



## 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 10, 2015 at 6:00 P.M. at the South Valleys Library at 15650A Wedge Parkway, Reno, Nevada.

**1. \*CALL TO ORDER/ DETERMINATION OF QUORUM** – Chair person, Jim Rummings called the meeting to order at 6:05pm.

**Member Present:** Patricia Phillips, Jim Rummings, Thomas Judy, Marsy Kupfersmith, Steven Kelly, Bob Vaught. A quorum was determined.

**Absent members:** Daryl Capurro, Jason Katz, Steven Miles, Kimberly Rossiter.

**2. \*PLEDGE OF ALLEGIANCE** – Jim Rummings led the Pledge of Allegiance.

**3. \*PUBLIC COMMENT** –

Robert Erickson said he opposes the medicinal marijuana location at the Lodge. He said it's the wrong location and a safety issue because there are many residences, schools, park and visitor area which attracts families. He said it will negatively impact the property values. It's a busy highway, especially during ski season. There are accidents there during the snow season. A large number of dispensaries are coming in and it might bring in some crime if not heavily patrolled by Sherriff. It should be by a medical facility for easy access without creating traffic.

Kathy Bowling spoke about the Master Plan that was discussed at the previous CAB meeting. She said at the last meeting, there was a group here that wanted an ice facility. She said it's a great idea. The project will move forward on private and County money; however, she said, it has to stand on its own. All three meetings spoke about a plan for an ice rink. There are a lot of people who would like to see an aquatic center. Private funding could dry up in the future. It would be bad to link it to an indoor public facility. The county could be on the hook for maintenance and staff in the future. The private party said they will staff it, insurance, and maintain it. She said it sounds too good to be true. The county has no money. An aquatic center comes before an ice rink, and there is no money for anything at this point. It needs to stand on its own.

Steve Pelzer said he is also opposed to the medicinal marijuana dispensary location. He said he attend meetings about this. He said staff wasn't open to discuss the location. People left because they were there to talk about it. There needs to be communication between county, commissioners, and roads. He said dozens of people came from Galena, Montoux. There has been no public outreach or communication regarding its relocation; he said there has been no impact study, traffic, or environmental study. He said it was at the discretion of whoever wants it to happen. He said you are about to enter a slippery slope. It doesn't sit well with a lot of people. He said you are will be held liable. He said there are accidents everyday on that road. He said Kitty Jung is disappointed. It's not appropriate.

Bob Ackerman said the proposal for the marijuana dispensary at the Lodge is dumb. He said we are a rural area out there. He said he attended a meeting for the scenic corridor. He said they want to get state and national recognition for the corridor. One of things in the plan that they talked about was reviewing businesses that are consistent with the corridor. He said he wasn't notified about the relocation. He said he attended a meeting regarding medicinal marijuana and it was about the Master Plan. He said this is sloppy government.

Trevor Lloyd made a request to move item F to the beginning.

**4. APPROVAL OF AGENDA FOR THE MEETING OF SEPTEMBER 10, 2015** – Marsy Kupfersmith moved to approve the agenda for the meeting of September 10, 2015 with Trevor Lloyd; Steven Kelly seconded the motion to approve the agenda with changes. The motion carried unanimously.

**5. APPROVAL OF THE MINUTES FOR THE MEETING OF AUGUST 13, 2015** –

Pat Phillips moved to approval the meeting minutes for the meeting of AUGUST 13, 2015. Steven Kelly seconded the motion to approve the minutes. The motion carried unanimously.

**6. 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](http://www.washoecounty.us/comdev/da/da_index.htm).

**A. Mt. Rose Master Plan Amendment Case No. MPA15-002 and Mt. Rose Regulatory Zone Amendment Case No. RZA15-003** – Request for community feedback, and discussion on administrative amendments to two maps 1) the Forest Area Plan map and 2) the Forest Regulatory Zone map. For thirteen parcels along Mt. Rose Highway, the amendment to the Forest Area Plan, Master Plan Map will change the planning category from Open Space (OS) to Rural (R). The amendment on the Forest Regulatory Zone map will change the regulatory zone designation from Open Space (OS) to General Rural (GR). The administrative changes will correct a previous mapping error. The Citizen Advisory Board may take action to summarize public feedback and recommend approval or denial of the administrative amendments to two maps. An overview of this item was previously provided at the August 13, 2015 CAB meeting.

Applicant: Washoe County

Location: Mt. Rose Highway near Sky Tavern Ski Area

Assessor's Parcel Numbers: APN: 048-091-01 & 02 and 048-151-05, 06, 07, 08, 09, 10, 11, 12, 13, 14 & 15

Staff: Trevor Lloyd, Senior Planner, 775-328-3620, [tlloyd@washoecounty.us](mailto:tlloyd@washoecounty.us)

Trevor said there are 13 parcels that need to change from open space designation to rural and general rural zoning. He said they discovered an error in mapping from 1997 and they want to make the correction. They should have been designated as residential. Steven Kelly asked the mapping error changes status? Trevor said we want to apply the appropriate zoning. The master plan and zoning was changed. Marsy asked about the process for changing it. Trevor said you have to change the zoning and rural master plan. Trevor said it will go to planning commission and they will make the recommendation. The planning commission will make the ultimate decision.

Scott Freeman said he has lived on Mt. rose for 33 years. He said he is in favor of the change. He asked the Board to approve it. He said it's an oversight. He said he wasn't aware of the mapping error. He is pleased the county is taking the appropriate steps to change it.

Kathy Bowling asked how many houses can be in a general rural designated lot. Trevor said one house per lot. Trevor said we cannot designate higher density. It will be general rural which will keep it limited. Trevor said you cannot reduce the lots with General zoning. These parcels are outside of the TMSA.

Matt O'Brian asked Trevor if they are putting things back to exactly from where they were before 1997. Trevor said it will be go back to 1994 designations. MDS is not changing. He said it will go from open space to GR.

Kathy Bowling asked about subdividing. Trevor said they will not be subdivided; many properties have split zoning.

**MOTION: Steven Kelly moved to recommend approval for the Mt. Rose Master Plan Amendment Case No. MPA15-002 and Mt. Rose Regulatory Zone Amendment Case No. RZA15-003. Tom Judy seconded the motion to recommend approval. The motion passed unanimously.**

**B. Special Use Permit Case Number SB15-004 (LeFriant Family Trust)** – Request for feedback and possible action to approve a special use permit to allow the grading for and construction of a driveway within the Sensitive Stream Zone Buffer Area of Franktown Creek, as well as excavation of approximately 3,300 cubic yards of earthen material in preparation for construction of a single-family dwelling. The Citizen Advisory Board may take action to summarize public feedback and recommend approval or denial of the special use permit request.

Applicant: Jacques and Beth LeFriant 1151 Hornblend Street San Diego, CA 92109

Location: 55 Will Sauer Road, approximately 3/10 of a mile northwest of its intersection with Franktown Road, in Washoe Valley

Staff: Roger Pelham, MPA, Senior Planner Washoe County Community Services Department Planning and Development Division, Phone: 775-328-3622, E-mail: rpelham@washoecounty.us.

Reviewing body: Board of Adjustment, October 1, 2015.

- Joe Cacioppo spoke about the Special Use permit and he handed out materials. He said the subject property is 5 acre on Will Sauer road gated community where the property owners want to build a single family residence. He said the Franktown creek runs through the property. He said there are sensitive stream zone. Existing driveway is compacted gravel mix; they want to use the existing driveway to serve their residence. He said they have looked at other alternatives. They have worked with the County. The SUP for working with sensitive area. The SUP addressed the grading of the house. They have looked at moving the house closer to Will Sauer; however, that interrupts the character of the neighborhood. Other alternatives required setbacks that weren't feasible or reasonable for drainage. The only buildable area is back by the steep area. We have an existing driveway, and the improvements are focused on the house. He said the requirements are in regards to the septic. The Environment staff walked the area. It will be located 100 feet from Franktown Creek. He said it meet the requirements. Grading currently meets requirements, and everyone is in general agreement.
- Jim Rummings asked about the creek. He said in a heavy winter, that ditch will fill. Joe said we have been a draught, but water is still flowing. There is still water out there. Jim said there is a lot of grading and dirt movement. He asked about the potential problems when the ditch is flowing. It will pull more dirt. It can clog the ditch. Joe said it impact the ditch or creek. Joe said we meet enough setbacks, the property will be set up on the slope and there won't be any fill added. The grading will be behind the house. Joe said they will address erosion control and re-vegetation. No grading in or around the ditch. Joe showed Google earth images.
- Laurie Yott/Sandy Sodersten said they are members of the Will Sauers Road Association. Laurie said they both own property on the road. She said they recommend adoption of this project. She said this driveway has always been part of the road. The association believes the development will enhance the neighborhood and increase property values. She said we urge you to adopt this case. Sandy said when the Franktown creek is 'raging,' it won't impact the subject property.
- Kathy Fawcett said she is a resident. She is on the homeowner association. She said the driveway has been there as long as she has lived there. She encourages approval. The home will be a nice addition.
- Beth LeFraint said they have been planning this project for 3 years. She said this has been a real challenge. She said they have emotion, love, and money put into this dream. She said they don't want to development in the Franktown Flood zone. She said they hired RCI for their expertise and help for their site. There is minimal environmental impact.
- Steve Brown said he is the contractor. The property use to be his father in law's. He said that road has been there forever. He said we have done everything to not impact the creek with proper planning while keeping the neighborhood design.
- Lebo Newman said he lives downstream. He said this will improve the flow. They have done better maintenance on existing property. He said he supports it. It will be less impactful.
- Mary Kranz said she also represents the home owner association who approves it. She said they have reviewed the plans.
- Houston Crisp provided handouts. He made two points: he said there is plenty of public support. Second point: He said the SUP has meet compliance and streamzone compliance. The point by point examination complies with codes and subcodes. He said he wanted to address the regulatory compliances. Purpose: prevent net loss of significant of hydrological size, function, value. Drainage, erosion plans address this. It doesn't affect the

