



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 July 14, 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 6:22PM

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

Absent members: Kimberly Rossiter (excused), Bob Vaught (excused).

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

3. *PUBLIC COMMENT –

Katy Simon Holland said she is the candidate for District G for Washoe County School District Board. She thanked the board for their service. She handed out her business card to contact her.

Bill Horn said he is running for District G; he said he explained where district G covers. He said the current school board has forgotten what it's all about. It's about educating our children, supporting our teachers. The focus has been on financial and not on educating our children. He handed out his business cards.

4. APPROVAL OF AGENDA FOR THE MEETING OF JULY 14, 2016 – Steve Kelly moved to approve the agenda for the meeting of **JULY 14, 2016**. Jason Katz seconded the motion to approve the agenda. The motion passed unanimously.

5. APPROVAL OF THE MINUTES FOR THE MEETING OF JUNE 9, 2016 – Pat Phillips moved to approval the meeting minutes for the meeting of **JUNE 9, 2016**. Jason Katz seconded the motion to approve the minutes. The motion carried unanimously.

6. ELECTION OF OFFICERS – Elections by the CAB members will be held to elect the Chair and Vice-Chair for 2016/2017 term office which will be effective from July 13, 2016 through June 30, 2017.

MOTION FOR CHAIR: Jason Katz moved to nominate Jim Rummings for Chair person. Steven Kelly seconded the motion. The motion passed unanimously. Jim Rummings accepted the position.

MOTION FOR VICE CHAIR: Steven Kelly moved to nominate himself. Pat Phillips seconded the motion. The motion passed unanimously. Steven Kelly accepted the position.

7.*PUBLIC OFFICIAL REPORTS

A. *Washoe County Commissioner - Bob Lucey will provide an update on Board of County Commissioner activities. Commissioner Lucey will be available to answer questions or concerns. Please feel free to contact Lucey at blucey@washoecounty.us or (775) 328-2012. To sign up to receive email updates from the County visit www.washoecounty.us/cmail. *(This item is for information only and no action will be taken by the CAB).*

Bob Lucey, Washoe County Commissioner gave an update:

- He apologized for the delayed start of the meeting due to the Medicinal Marijuana Establishment (MME) meeting ran late. He thanked those who attended the MME meeting. Please reach out with concerns you may have.
- He said we are in a new fiscal year. He said there is an issue with property tax: there was only a 0.2% tax increase; however, we are 3rd fastest growing County.
- He said he sits on multiple boards to address legislation issues including property taxes. He said we need a consistent, reliable funding source to provide services such as safety.

- 51% of the County's revenue is property taxes. There are 65,000 residents in Washoe County. He said when the taxes don't go up, services suffer and delayed maintenance. He said we are shifting paradigm to address issues.
- Topic of conversation: Asante project, the old Matera Ridge Property. Fawn Lane is the only access. There are developers that are looking to propose plans. There are no current plan changes or submittals. It's just public input. Please participate to share information with the developer. He said because of the location, it cannot sustain the homes. There's not adequate access nor utilities. He said another access would be across the forest service and they probably won't grant access.
- He said we are on track with Southeast connector; it's making headway. Hidden Valley residents are concerned with issues with noise and working to mitigate those issues. He said he is on the board of the RTC.
- He is working on a federal lands bill that will mimic southern Nevada lands bill to dispose federal land to the County for school, water, and sewer. He hopes to bring it to the House after their break. He said he is working with delegation Congressman Hardy. Senator Heller and Reid have expressed support for this.
- He said he is the current Chairman of RSCVA. They are completing their strategic plan, first plan in 10 years. A Consistent plan that is ROI driven. He said they are looking for a CEO of the organization. There is a massive uptick to travel to area; 14-17% uptick in room rates. He said we are benefiting from visitors. They are working on Brand area marketing. He said he will become chairman in the new year. He said he will stay on the boards with leadership on all those boards.
- He said he is working hard to represent everyone. He has been on the commission for 18 months. He said he has been busy on the board and running business and being a family man.
- 3% growth statewide
- He said we aren't just gambling tourism, but new technology. New battery, solar energy, NASA drone experiment test lab, desert institute. All of this is natural organic growth.
- New tax issues on the ballot this year. It's a balancing act. He said they are attempting try to find efficiencies. They are trying to live within current budget, but with growth needs infrastructure.
- Commissioner Lucey answered questions regarding BLM disposals and US Forests lands that may be landlocked for infrastructure. He said we are limited. We are the 3rd most urbanized, but 49th owned by US government. He said Nevada has two major cities, and the rest is governed by US government. He said we need to shuffle properties. A community member said these open lands are beneficial to the wild animal and residents and quality of life. Commissioner Lucey said the disposal decisions are made at Washington DC. They conserve our wildlife and community. No parcels on west side have been identified in the land bill, the ones identified are in east or north that have been landed locked.

