

# WARM SPRINGS CITIZEN ADVISORY BOARD

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## DRAFT

Minutes of the special meeting of the Warm Springs Citizen Advisory Board held January 11, 2010  
Truckee Meadows Fire Station #29, Ironwood Road, Warm Springs, Nevada.

1. **CALL TO ORDER** – The meeting was called to order at 6:40 p.m. by Hugh Ezzell, Chair.
2. **MEMBERS PRESENT** – Hugh Ezzell, Chair, Jeanne Herman, Secretary, Robert White, V. Chair, Tara Vogel, and Jeff Wiggins
3. **APPROVAL OF AGENDA FOR THE MEETING OF JANUARY 11, 2010** – Robert White moved to approve the January 11, 2010 meeting agenda as posted. Jeanne Herman seconded the motion. The motion carried unanimously.
4. **APPROVAL OF THE MINUTES OF THE SEPTEMBER 21, 2009 AND NOVEMBER 2, 2009 MEETINGS** - Members of the public may submit proposed written corrections to the minutes of a CAB meeting to the CAB and must make copies available at the meeting for the public. The CAB may take action as part of this agenda item to include those proposed written corrections as part of the minutes. **MOTION:** Jeff Wiggins moved to approve the minutes of the September 21, 2009 meeting and the November 2, 2009 meeting as submitted. Tara Vogel seconded the motion. The motion carried unanimously.
5. **UPDATES/ANNOUNCEMENTS/CORRESPONDENCE**
  - Hugh Ezzell announced that they do not have a recording secretary for this meeting and the minutes will be drafted from the audio so comments will need to be made one at a time so comments will be audible.
  - Hugh Ezzell announced that the Nevada Division of Environmental Protection (NDEP) is conducting a study on locating orphaned or abandoned underground storage tanks within the State of Nevada and citizens are asked to report the location of any tanks of which they are aware.
  - Hugh Ezzell announced that he will have the audio of each meeting on CD prior to the next meeting and available for review.
  - Hugh Ezzell announced that the Sierra Nevada Teen Ranch has requested an extension of the approval of their application in Bedell Flats.
  - Hugh Ezzell provided a copy of announcements from Lorrie Adams, County Liaison available for public review.
6. **WASHOE COUNTY SHERIFF'S DEPARTMENT** – A representative of the Washoe County Sheriff's Department was not available to report on public safety issues including recent calls for service.  
**Comments and Concerns**
  - Chuck Yeager reported that there have been several incidents of vandalism to mail boxes on the east side of the valley.
7. **RENO FIRE PROTECTION AND SAFETY ISSUES** – A representative of the Reno Fire Department was not available to present a report on fire safety. There were no fire safety concerns raised.
8. **COUNTY COMMISSION UPDATES** – There were no County Commission updates presented.
  - A. Commissioner Robert Larkin was not present to provide an update on County issues.
  - B. Lorrie Adams, County Liaison for Districts 4 and 5, is available to answer your questions and concerns. Please feel free to contact her at [ladams@washoecounty.us](mailto:ladams@washoecounty.us) (775) 328-2720. To sign up to receive email updates from the County, visit [www.washoecounty.us/cmail](http://www.washoecounty.us/cmail). Monthly updates on County issues in your area are available online at [www.washoecounty.us/cab](http://www.washoecounty.us/cab) (follow the link to your CAB).
9. **PUBLIC COMMENT** - Comment heard under this item will be limited to items not on this agenda and will also be limited to three minutes per person. This three-minute rule shall also apply to public testimony given during an agenda item, and that testimony shall be limited to the subject of the agenda items. Comments are to be made to the CAB as a whole. The CAB follows NRS 241.035 and includes written remarks as part of the public record only when such remarks are read into the record and a copy is provided for inclusion as part of the record.
  - Katherine Snedigar announced that the second reading of the Nuisance Ordinance is scheduled on January 12, 2010. Ms. Snedigar stated that it is unreasonable for the County to impose regulations on property owners with 40 acres or more as is applied to property owners in high density neighborhoods. It has unreasonable regulations that amount to takings on some property owners.
10. **NEW BUSINESS** - (Staff contact listed on items for Community Development may not be in attendance but can be contacted with code and policy questions.)
  - A.\* **Washoe County Property Tax Procedures** – Josh Wilson, Washoe County Assessor was available to provide information regarding how taxable values were determined for property in the Warm Springs Valley for the 2010/2011 fiscal year and offer an overview of the appeal process provided for in statute if a taxpayer disagrees with the valuations established by the Assessor's Office. Gary Warren, Senior Appraiser, Ken Johns, Appraiser and Ron Sauer, Chief Appraiser were available to address questions and concerns. (This item was for information only and no action was taken by the CAB.)

