



## Warm Springs Citizen Advisory Board

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 on March 9, 2022, at Regional Shooting Facility, 21555 Pyramid Highway, Palomino Valley

**1. CALL TO ORDER/ DETERMINATION OF QUORUM** [Non-Action Item] – Susan Ambrose, Marshal Todd, Karenne Smith, Hugh Ezell, Kevin Cook, Pam Roberts

**2. PLEDGE OF ALLEGIANCE** – The pledge was recited.

**3. GENERAL PUBLIC COMMENT** – There were no requests for public comment.

**4. APPROVAL OF THE MINUTES FOR THE MEETING OF JANUARY 12, 2022** (For Possible Action)

**MOTION:** Marshal Todd moved to approve the minutes of January 12, 2022. Hugh Ezell seconded the motion which carried unanimously in favor.

**5. WASHOE COUNTY SHERIFF'S OFFICE** – A member of the Washoe County Sheriff's Office may be available to provide a General Community Update. [Non-Action Item]

A Washoe County Sheriff's representative provided an update. He encouraged everyone to know their neighbors.

He announced the Sheriff's office is open again for services. The renovation has been completed.

Kevin Cook asked about shooting on your property. He asked why the Sheriff's deputy needs to come out in response to a complaint when it's legal to shoot on our 40-acre property. The Sheriff's representative said we have to consider all the concerned citizen's complaints. He said it shows that we care. He said we confirm you are not shooting within 1 mile of the neighboring property.

Bob Russel said we have an influx of people from different areas, and they run by their rules. Some people may be overanxious because they hear gunshots. The representative said an influx of outsiders who need to be educated on our Nevada laws. It comes back to knowing your neighbors.

A public member asked about a designated deputy for out here. The Sheriff's representative explained the beats. He said we are doing what we can work with due to staffing levels. He said we address priorities. The public member asked if there was a way to determine what was happening if there was an incident in his neighborhood. The Sheriff representative noted that some communities use neighborhood watch app. He said you could also call dispatch.

Karenne Smith asked if the Sheriff still conducts the CERT program. Susan Ambrose said she could get the CERT information for her.

Susan Ambrose said a motorcyclist passed her on one wheel. She said our roads are private; however, is there a situation in which we can report that. The Sheriff's representative said yes, report it. If you know where the kid lives, we can visit the house and talk with the family. He advised her to call the non-emergency, 785-WCSO.

Sam Hicks, Truckee Meadows Fire Protection District, provided an update. He reported there were 18 total incidences out here this month. Open Burning will start March 18, with conditions permitting per Air Quality regulations. All the open-burning information is on the website. The Green Waste program will be on May 14 at the Equestrian Center, then May 15

at Lazy 5 at Spanish Springs. He said we are hiring a 4th Fuels Squad. He said we are working with NV Energy to conduct defensible space projects and clear the vegetation around the power lines. A public member asked how big can a bonfire be. Mr. Hicks said recreation fires should be in fire rings of 3 feet or less in diameter and 2 feet high.

Bob Russel said March 1 is usually the end of Open Burning. Mr. Hicks said there is usually open Burning in fall in springs, pending conditions.

Pam Roberts said there were only two weeks of Open Burning. We are spread-out out here. She said we have tumbleweeds that are a fire hazard. It makes sense to burn the tumbleweeds and clear the defensible space. Only having two weeks is very limiting. Mr. Hicks said he understands the need for defensible space. He said we just had a fire in Wadsworth. Air Quality determines it. He said if we get rain, they will extend the Open Burning.

A public member asked if burning in our irrigation ditch is permitted. Mr. Hicks advised her to call the prevention department. There is a provision for ag burning specific to agriculture. Mr. Ezell said ag burning is exempt but is under the authority of the fire marshal and air quality per NRS.

Mr. Hicks said you could be cited or fined for the cost of suppression.

**6. INTRODUCTION TO NEIGHBORHOOD DEVELOPMENT MEETING HUB** – Dave Solaro, Assistant County Manager, Washoe County, will share how constituents may use the new Neighborhood Meeting online hub to find and participate in upcoming area development meetings to speak directly with developers. [Non-Action item]

Dave Solaro provided a presentation.

Marshal Todd asked them to make an exception to the noticing rule due to the large property. He proposed a 5-mile radius for noticing. Mr. Solaro said state law dictates we must notice 30 individual property owners. He gave examples that would trigger the noticing. He said it's for large projects.

Hugh Ezell asked, by the time the project gets loaded on the website, will there is a planner assigned to the project? We can provide comments to the planner. Mr. Solaro said yes. He showed an example of the notice and the planner's information. He said you could receive all the notices.

Marshal Todd asked if there was a request to subdivide a 40-acre parcel into smaller lots to be developed, would that project be on this website. Mr. Solaro said there had been a lot of discussion around that. There is a difference between the subdivision map and the parcel map. Right now, parcel maps will probably not be included in this neighborhood process. That is a discussion we can have to make that change. He said there might be similar circumstances in other parts of Washoe County, and it might become too cumbersome. For example, they want to subdivide a one-acre parcel into two half acres. He said they are allowed by right. We are stuck between allowed-by-right and needing input.

Marshall Todd asked what if I'm concerned about what my neighbor is doing. Mr. Solaro encouraged you to contact the County to make sure what they are doing is appropriate.

Susan Ambrose asked the number of homes to become a subdivision. Mr. Solaro said five or more. She said so 5, 8-acre parcels would be a subdivision on a 40-acre parcel. 4 is a parcel map. Mr. Young said serial parcel maps are no longer permitted.

Pam Roberts said she appreciates the flexibility with the 750 ft. noticing requirements. She said she agrees with Marshal Todd. She said she is concerned with a 10-day notice. We have an issue in Warm Springs with getting mail. We may not get it in time. She encouraged you to ask developers or planners to provide more notice. She said she appreciates the extra notice that we can sign up for. That is critical. She said when she first looked at the site, the process appeared less transparent. Some of us will need to post on Nextdoor to make sure they are signed up to be notified to receive information about projects. She said the Donovan Pit projects are relatively close. They had a neighborhood meeting via zoom. She asked if they held the meeting. Mr. Solaro said that was one of the projects that were caught in the middle. They came in with their application, and we scrambled to get it ready. He said he will check to see if they had one. If they

didn't, we could see about having one. Ms. Roberts said they want to amend the master plan. If something happens there, it could happen here.

Susan Ambrose said this is a helpful tool. She said she appreciates what the County has done.

Hugh Ezell said we are GRA zoning outside of the SPA. Most of the valley is GRA which is 40 acres. Someone in GRA can not split it into 5. Mr. Solaro said that is correct. He asked if they rezoned it, then it would have to come through this process. Mr. Solaro confirmed.

Christina asked, regarding transparency, wouldn't it be easier to create a region, create a spreadsheet with the permits that came in that month as opposed to fitting into particular criteria and the public not knowing what those criteria are. Mr. Solaro said the issue with that is that this process is before applications are submitted. He said we are trying to make sure that if we find out about a project, we make sure it goes through this process before the application is submitted. He showed on the website – there is a list of applications in districts. He said he would see about creating a list by the district. You will see it on the map. She said similar to what Marshal said about the neighbor subdividing the lot. It might not fit the criteria, but we would know it was happening if it was listed here. Mr. Solaro said all that information that comes through planning is listed here. He said it's a description of the project. He said we have our Washoe county GIS and WRMS website. He showed the website – you can zoom in and see the information on the side if there is a permit. There is a plethora of information on this website, including building permits.

**7. CODE ENFORCEMENT 101** – Dave Solaro, Assistant County Manager, Washoe County, will provide an overview of county code, reporting a code violation/nuisance, and limitations. Q & A session to follow. [Non- Action Item]

Dave Solaro provided an overview of the County Code.

Brian Trusler asked what triggers the penalty and enforcement process. He said he and his neighbors had been formally complaining about his neighbor, and he received a letter stating that the County does not clean up the property for the property owner. So, unfortunately, at the speed, the property is cleaned up is based on how quickly the property owner can do it. Mr. Solaro said this sounds like this probably won't go to the hearing officer stage. There are other avenues to do it. He said we might be able to take it to the Commission as a public nuisance. It has to impact the community. He said he needed to look at that specific file. He said we have been sending them penalty notices, and they have been paying them. Mr. Trusler said the notice doesn't indicate the process. He said he was relieved to hear that because we continually push the button.

Karenne Smith said she went through a formal process complaint. It was done very quickly. The notification indicated that the property had been looked at, and an administrative letter had been sent to the owner. She asked what was included in the letter for the owner to come into compliance. Mr. Solaro shared the letter language. The initial warning gives them 30 days. If it shows good progress, we work with them through the process on how they can remedy it and the timeframe to do the work. He said we try to gain volunteer compliance. The code officer can extend the 30 days. If the owner refuses, we give a penalty notice every 30 days. If they pay promptly, there is incentive to pay early, but it goes against what we are asking them to do. Ms. Smith said when you open a case, do you go in and update the information on the website. She said we don't know where the process is. Mr. Solaro said it should be on there with the case numbers. The notes from the code enforcement officer are not included there. You can call the office, and they can let you know the status.

Kevin Cook said the penalty is up to \$400. It's weak. Someone could pay it and not comply. Mr. Solaro said it never goes back to the beginning. If they don't comply, we will continue with the penalty. There is a cap on the penalty. NRS dictates it. He said we couldn't go over a certain amount. Mr. Cook said we went through this with the horse races. They pay the \$400 because it's nothing compared to what they are bringing in. They don't have a permit for the races. These days and age, we should look to change that penalty.

Cindy said someone could file a complaint anonymously or with our name. Does the complainant know who the person who filed the complaint is? Mr. Solaro said if they file a public records request for the complaint, we have to provide the information.

