



Warm Springs Rural 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 Warm Springs Rural Citizen Advisory Board held October 21, at the Palomino Auxiliary Fire Station 6015 Ironwood, Warm Springs, NV.

1. *CALL TO ORDER/DETERMINATION OF QUORUM

Thomas Prentice, Robert Gunn, Dennis Buck, Gregory Gilbert,

Absent: James Bradbery, Howard Shehane (excused), Hugh Ezzell (not excused and don't want to be on the CAB).

A quorum was determined.

2. *PLEDGE OF ALLEGIANCE

3. *PUBLIC COMMENT –

Ann Marie Fenner said she was told to wait to get her building plans. She received a letter from code enforcement to move off her property. She tried to change the plans to single family, but that isn't acceptable with her animals. She said her equipment bobcat and excavator and RV need to be removed. She was told she has to remove it and move off the land. She said she doesn't know what else to do. She said the building department has been helpful. It's been code enforcement that has been difficult. She said they installed a well, but no pump and have to truck in water for the horses. She said all we want to do is live on the property. She said they are allowed to build, but can't have the equipment on the property to build the home. It doesn't make sense. She said she can't have her RV and construction equipment. She said they have 40 acres. A public member told Ann she can have her animals on her own property, and you have 18 months to build and can be extended to 36 months. She said she can put a letter together with her.

Larry Chesney said he is County Planning Commissioner, but he is speaking as a public member. The county is in the process of reading an amendment to the County code. It covers accessory buildings and structures and uses. This amendment specifically addresses cargo container placement. The commissioners don't understand the impact of the people out here with their use of cargo containers. He said he took out a permit to keep his cargo container, and it's time consuming and frustrating. And the fees are bad and will get worse. It's \$550 dollars in fees to file. A drawing for Health Department costs \$600-\$1000. The code amendment is DCA15-001 amendment, county code chapter 110. He said he was the only opposing vote. It will be read in November or December to County Commissioners. A notice is placed at the court house downtown. They published a legal notice in the newspaper. They had two public meeting but nobody showed. Larry Chesney said he didn't even know about it. Enforcement is complaint driven. If you are selling your property, this amendment will affect it.

Catherine Snyder said notices and agendas go out via email. She said she doesn't often recognize the person who sends it to her. She would like emails to be titled 'Community Services,' and that go for the Planning Commission as well. She said people don't show up because of this. The permitting process and containers language applies to Suburban Residential zoning. They did a conversation from 'Agriculture' to 'Residential' without our knowledge. She said Conversion is a crime. They did this to benefit the County. You have to ask them, how many people have been injured by a container not attached to a foundation. She said what were the injuries associated with this. She said they can't impose that on agricultural property. They are putting residential guidelines onto us because we are agricultural property. They converted it and that's a crime. She said this is corporate Washoe County taking advantage of their subjects. If they aren't the holder of your due property; they can't tell you what to do. American planning association has seminars about this. She said we need to argue the right way. It has to be about use of property. She asked how the property is being used. Keep that in mind. We need to tell them we aren't Residential Regulatory Zone. She said we are being governed like a Residential. All counties should be run uniformly. This isn't a special meeting tonight; it's what we demanded it.

Andrea Tavener said she wanted to clarify what Larry Chesney had mentioned about the code chapter 110. It will be read at the County Commissioners meeting on October 27th. If you have concerns, please let your Commissioners know.

Chairman Tom read an email from Sally Armstrong. She said her homeowner insurance increased because of the nearest fire department is 10 miles away. She said she had a difficult time getting insurance. She doesn't have the same fire protection, yet her taxes were increased. The county is tapping into our water reserves, which pisses her off. She said we are being classified as residential, which we are not.

Renee said she is concerned about Pyramid highway. It's a fire concerned. She asked if there something that can be done. It's scary because the brush is brown. Possibly NDOTs should be contacted.

4. APPROVAL OF THE AGENDA FOR THE SPECIAL MEETING OF OCTOBER 21, 2015 – Dennis Buck moved to approve the agenda for the meeting of October 21, 2015. Gregory Gilbert seconded the motion to approve the agenda. The motion passed unanimously.

5. APPROVAL OF THE MINUTES FOR THE MEETING OF MAY 5, 2015 – approval of these minutes has been tabled to the next meeting.

6. *UPDATES/ANNOUNCEMENTS AND CORRESPONDENCE – This item is limited to updates and announcements from CAB members, or review of correspondence received by the CAB. (This item is for information only and no action will be taken by the CAB).

No announcements from the board members.

