

WARM SPRINGS CITIZEN ADVISORY BOARD



DRAFT

Minutes of the regular meeting of the Warm Springs Citizen Advisory Board held March 1, 2010 at the Truckee Meadows Fire Station #29, Ironwood Road, Warm Springs, Nevada.

1. **CALL TO ORDER** – The meeting was called to order at 6:37 p.m. by Hugh Ezzell, Chair.
2. **MEMBERS PRESENT** – Hugh Ezzell, At-Large, Chair, Jeanne Herman, At-Large, Secretary, Robert White, At-Large, V. Chair, and Jeff Wiggins, At-Large.
MEMBERS ABSENT – Tara Vogel, At-large, unexcused.
3. **APPROVAL OF AGENDA FOR THE MEETING OF MARCH 1, 2010** – Jeanne Herman moved to approve the March 1, 2010 meeting agenda as amended. Jeff Wiggins seconded the motion. The motion carried unanimously. Item 10. B. The agenda items should read: Washoe County Comprehensive Plan Amendment: to restore the land use in the development known as Palomino Valley from GRR to GRA general rural agricultural. There is no project related to this request, just a land use change.
4. **APPROVAL OF THE MINUTES OF THE SEPTEMBER 21, 2009 MEETING** – Jeff Wiggins moved to approve the minutes of the January 11, 2010 meeting as submitted. Jeanne Herman seconded the motion. The motion carried unanimously.
5. **UPDATES, ANNOUNCEMENTS AND CORRESPONDENCE.**
 - Hugh Ezzell provided the following information available for review: Reports on the Rocketdyne Contamination Clean-up, Regional Utility Corridor Workshops, Schedule of March CAB meetings and Report from Lorrie Adams. Mr. Ezzell noted that permitted open burning season starts today.
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.
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. Monthly updates on County issues in your area are available online at 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.
 - Gary Schmidt introduced himself and announced that he is a candidate for State Senator. Mr. Schmidt provided copies of the Constitution for members of the community and presented comments on his candidacy platform.
 - Garth Elliott introduced himself and announced that he is a candidate for Commissioner District 5 and presented comments on his candidacy platform. Mr. Elliott also reported on a recent event when several Deputies came to his home to investigate the reported theft of a small dog.
 - Wanda Wright reported that there has been a new airport approved by Washoe County that ends at the NDOT fence at 16400 Pyramid Hwy. Ms. Wright stated that there is an appeal pending with the Board of Adjustment.
 - Hugh Ezzell asked for further public comment and hearing none, closed this agenda item.
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.1.* **Review of Warm Springs Specific Plan Policies and Goals** - Sandra Monsalve, Staff Representative, Department of Community Development will provided information for review of the specific policies and goals of the adopted Warm Springs Specific Plan that solely apply to proposed Comprehensive Plan Amendment Case Number CP10-001. Bill Whitney, Staff Representative was available to address questions. (This item was for information only and no action was taken by the CAB.)
Comments and Concerns
 - Concerns were raised regarding spot zoning.
 - Ms. Monsalve stated that comprehensive plan amendments are specific to the applicant's property and Washoe County can take requests three times per year and the request are separate from area plan updates.

A.2. Comprehensive Plan Amendment Case Number CP10-001 (Springwood Ranch) – Sandra Monsalve, Staff Representative presented the request to amend the Warm Springs Specific Plan (WSSP), a part of the Warm Springs Area Plan, being a part of the Washoe County Comprehensive Plan. The amendment request involves the re-designation of ±11.0 acres of a ±38.78 acre parcel from Neighborhood Commercial (NC) to General Rural (GR). The subject parcel (±38.78 acres) is currently made up of three (3) regulatory zones, Neighborhood Commercial (NC - ±16.64 acres), General Rural (GR - ±20.51 acres) and Medium Density Rural (MDR - ±1.21 acres) respectively. **The subject property is located at 5600 Whiskey Springs Road, at the intersection of Whiskey Springs Road and Ironwood Road, approximately 900 feet east of Pyramid Highway (SR445).** The subject parcel is located within the unincorporated portion of the Truckee Meadows Services Area (TMSA) as identified on Map 7 of the 2007 Truckee Meadows Regional Plan. The subject parcel is located within Section 6, T22N, R21E, MDM, Washoe County, Nevada. The property is within Washoe County Commission District 4 and within the Warm Springs Citizen Advisory Board boundary. (APN: 076-242-05). To reflect changes requested within this application and to maintain currency of general area plan data, administrative changes to the Warm Springs Area Plan and the Warm Springs Specific Plan are proposed. These administrative changes include: a revised map series with updated parcel base, and applicable text. Contact Ms. Monsalve, Staff Representative, AICP, Senior Planner at 775-328-3608 with questions and comments. This is the first meeting on this amendment and is informational only. The CAB will continue discussion of this item at their May 3, 2010 meeting at which time recommendations on the proposed amendment may be made. This application is tentatively scheduled for presentation to the Washoe County Planning Commission meeting on May 4, 2010. Ron Olson, applicant and Al Salzano, Salzano Architect, the applicant's representative was available to address questions and concerns.

