



## 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 November 10, 2016, at 6:00 P.M. at the South Valleys Library at 15650A Wedge Parkway, Reno, Nevada.

**1. \*CALL TO ORDER/ DETERMINATION OF QUORUM** - Meeting was called to order at 6:00PM

**Member Present:** Jim Rummings, Patricia Phillips, Marsy Kupfersmith (alternate), Bob Vaught (alternate), Jason Katz, Steven Kelly, Kimberly Rossiter. A quorum was determined.

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

**3. \*PUBLIC COMMENT - No public comment.**

**4. APPROVAL OF AGENDA FOR THE MEETING OF NOVEMBER 10, 2016** - Jason Katz moved to approve the agenda for November 10, 2016. Patricia Phillips seconded the motion to approve the agenda for November 10, 2016. Motion passed unanimously.

**5. APPROVAL OF THE MINUTES FOR THE MEETING OF SEPTEMBER 8, 2016** – Steven Kelly moved to approve the meeting minutes of September 8, 2016. Jason Katz seconded the motion to approve the meeting minutes of September 8, 2016. Motion passed unanimously.

**6.\*PUBLIC OFFICIAL REPORTS -**

**6A. \*Washoe County Commissioner** –Please feel free to contact Commissioner Lucey at [blucey@washoecounty.us](mailto:blucey@washoecounty.us) or (775) 328-2012.

Bob Lucey apologized for being late. He said it's exciting to see the attendance tonight with very active citizens. Commissioner Lucey gave an update

Fire Station Project: He discussed road concerns on Foothill; he said he sits on RTC and they are working to make improvements on Foothill to improve public safety. The fire station's location is paramount. It services the south, foothills, southern parts of area, Holcomb Ranch. This will improve service times. Chief Moore has worked diligently to improve the coverage and service response times. We have difficulty servicing the areas due to the county map. He said he pledges to make sure that station doesn't interrupt the community.

Little Valley Fire: He said they are doing what they can do work with the families who were affected by the fire. He thanked TMFPD for their hard work. Chief Moore and his staff worked diligently in those conditions. No air supports, and they fought by hand crews. 23 homes were lost. They are working with social services for those families. Commissioner Lucey thanked Sarah Tone for working with the families.

Elections: He said no matter what the outcome is, we will make it work. He said recreational Marijuana passed; gun laws passed for background pass; deregulations of energy. He said we lost key race seats on federal delegations. He said he will be working with incoming senators.

Public forums: Outreach process formatted to encourage participation instead of structured meeting. He said they host public forums to encourage feedback. He asked the audience what they want to hear and discuss: Public safety

Ascenté project: He said he has spoken to residents and developers. He said he has concerns about the development. He said this is a place to voice concerns. He said he has concerns about entrance and exits on Fawn Lane and local impacts to the area. He said he is in discussions with staff.

Federal Public Land Bill: Currently in the process of drafting legislation for congress. He said he met with groups about getting access. He said its recognize as Washoe County Economic and Conservation bill. The driving factor behind the bill is to get control of the usage of our land. Nevada is the 3<sup>rd</sup> most urbanized state – Reno, Sparks, Las Vegas, and the rest of land is Fed government land, approximately 85%. The other counties have been working on lands bills as well. He said they are working together to get aspects right with wilderness, OHV, ranchers, farmers, public. He said they want to make sure all entities concerns are met. If you have concerns, please visit our website: [www.washoecounty.us](http://www.washoecounty.us). He said there will be more public forums to discuss those issues.

**7. 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: [www.washoecounty.us/comdev/da/da\\_index.htm](http://www.washoecounty.us/comdev/da/da_index.htm).

**7A. Special Use Permit Case Number SB16-010 (Truckee Meadows Fire Protection District, Station Number 14)** – Request for community feedback, discussion and possible recommendation to approve the construction and operation of a new fire station (Safety Services Use Type).

- **Applicant/Property Owner:** Truckee Meadows Fire Protection District.
- **Location:** Southeast corner of Foothill Road and Broken Hill Road
- **Assessor's Parcel Number:** 044-300-19
- **Staff:** Roger Pelham, 775-328-3622, [rpelham@washoecounty.us](mailto:rpelham@washoecounty.us)
- **Reviewing Body:** This case is tentatively scheduled to be heard by the Board of Adjustment Dec 1, 2016

Angela Fuss, CFA, gave a presentation:

- Truckee Meadows Fire Protection District Station #14 Special Use Permit
- Allow relocating fire station to new location
- Existing fire station was originally volunteer fire station then became a permanent fire station 30 years ago. It's was a Reno fire station owned by TMFPD. After the deconsolidation, it became TMFPD station; it wasn't a feasible fire station. The location doesn't work. It's old, dated, disrepair.
- New location will serves Reno to Storey County border. It needs to be centrally located.
- New site is located on Foothill and Brokenhill Road which is great access to S. Virginia and 395.
- The new station will sit on a 3 acre parcel, zoned MDS medium density suburban
- Residential properties near the new location

She reviewed the site plan:

- 10K sq ft building
- Parking areas
- Sidewalks
- Signal lighting/emergency vehicle crossing signal and striping
- Future expansion: training tower, living quarters for fire fighters, chief and battalion chief. 48 hour shifts. Parking for public is off of Foothill Road. Brokenhill drive is for employees. The fire trucks will be go east away from residential development. They have added features such as sidewalks, signal lighting, signage and striping.
- Future expansion will include a training tower will be built within the next few years along with the expansion.
  
- Landscaping: 35 trees providing
- Landscaping required (20%)
- Angela showed a site design concept of the building
- It will be placed on a vacant lot
- The property surround land is mixed use in Reno

Comments:

- Susan Gulas said it's a rural road. She is concerned for the road in and out. She asked if there will be more than one lane for the trucks. Angela said the trucks will leave on Foothill. She said in the future, they may widen the road, but doesn't need to widen it now. This station currently gets 2-10 calls a day; it won't get a lot of activity.
- Jim Rummings asked about the cattle. She said none are that lot.
- Nancy Davis asked about plans for solar panel for roofs. Angela said those aren't in the plan.
- Jason Katz asked about the location. It's across the street from residences. He asked why it wasn't moved further away. Angela showed the map and its benefits of location. Secondary access is possible at this location.
- The drive way is 60 foot wide. They will have the ability to use that space.
- Patricia asked about the sirens. Angela said there are policies about sirens they follow.
- Jason Katz asked if this is standard to build in residential versus commercial. Angela said there is no standard. They need to honor their 8 minute response time and this location would accomplish that response time.
- Jason asked about feedback from the neighbors. Angela said they sent letters to the surrounding area. December 1<sup>st</sup>, this case will go before the Board of Adjustments meeting. She said she received one email.
- Sherry Banter asked what will happen to the old facility. Charlie Moore said they will most likely sell the property.

**MOTION: Steven Kelly moved to approve Case Number SB16-010. Jason Katz seconded the motion to approve the Case number SB16-010. The motion passed unanimously.**

**7B. Tentative Subdivision Map Case Number TM16-009 (Ascenté) and Special Use Permit SW16-003 –**

Request for community feedback, discussion and possible recommendation to approve the first phase of a merger and re-subdivision of two parcels totaling 632 acres to create a 281 lot single family common open space subdivision. Lots will range in size from 10,200 square feet (.23 acres) to 80,900 square feet (1.85 acres) with lot sizes averaging approximately 21,300 square feet (.49 acres). Special use permit request is for review for approval of a 560,000 gallon water storage tank to support the Ascenté development on a proposed 1.32 acre site within the 632 acre Ascenté property.

- **Applicant/Property Owner:** Symbio Development, LLC.
- **Location:** South of Fawn Lane and East of Shawna Lane
- **Assessor's Parcel Number(s):** 045-252-14 & 15
- **Staff:** Washoe County Senior Planner Trevor Lloyd, 775-328-3620, tlloyd@washoecounty.us Washoe County Planner Kelly Mullin, 775-328-3608, kmullin@washoecounty.us
- **Reviewing Body:** This case is tentatively scheduled to be heard by the Planning Commission Jan 3, 2016

Angela Fuss gave a presentation for Phase 1, tentative map for Ascenté

- 281 luxury homes
- 632 acres; 1 mile south Mt. Rose Highway
- Privately owned land for 100 years.

**History of the property:**

**Forest area plan update – policy document**

- 2010 the plan was adoption – 3-4 years of meetings to discuss forest area development.
- MRMUOD (Matera Ridge Mixed use overlay district)
- Approved zoning for 632 homes, common open space development
- Reached out to community before submitting applications
- Reached out to 500 property owners. Fawn to Callahan. 118 for first community meeting, 57 at second meeting; toured site, HOA meetings
- Tentative map – creates new parcels
- Preliminary studies: sewer, drainage, utilities, water, traffic, geotechnical, cultural, etc.
- Phase 1 – 281 lots on 281 acres (1 home per acre)

- Common open space – average lot size ½ acre; 43% open space as part of the design
- Access: Fawn Lane; Shawna lane; brushwood way
- Based on the meetings – this is what they told us about access.
- County sewer lines – TMWA
- Common open space – allows for protection of habitat, recharge area and open space. She said common open space will provide trails maintained by HOA.
- Trail network: Equestrian use; mountain biking; pedestrian; public access; tied to forest service to the north and east.
- Trailhead signage.

#### Tentative map, public hearing process

- Final map – final design process – reviewed at the staff level
- Market research: Need for luxury living \$600-950K base price. Providing amenities as part of the map.
- Timeline: Build out in 2018; final build out by 2025. Subject to continued market demand. She said they are the master developers; the home builders will have the site plans.

#### Design guidelines:

- Front yard xeriscape landscaping; water conservation; trails; signage; lighting; grading; rockery walls; fencing types; buffering; building height limitations; CC&Rs, conditioned with tentative map; recorded with the final map. Connected to the property for the lifetime of the property.
- Defensible space guidelines
- Residential fire sprinklers
- Cul-de-sacs

#### Traffic:

- Two points of access: Fawn Lane primary, Shawna Lane is secondary
- 70% would use Fawn Lane
- Brushwood would be emergency gate access
- Cedarwood Drive would not be a vehicular access
- Over \$1.2K in impact fees

#### New traffic:

- ITE study used national standard rate: 9.52 daily trips per home on average
- Fawn lane homes currently generate less at 6.63 trips per home
- Washoe County averages 8.27 trips per single family resident unit (2012)
- Acceptable levels of service – Service level D; service levels are met with this project.
- The traffic engineer reviewed the design criteria standard & Land Use Transportation element policies – there is flexibility with carrying capacity of the roadways of new and existing.
- Discussing a proposed acceleration lane on Mt. Rose/Fawn lane
- Add an equestrian path on Fawn Lane
- School bus waiting area on Goldenrod Drive (widest area; opportunity for bus stop)

Angela referred an article about concerns about lead

#### Facts about lead:

- 88 different soil samples; there is no lead
- Washoe County Health said there is no concern for lead
- EPA Federal level for residential is 400 ppm
- Nevada levels are 21.14 ppm; Ascenté property had 14 ppm levels

#### Geotechnical review:

- Soil conditions, fault lines, ground water
- There is no active fault
- Final design will conduct how deep the soil and soil conditions

#### Facts about water:

- TMWA will provide water
- They will pay for supplemental water rights – they currently have 200 acre feet of water rights
- Putting water in the mid well; TMWA took over in 2015, they have been putting water in the wells.
- Zero impact on ground water
- Each unit will pay a connection fee of \$10K per unit for putting water in wells.

#### Drainage: Detention basin designed per requirement

- 4 detention basins
- Designed to handle storms flows from 5 year and 100 year storm events.
- Complies with the Truckee Meadows Regional Drainage manual
- Utilizes low impact design standards
- Reduces runoff

#### Facts about schools:

- Zoned for Hunsberger Elementary, Pine Middle School, Galena High school.

#### Conclusion:

- History – privately owned; 2010 zoned for development
- Conformance with zoning
- Provides public access to trails and open space
- Design guidelines to enforce development
- No impact on surrounding wells/septic users

Brian Raydon said there are issues with governing document, the Washoe County Forest Area Plan. He also spoke about traffic. Traffic study shows 2,600 trips, but it claims no significant impacts. He appreciates the equestrian trail. He spoke about said openness, the buffering; Washoe County Development standards of 12K sq ft. Buffering and the parcel size match. He said buffering needs to be established. He said he has concerns with Traffic. He said he doesn't agree with it. More homes would make certain roads become collector status. There is no place to go or walk when there is more traffic.

Brad Lyles said he is concerns with traffic. He said he walks his dogs; he is opposed to them using Shawna Lane. He said he is in favor of them using Thomas Creek Road. He said the county commissioner mentioned his concerns. He said he has lived in Callahan Ranch for a long time. He said the fault maps have been proposed are not adequate. They couldn't trench to conduct a study. They need to finish their geologic study. He said don't accept this until they finish.

Todd Maher spoke about surface water drainage on Steamboat where it will be developed. He said Callahan got developed with drainage down Cherrywood. He showed a runoff display. He said in the 2000s, sagebrush was cleared, and storm water runoff came down the path (the red trail on his display). He said in the Winter of 2006 was a big winter, filled and overflowed and damaged parts of Callahan from flooding. Ascenté developers determined some pre-existing conditions and estimated the capacity during a flood. He said we had a flooding event on October 16. It was more like 1 or 2 cu ft per second. Something has to be done with the storm water system.

He spoke about ground water. He said the basin was designated in 1988 – 1978 and it was over developed. There were water problems back then. Sierra reflections, St. James, Calle Monte were developed. There were ground water issues. The conjunctive use program by TMWA is to pump water from Truckee, blending with ground water in subbasin; an aquifer recovery program. He said the domestic wells have problems. We had to supply 2 acre feet per home of water rights; if the house uses more water than 6.5 acre feet, then TMWA will be responsible to supply the difference between assigned and used water. 1:1 basis from the Thomas Creek aquifer recovery is not yet proven.

Chuck Price said this is a severe impact on school district. He said his 3 children attended those schools. He believe the kids will not receive the same education with the Ascenté project. Growth will make impacts on the

schools. Hunsberger is overcrowded. The passage of WC1 will start the relief, but we might be forced to become multitrack and multi sessions. The struggling student will struggle to join the workforce. It's not right for our children or our community.

Ken Allen said he lives on Shawna Lane, front and center of the controversy. He gave 12 points of contention for the Ascenté project. There are 3 different area plans: Washoe County, Forest Plan, and Scenic Highway. These are important, and they need to meet the regulations. There are 5 LLCs; the property has been cut up with limited liability. There are surrounding neighborhoods that will be impacted if something goes wrong. Ascenté can walk away and we are left with it. He said we need to be good neighbors. If they break it, overwhelm, destroy, they need to pay for it. The developers' infrastructure is paid by the developer. It will carry it on our shoulders. He asked how we make them a good neighbor. He said he builds drugstores and puts up bonds. He said we could do this here. \$10 million dollar bond for 10 years. This project is not necessary. An additional access road is planned for phase 2. He said they are going to add 300 homes to the same exits. He said there is a fault all over this land. Additional exits will require cuts for the solid rock. It will facilitate their phase 2. He said we can close Shawna to fire exit, close Brushwood to fire exit, and Fawn Lane for fire exit. He said the geography creates an amphitheater. He said we must require the sight and sound buffering before they lower the first blade. In the geological report, blasting is required. He asked what they going to do with the neighbors. What do with the horses do when they blast. This is not a good project. It has problems. Water has been mentioned. He said in regards to the bond, if they crack the aquifer during blasting, they are done. He said each lot will be able to see each other. He said you shouldn't be able to see them according to the forest plan. There are geological issues. They want to put in 230 pads. It took them a month to build one. There are 3 trenches required; if they can't do that, and they walk, we have nothing unless they have a bond. We need another traffic study. He said they underestimated. They didn't mention Shawna Lane. Traffic will move from Rural to Collector status. They can't bring a D10 down our roads, they can't make our turns. There are no street lights, and we walk our dogs on the roads. 2,000 cars are going down the roads every day. Once they get in, they will have to move massive amounts of materials. The open spaces proposed are on 30 degree slopes. There is no trailhead parking. They don't exit the property as currently proposed. If we go to the next step, we need a bond in order to not put it on the tax payers' shoulders. He said he was a developer. This will raise the price of the new lots by \$2K with a bond. This will give current homeowners insurance. If there is a bond, they broke it, they will fix it.

Ken Genz he said he has lived on Fawn Lane for 40 years. He said it's too emotional for this. He said he has always lived in a rural place. The county changed his zoning from rural into a suburban. He said when we first moved there, it was a dirt road to Callahan and cows; most of the Callahan family left. He said there has been fires, earth quakes. He said he has been snowed-in and snowed out during the years. He said he doesn't think he will survive. He said he ran livestock all his life. He asked if they hired someone from New York City to develop the trails. He said they propose a drainage pit and trailhead on the same side on his property. He said you don't hear about the human side. He said they grew up on dirt roads. He said 12 years ago, they started leveling for Sierra Village. He said they live on the low end of the aquifer. 45 residence had to re-drilled their wells. He said the committed use on the aquifer is over 113%. He said you will hear more from me in writing.

Ginger Pierce said she was the CAB chair during the area plan. She said she is working on the Pleasant Valley Area Plan. She said they didn't know this group is fighters. The developers are the 3<sup>rd</sup>; there were two others that went belly up. She said some of the new wells are not legal. She asked for a TMWA well survey. She said there are fault lines. There is one between her house and garage and it has moved an inch since she bought there. The new bridge has moved 4.5 inches. She said she expects to see everyone next year.

Cathy G. said she is underwater after the 5 year flood problem that occurred a month ago. It's not from rain coming from her property. She said it comes from Mt. Rose estates, going over the holding area into the center of her property. She said if it's on your property, it's not a county property. She asked how she will address that now and in the future with the Ascenté property. She asked if she will have to put drainage to avert Ascenté.

Dan Graffam said he has lived in Callahan Ranch for 30 years. He said he was a former land planner in the area. He said he can provide insight. The earth quakes and faults have affected the area. WC1 did pass; that area is scheduled for anything except for a middle school. The overcrowded schools will get the attention first. We are on the low end of the list. He read Forest Service Plan, F2.1 about parcel mapping. He said there are

severe grading limits. He explained the cuts and slopes and degrees in the development. He said he has been disillusioned by being a developer in this area.

Sandy Evarts said his property abuts the Ascenté project. He displayed a map. He reviewed the 4 detention ponds. He showed a picture of the Mt. Rose detention pond during the October 16 rain. Once it fills, it overflows. He said he wants to see a dam system. He showed a picture of flooding from the rain that crosses properties. He showed a picture of a culvert and drop box to take the water under the property onto another culvert and drop box, and onto Susan's property. In the October storm, the ditch overflowed onto her property. It flows besides her fence into the culvert. He showed the movement of water through properties. He said retention pond has filled several times over the years. He showed land with an earthquake fault. He showed a fish pond. He showed the property damage on the drainage path, retention damage.

