



South Truckee Meadows/Washoe Valley 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 South Truckee Meadows Citizen Advisory Board held September 11, 2014 at the South Valleys Library at 15650A Wedge Parkway, Reno, Nevada

1. ***CALL TO ORDER/ DETERMINATION OF QUORUM** - The meeting was called to order at 6:03 p.m. by Patricia Phillips, Chair.

MEMBERS PRESENT –Patricia Phillips, Chair, At-Large, Kathie Roberts, At-Large, Jim Rummings, At-Large, Eric Scheetz, Vice Chair, At-Large, Brad Stanley, At-Large, and Thomas Daly, At-Large, Patrick Ty Whitaker, At-Large Alternate, Thomas Judy, At-Large,

MEMBERS ABSENT – Excused: Dennis Wilson, At-Large, Malachy Horan, At-Large, Steven Miles, At-Large Alternate, Kimberley Rossiter At-Large Alternate.

2. ***PLEDGE OF ALLEGIANCE – MOMENT OF SILENCE IN HONOR OF September 11**

3. ***PUBLIC COMMENT** –

- **Mr. Bill Naylor** introduced himself and said he was part of the Washoe Valley Alliance. He gave a brief background on Verizon project. He handed information which included Telecommunications acts and authority. He spoke about the impact of law on local and state government. He said no one can prohibit service and that's what Verizon is saying we are doing. The denial must be in writing in evidence. Oct 28th it's tentatively scheduled to be heard.
- **Kathy Roberts** asked about the Oct. 28th meeting.
- **Pat Phillips** asked if anyone is for the Verizon tower. No one was in favor. Jim said we need to discuss it prior to the Oct. 28 meeting.

Pat closed item 3.

4. **APPROVAL OF AGENDA FOR THE MEETING OF SEPTEMBER 11, 2014** – Eric Scheetz made a correction: Minutes for the meeting of August 14th not the minutes for the meeting of July 10th. Tom Daily made a motion to approve the agenda with correction for the meeting of September 11, 2014; the motion carried unanimously.

5. **APPROVAL OF THE MINUTES FOR THE MEETING OF JULY 10, 2014 (Correction: Minutes for the meeting of August 14, 2014)** – Tom Daily made a motion to approve the agenda for the meeting minutes of June 10, 2014; Eric Scheetz seconded the motion to approve the agenda. The motion carried unanimously.

6. *** COMMISSIONER UPDATE**

A. *Washoe County Commissioner Update – Commissioner David Humke provided an updated on discussions and actions by the Board of County Commissioners (BCC). Commissioner Humke may be reached at (775) 328-2005 or dhumke@washoecounty.us.

Humke addressed the following topics:

Fire District Bill: Tom Daily asked a question regarding a fire district. Commissioner Humke said it's not time to discuss it due to Legislation Special Session. Humke said its bare bones, the bill is to form a fire district, and he expressed concern about it.

Animal Ordinance: Chapter 55 is being re-written regarding animal control and regulation. There has been recent legislation in the state with various changes. Two upcoming workshops will be held.

Sign Code Update: The commissioner gave an update.

2014 Elections: October 4th is the last day to register to vote by mail. October 14th is the last day to register to vote in person. October 28th is the last day to request to vote by absentee ballot.

Medical marijuana: We are waiting on the state to do their process regarding medical marijuana dispensaries. 104 applications for dispensaries. August 18th is the deadline for submittals. We had a good variety of applicants to do

business in medical marijuana business. The locations in the valley that may receive a dispensary: Sun Valley, Incline Village/Crystal Bay, Spanish Springs HACO developments. Kathy Roberts asked for clarification on the number of applicants. Humke said it was a State wide applicant of 104. Some Counties denied it all together. State Health requires the applicant to have \$250K. The application process was approximately 1000 pages with questions.

Dog Leash: Humke said there are lots of issues with off leash dogs in parks, such as animal waste and dog encounters. The law says a dog must be leashed. We are working with parks and open space to find a rational solution.

Regional park improvements: \$397K in parks improvement budget. Police and fire is the priority.

Wild horses: Interlocal agreement with State of Nevada and private/nonprofit. He said he is confident there will be support from the Board of County Commissioners.

Pat Phillips said this CAB handed out to report the horses; people will take turns to remove the horses and pick up the manure. It's working really well. Brad Stanley said it's up to 48 people in the system/dispatch, and they are working with Department of Agriculture to move the horses.

Sign committee: Jim said with regards to the sign committee, there are many people who don't want signs. If you have comments, pass them along to Jim.