7. *PUBLIC OFFICIAL REPORTS

A. *Washoe County Commissioner Update – Commissioner Jeanne Herman will provide updated information on discussions and actions by the Board of County Commissioners (BCC). Following her presentation, Commissioner Herman will be available to address questions and concerns from the CAB and audience. Commissioner Herman may be reached at 775-501-0002. (This item is for information only and no action will be taken by the CAB).

The Commissioner said the county has been very busy with a lot of things on the agenda. She said she is on the NACO board. She said she was involved regarding the BLM and what they will be doing to us and the county. She said we found out there are endangered species. She said they wanted 40 acres for a veteran's cemetery and 80 acres next to Sun Valley. The BLM said no building a middle school due to sage brush species. There was a gentleman who wanted to develop north of Red Rock, and BLM said it would be 15 years until he can develop. She said there will be a lawsuit against BLM. This will affect the ranchers. We had to file a declaration with the help of Bill Whitney. She said the Commissioners are getting on board with joining the lawsuit. Other counties are on board as well. It's time to put our foot down. We wouldn't have any open space and we can't control it. She said the Attorney General Laxalt will be joining our lawsuit too.

The cargo containers will be discussed at the next meeting (October 27). She said she encouraged anyone with cargo containers to come down to the meeting. It's time to fight.

She said she said they snuck the CAB format into the discussion. She said the CABs aren't just for development items. We currently don't hold a meet unless we have a development project. She wants to make sure we are all in agreement. You have a chance to speak about it on Tuesday. We want to have a regular meeting, 4 times a year. We managed to get the Sun Valley's CAB back. She said we can have our quarterly meeting, and community forum meetings in between. If there aren't any development projects, we should still have a meeting.

A public member said Anna Marie is trying to develop on her property; that should be a development project. The Commissioner said we all need to discuss these issues. She invited everyone to attend the commissioner's meeting.

Tom said the outlining areas use the shipping containers for storage. The Commissioner said when she can get the whole chamber full we can make changes with your voices.

A public member said they don't want us to attend the meeting. They have a fiduciary responsibility to us. They can convert our property category. They lie to us. The Commissioner said we need our CABs. The public member said they need to hear us. Al Rogers, Roger Pelham. The public meeting said where does it say that staff gets to define everything. Tom said we need to have a harmonious meeting. We need to define topics and meet on a regular basis. He said we want to decide what is on the agenda. The Commissioner said the Gerlach is considering getting financial backing and hosting their meeting. Tom asked how much do these meetings cost. The Commissioner said \$2500 is budgeted for each meeting on average. She said when the commissioners are discussing the CAB, we need to let them know about what we want. Tom asked how do we establish the community forum. Andrea said there are 4 community forums per District. The Commissioner said we should be able to meet to discuss important issues.

A board members asked about NRS and how does Al Rogers superseded it. Andrea said it's at the discretion of each commissioner which is what NRS states.

A board member asked if we raised money, can we extend the CAB meetings. The commissioner said if someone presented a check to host meetings in between CAB meetings, we can have all the meetings. It would have to go before the board for acceptance. She said we need to pay attention. The power of the CABs is important. We can get a lot done. She asked everyone to use their voices. She said in her first week, she had 10 people come in to see her. She encouraged them to attend the Commissioners' meeting, and the other commissioners started to listen.

Commissioner Herman said she wanted to discuss what happen at the fire meeting yesterday. She said she voted against it. She said she has talked to the volunteers and chiefs. They are talking about combining the volunteers and removing chiefs from their positions, and they won't be 501c3 anymore. They will be combining with the permanent guys and it will cost us. She said our volunteers don't cost us anything. They are hurt about it. It was a 4 to 1 vote. She said she hopes it won't be a painful loss. There will be some alternatives if things don't work. There are conservation districts that can form fire departments. A public member said there can be private departments with the same training. It will be all professional fire fighters and no volunteers. She said she doesn't feel good about it.

Commissioner Herman said people are starting to build homes. They got permits and loans. Now they are required to have a sprinkler system. She encouraged them to come to meetings and use their voices. The fire chief is helping them. She reviewed the map and showed the private and public parcels. The people aren't allowed to camp on them. She said she spoke to the chief and he said a fire engine can't get up there.

She spoke about the SPA going to court. People put up money for development required by the County. People were expected to pay \$750K upfront. It was specifically to satisfy the County. The money was supposed to be given back to the people if the roads weren't started. It was suppose to earn interest and separate accounts. They were supposed receive their money back with interest. Mr. Knolls brought in his lawyer. It's going to court. The County broke the contract. Tom said people can appeal.

The Commissioner invited everyone to attend the meeting on the 27th.

Anna Marie said she is living in their RV and trucking in water. A public member said she is on her own private property. She has the right.

A board member said he received a notice from Andrea regarding the Mexican rodeos. The board member said if something affects the way we live out here, then we need to meet about it. The Commissioner said it was going to be 6 CAB meetings, but now only 4.

