



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 May 8, 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 6:06 p.m. by Tom Judy, Acting Chair.
MEMBERS PRESENT –Tom Judy, Acting Chair., Steven Miles, At-Large Alternate, Patricia Phillips, At-Large, Kathie Roberts, At-Large, Kimberly Rossiter At-Large Alternate, Jim Rummings, At-Large, Eric Scheetz, At-Large, Brad Stanley, At-Large, Patrick Ty Whitaker, At-Large Alternate, sat in for Thomas Daly.
MEMBERS ABSENT – Thomas Daly, At-Large, excused and Dennis Wilson, At-Large, unexcused.
2. **PLEDGE OF ALLEGIANCE** – Eric Scheetz led the Salute to the Flag.
3. ***PUBLIC COMMENT**
 - Terri Thomas introduced herself and announced that she is a candidate for Washoe County Commissioner District 2.
 - Debbie Sheltra asked that the STM/WVCAB inquire as to whether the backup generator for the Old Washoe Estates Water System has been repaired. The generator did not operate during the Old Washoe wildfire. Ms. Sheltra would also ask how often the generator is inspected considering that wildfire season is approaching.
 - Tom Judy asked for further public comment and hearing none, closed this agenda item.
4. **APPROVAL OF THE AGENDA FOR THE MEETING OF MAY 8, 2014.** – **MOTION:** Brad Stanley moved to approve the May 8, 2014 agenda as posted. Jim Rummings seconded the motion. The motion carried unanimously.
5. **APPROVAL OF THE MINUTES FOR THE MEETING OF APRIL 10, 2014.** – **MOTION:** Patricia Phillips moved to approve the minutes of the April 10, 2014 meeting as submitted. Brad Stanley seconded the motion. Patricia Phillips amended her motion to approve the corrected minutes. Brad Stanley seconded the amended motion. The motion carried unanimously. *Tom Judy asked for the following correction to Item 10. 6th bullet point - Tom Judy asked if a written report from Eric Crump be read into the record regarding the status of the New Washoe City Park. Separate Bullet Point – Mr. Judy asked that the enforcement of dogs on leashes be scheduled on the June agenda.*
6. **ELECTION OF OFFICERS** – Elections were scheduled to be held to elect a Chair and Vice Chair to complete the current term of office and continue to serve for the 2014-2015 term of office. **MOTION:** Eric Scheetz moved to defer election of officers to the June agenda since a full board was not present. Brad Stanley seconded the motion. The motion carried with Kathie Roberts opposed.
7. ***COMMISSIONER UPDATE**
 - A. **Washoe County Commissioner Update** – Commissioner David Humke was not available to present a report on items related to the Board of County Commissioners. Contact Commissioner Humke at (775) 328-2005 or dhumke@washoecounty.us (This item was for information only and no action was taken by the CAB.)
8. **PUBLIC SAFETY AND COMMUNITY REPORTS/UPDATES**
 - A. *** Washoe County Sheriff's Office (WCSO)** – A representative of the Washoe County Sheriff's Office was not available to present information on recent law enforcement issues and calls for service in the South Valleys planning area. For more information call (775) 328-3001 or via the webpage at www.washoesheriff.com (This item was for information only and no action was taken by the CAB.)
9. **COMMUNITY ISSUES**
 - A. *** Emergency Response and Disaster Preparedness** - Betsy Hambleton, CERT Coordinator presented information on how the Washoe County Sheriff's Office Community Emergency Response Team (CERT) trains and prepares volunteers to assist during emergencies. Ms. Hambleton provided a brief presentation on the CERT Program's free training every quarter and how CERT benefits local communities. Ms. Hambleton stated that the CERT Academy takes two weekends. CERT members are trained to help various agencies during emergency events. Ms. Hambleton provided printed information and brochures along with her presentation. Contact Ms. Hambleton at bhambleton@washoecounty.us and at 775-325-6927 or 775-233-9025. (This item was for information only and no action was taken by the CAB.)
Comments and Concerns
 - In response to questions raised, Ms. Hambleton identified locations where the CERT teams meet. There are approximately 250 CERT members in the local community.
 - B. **Special Use Permit Case Number SB14-002 (Verizon Wireless) Updated proposed cell tower design that has been modified for SB14-002** – David Downs, Complete Wireless Consulting representing Verizon Wireless presented the request to allow for the construction of a Wireless Communications Facility, located at 205 US Highway 395 N, Washoe Valley, NV; located on the west side of US 395, across the highway from Old Washoe