Economic activity: Eric Scheetz said there has been a lot of economic activity like Amazon, Tesla, etc. Eric asked the Commissioner how Washoe County is planning for this. Humke said that is a great topic for Community Services Department/Planning Department. There will be a tremendous impact with school, roads, medical care. This growth is good news and bad news. Humke said he would like to know more as well.

Border Alignment: Brad Stanley asked about Storey County and Washoe County border alignment. Humke said that is a good topic for a later date. Brad Stanley asked the pause of Corp of engineer. Humke said they are on pause. Brad Stanley asked about the future of that. Humke said there are alternate routes, and it takes the burden off of other routes. Brad Stanley asked about the Alt 6 Sunnyhills area and if alternative 6 dead? Humke said the 'mountain route' is dead.

Pat closed item 6.

7.* PUBLIC SAFETY AND COMMUNITY REPORTS/UPDATES

A.* Washoe County Sheriff's Office (WCSO) – For more information call (775) 328-3001 or via the webpage at www.washoesheriff.com (This item is for information only and no action will be taken by the CAB.)

Lieutenant Scott Bloom gave an update:

- Last month there was low crime activity.
- There was a missing child in Galena and Callahan Ranch area. On 8/14 – the child was last seen at 1:15pm, called two hours later. Search and rescue was called into action. At 5pm, she was located by neighbors. He said when we have a missing child; we put in all possible resources.
- Normal bike riders and shooting in congested areas. We put up signs in the area to inform shooters. We have had many events in town. Brad Stanley asked about a posting on his mail box regarding trapping – a cat was caught in this process. There are trapping rules. Lieutenant Bloom said animal control is a separate entity, and they should call them or division or wildlife.
- Kathy Roberts asked about a domestic situation regarding a friend's need for a police escort for safety, but she was denied services. Lieutenant bloom said we will respond if they feel if there is going to be an issue. He said they need to preserve the peace with a court order proper paper work which gives them the legal authority to be there, so they don't get into the middle of a dispute.
- Pat Phillips asked for clarification on shooting in congested area. She said she carries a gun with her and might have to shoot a bob cats and coyotes for protection. Mr. Bloom said yes, that's ok, it's defending yourself, not target shooting.
- Bill Naylor asked about an incident at little Washoe Lake. Mr. Bloom said it was a virtual treasure hunt maps and clues with GPS, Geocaching. Some people saw the box, and called it into the sheriff's office because it looked suspicious.
- Bill Naylor asked about the double murder. Mr. Bloom said he couldn't talk about it; he didn't want to compromise the investigation. He said it involved a fugitive who stole a car. He murdered two people in their residence. There were pursuits into Fallon. He was taken into custody. No information on the people killed.

Pat closed item 7.

8. *NEVADA DIVISION OF FORESTRY (NDF) FUELS REDUCTION PROGRAM – Kacey KC, Community Protection NDF will discuss the community grant application process for Hazardous Fuel Reduction Projects. For additional information please contact Ms. Kacey KC at (775) 684-2511 or kaceykc@forestry.nv.gov.

Kacey KC gave an update regarding the grant process:

- Communities can apply for these grants.
- She administers the program but doesn't score the grants, but can assist with the applications and answer any questions.
- A diverse group of 6-8 people score the applications. Once they are scored and ranked, it goes to Kacey, and they award what they have funding for.

Tom Daily asked about the process and timeframe. Kacey said they changed the award process. Kacey explained the timeframe of the application process: Applications go out in July; it takes a few months to fill out the application; and the applications are due back in after fire season. Kathy Roberts asked how we can find out about putting in for a grant. Kathy asked how they can get notified when the application process has begun. Kacey said it's posted on our website when it will be open. Kacey said they will tentatively know next month if they will have money for grants. She said they have a mailing list, so you get a direct mail.

Sarah Tone opened up the conversation by asking questions: Who can apply? How can they increase their chances for an award? Kacey said anyone can apply; State and private land, individual, HOA, County agencies, Fire protection districts, someone who has a trustworthy accounting department. Kacey said they don't get a lot of funding, so it all depends on the funding they receive. Cooperative extension fire adaptive communities will host a planning meeting and grant writing workshops. She said this is the easiest grant process. Kacey recommended everyone to review the Western Forestry Coalition website; all the states applications go through this application, and it's helpful to look at their application. Tom Daily asked about the SNLPA grant. Kacey said its stricter application process.

Jim Rummings asked about the Fuels Reduction Crews. Kacey said you can use the forestry guys or hire someone else. Kacey said if you choose to use the inmate crews, they will do all the financing and accounting for you if you are awarded the application.

Pat closed item 8.

9. *DEVELOPMENT PROJECTS - The project description is provided below with links to the application or you may visit the Planning and Development Division website and select the Application Submittals page:
http://www.washoecounty.us/comdev/da/da_index.htm.

A. *Amendment of Conditions Case Number AC14-006 (South Truckee Meadows Water Reclamation Facility) – To amend Conditions of Approval of Special Use Permit, Case Number SB14-004, for the expansion of the South Truckee Meadows Water Reclamation Facility, a wastewater treatment facility, to include a modified site plan and to reduce required screening of rooftop mechanical equipment for the project. Location: South of Alexander Lake Road, approximately two miles southeast of its intersection with South McCarran Boulevard. APN(s): 165-012-01, 164-022-05, 165-011-05 & 165-011-06. Staff Representative Roger Pelham, MPA, Senior Planner Washoe County Community Services Department Planning and Development Division, 775-328-3622, rpelham@washoecounty.us. This case is tentatively scheduled to be heard by the Board of Adjustment October 2, 2014.

Timothy Simpson said he visited the board a few months ago for special use permit for the expansion of South Truckee Meadow Water Reclamation Facility. They received feedback from the Board of County Commissioners. He said during the process of design, they made modification of facility plan, but no part of will be treatment changed. The only change will be the location of digesters. He said northeast of the building, one large structure will be built. This will save costs with building materials and piping which will help meet the budget. Timothy said there were enough modifications proposed. The planning department advised them to get approval again. Timothy went over the print of site plans and renderings. Pat Phillips asked about Alexandra Lake. Timothy said it was separate. Timothy said the full application is available online. Pat Phillips asked about the smell. Timothy said there isn't any change to the smell. It's going to smell the same as before. It will be covered and enclosed. The garage for trailer is enclosed.

Eric asked about the previous plan as separate buildings. Timothy said yes, the buildings were fully enclosed. Eric asked about the cost savings with new plans. Timothy said it's in the million dollar range, but don't have the exact dollar amount. Eric asked about the total price of project. Timothy said he doesn't have the budget dollars and could get that information for the board, but it's approximately \$80-90million dollar project, with a 10% savings. Eric said the smell was issues with the last design; something for us to consider. Brad Stanley asked if movement of location affected construction or impact surrounding areas. Timothy doesn't impact area. Brad Stanley asked about screening and odor and prevailing winds.

Timothy said the County will be putting in landscaping. Landscape on the south end of facility will help to screen. Timothy said this is available online and the landscape plans can be put online as well. Timothy talked about the screening, HVAC, Stacks on the building; He explained on one of the stacks, the odor control stack/large chimney, in order to screen, they would have to build higher than the stack. They are requesting to reduce the requirement in the screening; it will cover 75-80% of the equipment. Ty asked about the Army Corp of engineers and how it impact the water ways. Timothy said it won't impact. No permits. Timothy said that is the existing facility will continue to run.

Pat Phillips asked where the water comes from. Timothy explained that the treatment plant is fed by sewer system and treated and sent up to ½ acre reservoir and reclamation system for non-potable. That reservoir needs to be supplemented from a creek south of the treatment facility that will be pumped out of Thomas creek. He said they have water rights in case they need additional water. Domestic wells have been used for the supplementation. Those probably won't be used in the future.

Statement of summary: Pat Phillips said they don't see any opposition to the improvements being made. The board agreed with Pat's summary.

B.* Variance Case Number VA14-005 (Dolan) - To reduce the required front yard setback from thirty (30) feet to five (5) feet two (2) inches to bring two (2) existing non-conforming structures into conformance with current Washoe County Code. Applicant/Property Owner: Christopher & Carolyn Dolan; Location: 1800 Whites Creek Lane, Reno, NV 89511. APN: 142-031-08. Staff Representative: Chad Giesinger, AICP, Senior Planner Washoe County Community Services Department Planning and Development Division, 775-328-3626, cgiesinger@washoecounty.us. This case is tentatively scheduled to be heard by the Board of Adjustment October 2, 2014.

Mike Vicks presented the highlights for the Dolan's property variance request:

- Currently they are existing, non-conforming structures, constructed legally.
- They are requesting a variance to bring the buildings as they stand today into conformity.
- They have to comply with setback standards.
- With approval, they can do interior modifications for the future.
- A detach accessory dwelling would be a different application.
- No external changes are being made. There won't be any visual/noise impacts.
- They are both screened by existing landscape.
- They are requesting Variances for setbacks for future for interior modification to existing building to install a kitchen for aging parents.