critical stream. They are in compliance with the purpose. He said he went through findings and codes applicable, and he said he recommends approval.

- Jack Healy said he would like his road reinstated. Jack said he is from the Irrigation Company which is being affected. He wants it restored. Joe said he will work with them. He doesn't want to do anything to restrict access.
- Ginger Pierce asked after 4 years of draught, what was the pretest amount. Joe said it was a medium to high perk rate. Joe said because of the setback, the septic can't be in front of the house. Ginger said the county approved a house across from her, and it was in the wetlands. Joe said we have a Geotechnical engineer; engineers did some perk tests. Steve said it was done in 2011/12. Joe said the geotech enegineer said the test was accurate. A wetter year won't have an impact. He said there is a cut off wall with a trench. It won't go into the creek or ditch. He said they accounted for that in the design.
- Pat Philips said this was the best presentations and support. She said she likes to know how the neighbor feels. It's a unified message and gives us a strong message.

**MOTION: Pat Phillips moved to recommend approval for Special Use Permit Case Number SB15-004. Marsy Kupfersmith seconded the motion to approve. The motion passed unanimously.**

**C. Variance Case Number VA15-006 (Yarhi Estate)** – Request for community feedback and possible recommendation of approval of a reduction of the front yard setback from 30 feet to 11 feet on the property at 4880 Franktown Road, and to reduce the front yard setback from 30 feet to 24 feet on the property at 4910 Franktown Road. The intent is to enclose the generators and switching gear located in the front yard of each property. The Citizen Advisory Board may choose to summarize community comments and take action to recommend approval or denial of the variance.

Applicant: John R. Lundy Architect

Location: 4880 and 4910 Franktown Road, The properties are located on the east side of Franktown Road approximately 3500 feet south of the north intersection of Franktown Road and Old 395 highway.

Staff: Eva M. Krause, AICP, Planner Washoe County Community Services Department Planning and Development Division, Phone: 775-328-3628, E-mail: ekrause@washoecounty.us.

Reviewing Body: Board of Adjustment, October 1, 2015.

Mike Wilson presented on the Yarhi estates. He said the project is to enclose generators. It will reduce the noise. He said both properties have the electrical panels which were preexisting of the homes. They are both commercial service panels. Trevor explained the structure isn't allowed within the setbacks and that's why they are asking for variance. Jack said it will be a big improvement for noise.

**Motion: Steven Kelly moved to recommend approval for Variance Case Number VA15-006. Marsy Kupfersmith seconded the motion to recommend approval. The motion passed unanimously.**

**D. Crossbow Court and Arrowcreek Parkway Commercial Design** – Request for community feedback on a proposal to amend only the architectural design of neighborhood commercial facility previously approved for the corner of Crossbow Court and Arrowcreek Parkway. Regarding the project design, the Citizen Advisory Board may take action to summarize and provide community feedback to the design review committee via a memo. This project was previously approved by the Washoe County Board of County Commissioners at the October 28, 2014.

Applicant: Barrett Donovan, (775) 473-9914

Location: 2500 and 2540 Crossbow Court, Reno

Staff: Bill Whitney, 775-328-3617

Reviewing Body: Design Review Committee

Barrett Donovan spoke about the design. It was previous approved as an SUP. He said they aren't changing the site itself. He showed elevation maps. Barrett said they are proposing similar to the McKenzie building. Barrett said there was a proposed elevation change. Barrett said everything else is not changing. Trevor said it's an approved project. Everything is the same; he said we are looking for feedback on the design. He said wanted to be transparent since there was a change in the design. They wanted a more residential design. Tom Judy asked if the community was notified. Trevor said no, because it is not a change in use, just a change in design. Tom said he isn't comfortable if the community wasn't noticed. Steven Kelly asked about the silos. Barrett said there isn't any real function. Marsy asked about the business and signage. Barrett said this design is similar to buildings in Truckee with the same theme. Jim Rummings said people were concerned about businesses closing and having an abandoned strip mall. Pat Phillips said because it's near two schools which was the concern as well.

