

EAST TRUCKEE CANYON CITIZEN ADVISORY BOARD



DRAFT: Approval of these draft minutes, or any changes to the draft minutes, will be reflected in writing in the next meeting minutes and/or in the minutes of any future meeting where changes to these minutes are approved by the CAB.

Minutes of the regular meeting of the East Truckee Canyon Citizen Advisory Board held May 2, 2012 at the Stampmill Neighborhood Fire Department, Station 25, 400 Stampmill Dr., Wadsworth, Nevada

- 1.* **CALL TO ORDER/PLEDGE OF ALLEGIANCE** - The meeting was called to order at 7:07 p.m. by Bambi Van Dyke, Chair. Ms. Van Dyke led the pledge of allegiance.
- 2.* **MEMBERS PRESENT** – Carrie Heglund, At Large, Vice Chair, Michele Lani, At-Large, V. Chair., Ann Owen, At Large Alternate, and Bambi Van Dyke, At-Large, Chair.
MEMBERS ABSENT – Ed Meagher, Ex-Officio Representative City of Fernley, excused Robert (Bob) Underwood, At Large, unexcused and Jerry Van Dyke, At Large, excused
- 3.* **PUBLIC COMMENT** – Any person is invited to speak on any item on or off the agenda during this period. Action may not be taken on any matter raised during this public comment period until the matter is specifically listed on a future agenda as an action item. Comment under this item will be limited to three minutes per person.
 - Vaughn Hartung introduced himself and announced that he is a candidate for Washoe County Commissioner District 4.
 - Layne Erdman, Tribal Chief of Police introduced himself and was available to address questions from the audience following the meeting.
 - Bambi Van Dyke asked for further public comment and hearing none, closed this agenda item.
4. **APPROVAL OF AGENDA FOR THE REGULAR MEETING OF MAY 2, 2012 – MOTION:** Michele Lani moved to approve the May 2, 2012 agenda as posted. Carrie Heglund seconded the motion. The motion carried unanimously.
5. **APPROVAL OF MINUTES FOR REGULAR MEETING OF MARCH 7, 2012 – MOTION:** Michele Lani moved to approve the minutes of the March 7, 2012 regular meeting minutes as submitted. Ann Owen seconded the motion. The motion carried unanimously.
- 6.* **REPORTS AND UPDATES – The following reports and updates will be limited to five minutes each.** (These items are informational only and no action will be taken by the CAB.)
 - A.* **Updates/Announcements/Correspondence** – There were no Updates, Announcements or Correspondence presented.
 - B.* **Washoe County Sheriff's Office Items** – Lieutenant Pam Keller, Washoe County Sheriff's Office was in attendance to report on public safety issues within the CAB area, including recent calls for service. Lt. Keller reported that there have not been a significant number of local calls for service from the ETCCAB planning area. Lt. Keller also spoke on item 7. A., Code Enforcement regarding parking of recreational vehicles.
 - C.* **Washoe County Update**
 - Commissioner Robert Larkin was not present to provide an update on County issues.
 - Sarah Tone, County Liaison, is available to answer your questions and concerns. Contact her at stone@washoecounty.us or 775.328.2721. To sign up to receive email updates from the County, visit www.washoecounty.us/cmail. The written County updates are available online at www.washoecounty.us/cab (follow the link to your CAB).
7. **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.)
 - A.* **Code Enforcement Regarding Parking of Recreational Vehicles** – Lieutenant Pam Keller, Washoe County Sheriff's Department was in attendance to address questions and concerns regarding illegal parking of recreational vehicles and measures to enforce the parking code. Lt. Keller encouraged citizens to access the Administrative Code Enforcement regulations on-line at www.washoesheriff.com Lt. Keller stated that code enforcement is more of a civil complaint rather than public safety issues. Law enforcement will respond to public safety incidents as a high priority. The Administrative Code Enforcement process information is available on-line. Citizens are encouraged to identify a possible code violation. (This item was informational only and no action was taken by the CAB.)
Comments and Concerns
 - Ann Owen stated concern for the safety of her neighbor who has fallen down in her back yard. Her next door neighbor parks a recreational vehicle (RV) in his yard that blocks the view into the other neighbor's yard. Ms. Owen stated concern that the person who owns the RV may not be cooperative should he be asked to park his vehicle in another area.
 - Vaughn Hartung suggested that citizens could contact Bert Bracy with Code Enforcement and ask if the parking of the RV is a violation of code.

B. Administrative Permit Case No. AP23-003 (Evans Greenhouse Buildings) – Roger Pelham, Senior Planner was available to address code, policy and process questions and introduce the request to allow the construction of two greenhouse buildings phase 1 of 4,000 square feet and phase 3 of 30,000 square feet, each of which is larger than the existing dwelling unit as required by Article 306 Accessory Uses and Structures and as allowed by Article 808, Administrative Permits, of the Washoe County Development Code. The project is located at 31850 Cantlon Drive, in the Wadsworth area. The ±5.94 acre parcel is zoned Medium Density Rural in the East Truckee Canyon Area Plan and is situated in portions of Sections 17 and 18, T20N, R24E, MDM, Washoe County, Nevada. (APN: 084-282-16). The property is located within the East Truckee Canyon Citizen Advisory Board Boundary and Washoe County Commission District #4. Spencer Scott representing Don Evans was available to address questions and concerns regarding possible impacts from the greenhouse use. Mr. Scott stated that the system is enclosed and water and nutrients flow below the plants. Mr. Scott stated that he doubted that there would be any odors from the agricultural use. Mr. Scott stated that they would try to mitigate any negative impacts to adjacent neighbors. Staff Representative: Roger Pelham, Senior Planner, 775-328-3522 apologized that members of the CAB did not receive copies of the application. Mr., Pelham also stated that he is neither a proponent nor an opponent of the proposed project. **MOTION:** Ann Owen moved to forward the comments and concerns forward to the Board of County Commissioners without making a recommendation for approval or denial of AP23-003 Evans Greenhouse Buildings, as presented. Carrie Heglund seconded the motion. The motion carried unanimously.

