

WARM SPRINGS CITIZEN ADVISORY BOARD



DRAFT

Minutes of the special meeting of the Warm Springs Citizen Advisory Board held March 7, 2011 at the Spanish Springs Library, 7100A Pyramid Lake Hwy. Nevada.

1. **CALL TO ORDER** – The meeting was called to order at 6:50 p.m. by Robert White, Chair.
2. **MEMBERS PRESENT** – Larry Chesney, At-Large, Jeanne Herman, At-Large, Joann Phillips, At-Large Alternate sat in for Hugh Ezzell, Robert White, At-Large, Chair, and Jeff Wiggins, At-Large, V. Chair.
MEMBERS ABSENT - Hugh Ezzell, At-Large, Secretary, unexcused.
3. **APPROVAL OF AGENDA FOR THE MEETING OF MARCH 7, 2011** – Jeff Wiggins moved to approve the March 7, 2011 meeting agenda as posted. Larry Chesney seconded the motion. The motion carried unanimously.
4. **APPROVAL OF THE MINUTES OF THE MEETING HELD ON JANUARY 3, 2011** – Larry Cheney moved to approve the minutes of the January 3, 2011 meeting as submitted. Jeanne Herman seconded the motion. The motion carried unanimously.
- 5.* **UPDATES/ANNOUNCEMENTS/CORRESPONDENCE** – (CAB files and correspondence which are part of the public record are on file in the Washoe County Department of Community Development and are available for public review. Written correspondence and testimony will be included in the public record when a request is made to make the document a part of the public record and when a copy is provided to the CAB Chair, who forwards the document to the County. Copies of correspondence should be on file in the Washoe County Department of Community Development and are available for public review).
 - Robert White announced that burning season opened March 1, 2011 and is expected to remain open until May 31, 2011. Permits are available through Washoe County. Mr. White also announced that volunteers are urged to consider serving on a Citizen Advisory Board. Mr. White announced that there will most likely be another community forum in mid to late April.
 - Robert White thanked Joann Phillips for arriving early to keep the door open for this evening's meeting.
- 6.* **WASHOE COUNTY SHERIFF'S DEPARTMENT** – Lieutenant Frank Schumman, Washoe County Sheriff's Department introduced himself and was available to report on public safety issues including recent calls for service. Lt. Schumman stated that he is taking over the patrol of Lt. Milt Perry. Lt. Schumman reported on the ACES crime report program and how it relates to local citizens. There was one burglary on Ironwood during the past few weeks. The suspects were driving an older white Chevy pick-up truck. It appears that the burglary was not a random hit. Citizens are urged to report suspicious or illegal activity to the Sheriff's Department and include as much identification of the suspects as possible. Contact Lt. Schumman at: 328-3356 or fschumman@washoecounty.us.
Comments and Concerns
 - In response to questions raised, Lt. Schumman urged citizens with cameras to forward pictures of suspects that are involved in suspicious or illegal activity to the Sheriff's Department.
- 7.* **RENO FIRE PROTECTION AND SAFETY ISSUES** – A representative of the Reno Fire Department was not available to present a report on fire safety.
- 8.* **COUNTY COMMISSIONER/COUNTY LIAISON UPDATES**
 - 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 (775) 328-2720. To sign up to receive email updates from the County, visit www.washoecounty.us/cmail. Copies of the monthly updates were available for review and monthly updates on County issues in your area are available online at www.washoecounty.us/cab (follow the link to your CAB).
 - Jeff Wiggins commented on the value of the information regarding Washoe County that is provided by Lorrie Adams each month.
9. **COMMUNITY FORUM UPDATE**
 - A. **Update on Community Forums held on February 7 and February 19, 2011** – Robert White, Chair, thanked Jeannie Herman for opening her home for both forum meetings. Katherine Snedigar reported on discussion held during the February 7, and February 19, 2011 Community Forum, including community input on the Warm Springs Area Plan water budget and the request to change the GRR classification to GRA in the Warm Springs Area Plan, as well as discussion of possible allowed, permitted and not allowed uses within the proposed GRA land use classification. Ms. Snedigar reported that a consensus of those in attendance was to get back the land uses that were taken away when the A7 land use changes took place. Ms. Snedigar reported on some of the pitfalls in a residential regulatory zone. Washoe County must base the water use to two acre feet and nothing less will be accepted. Bill Whitney and Grace Sannazzaro provided updated copies of Comparison Chart of Current GRR and Old A1/A7 Zoning Citizen initiative to restore A1/A7 Zoning/Use Types dated march 2011. Mr. Whitney reviewed the proposed changes on the comparison chart and heard recommendations from the

community and the WSCAB on specific items of concern. Robert White stated that the newest version of the plan documents would be published for public review. **MOTION:** Larry Chesney moved to recommend that they move forward with restoring the A1/A7 designation as outlined by Mr. Whitney and that the four unaddressed land use items be added back in requiring a special use permit and that the amendments be addressed further in the future. The motion died without a second. **MOTION:** Jeff Wiggins moved to recommend approval of the initiative to restore A1/A7 zoning as presented by Bill Whitney and Grace Sannazzaro with the overtone of their exclamation points that there are some disagreements regarding horse boarding and that we have identified some areas of the amended development code to be addressed at a later date and that we include the four GRR categories identified by Mr. Whitney that were left out so that we can send cards out to the community and get the final vote. Larry Chesney seconded the motion. The motion carried unanimously.

