



## NOTICE OF MEETING

March 1, 2010

7:00 P.M. To 9:00 P.M

SIERRA FIRE PROTECTION DISTRICT AT BOWERS MANSION  
3905 OLD US HWY 395, WASHOE VALLEY, NEVADA

## AGENDA

- 1.\* **CALL TO ORDER**
- 2.\* **ROLL CALL/DETERMINATION OF QUORUM**
3. **APPROVAL OF AGENDA FOR MARCH 1, 2010**
4. **APPROVAL OF MEETING MINUTES FOR JANUARY 4, 2010**
- 5.\* **UPDATES/ANNOUNCEMENTS/CORRESPONDENCE** – This item is limited to updates or announcements from CAB members, or review of correspondence received by the CAB. The CAB will not discuss matters raised during this item (CAB files and correspondence which are part of the public record are on file in the Washoe County Department of Community Development and are available for public review. Written correspondence and testimony will be included in the public record when a request is made to make the document a part of the public record and when a copy is provided to the CAB Chair, who forwards the document to the County. Copies of correspondence should be on file in the Washoe County Department of Community Development and are available for public review.)
  - A Community Forum will be held at Bowers Fire Station starting at 7:00 p.m. on April 1, 2010 to provide an opportunity for the community to discuss issues related to West Washoe Valley. An update from the February 9, 2010 Washoe County Commission Meeting will also be given. (Note: The Community Forum is not sponsored by either Washoe County or the West Washoe Valley CAB.)
6. **ACTIVITY AND INCIDENT REPORTS BY REGIONAL/COUNTY DEPARTMENTS.** These reports are based on need as determined by the departments as well as the availability of presenters.
  - A. **Washoe County Sheriff's Office Items** – Report from a Sheriff's Office representative on public safety issues, including recent calls for service, in the CAB area. The CAB may choose to discuss the reports and make recommendations or comments regarding report items.
  - B.\* **Fire Safety Issues** – Reports and information from a Sierra Fire District representative on fire safety issues, including recent calls for service, in the CAB area.
- 7.\* **UPDATES AND LIAISON REPORTS**
  - A.\* **Liaison Report** – Barbara Scott, Liaison from the EWV CAB to the WWV CAB, will report on matters of interest to the CAB and the CAB area from the latest EWV CAB meeting
  - B.\* **County Commissioner/County Liaison Updates.** Sarah Tone, County Liaison for Districts 1, 2, and 3 is available to answer questions and concerns. Please feel free to contact her at [stone@washoecounty.us](mailto:stone@washoecounty.us) or (775) 328-2721. To sign up to receive email updates from the County visit [www.washoecounty.us/cmail](http://www.washoecounty.us/cmail). Monthly updates on county issues are available online at [www.washoecounty.us/cab](http://www.washoecounty.us/cab) (follow the link to your CAB).
  - C.\* **I-580 Project** – Bob Rusk, or others, will present an update, if any, on the progress-to-date relating to the I-580 project.
  - D.\* **Weston Property Update** – Bob Rusk and/or Tom Hall will present an update on the pending law suit regarding the development of the Weston property located at the north end of Washoe Valley that was discussed at the Community Forum held on February 1, 2010 and the Washoe County Commission meeting on February 9, 2010.
- 8.\* **PUBLIC COMMENT** – Comments heard under this item will be limited to items *not* on this agenda and will also be limited to three minutes per person. Public comment and/or testimony, as applicable, will also be allowed under each individual agenda item and will likewise be subject to the same three minute limitation per speaker. Testimony during an agenda item shall be limited to the subject of the agenda item. All comments are to be addressed to the Board.
9. **OLD BUSINESS**
  - A.\* **Conversion from a One-Map Based Planning System to a Two-Map Based Planning System** – The WWV CAB will continue discussion from the January 4<sup>th</sup> meeting regarding the conversion of the County's current planning system which relies on one map to represent both the master plan and zoning to a system that utilizes separate master plan and zoning maps. Staff discussed the reasons for the transition, provided some details on how the new system would function, and answered questions from the CAB members and public at the January 4<sup>th</sup> CAB meeting. Although Community Development staff will not be present at the meeting, citizens can visit the 1map2map website at [www.washoecounty.us/comdev/1map2map.htm](http://www.washoecounty.us/comdev/1map2map.htm) for more information or submit their questions and/or comments by calling the message line at 775.328.3604 or emailing [2map@washoecounty.us](mailto:2map@washoecounty.us). All calls and emails will be responded to. (This item is for information only. No action will be taken by the CAB.)
10. **NEW BUSINESS** – Time for each item's presentation is limited to no more than fifteen minutes to provide sufficient time for questions and comments; an extension may be granted by the chair.
  - A.\* **Presentation on Funding for Fire Prevention in West Washoe Valley** – John Copeland with the Nevada Division of Forestry will make a 15-minute presentation regarding funding available for fire prevention work in the West Washoe Valley area. (This item is informational only; no action will be taken.)
  - B.\* **Update on Transfer of County Water Systems to TMWA** – Ginger Pierce will provide an update on the status of the transfer of water systems owned or managed by the Washoe County Department of Water Resources to the Truckee Meadows Water Authority (TMWA). This item is informational only; no action will be taken.

**C. SPECIAL USE PERMIT CASE NO. SB10-004 (Ophir Mill RV Park & Campground)** – The WWV CAB will review and provide recommendations related to Case No. SB10-004 to develop a Commercial Campground Facility/Recreational Vehicle (RV) Park with up to ±145 spaces for recreational vehicles and tent camping, and will include recreation areas, a general store/food stand, and all appurtenances typically associated with RV Parks. The subject properties are located at 269 S US Hwy. 395 N, approximately 600 feet south of Old Washoe Estates and across the highway from the service station. The three subject parcels, totaling approximately ±22.75 acres, are designated General Commercial (GC) in the Old Washoe City Historic Commercial District, being a part of the South Valleys Area Plan, and are situated in portions of Sections 23 & 24, T17N, R19E, MDM, Washoe County, Nevada. The properties are located in the West Washoe Valley Citizen Advisory Board boundary and Washoe County Commission District No. 2. (APNs: 046-080-03, 046-080-04, & 046-080-07) Staff Representative: Sandra Monsalve, AICP, Senior Planner, (775) 328-3608. This case is tentatively scheduled to be reviewed by the Board of Adjustment on April 1, 2010.

**D. SPECIAL USE PERMIT CASE NO. SB10-001 (Miller Residence)** – The WWV CAB will review and provide recommendations related to Case No. SB10-001 to construct a new 1,198-square-foot detached accessory dwelling unit pursuant to Articles 306 and 810 of the Development Code (Washoe County Code Chapter 110). The project is located at 2900 Old Ranch Road near the intersection of Old Ranch Road and Franktown Road in the West Washoe Valley. The ±6.41-acre parcel is designated General Rural (GR) in the South Valleys Area Plan, and is situated in a portion of Section 10, T16N, R19E, MDM, Washoe County, Nevada. The property is located in the West Washoe Valley Citizen Advisory Board boundary and Washoe County Commission District No. 2. (APN 055-092-16) Staff Representative: Don Morehouse, Planner, (775) 328-3632. This case is tentatively scheduled to be reviewed by the Board of Adjustment on April 1, 2010.

**11. CHAIRMAN/BOARD MEMBER ITEMS** – This item is limited to announcements by CAB members of topics/issues posed for future workshops/agendas. The CAB will not discuss matters raised during this item.

**Next agenda items:** (Items for the May 3<sup>rd</sup> agenda must be submitted to the Chairperson by April 19<sup>th</sup>.)

**12. ADJOURNMENT**

Unless otherwise indicated by asterisk (\*), all items on the agenda are action items upon which the CAB will take action.

**If the meeting lasts longer than 9:00 p.m., the Chairperson may postpone the remaining items to a future agenda.**

**NOTE:** Items on the agenda may not necessarily be considered in the order that they appear.

Facilities in which this meeting is being held are accessible to the disabled. Persons with disabilities who require special accommodations or assistance (e.g. sign language, interpreters, or assisted listening devices) at the meeting should notify Washoe County Community Development, at 328-3600, 24 hours prior to the meeting.

PURSUANT TO NRS 241.020, THIS NOTICE HAS BEEN POSTED AT THE FOLLOWING LOCATIONS: BOWERS FIRE STATION, 3905 Old 395; OLD WASHOE STATION, 290 US 395; BELLEVUE VOLUNTEER FIRE STATION, Bellevue Road; and NEVADA LYNN EMPORIUM, 435 Hwy 395 N, Washoe Valley, Nevada and WASHOE COUNTY ADMINISTRATIVE COMPLEX, 1001 E. Ninth St., Reno.

CAB Agendas can be accessed at: [www.washoecounty.us/cab](http://www.washoecounty.us/cab), then choose **CAB Agendas, Minutes, Applications, Maps and Rosters.**

Jane Countryman, Chair, [J.countryman@hotmail.com](mailto:J.countryman@hotmail.com), 882-8579

CAB Program – 328-3612

**If you are unable to attend this meeting, you may provide your comments and thoughts to the CAB by e-mail at [WWVCAB@washoecounty.us](mailto:WWVCAB@washoecounty.us). The Nevada Open Meeting Law precludes CAB members from responding to your e-mail, but your comments may be read and/or entered into the record at the meeting by the CAB members.**