Janice Melena said she lives in Callahan Ranch. She said she is concerned about noise levels due to traffic, trash, county services, school buses, neighbors, construction, blasting and clearing. The proposed area is in a canyon. On Callahan, if those roads can't take that traffic from these services, they will be diverted to Callahan. There will be loss of wilderness views. She said we haven't heard anything about wildlife impact. She said when you put more homes the wildlife won't have a place to go. There will be ambient lighting from additional housing. She said one acre lot sizes would be more appropriate.

Amanda Safford said she lives in Callahan ranch. She said these are resources without contributions. They will use existing county roads for construction and access. The small neighborhoods will be inundated. Access isn't direct. There are blind corners. There are some roads not included on their traffic study. There will be increased traffic, noise, and dust. It will shift the character of the neighborhood. They have proposed improvements to current infrastructure except for Fawn which is sufficient. No traffic calming proposed. The developer proposes road building to Mt Rose in phase 2. They should start phase 2 before phase 1. No parks or schools are proposed in the development. The trails are difficult for a lot of us. They aren't contributing. We haven't heard enough about the wildlife impact. They will take a lot and contribute a little. Needs to enhance, not destroy our community.

Jeff Church said to visit the website [www.mtrosesceniccorridor.com](http://www.mtrosesceniccorridor.com) website. He said they fought previously proposed development which is now deforested, gravel, and an eyesore. He said they have boxes of photographs. They fought Matera Ridge. CC&Rs can be changed unless it's deeded with the property. He said if he can't have 2-3 houses on his property, neither can they. He said Chief Green said he opposed this development. The County Road 49 is on the map. They can use that without coming down other properties. Fawn is not a collector. It has no sidewalks, people back their cars into that street; there are 3 bus stops on that street. It doesn't meet the definition of collector. He said we will see promises broken. He said he couldn't get in and out with the fire evacuation. The WC1 figures are flawed. It's in litigations. In 2010, Matera Ridge promised to put land aside for schools and parks. He said when they say 'open space,' it means it's too slope to build on.

Lee Conley said he lives on Fawn Lane. He had his neighbors raise their hands. He said we have technical things that need to be taken care of. Way of life hasn't been addressed. He said he plans on dying on Fawn Lane. He said there is already traffic. He said we brought on Fawn Lane in order to ride his horses. He said there isn't anywhere for a horse trail. He said there is going to be 681 houses. Issues will be compounded. Fawn Lane is not a collector street. Development needs to be responsible. It's not acceptable.

Shari Bainter requested a copy of the presentation

John Royce said he has been on Mountain Meadow Lane for 40 years. He said he built some of the homes in the 1970s in the Callahan Ranch area. He said he had to deepen the well. He said the county said they would pay for it the first time and owner paid the second time. They want to put meters on wells and eliminate outside water. He said your gardens and trees are going to die. He said he doesn't want his water shut off due to poor calculations.

Mary Jo Spirow said she has been on Fawn Lane for 30 years. She said there are 300+ cars a day going down Fawn Lane. She said she doesn't want 1000 cars a day going down her street a day. There is no center line

divider; there are ditches. She said if they widen the road, then will you take our property. She asked where the sewer tie-ins are that they talked about. She said we aren't on the sewer. She asked where the water is going to come from. She said we don't want to hook into city water. We have livestock, raised children, and they love the water, and they don't want to lose that.

Cathy Bowling thanked Chairman Rummings for giving extra time to the speakers. She said she has been here a long time. The Ascenté geology study is inadequate. A geological engineer wrote a report based on Ascenté's report. She reviewed the fault lines maps. A developer already filed bankruptcy on 45 homes up there. They could exchange for forest service land that butts up to the highway. She said 3 sections of forest service land would solve their problems. She said they have information from an engineer from the Sommerset development. This is a much more challenging area. She encouraged the land swap to avoid challenges and problems.

Diana Langs said the Truckee Meadow plan has a constraints map. Anything over 30% incline, you can't develop on. The community development code did away with buffering to match the parcel; a 5 acre lot with 5 acre buffer which Mountain Gate had to match the buffering. Commissioner Lucey is proud of the bill he is sponsoring. They get first grab at the land, and developers get the second grabs. It will be developed within the next years. We need to work with Lucey to change the law of projects with significant impacts; projects of regional significances. That law needs to be changed back.

Ken Taylor said he has lived on Fawn Lane for 30 years. He spoke about the traffic issues on Fawn Lane. He said they have to conduct excavation of 1.6 million cubic yards which is a football field size with 1000 feet of material. People back cars into Fawn Lane, and there are bus routes. If this go forwards, there must be commitment for pedestrian on Fawn Lane which must happen before the project begins. There is no connection of Callahan to new project because of the gate. The houses will be 300 feet apart. You will have to drive 3 miles to go around because of the gate. There needs to be a connection. He understands that some want the gate to reduce traffic on their street, but unfortunately we need the access. The traffic impacts are more than what they say.

Trevor Lloyd, Washoe County Planner, said this project will be heard on January 3<sup>rd</sup> by the Planning Commission. He said they will be creating a staff report with recommendation. He said that will be available on the website. He said if you have your comments written please provide that to [tlloyd@washoecounty.us](mailto:tlloyd@washoecounty.us) or Kelly Mullen. He said we review those letters and forwarded it to the board. Jim Rummings asked for project updates. Trevor Lloyd said it would be premature to give an analysis prior to staff report. Trevor said we would like to have the report out prior to Christmas. It's ideal to get all materials from the public by the end of November.

Allen Gibson said he has been in Callahan for a long time. He said there are some lots of ¼ acre. He asked how that will impact the properties with greater acreage. He asked if they will be given presumptive entitlement. Trevor said anyone can request a change. Anyone is entitled to that request. It's a tentative map request process. If you wanted to change your uses, density, it's your right.

A public member said a bad fire; how do you address fire. Ascenté hasn't been able to answer our questions. It needs to be fully vetted before dumped on the planning commission.

Patricia Phillips said it's not their right to use the established neighborhood. They don't own you.

**MOTION: Steven Kelly moved to deny the Ascenté project (Tentative Subdivision Map Case Number TM16-009). Patricia seconded the motion to deny the Ascenté project case number TM16-009. The vote was 4 to 1 in favor to deny the Ascenté project case TM16-009. Kimberly Rossiter voted against the denial.** Kimberly said they are doing a good job of listening to the community.

**8.\*COUNTY UPDATE** –Please feel free to contact the Office of the County Manager at (775) 328-2000. To sign up to receive email updates from the County visit [www.washoecounty.us/cmail](http://www.washoecounty.us/cmail). (This item is for information only and no action will be taken by the CAB).

**9.\*CHAIRMAN/BOARD MEMBER ITEMS/NEXT AGENDA ITEMS** - No items were discussed.

**10.\*PUBLIC COMMENT –**

Troy Marley said capitalism is part of this world. He said he doesn't understand how density was put in place on that rural land. He said the flood plan is bad. They aren't thinking for the community. He thanked the county for looking into it. It's a mess. He said to soften the density in that area and reduce the impacts on that school, surround area.

A public member wanted to ask questions to the developers.

A public member said that we have to have an easement on their property, why don't they have to have them.

A public member said there will be tradesmen coming with landscapers, designers, fedex coming and going every day. The new homeowners will need these services.

A public member asked if there has been a study on Mt. Rose highway. Everyone has to wait to pull out into traffic.

Pete Stoke said the traffic study isn't accurate. The numbers don't jive. It's not equipped for those numbers.

**ADJOURNMENT - the meeting adjourned at 9:00 p.m.**

Number of CAB members present: 7

Number of Public Present: 150

Presence of Elected Officials: 1

Number of staff present: 3

Respectfully submitted by: Misty Moga