### Comments and Concerns

- Sharon Spencer asked if Washoe County receives more money from buildings and homes or land. Mr. Wilson responded that all property is assessed at 35% of the market value. A majority of property owners saw a reduction in their property values.
- Wanda Wright asked for confirmation on receiving credit for being in a flood zone and asked for information on tax assessments on income property.
- Mr. Wilson stated that he wants to put a fair and equitable value on property and urged citizens to access information at [www.washoecounty.us.assessor](http://www.washoecounty.us.assessor) or call 328-2233 to speak to an appraiser.
- Concerns were raised regarding inconsistent tax rates on wells.
- In response to concerns raised, Mr. Wilson stated that they are evaluating wells according to the Marshall & Swift manuals.
- Concerns were raised that Washoe County is using the wrong data base. Mr. Wilson stated that Washoe County has to comply with direction from the Department of Taxation.
- Jeff Taylor stated that he has complaints regarding his contacts with the representatives at the Assessors Office and cited some instances where he disagrees with the Assessors use of 'obsolescence'.
- Mr. Wilson read from the Nevada State Statutes on the requirements for applying 'obsolescence'. Mr. Wilson urged citizens to bring their appeal to the Board of Equalization.
- Concerns were raised that the tax rate in Palomino Valley are the highest in Washoe County and Washoe County does not provided services to Palomino Valley.
- Mr. Wilson stated that the Board of Equalization has the authority to make adjustments countywide if they make that determination.
- Questions were raised regarding taxes paid for fire fighting services. Citizens were urged to contact their Commissioner and Kurt Latipow who is drafting the fire services master plan.
- Opposition was stated to Washoe County taxing private wells at all. Mr. Wilson stated that everything is taxable unless exempted by the State Legislature.
- Ms. Spencer asked for a definition of 'New To Roll'.

**B.\* Conversion From a One-Map Based Planning System to a Two-Map Based Planning System** – Bill Whitney, Senior Planner, Department of Community Development provided information on the conversion of the county's current planning system which relies on one map to represent both the master plan and zoning to a system that utilizes a separate master plan and zoning maps. Mr. Whitney discussed the reasons for the transition, provide some details on how the new system would function, and answer any questions. (This item was informational only and no action was taken.)

### Comments and Concerns

- Katherine Snedigar stated that any changes to the Development Code, applies to new development and not to existing private property.
- Mr. Whitney stated that the issues regarding GRR would have to be handled legally.
- Sharon Spencer stated that per Adrian Freund, Director, Department of Community Development she would have to take the issues to Bill Whitney and Grace Sannazzaro.
- Hugh Ezzell asked that Ms. Spencer meet with staff regarding the GRR issue.

## **11. OLD BUSINESS**

**A.\* Warm Springs Area Plan Update** – Hugh Ezzell asked the CAB members to introduce any questions that they have regarding the updates on the area plan. Grace Sannazzaro and Bill Whitney, Department of Community Development continued the discussion from the last Warm Springs Citizen Advisory Board meeting held in November of 2009, on updating the Warm Springs Area Plan, a part of the Washoe County Comprehensive Plan. The Warm Springs Area Plan update process will be comprised of review and discussion over a period of several months that take place at regularly scheduled Warm Springs Citizen Advisory Board meetings. At the completion of the update, there may be revisions to any or all of the following sections of the Warm Springs Area Plan: Introduction, Conservation section, Land Use and Transportation section, Public Services and Facilities section, Conclusion, Appendix A – Water Budget for the Warm Springs Area Plan, List of Maps and List of Tables. Mr. Whitney provided printed copies of the draft area plan and stated that this is also available on the web-site. (This item was for information only and the CAB took no action.)

### Comments and Concerns

- Hugh Ezzell stated that his main concern is dealing with the water budget. Mr. Whitney stated that there have been no changes to the water budget at this time, however, it is still in review.
- Hugh Ezzell asked that the record reflect that Mr. Whitney and Ms. Sannazzaro would be discussing the potential changes from GRR to A7 zoning in the area plan with Adrian Freund and bring the information back to the CAB at the March meeting.
- Katherine Snedigar stated that if the nuisance ordinance is approved that property owners will no longer be able to raise cattle.

- Jeanne Herman cautioned that the area plan needs to focus on the visions of rural quality and the rights of property owners.
- Mr. Whitney asked for some history about some buildings such as Rocketdyne on whether there was industrial zoning at one time.
- Sharon Spencer stated that per Ron Sauer, Chief Assessor, the GRR designation is unnecessary and probably illegal and this does affect the tax rate.
- Differences of opinion were stated regarding private property rights as it pertains to signage, house colors, lighting and whether these visions for the community become Codes, Covenants and Restrictions (CC&R's) and if so, would violations be enforceable.
- Mr. Whitney suggested that language could be included in the area plan to define the uses at the rifle range.
- Opposition was stated to including more golf courses in the area.
- Mr. Ezzell stated that the area plan will have no influence on any City of Reno development.
- Mr. Whitney stated that they will be working on the water budget prior to the next meeting and they plan to work on the SPA after they finish the Area Plan.
- (Many comments were unable to be included in the written minutes due to several people making comments at the same time.)

**B.\* Fire Safe Council Report** – Tara Vogel stated that she will provide a report on the recent Wildland Urban Interface Summit at the next meeting. The report will include an update on forming a Fire Safe Council committee in Warm Springs and evacuation procedures, defensible space and insurance issues. (This item was information only and no action was taken.)

**12.\*CHAIRMAN/BOARD MEMBER ITEMS** (This item limited to announcements of topics/issues posed for future workshops/agendas).

- **Next agenda items:** There were no items presented for the next agenda.

**13. ADJOURNMENT** – It was moved and seconded to adjourn the meeting at approximately 9:44 p.m.

Respectfully submitted By: Allayne Donnelly-Everett, Recording Secretary