Chair Ambrose thanked Mr. Solaro for the information. She said she appreciates the tools. She asked if there is any repercussions for those that filed a complaint. Mr. Solaro said we have to get the Sheriff involved if that happens.

**8. AREA PLAN OVERVIEW/ENVISION2040** – Eric Young, Senior Planner, Community Services Department, Washoe County, will present information on the Envision2040 area plan and the role of CABs in the planning process. [Non-Action Item]

Eric Young, Washoe County planner, provided a presentation.

Susan Ambrose said the original survey was made in 1994 before the Specific Plan Area (SPA) was voted on and approved. We had one in 2017; we surveyed the SPA and asked questions to see if residents wanted commercial businesses out here, such as a gas station and mini-mart. Some were adamant they didn't want anything, and others said it would be nice to run in to get some milk. It was helpful to the County and residents to have that survey and provide input. Whatever you want to see on the survey, please let Eric know so he can put it into the survey. The community will drive what goes into the community plan. Please contact Mr. Young and take the survey. Mr. Young said you would see the results and breakdown of the answers to the survey. He said my task is to incorporate that into the plan. He said we could address how you want to hold events on 40-acre properties, such as weddings or horse racing events. If anyone has any ideas for outside the SPA to subdivide the lots or keep it a minimum of 40, you can let us know. We will try to reflect what we should do regarding the SPA. He said he wants your ideas and will do his best to reflect that.

Huge Ezell asked about the out-of-area consultant. He said that's too bad you didn't hire someone local. That was a mistake. He said you mentioned the audit on the area plans compared to the elements. He asked if we can see the results of the audit. Mr. Young said the audit results are on the website under 'documents.' Mr. Ezell said the area plans have to conform with the elements. You are doing a draft, but then you are changing the elements. You are putting the cart before the horse. Mr. Ezell said there are 2,500 homes in Warm Springs/Palomino Valley. Your attempts to contact everyone to complete the survey are inadequate. He said he doesn't understand why you didn't put out a postcard about the survey. Everyone in the valley should provide input into this survey. You can do a better job contacting people. He said he could help you with that. It's dirt cheap to put out a mass mailer. Don't rely on word of mouth. He said he was part of the area plan update in 2004. This is important as it defines the character of the valley. He said he is gratified to hear that no one wants something smaller than 40-acres outside the SPA. He said to talk to your neighbors. This sets the tone for our valley. We know what is happening in Spanish Springs.

Susan Ambrose said the previous surveys went to every property owner. Not everyone accesses the web or has website services.

**9. WASHOE COUNTY COMMISSIONER UPDATE**- Washoe County Commissioner Jeanne Herman may be available to provide updated information on discussions and actions by the Board of County Commissioners (BCC). Commissioner Herman can be reached at (775) 501-0002 or via email at [jherman@washoecounty.gov](mailto:jherman@washoecounty.gov).

Commissioner Herman was in attendance and said she was present to listen.

**10. CAB MEMBER ANNOUNCEMENTS/REQUESTS** — This item is limited to announcements and/or requests for future agenda items by CAB members. [Non-Action Item]

Susan Ambrose noted the General Improvement District meeting is on March 17, 6 p.m. Please attend if you have concerns about your roads.

**11. GENERAL 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 Board Chairman. Comments are to be addressed to the Board as a whole. [Non-Action Item]

Wendy Leonard, a candidate running for County Commissioner District 5, introduced herself. She said she is a retired Washoe County Sheriff Lieutenant. She said she wanted to learn about your concerns out here. She said she was surprised to hear the horse races were still going on as she used to report to them. She said she is on the North Valley CAB. She said she spent a lot of time working for the Washoe County employees. We can be more efficient at the County with

communication. She said that prompted her to run for County Commission. She said she will be hosting a meet and greets and will be available after the meeting to meet.

Pam Roberts said the GID meets on the 3rd Thursday of the month; they maintain approximately 95 miles of our roads in Warm Springs. She said she had attended 75% of the meetings since she moved out here five years ago. She is frustrated with how the meetings are run and how the board members treat the constituents when they make a public comments. She said she has been subject to that. She said if you are concerned about your road, they operate on a complaint basis. Send an email to them: [palvalgid.org](mailto:palvalgid.org) – Road Maintenance Request in the subject line. They have limited funds. They have two employees. The Board members volunteer. Please email your concerns and attend the meetings.

John said they don't grade dead-end roads. He said he is on Grass Valley Road. They stop a mile before the end because they do not go into the dead-end. He said he had to do it myself. The CAB board members recommended he attend the GID meeting. A public member said there was another citizen with the same issue on Peak Road. A public member said they don't do cul-de-sac either. Marshal Todd said we are preaching to the choir. You are all here because you are involved. Things don't change by being angry about it.

**ADJOURNMENT** – The meeting adjourned at 7:51 p.m.

CAB Program [CAB@WashoeCounty.gov](mailto:CAB@WashoeCounty.gov)