

WEST WASHOE VALLEY CITIZEN ADVISORY BOARD



DRAFT

Minutes of the regular meeting of the West Washoe Valley Citizen Advisory Board held March 1, 2010 at Bowers Volunteer Fire Department, 3905 Old 395, Washoe Valley, Nevada.

- 1.* **CALL TO ORDER** – Chairperson Countryman called the meeting to order at 7:02 p.m.
- 2.* **ROLL CALL/DETERMINATION OF QUORUM** – Roll call was heard and a quorum of three members were determined. At 7:16 p.m., Bill Elliott arrived at the meeting forming a quorum of four members present.
MEMBERS PRESENT – Jane Countryman (Chairperson), Debbie Sheltra, Mark Zane, Bill Elliott
MEMBERS ABSENT – Bob Rusk (excused), Rod Smith (excused)
3. **APPROVAL OF AGENDA FOR MARCH 1, 2010** – Chairperson Countryman stated agenda items 10B and 6B would be heard next, if there were no objection. Debbie Sheltra moved to approve the March 1, 2010 agenda as amended. Mark Zane seconded the motion. The motion carried unanimously.

At this time, agenda item 10B was heard.

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.

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.

Ginger Pierce reported Washoe County is planning to sell their water system to TMWA. She noted that there are several wells in the area that are county-owned. She introduced Rosemary Menard, Director of County of Washoe Department of Water Resources, who was in attendance to provide an overview of the proposed transfer and answer any questions. Ms. Menard reported her department has been in discussion with TMWA regarding this issue over the past year and that public meetings have also been held. The end result was a recommendation to proceed with the merger. An inter-local agreement was developed last fall and presented to TMWA and the Washoe County Commissioners. The agreement was approved on December 9, 2009. There had been discussion to exclude some facilities in the Washoe Valley area from the merger, but it was believed that this would not be the best option as they would not be as financially viable. One condition of the merger was to appoint two permanent County appointees to the TMWA Board. The process is now in the due diligence portion of the project. Ms. Menard commented that there will be other public meetings as this process proceeds. She noted that Commissioner Humke has requested the level of services provided to this area remain the same.

Concerns/Comments

- Tom Hall asked if this was a sale from Washoe County to TMWA. Ms. Menard responded that it was not, but rather a merging of two public entities into a single public entity. Mr. Hall asked how the different staffs would be handled. Ms. Menard replied that half of County staff currently working on this issue would become TMWA employees. The remaining staff will be reduced through attrition, as many of the TMWA employees will be retiring in the coming years. She noted that the goal is to reduce costs in the future by having more efficiency in the operations. Mr. Hall asked if the systems are parallel and can be integrated. Ms. Menard replied that some systems are currently interconnected.
- Board member Sheltra asked how many members are on TMWA's Board. Ms. Menard reported there are three Reno Board members, two Sparks Board members and two Washoe County Board members.
- Chairperson Countryman stated she was concerned that Washoe County has only two representatives on TMWA's Board and that, once the TMSA comes in, the area will no longer be rural. Ms. Menard pointed out the TMSA boundary is set by the Regional Planning Governing Board, which will not affect the service area of TMWA or the counties.

At this time, Bill Elliott arrived at the meeting.

- Don Kitts, Pleasant Valley resident, expressed opposition to the interlocking of systems because systems would not be monitored as to which areas water was going to. Ms. Menard explained similar systems were already in place in other areas and that agreements were also in place to address this issue.
- Marty Allison, Pleasant Valley resident, expressed concern with possible salary inequities between TMWA and Washoe County and how staffs were going to be merged. Ms. Menard reported salaries were reviewed during the initial feasibility studies and were found to be comparable. Staffing issues would be reviewed in the future. Ms. Allison requested to see salary information that was reviewed. Ms. Menard replied that this information is public record.
- Bill Lohse, Pleasant Valley resident, asked about the source of the reclaimed water. Ms. Menard stated it is treated waste water currently being used for irrigation. Mr. Lohse asked if the use of reclaimed water would require residents on septic systems to hook up to sewer systems in the future in order to provide waste water. Ms. Menard stated no because enough waste water is currently being produced.

- Mark Winter commented that water was being used for different activities other than irrigation. He asked how waste water would be policed if used for more than irrigation. Ms. Menard said she would do some research on that issue.