8. 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.

A(1). Master Plan Amendment Case Number MPA16-003 (Southeast Truckee Meadows Area Plan / Toll Road Character Management Area) – Request for community feedback, discussion and possible approval of an amendment to the Southeast Truckee Meadows Area Plan / Toll Road Character Management Area, to increase the allowable residential density from two dwelling units per acre to two-and-a-half dwelling units per acre.

AND

A(2). Development Code Amendment Case Number DCA16-003 (Southeast Truckee Meadows Area Plan / Toll Road Character Management Area) – Request for community feedback, discussion and possible approval to amend the Southeast Truckee Meadows Area Plan Modifiers to increase the allowable residential density from two dwelling units per acre to two-and-a-half dwelling units per acre within the Toll Road Character Management Area, and to provide development standards regarding required lot area and adjacency with existing lots.

- **Applicant:** Silver Crest Homes, Attn.: Rich Balestreri, 16500 Wedge Parkway, Bldg. A, Suite 200, Reno, NV 89511
- **Property Owner:** Charles B. Maddox, PO Box 70577, Reno, NV 89570
- **Location:** Toll Road Character Management Area – between Geiger Grade and Toll Road

- **APN:** various
- **Staff:** Roger D. Pelham, 775-328-3622, rpelham@washoecounty.us
- **Reviewing Body:** This case is tentatively scheduled to be heard by the Planning Commission on August 2, 2016

Stacy Huggins with Wood Rogers and Eric Casey were present:

- She said as of today, they agreed to postpone this item. They won't go to planning commission in August. She said she heard concerns. She said they have met with staff to identify options to amend the plan to reduce impact to those in the corridor. She said they focused just in the area (subject property area and Cottonwood Creek Estates). It encompasses 85 acres. It doesn't impact the BLM land. All the other MDS property will not be impacted.
- She said the applicant preferred to do this amendment only to their property; but that is considered spot zoning. She said Cottonwood Creek was built at 2.5 per acre and not in compliance. She said they want to clean it up and bring them into conformance. It wouldn't change anything else. The residents wouldn't be impacted, just conformance to what was written in the code. She said this was a recent decision and they are working out the details. She said they will be working with the Cottonwood Creek association.
- Ginger Pierce asked if she walked the area. Mr. Newman said he likes the rock. It will be used in the land. Ginger said they came from the canyon in a flood. Stacy said we will look into drainage and hydrology.
- Stacy reviewed the map. She said she wants to get passed the density. Text amendment to do 1/3 acre lots and 10,000 sq ft. lots. Brad Hicks asked how many lots will be affected by 10,000 sq ft. lots. Stacy said those haven't been determined.
- Tom Judy said his concern is the South East Truckee Meadows Area Plan is zoned for 2 lots per acre. He asked Roger Pelham if the current density is not in conformance. Roger said no, not how he reads the codes today. Tom said he is concerned about the perpetuation of change. He asked Stacy to go back to 2 lots per acre.
- Jim Rummings asked Roger if there are areas where acceptations are made in isolation. Roger said yes, there are acceptations made in some areas. For example, Toll Road Character Plan which is within the overall SETMAP. Smaller areas have various policies that apply to them. How small those areas get is a policy. There is criticism with spot zoning, which isn't illegal, but can be illegal if it restricts that property owner compared to the boarder owners.
- The applicant is responding to concerns and looking at what can they bring forward to the people in the area, but not have the criticism spot zoning.
- They know which way they are going, and will have a complete package. A decision will be made before they come back.

MOTION: Jim Rummings moved to defer to this project to a later date until they have a complete package and additional information. Motion passed unanimously.

- Tom Judy asked areas within the South East Truckee Meadows area plan that have 2.5 zoning. Mr. Newman said Cottonwood Creek does. Roger Pelham said spot zoning is a legal benefit or prohibition based on the zoning or law to a particular plan.

B. Special Use Permit Case Number SB16-007 (Springs of Hope Trans4mation Ministries) – Request for community feedback, discussion and possible approval of a special use permit to allow religious assemblies including Bible studies and ministry meetings.