A public member asked about the additional board members. Andrea explained Mr. Gilbert was filling in as an alternate. She reminded the board to announce that at the beginning during roll call.

The Commissioner said we are going to ask for a 6:30pm start. A public member said we demand it. The Commissioner said we need to be careful about the agenda via email because of the quorum.

The next meeting will be after the first of the year. We only had two meetings this year; we need to have a community meeting. A public member said we would like to submit a letter regarding their objection to the restrictions to the cargo container issue. She said yes, but being present at the meeting is important. A board member said he will call his friends to attend. Tom said there are a number of people who would object to these changes. Tom asked for a show of hands of those public members who object the cargo container changes. It was unanimous. He asked for those in favor of the changes, and no one raised their hand. A public member said she can send an email encouraging everyone to attend the meeting. She said Bob Lucey was the one who instigated this. The Commissioner said that everyone should sign one letter and bring it to the meeting. A public member said we need to attend and sign the letter regarding the hardship the changes will make on people with cargo containers.

Andrea said she can read exactly what the agenda item said. The BCC agenda for the 27th is posted with a link.

Tom said the County hires aircraft firms to take pictures of properties, so they will know who have a cargo container. A public member said Bob Webb said we aren't grandfathered in. Andrea read the agenda item regarding the accessory structures of Chapter 110 first reading and possible adoption. A public member said it's all about usage. The definition is based on usage. A public member asked how long have they been working on this. The Commissioner said they have been working on this for years. It started when Mr. Lucey's friend, who is a contractor, had an issue. The friend asked Bob Webb to change it to work out for him.

A public member said they are regulating our property rights. We need to see a report and stand up for our property rights.

The Commissioner said the animal ordinance is another issue. When your dog gets a rabies shot, the information goes to the County. The County will then require you to get a permit. She said there are rules about breeding. You have to have a license to be a breeder and they have to be able to inspect your property. It's not an NRS item. The Commissioner said it's always stated 'according to NRS,' when it isn't in NRS. They keep putting it out there, and we need to fight it.

A public member said foreigners are coming and the teachers have to dumb down the work because of the foreigners. They are following the agenda for the president and everyone else.

8. *WASHOE COUNTY ASSESSOR – Washoe County Assessor Michael Clark will provide information related to the property value assessment process specifically in the Warm Springs area. Clark will address questions and concerns from the audience and CAB. For more information please contact (775) 328-2200. (This item is for information only and no action will be taken by the CAB.)

Mr. Clark passed out some materials and a detailed map. He said he can email the presentation to anyone who wanted it. Andrea asked if she can receive the presentation via email. The Commissioner said she was working hard on this.

Mr. Clark said he lives in Washoe Valley, a rural area. He said he understand the desire for solitude. He said there is a lot of self reliance. People don't want to be bothered or over taxed. He said we understand we are last to get services such as snow removal. He said his mother has a shipping container and she has to go through the same steps. We want cheap reliable storage. He said the County is capitalizing on this. He said he understands this to be an issue in Double Diamond, but not out here in the rural area. He said he is a real estate broker, and he knows the values of our homes. He said we live in the country and pay our taxes with little amount of services. He said he hasn't seen the sheriffs out here. He said speeding around a horse is a safety issue. We don't get a lot of what we should be getting, just leave us alone. He said we shouldn't be pestered about a shipping container. He said he rather run for office than bitch and complain. He doesn't say he is a politician; he says he is someone who has been elected. He said people in the sheriff's office know what they are doing. He said don't blame your county people. If you want to get involved, show up in Carson City and testify in front of the Congress and Senate. There are approximately 200 lobbyists. He said private citizens carry weight during public comment or catch representatives in the hallway. There are websites about Bills. You can email the representatives. Make sure Carson City tells the County the rules to abide by. We are getting mad at the wrong people. A public member asked when and where to go. Mr. Clark said there is information of when the session is in and the Bills are available for people to view. You can state if you are for or against or neutral. If you want classification of rural property, you can do that there. If you have a ranch deferment, it requires \$5000 worth of profit off the land. All you did was defer the taxes for 7 years. There is a lien against the property. If you want your property to be 'Ag,' you need to make sure. When transferring the category, you often have to pay. He said he likes to call it 'The large print giveth and small print taketh away' – your house depreciation is 1.5% a year. If you live in your house 50 years, your house is worth \$.25 on the dollar. In the year 15-16, your house went down 1.5%, small print says 1.01%. Over 15 years, it's only 5% reduction, not 15%. They are re-valuing the house. There are improvement factors. Someone asked if that is a fraud. He said that is the law. He said he looks to find ways to help the tax payer. He said there are different ways to look at it. Ask someone who knows the rules. He asked how we can help people. The county will always get their dues. Let's throw the homeowners a bone. They are the ones who struggle to make ends meet. He said if you want change to happen, go talk to the State people and they will direct the County people. Elected officials look at votes and campaign contributions. It's about profit. There are 4million of us and some of us are complacent. He said our votes still count. Those who don't vote can shut up. He said he wanted to introduce himself, and he ran because he didn't care for how the office was being run. He handed out a booklet on how the taxes are working. He gave a notebook regarding his speaking engagements. If you have questions, he would be happy to try to explain what it is. He said he had the number of parcels, mobile homes, planes. He gave this same presentation to the County Commissioners. He said he knows how the market is improving or declining. Things continue to improve. The County Assessor places a value on it. There have been vast swings. Assessor assesses on land value and improvement value. He said some 40 acre pieces are valued at \$200K, and some \$40-50K. There is a wide swing. A public member asked the dark green area on the map – Mr. Clark said its Monte Cristo area. The legend explains the areas.