6. ACTIVITY AND INCIDENT REPORTS BY REGIONAL/COUNTY DEPARTMENTS

B.* Fire Safety Issues – Chief Greene reported the County Commission accepted the Master Plan Report on February 22, 2010. They provided direction to develop an Implementation Plan on February 23, 2010, which will be presented at their April, 2010 meeting. He noted the key issue is the future of fire service in Washoe Valley and urged residents to contact their County Commissioners and provide input on the kind of service they want in Washoe Valley. He noted the recommendations from the Master Plan Report were as follows:

- The creation of a Joint Powers Authority
- The evaluation of REMSA
- The building of the Arrow Creek Station

Chief Greene commented that the three main issues are governance, fiscal equity and resource allocation, all of which he has discussed with Commissioner Breternitz.

Concerns/Comments

- Chairperson Countryman stressed that is very important that residents become involved and have their voice heard on the importance of retaining services in the West Washoe Valley area.
- Tom Hall asked if the Reno Fire Department had a new Chief. Chief Greene responded affirmatively
- Chairperson Countryman commented that, in her opinion, there cannot be fiscal equity between the two entities because the funding source for fire services in unincorporated Washoe County, Truckee Meadows and Sierra Fire Protection District is property taxes and is the General Fund for Reno.
- Chairperson Countryman asked about the membership of the working group. Chief Greene responded that the group is made up of fire chiefs and the affected unions. Chief Latipow is coordinating the group who will be reviewing recommendations and how they can be implemented. Chairperson Countryman asked if there was anyone in the working group with the authority to discuss the financial aspect. Chief Greene replied it was his understanding the meeting would focus on how to utilize funding resources.
- Board member Sheltra stated that, in her opinion, Reno may not do what is in the best interest of Washoe Valley residents given the city's recent budget cuts. She provided the reasons for this opinion.

A. Washoe County Sheriff's Office Items - There was no one in attendance to present a report.

8.* PUBLIC COMMENT

A. Jim Pilzner introduced himself and announced he was running for Assembly District 26. He reviewed his platform and qualifications. He stated he is concerned about the level of state spending.

B. Susie Rogers, Emergency Regional Dispatch Center, reported that there have not been many service calls to this area. She cautioned residents about "skimming" of pin numbers at ATM machines and urged residents to report to the police any differences they notice to ATM machines.

10. NEW BUSINESS - Reopened

A.* Presentation on Funding for Fire Prevention in West Washoe Valley - John Copeland with NDF will make a 15-minute presentation regarding funding available for fire prevention work in the West Washoe Valley Area.

John Copeland, Resource Management Officer, reported Paul Carmichael is the Fire Protection Officer for this area. The Nevada Division of Forestry (NDF) was awarded a fuels management grant of approximately \$350,000 from the US Forest Service about eight months ago and it was determined that West Washoe Valley, as well as an area along Highway 395 in Douglas County and some areas in the eastern portion of the state, could utilize this funding in order to reduce fuels around homes and on properties where the NDF have previously been working. He reviewed funds that have been used to-date and stated that people interested in the service can contact NDF. Staff will review requests and make recommendations on the best approach to take as work will be completed on a first-come/first-service basis.

Concerns/Comments

- Michael Langton, Old Ranch Road resident, requested to know if the helicopter work that is currently underway is a part of this project. Mr. Copeland clarified it was part of work being completed by the U. S. Forest Service.
- Tom Hall commented that public awareness of this service is missing. He requested that a flyer with this information be distributed. Mr. Copeland stated that a flyer is available and will be e-mailed to Mr. Hall tomorrow.
- Barb Scott asked if the service would be provided only on the eastern side of the lake. Mr. Copeland reported mosaic work will begin in late spring at the Washoe State Park along East Lake Boulevard to reduce potential fire hazards.
- Chip Garagola asked about the current status of logging. Mr. Copeland reported thinning and tree removal was on-going near the University area and that the majority of the trees are being chipped or sent to wood mills. Mr. Garagola asked about logging that is occurring on Saturday and Sunday. Mr. Copeland requested that Mr. Garagola contact the U.S. Forest Service regarding this matter and provided contact information.

7.* UPDATES AND LIAISON REPORTS

D.* Weston Property Update – Tom Hall reported the Regional Planning Board entered into a stipulation with Mr. Weston to limit density on the north side of the property, but not the south side. The stipulation was presented to the Board of County Commissioners, but was not approved by unanimous decision.