- **Applicant:** Kristie Calder, 26740 Rose Mist Court Reno, NV 89521
- **Property Owner:** Kristie and Bryan Calder, 26740 Rose Mist Court, Reno, NV 89521
- **Location:** 888 Zolezzi Lane, directly south of the intersection of Zolezzi Lane and Creek Crest Road
- **Assessor's Parcel Number:** 049-351-26
- **Staff:** Roger Pelham, 775-328-3622, rpelham@washoecounty.us
- **Reviewing Body:** This case is tentatively scheduled to be heard by the Board of Adjustment – August 4, 2016

Julia Abs reviewed the project:

- She said they have an August 2nd hearing but want to delay that until October. She said she hopes to use the property to annex their living room to host study sessions for a women's group.
- Jim Rummings said there were frequent breakfast and lunch meetings any day of the week. The facility was originally built as a church, then Montessori and now a residence. She said there is adequate parking, and will work with Roger to make sure they have adequate parking and be good neighbors. Roger Pelham said they want to push back the hearing. He said this request will stay the same. He said it is a new use. There hasn't been a church there in 12 months. He said all business codes will apply to them.
- Debbie Scheltra asked about their location in a neighborhood and parking lot. Julia said there is an access road and large area of land that border the property. Julia said she introduced herself to neighbors and they didn't have any problems. Jason Katz asked if notices went out, Roger said yes.

MOTION: Steven Kelly moved to state that the CAB doesn't have any objections for this plan. Jason Katz seconded. Motion passed unanimously.

C. Special Use Permit Case Number SB16-001 (North Carson SCI Wireless) – Request for community feedback, discussion and possible approval of a special use permit to construct and operate a wireless communication facility consisting of an equipment cabinet and electrical meter, and four poles, each 17 feet in height with one panel antenna attached to each pole. Additionally, there will be a two-foot-diameter microwave dish attached to one of the poles.

- Applicant: Epic Wireless, attn.: Joey Acquistapace, 8700 Auburn Folsome Road, suite 400, Granite Bay, CA, 95746
- Property Owner: Larry Herceg
- Location: 685 Duck Hill Road, Washoe Valley, approximately one mile southeast of its intersection with Eastlake Boulevard
- Assessor's Parcel Number: 055-270-11
- Staff: Roger Pelham, 775-328-3622, rpelham@washoecounty.us
- Reviewing Body: This case is tentatively scheduled to be heard by the Board of Adjustment – August 4, 2016

Andrew Lisa, Epic Wireless/Verizon Wireless gave a presentation on the project:

- Effort to enhance coverage adjacent to Hwy 395. The objective is to fill the gap by installing a small cell tower on Duck Hill Road. He showed a propagation map of coverage.
- He said there is a large pole facility in north Carson.
- He showed the proposed improved cell coverage with the proposed SC1 tower. The tower will take the North Carson cell site and repeats the signal in attempt to cover the gap and limit the impact to the community.
- Site selection process: Verizon takes into account County ordinance, restrictions, guidelines, locations, heights, designs, etc. He said they have gone through that.
- He said Verizon will contact property owners to make sure the site is acceptable.
- The tower includes 4 poles measuring 17 feet tall which is relatively short. He said landscaping will be included for screening. The poles are located down slope with two equipment cabinets 40 feet from each other.
- He showed aerial view map of the proposed site. He showed photo simulations of the proposed site. He said they are working with property owner on the leased space.
- Romaine Gilloland said he is on the Duck Hill Association. He said he is the owner next to the proposed site. He said the picture with the trees is his house. He said the single lane road is for public use.
- He referred to item 6 in the application. He said he has perfect coverage. The application talks about emergency services. Washoe County may use that site for emergency communication. He referred to item 8 in the application: Volunteer conditions if it's approved. There are no provisions for volunteer conditions. As you can see going across his property, it's maintained by the property owner association. There is an annual assessment each year to pay for maintenance and snow removal. They would need a share of the lease. Verizon would have to contribute on road maintenance. They would access the towers as needed. He said they said there will be landscaping; but the application says there doesn't need to be landscaping. He refers to item 12 in the application: Restricted conveyance in CCRs – 1987 recorded, and 2016 amended. This project needs to be consistent with the CCRs. the CCRs indicated

single family dwellings and no business/commercial enterprise. According to Amendment 2 and 3, there was a three person architect committee. There has been no request of that committee for their opinion for this for the area. He doesn't believe they have contacted the architecture committee. The application said there is water/sewer and there is not. So the landscaping needs water or landscaping that doesn't require watering. He said he encourages deferring action and Verizon to take the following steps: Meet with the Duck Hill Association and property owners, correct inconsistencies, follow CCRs, get architecture committee approval, and contribute to road maintenance.

- Mr. Hawkins agreed with Romaine. He said when he comes out of his house, he can see that hill. He said he doesn't believe the images in the presentation were within 50 yards. He said we have not had a meeting with Verizon, except for the person who got the lease.
- John Townley said he was in attendance on behalf of Mr. Hughes who is in Texas and cannot be here. Mr. Townley said he is a broker and an appraiser. He said this will definitely hurt property values. People will be turned off by this tower. Mr. Townley said Mr. Hughes is concerned about the notice sent out and hopes you deny the special use permit. He has property adjacent to the tower. He is concerned about the power. The first cell tower wasn't permitted as far as he knows. It opens it up for more cell towers. It will become a problem with towers being installed. He would like to see a complete survey of the tower. He believes the tower is actually on his property.
- Bill Naylor asked for clarification on the monopole tower. He asked if they are stealth. He said he would like to see a photograph of the tower. He would like stealth technology be used to be covered and concealed. He said he is concerned about the access road and would like to see what that looks like. He said we have seen this before on Mt. rose highway. He said if it's two monopoles, that's ok, but if it's latticed.
- Debbie Scheltra said she contacted the representative and never heard back from them. She said the tower will reflect the sun. She said this is a commercial venture in residential area. All the cell phone companies are looking to put in poles. We are not a commercial venture. At the end of Duck Hill Road, there is already a pole. There are numerous poles. She said it's inappropriate in a residential neighborhood. She said she can see the sun catch it in the morning and afternoon. She said item 4 in the Special Use Permit, states they can't be detrimental to the surrounding area. He didn't address the waterline to Virginia City. She said the line exploded a few years ago. They can't cross the waterline. She wants to know if they are within the setback from the waterline. The County won't be able to say no to additional towers. Other poles are proposed for this area. A precedent will be set. She said there needs to be an agreement regarding road maintenance. She is concerned for flooding into her ranch. It would be bad to make it a commercial endeavor.
- Marsy Kupersmith asked about notification. Romaine said the property owner was the past president of the association, and was surprised no one had been notified the neighbors.
- Jason Katz asked Roger Pelham can't the homeowner with CCRs take action with tower being erected. Roger Pelham said he isn't a lawyer, but he said his answer for all CCRs is private agreements between private owners. The County isn't going to be involved with enforcing CCRs. Jason said it's up to homeowners association to take action.
- Pat Phillips said there are too many question and lack of communication. Roger Pelham said this will go forward to the Board of Adjustment meeting. He said the only way it can be deferred if the applicant requested to push it back. Roger said if you believe there are too many questions which can be part of your recommendation. He would like this board to make recommendation so he can take them to the Board of Adjustment.

Mr. Lisa answered questions:

- Mr. Lisa said he just got into this position. He apologized to Debbie Scheltra for someone not returning her call.
- He said as far as the concerns about crossing a waterline – he said there is an easement with an access road and the waterline is buried. Debbie said no one will want to go over that waterline because its 100 years old and can burst. Mr. Lisa said they can work with Public Works regarding the waterline. He said we can work with staff regarding the roads and county codes.
- He said the grading will meet the County standards.
- The access road between ground location and equipment – there won't be traffic.

- He said the CCRs are not typically brought before the county for review. He said he can meet to address those CCRs and how his project is not in conformance in CCRs.
- Landscaping is proposed despite the inconsistency with the application.
- After initially installation, it will be once a month access with a commercial truck. Additional trips would be limited. Verizon will work to repair any damage to road after construction. Power will be routed; no utilities will cross adjacent properties which is part of the application.
- 4 poles – each pole will have an antenna on it. It's a flush mount, so the antenna is flush with the pole. It will limit the mass. He said they cannot landscape to cover the tower because it will block the signal. He said he can provide information regarding property values.
- The applicant said may consider delaying it until the Board of Adjustment. BOA meets on the even months, so the next meeting would be October 6. Mr. Lisa said he wants to work with community to come with to a resolution for both parties. Mr. Lisa said he prefers not to postpone if there is no willingness to come to terms.

MOTION: Pat Phillips moved to deny the project. Steven Kelly seconded the motion to deny the project. The motion passed unanimously.

- Jason Katz encouraged Verizon to do their homework and work with homeowner association.
- Debbie Scheltra told the board that this is special use of the land. Please have the application and utilize that language.

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

10. *Public Comment –

Debbie Scheltra said the board needs to have special use knowledge. She told them to request it from the staff so you know when you have a special use permit and what its about and what it means. There are major points to the special use permits to follow.

ADJOURNMENT – The meeting adjourned at 7:57 p.m.

Number of CAB members present: 5
 Number of Public Present: 20
 Presence of Elected Officials: 1
 Number of staff present: 2
 Respectfully submitted by: Misty Moga