Comments and Concerns

- Charles Yeager commented on the Pratt development proposal that went into default included an equestrian center near Grass Valley, stated for the record that his is in favor of the proposal and finds it consistent with the Warm Springs Specific Plan.
- Steve Phillips, resident, stated that he has concerns that increased development could negatively impact residents in the neighborhood with increased traffic. Ms. Monsalve noted that NDOT would condition projects with roadway safety measures.
- Concerns were raised that the applicant could get approvals and then change their proposed development plans.
- Hugh Ezzell stated for the record that he circulated an e-mail to Washoe County staff and Commissioner Larkin asking that the specific plan be eliminated. Mr. Ezzell stated that he did not get a response from anyone at Washoe County. Mr. Ezzell asked how the zoning can be changed without a project to consider.
- Wanda Wright stated that this is an awesome site for the equestrian facility.
- Ms. Monsalve stated that they do not need to apply for a Special Use Permit for the proposed project.
- Mr. Ezzell stated that he feels the changes to the Specific Plan should be made only during the Specific Plan Update.
- Al Salzano stated that this site seemed to make more sense for the proposed project than the previous location and stated that they are asking to modify the boundary and leave the perimeter neighborhood commercial.
- Randy Walter stated that this proposed project does not seem to have any impact on his project.
- Hugh Ezzell stated concern that if the specific plan is changed that it could 'open a Pandora's box'. Mr. Ezzell added that in his opinion, changes should only be made during the update process.
- Gary Schmidt supported the proposed re-designation of land uses.

B. Modifying the General Rural Residential land use classification - Sharon Spencer, representing a group of concerned Warm Springs residents, presented a proposal to modify the current General Rural Residential (GRR) land use classification as part of the on-going update to the Warm Springs Area Plan. The proposal may include changing the allowed, permitted and not allowed uses within the GRR land use, based on A-7 zoning which was phased out in 1993 from the County's zoning laws. The proposal may also include replacing the term "General Rural Residential" with "General Rural Agriculture". Ms. Spencer, or members of the group, were available to answer questions from the audience and the CAB on the proposal. The CAB may take action to recommend including the proposal as one possible option to consider within the on-going area plan update process. Ms. Spencer stated for the record that the agenda item should have read as follows: 'Washoe County Comprehensive Plan Amendment: to restore the land use in the development known as Palomino Valley from GRR to GRA general rural agricultural. There is no project related to this request, just a land use change.' **MOTION:** Robert White moved to forward the request to replace the land use "General Rural Residential" with "General Rural Agriculture" classification to Washoe County. Jeff Wiggins seconded the motion. The motion carried unanimously.

Comments and Concerns

- Larry Barnes, speaking for Palomino Valley Property Owners read his statement into the record and provided

his written statement for the record. Mr. Barnes reported that some property owners met with Commissioner Bonnie Weber and representatives of the Department of Community Development on January 21, 2010 and they came to an agreement on how to proceed. The property owners have an affirmative consensus to restore or re-designate the current area designation of General Rural Residential to General Rural Agricultural. Mr. Barnes asked the CAB to forward his comments to the Department of Community Development for review.

- In response to comments made by a member of the audience, Katherine Snedigar stated that this is a grass-roots effort and residents have been made aware of this issue by word-of-mouth.
- Jeanne Herman thanked 'these ladies' for their efforts.
- Robert White asked if game farms could be included in the designation? Ms. Snedigar stated that their position is to restore the land use designation back to General Rural Agricultural. Ms. Snedigar presented a petition signed by 21 residents in approval of the proposed change.
- Robert White asked that in the A-7 designation, would the nuisance ordinance apply or not apply? Mr. White then withdrew his question. Ms. Snedigar stated that it is an agricultural area and the nuisance ordinance would not apply.
- Gary Schmidt stated that the loss of agricultural zoning occurred when the one map system was adopted. Mr. Schmidt supported going back to the two map system.

11. OLD BUSINESS

A.* Warm Springs Area Plan Update – Grace Sannazzaro and Bill Whitney with the Department of Community Development continued the discussion from the last Warm Springs Citizen Advisory Board meeting held in January of 2010, 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 stated the Parks Department is working with an ad hoc committee to address issues with the shooting range. Mr. Whitney reported that the State Engineer has the ultimate authority regarding enforcing the Warm Springs water budget. Mr. Whitney stated that Mike Anderson is considered the expert contact at the state engineer's office on Warm Springs water. (This item was for information only and the CAB took no action.)

Comments and Concerns

- Concerns were raised regarding water availability for the Winnemucca Ranch development project.
- Hugh Ezzell asked that the water rights budget ceiling be determined and adjudicated water rights be reversed.
- Concerns were discussed regarding the water budget. Mr. Whitney stated that he and Ms. Sannazzaro are reviewing the issues including working on the water budget and policies and they will bring updated information back to the next WSCAB meeting.
- Opposition was stated to putting water rights into possible future development and support was stated for adjudicated water rights.
- Concerns were raised regarding losing unused water rights. Mr. Whitney stated that the property owner needs to show that the water is a beneficial use.

B.* Fire Safe Council Report – Tara Vogel was not available to provide a report on the recent Wildland Urban Interface Summit. 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 for information only and no action was to be taken.)

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

- **Next agenda items:** Warm Springs Area Plan Update – updated version of the water budget, Comprehensive Plan Amendment Case Number CP10-001 (Springwood Ranch)

13. ADJOURNMENT – With no further business, Hugh Ezzell adjourned the meeting at 8:21 p.m.

Respectfully submitted By: Allayne Donnelly-Everett, Recording Secretary