10. NEW BUSINESS (Re-opened)

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. SB1-004 to develop a Commercial Campground Facility/Recreational Vehicle (RV) Park with up to \pm 45 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 \pm 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).

Don Morehouse, Washoe County Community Development, stated he was standing in for Sandra Monsalve and that he would be noting concerns which will be presented to the Board of Adjustment on April 1, 2010.

Board member Zane disclosed he has a business relationship with Bruce Reeves.

Bruce Reeves and Terry Bishop were in attendance to make a presentation. Using presentation material, Mr. Reeves reviewed the location of the property, the amenities and proposed building facades. He stated the camping area was designed to have three levels because of the hillside. The top level would be dedicated to group camping with an amphitheater. A green belt runs completely through the park with a trail from the camp site to the pool. Down lighting with low voltage would be used to prevent light from emitting to neighboring properties. Five shower/bathrooms would be installed sporadically throughout the park with one laundry facility. The park would be developed in two phases. A water truck with a hose would be installed to combat potential fire hazards from the barbeque pit area.

Concerns/Comments

- Tom Hall asked how many spaces would be provided. Mr. Reeves reported there would be 141 spaces of which there will be 49 spaces for drive-thru; 69 spaces for the back end; and 23 spaces for the tent and pick-up camper area.
- Tom Hall asked about access. Mr. Reeves stated it would be right in/right out and explained how access would be handled with the opening of the freeway.
- Tom Hall asked how the water supply would be handled. Mr. Reeves reported water would be supplied from the Old Washoe City tank. Mr. Hall asked about the sewer. Mr. Reeves reviewed the commercial septic system that will be used.
- Tom Hall asked if the property would be fenced. Mr. Reeves stated the entire property is fenced. Fencing would also be included inside the campground to mitigate wind.
- Tom Hall asked if Mr. Reeves would be managing the property. Mr. Reeves replied yes. With presentation material, he noted a jogging trail, pool and other amenities to be developed. He stated there would be strict rules on having dogs in the park. Loud music would also not be allowed. Family-unit bathrooms would be established.
- Tom Hall asked if a business plan was completed. Mr. Reeves replied yes. He noted a consultant was also being hired to develop the restaurant establishment.
- Tom Hall asked about neighbor response. Mr. Reeves reported Terry Bishop was one adjoining neighbor, but there has been no response from the other adjoining neighbor.
- Board member Elliott asked about neighbor response from the residential area. Mr. Reeves stated he talked to three neighbors across the street and there were some concern about noise and lighting, but they expressed support of the project, overall. Board member Elliott stressed the importance of contacting residents in the West Washoe Valley area to obtain their input, and stated that, in his opinion, there may be opposition to the project from some residents.
- Chairperson Countryman commended Mr. Reeves for acknowledging the South Valley Area Plan in the design of the project, but agreed with Board member Elliott's comment regarding opposition. She questioned the amount of lighting being proposed. Mr. Reeves reported a complete lighting study was conducted. He commented that a small grocery store and other commercial retail businesses had been considered, but it was decided to utilize the property so that it would blend into the surroundings.
- Chairperson Countryman clarified the concern was density and the number of visitors to the area. Mr. Reeves stated it would be less than a grocery store and that the typical stay would be 4.2 days.
- Chairperson Countryman asked what would prevent visitors from staying for an extended period of time. Mr. Reeves reported there would be park regulations regarding the length of stay.
- Terry Bishop commented on the isolation of the area and that traffic would be less than the gas station across the street.