Questions/comments:

- Jim Rumming asked why they weren't grandfathered in. Mike said they are grandfathered in as their current use but because we want to apply for a Detach Accessory Dwelling in the future application, we have to conform to variance. It will be change of use.
- Eric Scheetz stated that the grandfathering issue is a huge ordeal. He said he was surprised they had an issue with change of use since it will be lower use than the original use of an office. He asked if they are willing to give up the office use. Mike said yes, it's assessed as office space and it meets the square footage requirements standards. It's roughly 1000 foot space with all the changes being interior as well as a new roof will be installed. Eric Scheetz asked if anyone in the audience to speak on this? No one was present.
- Tom Judy said he didn't understand; if this is approved, they can ask for a different use? Mike clarified it's a setback variance request. Mike said it will be a separate approval process going forward and they will have to apply for a Detach Accessory Dwelling will be proposed after this approval. Mike said showed the footprint of the current building. Not a commercial office building.
- Brad Stanley asked about usage currently. Mike said it's gutted, but it's an office building, assessed as office use. Brad Stanley asked why the two applications weren't connected/submitted concurrently. Mike said because of the application fees and process and wanted to go step by step to make sure the setbacks were approved first. Brad Stanley asked about the planners opinions. Mike said the planners think is an uphill battle. In its existing use, it's economically infeasible to move the structure 20 feet and they don't necessarily take this into consideration. They have spoken with resident living on the road, and they were fine with it. It's the only access to the house. Brad Stanley asked about the planners' perspective on safety problem. Mike said the setbacks are there to prevent building on each other to keep it low density, suburban. Mike reviewed the setbacks and density for each zoning types. There are no safety concerns. These buildings aren't going anywhere. We want to make the building more useful for the owner. Mike said it's already part of the neighborhood with mature landscapes.
- Eric Scheetz made a comment about the irregular shape setback. Mike said the access road, it's gated, not a public road. The access road has to be treated like a front setback. Mike made an example of how the County

applied for setback for Verizon in Washoe Valley by chocolate factory. It was built into the setbacks. It's not off the wall as a request.

- Brad Stanley Stanley asked about the order of events and said he was uncomfortable to vote or rule in anyway. It should come back with a planner with a package.
- Bill Naylor asked about the easement road before and after building was constructed. Mike wasn't aware of timeline of when the easement was created. Bill asked if it was legal, and the easement made it illegal.
- Pat Phillips summarized the project: make interior construction to provide residents as detached accessory. Mike said they are following all procedures; notices were given to the surrounding properties. This would be the platform to address concerns if there were any.

Summary support:

- Jim Rummings said he fully supports the project going ahead. Existing building had some requirements to changes setbacks to existing buildings. There should be some strong understand for grandfather clause. They aren't changing exterior, and just remodeling the inside of the building. We are getting into their personal business. No one from the neighborhood objects to it. The planner isn't here to show strong opposition. He said we should fully support to move ahead.
- Ty Whitiker said it's pretty straight forward and support it.
- Brad Stanley said supports idea but not the process. He suggested it go through the complete process and package.
- Cathy Roberts said she supports project with no reason to be denied.
- Pat said she saw no problem with this project and it moving forward.
- Tom Judy said he supports the idea and what is presented and don't support it because he said he was uncomfortable with processes. I don't take a stand on this.
- Tom Daily said he support the project.
- Eric Scheetz said he supported project and thinks the planner should have been available.

Mike thanked the board.

Pat closed item 9.

10. *CHAIRMAN/BOARD MEMBER ITEMS/NEXT AGENDA ITEMS - This item is limited to announcements by CAB members and topics/issues posed for future workshops/agendas.

- Have Planning Department out to speak about the growth of Washoe County due to companies coming in.
- Update on the Verizon re-submittal/appeal
- Representatives for Fire Service Regionalization Bill Draft (121) for 2015 Legislation Session
- TMWA merger and well update
- Animal ordinance update

Eric commented that the August 26 meeting for TMWA wells was a positive, well attended meeting with lots of support for our wells.

11. *PUBLIC COMMENT – No public comments.

12. *ADJOURNMENT – Pat Phillips adjourned the meeting at 7:53pm.

Number of CAB members present: 8

Number of Public Present: 2

Presence of Elected Officials: 1

Number of staff present: 3

Submitted By: Misty Moga