Drive, Within Section 24, T17N, R19E, MDM, Washoe County, consisting of a 100 foot high faux water tank cell tower containing six antennas, and an equipment shelter containing telecommunication ground equipment, all of which shall be enclosed within a 50' x 50' fenced area on a ±35.73 acre parcel. Three easements located on the subject parcel are also included in the proposal; two of which are Verizon Wireless utility easements for overhead utility poles; and one is for a Verizon Wireless access and utility easement. Sacramento Valley LP dba Verizon Wireless, Applicant, Attn: David Downs, Complete Wireless Consulting. Mr. Downs provided printed copies of his presentation. Washoe Valley Storage, Property Owner. Staff Representative: Grace Sannazzaro, gsannazzaro@washoecounty.us 775-328-3771 was available to address questions regarding this Special Use Permit. This application is tentatively scheduled to be heard by the Board of Adjustment, Thursday, June 5, 2014. **MOTION:** Eric Scheetz moved to recommend denial of SB14-002 based on non-compliance with the standards of the scenic byway corridor and the Washoe County and South Valleys Area Plan. Jim Rummings seconded the motion. Brad Stanley added that there seems to be viable alternative locations. Eric Scheetz approved the amendment to the motion. Jim Rummings seconded the amended motion. The motion carried unanimously. Tom Judy stated that for a number of reasons, this application does not comply with Washoe County code. Jim Rummings stated that he has not heard any comments in support for the application. Mr. Rummings stated that he feels that Scenic Nevada would not support this proposed installation. Brad Stanley stated kudos for Mr. Downs and Verizon and that they are very aware and have all of the support data for a cell tower installation. Patricia Phillips stated her support for the citizens who want to protect their homes, their community and for protecting the area for tourism. Ms. Phillips urged Verizon to look at alternatives. Kathie Roberts stated appreciation for the comments regarding protection for public health.

Comments and Concerns **All written comments will be held in the Washoe County Managers office and available for public review.

- Mr. Downs was asked to accurately identify the location of this proposed site as Washoe Valley.
- In response to questions raised, Grace Sannazzaro reported that staff was recommending denial of this application to the Board of Adjustment and the applicant asked that the application be continued to the Board of Adjustment June 5th agenda. The conditions were that Washoe County expand their noticing and that the application be rescheduled on the May STM/WVCAB agenda. Ms. Sannazzaro stated that she has had limited response to the expanded noticing.
- Mr. Downs was asked to provide photos of the actual location of the proposed installation. Mr. Downs stated that he would take additional photos as requested, including a 360 degree radius.
- Mr. Downs stated that Verizon has selected this proposed site because it is the best service available, however, there is a possibility that another location could be considered.
- In response to questions raised, Ms. Sannazzaro stated that the Code reads that a monopole is not allowed within 1000 feet of an existing or proposed trail unless the applicant can prove a significant gap in service.
- Ms. Sannazzaro stated that the storage unit facility is not registered with the Assessors office. Residents of Old Washoe Circle and Old Washoe City were in attendance to state their opinions. In response to concerns raised, Ms. Sannazzaro stated that she had a list of property owners who received notices available for review.
- In response to questions raised, Mr. Downs stated that Verizon would provide screening and other treatments that would reduce the negative visual impact of the installation per Washoe County requirements.
- Members of the audience, when asked, agreed that they currently have adequate Verizon cellular service.
- In response to questions raised, Mr. Downs stated that the intent of this installation is to provide service along the roadway that will increase and be needed during peak cell usage times within the next twelve months.
- Opposition was stated for the negative visual impact from a 100 foot tall installation.
- Mr. Downs stated that research would have to be done to establish where other sites could be considered.
- Gary Houk, Washoe Valley Alliance stated concern that the application does not address the screening, future of possible co-location with other carriers, the maps are confusing and the main benefactors seem to be the 395 corridor through Pleasant Valley and not Washoe Valley. Mr. Houk also asked why the application seems to indicate that there is a requirement for notification with California PUC.
- In response to questions raised Mr. Downs stated that utilities would be installed underground and that a mention of California in the application was a mistake.
- **Marilyn Naylor read her comments into the record and recommended denial of this application because it does not comply with the standards of the South Valleys Area Plan, the standards of the Nevada Department of Transportation Scenic By-way and violates protection of the ridgelines and view sheds. Ms. Naylor provided a photograph of a 100 foot cell tower taken in the state of Virginia.
- Debbie Sheltra stated that there is a tower on Mr. Rasmussen's property on William Brent Road and that would most likely be an appropriate co-location for Verizon. Ms. Sheltra stated that this installation does not comply with neighborhood commercial land uses nor has the applicant considered using other existing locations. Mr. Downs stated that there is no proposed beacon for the tower and Verizon would be interested

in alternative locations. Mr. Downs stated that the tower is proposed to serve the north end of Washoe Valley as well as in Pleasant Valley.

- **Karen Criter read her comments into the record. Ms. Criter recommended denial of this application for reasons including negative impacts to wildlife and habitat including the Pacific Flyway for migratory birds and established wildlife habitat.
- Barbara Rainey submitted the follow question in writing for the record. Will the Verizon project be built with additional capacity for other carriers to co-locate in order to minimize further blight on the view shed? Mr. Downs stated that the tower is not designed for co-location.
- In response to questions raised by Judy Price Old Washoe City resident Mr. Downs stated that the signal strength is documented for achieving the needed capacity, and dropped calls. Four of the five criteria are based on customer service. The site would be accessed once every 2 months for maintenance.
- Ann York, Washoe Valley resident stated that she agreed with statements by Marilyn Naylor and recommended denial of this application since the South Valleys Area Plan does not allow for any installation taller than 30 feet.
- Thomas Lee, Washoe Valley resident and Doctor of Naturopathic Medicine stated concern regarding the proven health risks and unproven benefits to health patterns for residents who live adjacent to cellular towers. Dr. Lee stated concern for the negative impacts to the elderly, the young and house pets. The health risks need to be studied in depth and the negative impacts to future residential development in Washoe County. The negative impacts would be long lasting.
- **Bill Naylor, Washoe Valley resident read his comments into the record and stated that the applicant is proposing a lattice tower which is not allowed in the local area. Mr. Naylor provided definitions as stated in the Washoe County Development Code and provided designs of lattice towers and monopole mounted antennas. Mr. Naylor recommended denial of the application as it would set a very dangerous precedent for future wireless carriers.
- Rita Glover stated concern that the application does not include a real map of the proposed location.
- Ginger Pierce, Pleasant Valley stated that the area where this tower is proposed is full of wild horses who don't need cell towers, it is illegal in Nevada to drive and talk on a cell phone, residents in Pleasant Valley have denied the cell tower three times. What part of 'no' is unclear?
- Jerry Shoemaker, South Truckee Meadows General Improvement District (STMGID) board member stated that STMGID has several water storage tanks, two of which have that have cell phone antenna on them that provides an income for STMGID. Mr. Shoemaker stated that the antennas blend in and are difficult to identify. Mr. Shoemaker stated that water tanks are not meant to rise into the air.
- **Maureen Collins Old Washoe Estates stated that she agrees with many of the comments made by others and stated her opposition to the proposed tower. Ms. Collins submitted her comments in writing. Ms. Collins submitted the notice she received in the mail from Washoe County which does not request citizen's opinions.
- In response to questions raised, Mr. Downs stated that an executed lease between the property owner and the applicant.
- **Carol Christensen submitted her written comments for the record recommending denial of the proposed project. Ms. Christensen cited the violations of the Development Code related to public trails. Regarding significant gap, the application stated that the site is proposed for capacity and not coverage.

C. Special Use Permit Case Number SB14-010 (Amundson Grading)- Mike Vicks, K2 Engineering and Structural Design, representing the applicant provided information on the request to grade approximately 3,500 cubic yards ($\pm 83,315$ square feet) of dirt for the purpose of preparing the property of a residential agricultural building and horse riding arena. The ± 2.476 parcel property is located at 0 Mountain Ranch Road. Section 26, T18N, R19E MDM, Washoe County, Christina M Herbert Trust, Owner/Applicant, Staff Representative: Trevor Lloyd, tlloyd@washoecounty.us 775-328-3620 This application is tentatively scheduled to be heard by the Board of Adjustment, Thursday, June 5, 2014. **MOTION:** Patricia Phillips moved to recommend that the application, SB14-010 move forward to the Board of Adjustment as presented. Jim Rummings seconded the motion. The motion carried unanimously.

Comments and Concerns

- Eric Scheetz disclosed that he is the property owner immediately north of the applicant's property. Mr. Scheetz stated that he had talked with the applicant and has discussed options regarding the natural drainage that exists on the applicant's property. Mr. Scheetz stated that he does not have any issues with the project as long as the applicant complies with dust controls and other conditions of approval. Mr. Vicks stated that the applicant plans to address the drainage issue and meet all conditions.
- In response to questions raised, Mr. Vicks stated that the Government easement still remains and at some point in the future, the driveway on the west side of the fire station, the realignment of a future driveway has been identified. Washoe County has relinquished their interest in the easement.
- There were no comments or opposition heard from the audience or community.

D. Special Use Permit Case Number SB14-011 (RESC, LLC) Neither the applicant nor the applicant's representative was available to present the request to permit storage of Operable Vehicles on property zoned General Commercial (GC) on a ±1.179 acre property located at 14810 Kivett Lane, in the Toll Road Character Management Area. Section 27, T18N, R20E MDM, Washoe County, RESC, LLC Randy Soule (775) 852-9455 x103 or randy@encorenv.com Applicant/Property Owner, Staff Representative: Eva Krause, ekrause@washoecounty.us 775-328-3796 This application is tentatively scheduled to be heard by the Board of Adjustment, Thursday, June 5, 2014. **MOTION:** Tom Judy moved to make no recommendation of SB14-011 because there was no formal presentation nor was the applicant available to address questions and concerns. Eric Scheetz seconded the motion. The motion carried unanimously.

Comments and Concerns

- Patricia Phillips suggested recommending denial of the application since the applicant did not feel it important enough to be available to address questions and concerns.
- Jim Rummings stated that he previewed the property and the application is not inconsistent with the parking of trucks on the site as well as on adjacent property.
- Brad Stanley stated concern that citizens are not able to get their questions and concerns addressed by the applicant.
- Ms. Phillips asked if the CAB should make a recommendation when we do not have all of the information.
- Tom Judy stated that presentation of applications to Washoe County does have time constraints for presentation to the Board of Adjustment. Mr. Judy asked members of the CAB if they have previewed the application published on the Washoe County web-site.
- Concerns were raised whether adjacent neighbors have been advised of this application.
- Ginger Pierce stated that she has worked with Randy Soule, applicant, and Ms. Pierce stated that 'he is a game player' who knows how to get what he wants without following the directions.

E.* New Washoe City Park Update – Tom Judy read an update from Eric Crump, Operations Division Director on the status of improvements to the New Washoe City Park into the record. Dean Welch, who requested that the conditions of the New Washoe City Park be addressed, was not in attendance. Copies of this report will be held in the Washoe County Managers office and available for public review. Updates on this issue will be presented during future CAB meetings. (This item was informational only and no action was taken by the CAB.)

Comments and Concerns.

- Brad Stanley stated that concerns regarding the poor surface conditions of the playground and vandalism that were raised by Dean Welch had not been addressed by Mr. Crump. Mr. Stanley asked if the CAB could follow up with these issues and formally notify Mr. Crump and the Sheriff's representative of these conditions so they could take care of these deficiencies.
- Jim Rummings stated surprise that Mr. Crump's letter does not offer alternatives or suggestions to resolve the issues and concerns. Mr. Rummings suggested that Washoe County could provide some direction for homeowners in the area to help with improvements.
- Patricia Phillips asked that the CAB respond to Mr. Crump's letter with recommendations to remedy the problems.
- Mr. Stanley stated that it seems that Mr. Crump's response is not adequate for the amount of detail provided by Mr. Welch.
- Kathie Roberts stated that she is very put off with this response. Mr. Crump does not indicate if he has any plan to pursue funding sources to remedy the poor conditions.
- Eric Scheetz stated that he had expected an action plan by this time and he would like to see that Mr. Welch is kept involved in the process to move forward with improvements to the park.
- Mr. Stanley asked that Mr. Crump be invited to attend the June STM/WVCAB meeting to address the concerns and provide a plan to move forward with improvements to the park.
- Gary Houk asked that the next agenda item include possible plans for public participation in improvements to the park. Mr. Houk felt that there would be many people willing to work on the project.
- Debbie Sheltra asked that Mr. Crump be asked if he has applied for grant funds for improvements to the park'?
- Bill Naylor stated that the Washoe Alliance is holding the Celebrate Washoe Valley event on May 17, 2014 at Washoe Lake State Park. Washoe County representatives should attend this event and preview the conditions at New Washoe Park and consider possible funding sources for improvements. Truckee Meadows Parks Foundation could also be a funding source. Mr. Crump is invited to discuss the park with Alliance members at any time.