- Tom Hall asked if color schemes would be consistent with the South Valley Area Plan. Mr. Reeves stated he guaranteed color schemes would be consistent with the South Valley Area Plan. He stated color schemes being proposed are listed in the special use application. Mr. Morehouse added the project will be presented to the Design Review Committee if approved by the Board of Adjustment.
- Board member Sheltra commented that a high volume of customers would be needed in order for the grocery store and hamburger shop being proposed to be successful. She asked if the project could be conditioned so that the same plan would be in place for future buyers and also conditioned so that long-term stays would be prohibited. Mr. Morehouse confirmed that conditions can be placed on the project. She noted some businesses in the area have had several owners because there was not enough money generated to stay in business. Discussion followed.
- Tom Hall expressed concern that the property may be converted in the future to make it economically feasible and provided an example. Mr. Reeves commented that the South Valley Area Plan does not allow for an RV Park.
- Board member Elliott stated he would encourage a poll be taken of residents within a 3-mile radius before the project goes forward because the project being proposed contains elements that West Washoe Valley residents are opposed to. Discussion was heard regarding density concern.
- Board member Sheltra asked if concerns expressed during this meeting could be conditioned to the project in perpetuity. Mr. Morehouse replied yes. Board member Sheltra asked about advertising. Mr. Reeves stated it would be through the Internet.
- Tom Hall commented that the commercial zone in the South Valley Area Plan is for neighborhood commercial that serves the neighborhood, but this project would serve outside the neighborhood. Mr. Morehouse clarified the zone listed in the South Valley Area Plan is general commercial, not neighborhood commercial. Examples of general commercial were provided.
- Board member Zane commented that the project should be in line with uses outlined in the South Valley Area Plan with restrictions in place for future use and that the area use is abided by.
- Board member Sheltra disclosed she has reviewed this project before today's meeting. She commented that, in her opinion, this project is probably the best use of the area. She expressed concern about signage. Mr. Reeves noted they have hired a light company that will install a light meter in signage to reduce lighting as needed. Board member Sheltra stated she was in support of the project if it can be conditioned, as promised.
- Chairperson Countryman stated she supported Mr. Reeves' initiative in working with the community, but there was concern about population density and that neighbors are aware of the project and able to provide input.

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 the Washoe County Commission District No. 2. (APN 055-092-16) Marc Winters stated the request was to obtain a permit for the apartment that already exists on the property and make it a legal, separate residence to be rented for safety reasons.

Concerns/Comments

- Chairperson Countryman asked if this unit would go with the property, if sold. Mr. Winters replied yes and that the unit was too close to the main residence for a property split.
- There were general comments that this project is to bring a building which is not constructed legally into compliance.

Debbie Sheltra moved to approve to bring the property into code and compliance. Bill Elliott seconded the motion. The motion carried with one abstention from Mark Zane.

4. APPROVAL OF MEETING MINUTES FOR JANUARY 4, 2010 – Debbie Sheltra moved to approve the January 4, 2010 meeting minutes. Bill Elliott seconded the motion. The motion carried with Mark Zane abstaining.

5.* UPDATES/ANNOUNCEMENTS/CORRESPONDENCE

- 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.)

Chairperson Countryman clarified the Community Forums were held the first Monday of each even number month and that the next Community Forum meeting would be held on April 5, 2010. She requested to know if the issue of wind energy and the installation of wind machines be agendized for a future meeting. She announced the Reno Fire Department and Sierra Fire Protection District have open burn permits effective as of midnight.

7. UPDATES AND LIAISON REPORTS (Re-opened)

A.* Liaison Report – It was reported East Washoe Valley had similar concerns to the West Washoe Valley area with regards to water issues.

C.* I-580 Project – Board member Rusk was not in attendance to present a report.

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 4th 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 4th 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 for more information of submit their questions and/or comments by calling the message line at 775 328-3604 or emailing 2map@washoecounty.us. All calls or emails will be responded to. (This item is for information only. No action will be taken by the CAB.)

Chairperson Countryman reported a staff member will not be in attendance to answer more Board questions. Staff can be contacted with additional questions or this issue can be discussed at a Community Forum.

11. CHAIRMAN/BOARD MEMBER ITEMS – (This item limited to announcements of topics/issues posed for future workshops/agendas.)

Board member Sheltra requested an update on replenishing the water tender and to dedicate funding from the Crown engine that is to be sold for a larger water tender or for a second water tender. Chairperson Countryman suggested Chief Greene be contacted to address this issue.

Board member Zane announced he would not be seeking a re-appointment to the Board due to business conflicts. He noted his appointment ends in June, 2010. Chairperson Countryman noted she and Board member Rod Smith’s appointments also end in June, 2010 therefore there would be three vacancies on the Board.

Future agenda items: (a) Update on Water Tender (action item)

12. ADJOURNMENT

There being no further business, the meeting adjourned at 9:27 p.m. Bill Elliott moved to adjourn the meeting. Mark Zane seconded the motion. The motion carried unanimously.