Comments and Concerns

- Questions were raised whether any water runoff would contaminate the Truckee River. Mr. Pelham stated that the application would be reviewed by engineering and health department staff to address possible negative environmental impacts.
- In response to questions raised, Mr. Pelham stated that he thought that the last zoning change was adopted in 1993. Washoe County reverted back to a two map system land use designation/zoning/master plan. Some zoning does not include commercial designation, but some commercial usage is allowed under certain circumstances.
- Jo Conley, adjacent resident stated concerns regarding the negative impacts that will result from the structures and with the addition of the proposed phases. Ms. Conley stated concern for possible negative impacts from noise and visual impacts.
- Bambi Van Dyke stated that she doesn't think that anything would make noxious odors worse than currently exists along the river.
- Cary Conley, adjacent resident stated that the area has changed from agricultural to residential and he stated that corporations do not make good neighbors. Mr. Conley stated concern that this changes the security and traffic flows in a residential neighborhood. Mr. Conley stated that he opposes the proposed project.
- Mr. Scott stated that there should be a maximum of six people working in the greenhouse and the applicant can not increase the project beyond what county code would allow. The first one to go up is a test structure to grow tomatoes and peppers. There is also a maximum allowed setback from the river.
- Concerns were raised that a flood could wash contaminants into the river.
- In response to concerns raised, Mr. Scott stated that the chairman of Evco Plastics is the person who purchased the property. They have other holdings in Nevada. This project has nothing to do with the plastics business. Mr. Scott stated that they have not engaged Storey County at this time.
- Concerns were raised that growing tomatoes can result in negative odors that can impact adjacent neighbors.
- Mr. Conley stated that he is concerned that this project would negatively impact his property values.
- Mr. Pelham stated that crop production is an allowed use in the agricultural land use designation. Mr. Pelham asked that citizens look at mitigating any negative impacts and the Board of Adjustment will determine any conditions of approval. Mr. Pelham asked that everyone make their opinions know to him for his staff report. Mr. Pelham also asked the CAB to address the larger detached accessory building and possible impacts. The Board of Adjustment will make their decision based on the staff report and comments from the community.
- Chief Erdman stated that in the state of Washington, agricultural use takes precedents over residential in zones where the use is authorized.
- There were differences of opinion whether this property is zoned for agriculture use.
- Mr. Scott stated that there will be no runoff because the process is contained.
- Mr. Hartung asked for clarification regarding Health Department requirements for storage of fertilizer and maintaining health standards.
- Mr. Pelham stated that the East Truckee Canyon Area Modifiers address building setbacks on the Truckee River. Mr. Pelham also stated that the code allows for crop production. Mr. Pelham stated that the project would be above the 100 year flood line.
- In response to concerns raised, Mr. Scott stated that there would be no leakage of contaminants from the buildings.

- Mr. Scott stated that they would be harvesting vegetables year round. Each plant would produce a pound of tomatoes. Mr. Scott also stated that they would be using smaller trucks to haul products into Sparks because semi-trucks would not be able to drive onto and off of the site.
- Ms. Van Dyke stated that the subject property does have the needed water rights for agricultural use.
- In response to questions raised, Mr. Pelham explained the public hearing process and stated that the final decision would be made by the Board of Adjustment. Should someone disagree with the Board of Adjustment decision, that they can file an appeal to the Board of County Commissioners.
- Mr. Scott address questions regarding paved roadways and the process of marketing the produce.
- Concerns were raised regarding site work that has already been done.

C. Reschedule or Cancellation of the July 4, 2012 CAB Meeting – Discussion was held and the ETCCAB took the following action. **MOTION:** Michele Lani moved to reschedule the July 4, 2012 regular meeting to Tuesday July 10, 2012. Ann Owen seconded the motion. The motion carried unanimously.

Comments and Concerns

- There was no opposition heard on the change of the July meeting date.

9.* CHAIRMAN/MEMBER COMMENTS (This item limited to announcements of topics/issues posed for future workshops/agendas).

- **Next Agenda Items:** Possible change of regular meeting date to the first or second Tuesday of the month, Teresa Aquila, Neighborhood Watch program. Add Chief Erdman as a regular agenda item.

10.*PUBLIC COMMENT

- Chief Erdman announced the Symbiosis Electronic Music Festival will be held on May 15th to the 22ⁿ. at Pyramid Lake at the pyramid site. Attendees will also be there to watch the solar eclipse on May 20, 2012. There will be extra law enforcement patrols during the events. Information is available at: www.pyramideclipse.com
- Bambi Van Dyke asked for further public comment and hearing none, closed this agenda item.

11. ADJOURNMENT – Michele Lani moved to adjourn the meeting at 8:26 p.m. Ann Owen seconded the motion. The motion carried.

Respectfully Submitted By: Allayne Donnelly-Everett, Recording Secretary