The Commissioner asked about Monte Cristo regarding parcels the County have been holding them for open space. Mr. Clark said in the past, the County wanted to hold more land. She believes it will be better to get rid of the land and put it back on the tax roll. 80-82% is not privately held. There is plenty of open space. He said he is happy to be invited out by the Commissioner.

Tom thanked Mr. Clark for his presentation. Mr. Clark said he isn't a lifelong politician. He said he is a mortgage/real estate broker. Mr. Clark encouraged everyone to go down to Carson City and speak to the 63 representatives. He said 30

years ago, there was an outdoor church, and someone didn't like it. He said he helped a parcel owner with a re-assessment of his property, and it resulted in a reduction. He said he has attended hearings regarding this.

9. *PUBLIC SAFETY AND COMMUNITY REPORTS/UPDATES

A. *Washoe County Sheriff's Office (WCSO) – A representative of the Washoe County Sheriff's Office may be available (unless on a call for service) to address public safety questions and concerns including recent calls for service in the Warm Springs area. For more information call (775) 328-3001 or online at www.washoesherriff.com (This item is for information only and no action will be taken by the CAB.)

A Washoe County sheriff gave an update:

He said he has been writing citations on Eastlake. He said he made some arrests at the pizza place and arrested some drug violation. Mr. Clark said Lakeshore to Eastlake is a speeding hazard. He said he lives on the corner of Douglas. The Sherriff said he will send someone out for enforcement. He said he covers Cold Springs down to Warm Springs. He said there have been some burglaries. There were some traffic issues with Burning Man.

A public member asked about an incident that happen last June when a man was attacked and stabbed, and we never heard more about it. She requested for the Sherriff to follow up with this.vShe also said a raven showed up out here a few weeks ago. There have been 5 burglaries in the 'flats.' She said she doesn't know what the flats means. The Sherriff said he thinks it has to do with Burning Man.

The Sherriff encouraged them to sign up for Alert ID to get alerts for the calls out here.

A public member asked about a high value robbery across the street from her off of Pyramid. He said he believe that case was a domestic issue.

Tom said he wanted to give a shout out to Sherriff Allen. He said Tom and Mr. Allen went down to the Bishop Mule parade.

The Sherriff encouraged anyone to contact him if they have questions or concerns. He said he will send deputies out to individual complaints. He said we are proactive.

He spoke in response to the medicinal marijuana topic. He said we go through training for specific DUI/Alcohol impairment. He said the law is the law. If someone breaks the law, we take care of it. If someone is impaired, we arrest them. He said he gets a lot of call in Sun Valley and Lemmon valley. He said a lot of hits of burglary in the North Valleys.

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

11. *PUBLIC COMMENT – Limited to no more than three (3) minutes. Anyone may speak pertaining to any matter either on or off the agenda. The public are requested to submit a "Request to Speak" form to the Chairman. Comments are to be made to the Board as a whole.

Andrea Tavener gave a County update:

- She said she had copies of the County update available.
- Please register to vote; update your address or party affiliation before the primaries.
- Senior Services and Regional Animal Services are collaborating to provide free services for pets for seniors. 1st Tuesday of the month from 4-7pm, the Regional Animal Services host low costs vaccinations.
- She said she will let everyone know CAB training – Late December, January or February
- Next CAB meeting will be the 3rd Wednesday in January; January 20th.
- The Commissioner said she got the voting location back up here.

12. ADJOURNMENT Dennis Buck moved adjourn, Robert Gunn seconded the motion to adjourn the meeting. The meeting adjourned at 7:20 pm.

Respectfully submitted by: Misty Moga, Administrative Recorder Services

Number of CAB members present:

Number of Public Present:

Presence of Elected Officials:

Number of staff present: