowden and they have been working on addressing local concerns. **MOTION:** Nancy Samon moved to recommend denial of CP08-001 Sierra Vista Ranches at Washoe Lake as presented. Ann York seconded the motion. The motion carried.

Comments and Concerns

- Carol Christensen stated her opposition to the proposed plan amendment and provided her comments in writing and also stated her comments for the record. Ms. Christensen reported that per the State Engineer's Office that there is no record of water rights associated with Mr. Lowden's property involved in the proposed CPA. Mr. Christensen referenced the following permits: 27561, 57914, 79866 and 27565. Ms. Christensen commented on several inaccurate and incomplete statements listed on the application that the applicant is swearing to in the affidavit that everything being offered is true and correct.
- Bill Naylor discussed concerns regarding critical wildlife habitat and provided a map from Nevada Department of Wildlife showing that the deer migration and winter habitat is found on the applicant's property. Mr. Naylor stated that this is an issue according to the Department of Wildlife.
- Susan Juetten stated concerns regarding traffic safety from Ophir Road onto Eastlake Blvd. Ms. Juetten stated that #12 should be accurately stated, yes. Ms. Juetten also stated that should Mr. Weston develop his property, that this would also negatively impact traffic on Eastlake Blvd. Ms. Juetten also stated that Eastshore Properties, LLC is not Mr. Lowden's property and Sierra Vista Ranches at Washoe Valley does not exist.
- David Vhay stated concerns and asked that development on slopes that exceed 15% be addressed by staff.
- Jim Matera stated that he has not found the answer as to why applicants want to change the zoning.
- Monika Frank stated her opposition to the proposed amendment for the previously stated reasons and stated concern that the propose development is within development constrained areas.
- Bill Naylor identified areas within the proposed development plan that are unsuitable for construction and/or higher density.
- Tom (Last name not stated) raised the question whether Washoe County has been approached to purchase the subject property public use.
- Dave Hoover stated that previous mapping from Mr. Lowden showed how wildlife migration was to be addressed and what has changed to cause the wildlife migration to go away. Carol Christensen stated that she has mentioned that Bureau of Land Management could have an interest in acquiring the subject property for public use.
- Patrick Cates stated that there are some views of Washoe Lake is not accurate or complete. Mr. Cates stated that there are archeological sites on the subject property and the information is available from the State Historical Preservation Office. Mr. Cates stated that he is employed by the Department of Cultural Affairs which has jurisdiction over State Historical Preservation.
- Gary Houk stated for the record that his biggest issue is that the community has been working on the Area Plan and that this proposed amendment is an effort to take advantage of the current land use plan rather than be subject to the Area Plan Update. Mr. Houk stated that according to the map in the application, the proposed development would not be in compliance with the development code and the 15% slope requirement. Mr. Houk stated opposition to moving forward with the plan at this time.
- In response to questions raised, Ms. Monsalve stated that the applicant is not required by law to provide proof of water rights at this stage of the application process. They applicant can not record anything unless they can prove that they have water rights.
- Concerns were raised that the CPA does not address any impacts to Little Washoe Lake which is a riparian area and a water recharge area. Ms. Monsalve stated that she will be elaborating on the questions and concerns in the staff report.

- Concerns were raised that the CAB and community is being asked to give a blessing on a proposed project having faith that the application is accurate and the applicant would comply with any future conditions that would be placed on any development.
 - Concerns were raised that the only property that has free migration to water is across the Lowden and Weston properties.
 - Concerns were raised that should the access be Ophir Road, as stated in the application, that it would take four wheeled drive.
 - Concerns were raised that granting the Comprehensive Plan Amendment is effectively giving the applicant the ability to move forward with development plans regardless of being in conformance with the area plan.
 - In response to concerns raised, Ms. Monsalve addressed the questions and concerns that have been expressed during this meeting.
 - Mr. Jackson stated that the applicant currently has existing water rights for 11 dwellings.
 - In response to concerns raised that the applicant could change the development plan to clustering, Ms. Monsalve stated that the area is in the rural development area and which is five acres per dwelling.
 - Dave Harrison reiterated the points for recommending denial of the proposed amendment finding that the development would be inappropriate that close to the State Park, the negative impact to the view shed and there is a possibility of contamination from run-off into Washoe Lake. Mr. Harrison suggested that the applicant review the application and consider revisions that are more compatible with the South Valleys Area Plan Update.
- B. Change of Meeting Date** – Discussion was held regarding changing the regular meeting date of the EWVCAB from the second Tuesday of each month to the third Tuesday of each month commencing with the May 20, 2008 meeting. **MOTION:** Valerie Williams moved to recommend to the Board of County Commissioners that the regular meeting of the EWVCAB be changed from the second Tuesday of each month to the third Tuesday of each month starting with the May 20, 2008 meeting. Ann York seconded the motion. The motion carried.
- C.* Nuisance Ordinance Committee Update** – Ginger Pierce reported on the status of the Nuisance Ordinance Committee. Ms. Pierce stated that they should be finalizing the draft ordinance by the June 30, 2008 deadline. (This item was information only and no action was taken.)
- D.* Action Plan Reports EWVCAB** (Action Plan Reports are informational only)
1. **Area Traffic & Safety Concerns including the RTC 2040 Update** – Report on traffic safety on East Washoe Valley roadways.
 2. **Scenic By-Ways Committee Report** – Marilyn Naylor reported on the activities of the Scenic By-Ways Committee. The committee is expecting to schedule another meeting in May.
 3. **I-580 Extension Report** – Ginger Pierce reported on the status of construction of the I-580 Extension encouraged everyone to find updated information on the construction of the I-580 extension at: www.freewayextension.com Ms. Pierce stated that funds are available for completion of this segment of the extension.
 4. **Parks and Recreation and Open Space Report** – Dave Harrison stated that the Tahoe Rim Trail will have trail maintenance certification training sessions in May. Valerie Williams stated that the Tahoe Rim Trail has information on their web-site. Ms. Williams also reported that the Nevada All State Trail Riders will hold trail trials on May 3, 2008. May 10, 2008 is the community clean-up day.
 5. **Area Plan Update** – Dave Harrison reported that the area Plan and possible alternatives will be discussed on April 10th at this location.
- 14. CHAIRMAN/BOARD MEMBER ITEMS** (This item is limited to announcements of topics/issues posed for future workshops/agendas.
- **Next Agenda Items:** Fire safety training Update
- 15. ADJOURNMENT** – Valerie Williams moved to adjourn the meeting at 9:02 p.m. Nancy Samon seconded the motion. The motion carried.

Respectfully submitted by: Allayne Donnelly-Everett, Recording Secretary