Tom Judy called a recess at 8:25 p.m. and called the meeting back to order at 8:32 p.m.

F.* Old Merit Electric Co. on Geiger Grade Update – Tom Judy stated concern that this was a relatively short item that should have been reviewed prior to the longer agenda items and Anna Orchard and Barbara Rainey,

members of the community brought this issue to the CAB and would have made public comment but had to leave the meeting due to the late hour. Mr. Judy read an update from Bill Whitney, Director, Planning and Development Division, CSD into the record regarding the activities at the Old Merit Electric Co. on Geiger Grade. Mr. Judy reported that an employee of Merit Electric Co. has stated that the blue structure will be dismantled by Friday May 2nd to prepare for shipment to a customer. The written information will be held in the Washoe County Manager's Office and available for public review. (This item was informational only and no action was taken by the CAB.)

Comments and ConcernsAll written comments will be held in the Washoe County Managers office and available for public review.**

- **Anna Orchard submitted comments in writing that included that Mr. Soule apparently has no regard for Washoe County Codes or Washoe County residents.
- **Barbara Rainey submitted comments in writing that included that construction has continued without Washoe County approvals and violates zoning. Ms. Rainey stated concern that the Verizon Wireless agenda items should have been heard after the less controversial agenda items.

G. Citizen Advisory Board Agenda Management – Tom Judy introduced this item for discussion regarding establishing CAB agenda items. A question brought up was whether the Sheriff's item should remain as a standing item. Mr. Judy stated that the Truckee Meadows Fire Protection District (TMFPD) has preferred to be scheduled on an agenda only when there is an issue or topic to be addressed. No action was taken by the CAB and it was determined that agenda items are at the discretion of the Chair.

Comments and Concerns

- Brad Stanley stated that the Sheriff's Department and Fire Department spend considerable funding on outreach and the CAB is a good resource for citizens.
- Tom Judy and Kathie Roberts stated support for keeping the Sheriff's Item as a standing agenda item.
- Eric Scheetz asked if Community Issues could be scheduled at times certain.
- Jim Rummings asked that the Sheriff's comments be held to five minutes to present. Mr. Rummings stated that the CAB needs to manage the presentations and audience participation.
- Tom Judy added that scheduling items for times certain doesn't always work when previous items run over. Mr. Judy reminded the board that citizens often have questions and concerns to ask the Sheriff's Deputy.

10.* CHAIRMAN/BOARD MEMBER ITEMS

- Patricia Phillips reported that the guard rail has been installed at Huffaker. The roadway is still narrow and there have been at least two vehicle accidents at that location.
- Tom Judy asked members of the CAB to consider what items warrant a full presentation and what issues can be a report only during a CAB meeting.
- Eric Scheetz supported having CAB members track an issue and bring the update back to the CAB.
- Brad Stanley stated that he is still working on getting updated information, in writing, on the wild horse issue and will bring that back to the CAB. Mr. Stanley stated concern that some past agenda items did not relate to the STM/WVCAB planning area.
- In response to questions raised, Tom Judy asked that CAB members contact the chair with issues and concerns of interest to the STM/WVCAB planning area so presenters can be contacted and scheduled on an agenda. Allayne Everett asked to be copied on these e-mails.

Possible/Next/Future Agenda Items – New Washoe City Park follow-up action plan, Old Washoe Estates Water System generator, Tumbleweed wildfire issues, high profile vehicle restriction enforcement during high wind conditions on 395 (Jim Rummings) and possibly a wild horse update (Brad Stanley).

11.*PUBLIC COMMENT

- Tom Judy asked for public comment and hearing none, closed this agenda item.

12.*ADJOURNMENT – MOTION: Brad Stanley moved to adjourn the meeting at 9:17 p.m. Eric Scheetz seconded the motion. The motion carried unanimously.

Respectfully submitted by: Allayne Donnelly-Everett, Administrative Recorder Services

Those in Attendance:- Nine CAB members, Nineteen members of the audience, Four presenters, One Staff Representative and Two Administrative Recorder personnel.

Portions of the meeting were video recorded by Barry Bouchard, NorthValleys.org