**Motion: Pat Phillips moved to recommend approval for Crossbow Court and Arrowcreek Parkway Commercial Design. Steven seconded the recommendation to approve. The motion passed unanimously.**

**E. Special Use Permit Case Number SB15-005 (Verizon Arrowcreek) – tabled for future date.**

**F. Abandonment Case Number AB15-005 (MK III Holdings, LLC.) – Review and request for community feedback regarding a request to abandon a portion of Washoe County public right of way totaling approximately 15,472 square feet to allow for a reduction in the radius of the westbound right turn lane from Arrowcreek Parkway onto Zolezzi Lane to reduce travel speeds entering a residential neighborhood. The Citizen Advisory Board may take action summarizing public feedback and recommending approval or denial.**

Applicant/Owner: MK III Holdings, LLC Attn: Kent Witt PO Box 6142 Reno, NV 89513

Location: Westbound right turn lane from Arrowcreek Parkway onto Zolezzi Laned

Staff: Trevor Lloyd, Senior Planner Washoe County Community Services Department Planning and Development Division, Phone: 775-328-3620, E-mail: tlloyd@washoecounty.us

Reviewing body: Planning Commission on October 6, 2015.

- Kenneth Krater gave an overview of the Abandonment case on Arrowcreek parkway and Zolezzi Lane. He said a family owns the property/land that boarder the Zolezzi Lane. At the time there was no Arrowcreek Parkway. There is old access. These improvements were put into place. Arrowcreek is high speed. Ken said has conducted a traffic study. He said the issue is the people are traveling high speed off of the freeway. People tend to speed and end up on Zolezzi Lane. He said they are concerned that it won't be safe with high rates of speed. They are proposing having a normal right turn. It's a safety improvement to slow the speed. He said they have done traffic analysis. It will slow them down before turning on Zolezzi Lane. He said it will be a more normal channelized right turn lane. He said that's why they applied for the abandonment. They will get the right-a-way back. Pat Phillips asked if any neighbors give feedback. She said it's a safety factor. Ken said they have not received negative feedback. He said everyone is in favor because it improves safety.
- Steven Kelly asked if there are future growth plans. Trevor said they aren't anticipating growth on Zolezzi Lane. Ken said it's becoming a more suburban area. Jim said a roundabout would do better. Ken said it's a good idea; however, money had already been used on the T intersection. All improvements will be paid for by the developer. It will be done by next summer. Tom Judy asked about the abandonment. Private party deeded land to public entity with no money, it will be the opposite process, and the applicant will get the land back for free except for the costs.
- Steve Kelly asked about the property owner's ill informed decision in the past. This is lack of communication. He said he understands the safety issue. He said there is a disconnect. Ken said the owner was in the hospital, the RTC sent paper work for signature, and owner made a quick decision without consideration. His right-a-way is compromised. He has personal storage and a vacant land.
- Laurie Yott asked about the intent for development. She asked if this will cause a bottle neck. She said she hadn't noticed the speed onto Zolezzi. Ken said you will have your own right lane, but it will slow you down. It won't be an impact. Ken said the owner wants to build a commercial building. There will be a single point access on Arrowcreek.

- Kathy Bowling said people aren't ripping down there or speeding as it was stated in the presentation. It's not true. Ken said he did traffic counts. He said they are going 45 to 50mph down that lane currently.

**MOTION: Steven Kelly moved to recommend approval of Abandonment Case Number AB15-005 (MK III Holdings, LLC. Pat Phillips seconded the motion to recommend approval. The motion passed unanimously.**

**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. (This item is for information only and no action will be taken by the CAB).

Jim Rummings encouraged people to attend public workshop: Washoe Valley/Mt. Rose scenic corridor meeting. He said a lot of development is coming. He said there is discussion about linking the Washoe Valley and Mt. Rose scenic corridor. The Nailors have been very active in this. He said there rails to trails program to get bicyclist off the highway and more to a dedicated path.

Tom Judy asked about the county update on the agenda. She said the agenda was long, so she pulled the item and it will be put back on the agenda for future meetings.

Jim asked Sarah about the medicinal marijuana locations. She said yes, the neighbors nearby have been notified; however, they are not pleased with the relocation. There will be an update to the Board of County Commissioners regarding Medicinal Marijuana Establishments (MME).

Pat asked about the MME. Sarah said there has been updates regarding medicinal marijuana establishments. Sarah said they have implemented a strategic working group to analyze it. Sarah said this is a state process. Sarah said it's not a Special Use Permit, its business license process. Sarah said after October 1<sup>st</sup>, if a medicinal marijuana facility requests to changes location, they make a request to move, but there is also a public process. It doesn't apply to the lodge.

**11. \*PUBLIC COMMENT** – No comments

**12. ADJOURNMENT** - Jim Rummings adjourned the meeting at 7:42.

Number of CAB members present: 5

Number of Public Present: 50

Presence of Elected Officials: 0

Number of staff present: 2