Comments and Concerns

- Jeff Wiggins asked for a presentation by Bill Whitney and Grace Sannazzaro in order to reach the goal to resolve issues and concerns and move forward with taking action to restore the zoning.
- Mr. Whitney stated that for the dude ranch use to be removed from the destination resort designation, it would take a development code amendment. Mr. Whitney stated that he would like to research this issue and bring the information back to the community.
- Katherine Snedigar asked that staff support the efforts to allow commercial stables as well as the other allowed uses that were previously allowed in Palomino Valley. Mr. Whitney urged citizens to attend the public hearings and state their opinions.
- Support was stated for the agricultural overtone and to allow stables and 4-H projects and other uses compatible with the agricultural community.
- Mr. Whitney stated that there are 1400 properties in the subject area and Washoe County needs to have a development code in order to address issues and complaints raised by individuals.
- Staff was asked to recognize that residents moved to 40 acre parcels in order to have these allowed uses and to find common ground in order to address any issues that could be raised in the future.
- Concerns were raised regarding the negative impacts from an outdoor rodeo that has been held on private land and adjacent neighbors have no recourse.
- Mr. Whitney stated that he would discuss the staff recommendations issues with Dave Childs, Acting Director, Department of Community Development.
- Mr. Whitney asked that the following uses be considered since they would drop off of the allowable land uses: non-municipal air strips and glider ports, personal landing field, outdoor club and renewal energy production. These uses are covered under Nevada Revised Statute NRS278260.
- Questions were discussed regarding costs of special use permits and why some agencies need to review a request when they do not have any involvement with the location of the request.
- It was requested that a development code amendment be adopted regarding the number of horses allowed in a boarding facility on 40 acre parcels.
- Robert White stated that amendments would be addressed in the future. There will be a community forum scheduled in April and then move forward with a recommendation during the May WSCAB meeting.
- Joann Phillips asked that the notices include the web-site where additional information is available.

10.* PUBLIC COMMENT - Time limits for Public Comment will be limited to 15 minutes. Any additional comments after the 15-minute time limit, will be continued following Item 13. Chairman/Board Member Items. Comment heard under this item will be limited to items not on this agenda and will also be limited to three minutes per person. Public comment and/or testimony, as applicable, will also be allowed under each individual agenda item and will likewise be subject to the same three minute limitation per speaker. Public comment/testimony during an individual agenda item 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 a part of the record.

- Katherine Snedigar reported that she researched the history of transition process and the down zoning and that the District Attorney determined that the new land uses would prevail because the county did not want to subject themselves to a lawsuit by the Regional Planning Agency for not being consistent with the planning area. Ms. Snedigar added that they then downzoned by prohibiting us from ever being able to subdivide our property and that we would be penalized if we were not consistent with what the regional plan was.
- Robert White asked for further public comment and hearing none, closed this agenda item.

11. NEW BUSINESS – Time limits for these items will be limited to: 10 minutes for presenters, 15 minutes for public testimony, and 10 minutes for Board discussion. (Staff contact listed on items for Community Development may not be in attendance but can be contacted with code and policy questions.)

- A.* Consolidation of Services** – There was no one in the audience to present information on this item for discussion regarding the consolidation of services between Washoe County, the City of Sparks and the City of Reno. (This item was informational only and no action was taken by the CAB).

B.* Palomino Valley General Improvement District (PVGID Permanent Agenda Item) – Robert White stated that the intent is to establish communication between members of the PVGID and community. There was no representative of the PVGID in attendance to make a presentation. (This item was informational only and no action was taken by the CAB).

12. OLD BUSINESS – Time limits for these items will be limited to: 10 minutes for presenters, 15 minutes for public testimony, and 10 minutes for Board discussion.

A. Warm Springs Area Plan Update – Bill Whitney, Department of Community Development reported that the latest draft of the Warm Springs Area Master Plan is on the Washoe County web-site. Grace Sannazzaro was available to address questions and concerns. Copies of the March 7, 2011 staff report on the Warm Springs Water Budget Update were available for review.

Comments and Concerns

- Concerns were raised that one year is not a sufficient time to study the water budget.
- Concerns were raised that a study done by the Department of Water Resources may be biased.

B.* Update on Future CAB Meeting Location – Bob White reported that the WSCAB meeting in May should be held at the Shooting Range. (This item was information only and no action was taken.)

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

- **Next Agenda Items:** Permanent Change of meeting location, Update on the initiative to restore A1/A7 Zoning/Use Types.

14.* 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. 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 a part of the record.

- Robert White asked for public comment and hearing none, closed this agenda item. Mr. White asked that this agenda item be removed from the next agenda.

15. ADJOURNMENT – Jeff Wiggins moved to adjourn the meeting at 8:47 p.m. Larry Chesney seconded the motion. The motion carried unanimously.

Respectfully submitted by: Allayne Donnelly-Everett, Recording Secretary