



## 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/Washoe Valley Citizen Advisory Board held May 2, 2019 6:00 p.m. the South Valleys Library at 15650A Wedge Parkway, Reno, Nevada.

**1. \*CALL TO ORDER/ DETERMINATION OF QUORUM** - Meeting was called to order at by Patricia Phillips at 6:00 p.m.

**Member Present:** Patricia Phillips, Tom Burkhart, Jim Rummings. A quorum was determined.

**Absent:** Kimberly Rossiter (excused), Shaun O’Harra (not excused).

**2. \*PLEDGE OF ALLEGIANCE** - Patricia Phillips led the Pledge of Allegiance.

**3. \*GENERAL PUBLIC COMMENT AND DISCUSSION THEREOF-**

Karen Critor invited the community to attend the Washoe Valley Alliance Celebration at Washoe Lakes State Park on May 18, 2019.

With no further requests for public comment, Patricia Phillips closed the public comment period.

**4. APPROVAL OF AGENDA FOR THE MEETING OF MAY 2, 2019 (for Possible Action)** –Jim Rummings moved to approve the agenda for MAY 2, 2019. Tom Burkhart seconded the motion to approve the agenda for MAY 2, 2019. Motion carried unanimously.

**5. APPROVAL OF THE MINUTES FOR THE MEETING OF APRIL 4, 2019 (for Possible Action)** – Jim Rummings moved to approve the meeting minutes for APRIL 4, 2019. Tom Burkhart seconded the motion to approve the meeting minutes for APRIL 4, 2019. Motion carried unanimously.

**6. DEVELOPMENT PROJECTS**– The project description is provided below.

**6.A. Special Use Permit Case Number WSUP19-0005 (Lightning W Tank #2)** – Request for community feedback, discussion and possible action to forward community and Citizen Advisory Board comments to Washoe County staff on a request for the construction of a new 250,000 gallon water tank next to the existing 250,000 gallon water tank on the property to allow for additional water storage and rehabilitation of the existing water tank and to allow 2:1 slopes instead of 3:1 slopes. (for Possible Action)

- Applicant/Property Owner: Rubicon Design Group/Truckee Meadows Water Authority
- Location: Franktown Road
- Assessor’s Parcel Number: 055-210-21
- Staff: Chris Bronczyk, Planner, 775-328-3612; [cbronczyk@washoecounty.us](mailto:cbronczyk@washoecounty.us)
- Reviewing Body: Tentatively scheduled for the Board of Adjustment on June 6, 2019

Susan Pansky, Rubicon Design Group, Representing TMWA, provided a PowerPoint presentation:

- Requesting a Special Use Permit for construction of a second water tank ‘Lighting W tank’
- Existing tank is south of Franktown Road; it holds 250,000 gallons of water
- She showed the site plan with existing and proposed water tanks. The current tank needs to be rehabilitated.

- Requesting 2:1 slopes instead of 3:1 slopes to match existing slopes. Hydroseeds will be applied when grading is completed.
- She showed a photo simulation of two functioning water tanks that will serve together and provide additional water storage.
- 10 property owners were noticed about the project. She said they received one response regarding an alternative access preference. The neighbor was in favor of the alternative access point during construction.
- The current and existing tank are screened by trees and not visible from the community.
- Construction timeframe will be June-November for the construction of the new tank. Rehabilitation will take place November – April 2020 for existing water tank.

Jim Rummings asked about any proposed piping changes. Chris Struffert from TMWA said there will be changes directly at the site with a split and valves. Existing wells and supply lines will serve both tanks.

Tom Burkhart asked if this additional tank is to address growth in the area. Chris said this is for redundancy purposes. Both tanks will be filled for fire season. It's not for growth. There will be a yard hydrant hooked up for tanker trucks. He explained where the fire hydrants in the area are located.

Public Comment:

Ronald Burge said he called TMWA about the access road during construction; he said the ideal access road only has 4 fulltime residents on it. He said there is a hard right turn on the proposed access road. He suggested Pine Canyon which is a straight shot up to the construction. Pine Canyon only have a few residents on it. Large trucks will have easier access on the alternative route.

Ron Ramsdale said he deeded the site to Washoe County. He said he is ok with the project. He referred to the access map - The yellow line is a straight shot to the construction site. The neighbors don't have any problem with that access as long as TMWA repairs any damages. Chris Struffert said the yellow line is better access. He said he drove the road where it ties into the access road; it's shorter and straighter. He said we are required to video and photograph the preexisting conditions for records in order to ensure things were as they were or in better condition than when the project started.

**MOTION: Jim Rummings moved to recommend approval of Special Use Permit Case Number WSUP19-0005 (Lightning W Tank #2). Tom Burkhart seconded the motion to recommend approval of the case. The motion carried unanimously.**

**6.B. Special Use Permit Case Number WSUP19-0008 (Houston Grading)** – Request for community feedback, discussion and possible action to forward community and Citizen Advisory Board comments to Washoe County staff on a request for major grading of an area of approximately ±35,400 sq. ft. with ±7,428 cubic yards of cuts and ±2,769 cubic yards of fill to facilitate the construction of a new single family residence. (for Possible Action)

- Applicant/Property Owner: David Houston
- Location: 29 Bennington Court
- Assessor's Parcel Numbers: 046-151-05 & 046-151-06
- Staff: Julee Olander, Planner, 775-328-3627; [jolander@washoecounty.us](mailto:jolander@washoecounty.us)
- Reviewing Body: Tentatively scheduled for the Board of Adjustment on June 6, 2019.

Derek Allen, home builder for the Houston family, provided an overview of the project. He said they have come across issues to get to the top of this hill. He said they typically build on a 14% grade, but are requested

to build at 10%. He said they intended to use the existing road, but TMFPD said they couldn't use the road. The Houstons purchased the lot next door to build an access road. The Special Use Permit is for major grading. A lot of dirt work needs to happen. He said he has built several homes in St. James's Village. He said he follows guidelines set forth by St. James and Washoe County.

Julee Olander, Washoe County Planner, provided maps of the site. St. James' HOA has approved it; now we are working through Washoe County process.

Jim Rummings said fire access into there is very important. He said during the Little Valley fire, the fire department had issues getting in there. Having good access is extremely important and making sure the vegetation is controlled. It can be dangerous for fire personnel. Derek said that is why they changed the grading to 10%.

Ray Simms said the notice he received in the mail stated 4,000 cubic yards of dirt. He said he doesn't believe that was reflected in this presentation. Derek said that will be hauled off. Derek showed the existing road that cannot be used. The Houston's bought the lot next door and driveway will wind itself around the property. Mr. Simms explained the original access road was to get up to the lot. The problem was the access road went through another parcel that was sold. The new access is much more favorable to him. He asked if the grading all takes place in the dashed line on the map. Derek said yes; this is the best plan; it's only been passed by HOA. It's a steep gradient. Exporting 4,000 cubic yards of dirt. The general contractor for dirt work works on middle schools sites for Washoe County, and he is aware of keeping sites clean.

Tom Burkhart asked Ray if he is ok with the new access. Ray said the property owner can do what he wants with his property. Ray said he was concern with the cul-de-sac narrow access and difficult situation. With the purchase of the adjacent lot solves a lot of problems. Extensive roadwork is required to access the property.

Ray asked for the schedule for grading activities and timeline. Derek said he has a meeting set up for June 6, and work can begin after approval. He said he hoped to start right away. Ray asked about plans for old access road. Derek said re-vegetation is planned of the old access road. Patricia Phillips asked about construction times during the day. Ray said it's regulated by CCRs. Derek said 7 am – 5 pm.

**MOTION: Tom Burkhart moved to recommend approval Special Use Permit Case Number WSUP19-0008 (Houston Grading). Jim Rummings seconded the motion to recommend approval of this case. Motion passed unanimously.**

#### **7. \*CHAIRMAN/BOARD MEMBER ITEMS -**

Patricia Phillips said she requested Del Monte Bartley Ranch Spot lights be reviewed. They have 6 flood lights.

**8. \*GENERAL PUBLIC COMMENT AND DISCUSSION THEREOF –** With no request for public comment, Patricia Phillips closed public comment period.

**ADJOURNMENT –** the meeting adjourned 6:43 p.m.

Number of CAB members present: 3

Number of Public Present: 13

Presence of Elected Officials: 0

Number of staff present: 2