

# WARM SPRINGS CITIZEN ADVISORY BOARD

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Minutes of the regular meeting of the Warm Springs Citizen Advisory Board held May 3, 2010 at the Truckee Meadows Fire Station #29, Ironwood Road, Warm Springs, Nevada.

1. **CALL TO ORDER** – The meeting was called to order at 6:32 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 has resigned from the board.
3. **APPROVAL OF AGENDA FOR THE MEETING OF MAY 3, 2010** – Robert White moved to approve the May 3, 2010 meeting agenda as posted. Jeff Wiggins seconded the motion. The motion carried unanimously.
4. **APPROVAL OF THE MINUTES OF THE MEETING HELD ON MARCH 1, 2010.** – Jeanne Herman moved to approve the minutes of the March 1, 2010 meeting as submitted. Jeff Wiggins seconded the motion. The motion carried unanimously.
5. **UPDATES, ANNOUNCEMENTS AND CORRESPONDENCE.**
  - Hugh Ezzell made the following announcements: Wildfire Awareness Week runs through May 8, 2010; Early voting starts on May 22, 2010; Contact Sheri Ingley at 328-3612 regarding the annual CAB recruitment program; May 21, 2010 is the Bike to Work day and the Department of Building and Safety has launched the new EZ Permit process program. Call 775-328-2020 for information.
  - Nevada Department Of Transportation (NDOT) is considering conducting a VMT (Vehicle Miles Traveled) study to tax drivers for miles traveled rather than the amount of gasoline purchased.
6. **WASHOE COUNTY SHERIFF'S DEPARTMENT** – Captain John Spencer, Washoe County Sheriff's Department was available to report on public safety issues including recent calls for service. Capt. Spencer reported that the Sheriff's Department is facing budget cuts and staffing may see some reductions in personnel during the next fiscal year.

### Comments and Concerns

- Gary Schmidt commented that there are campaign signs that are illegally posted throughout Reno, Sparks and in Washoe County. Mr. Schmidt stated that complaints can be filed with the appropriate agencies. Mr. Schmidt provided copies of letters that he sent to Robert Larkin and Don Gustavson regarding their illegally posted campaign signs for review by members of the audience. Mr. Schmidt referenced NRS 405.020 that refers to who has the authority to report any campaign signage violations to the County Commission.
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](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.
    - Roger Whomes introduced himself and announced that he is a candidate for District Attorney. Mr. Whomes spoke about his background and campaign platform.
    - Ken Stover introduced himself and announced that he is a candidate for District Attorney. Mr. Stover spoke about his background and campaign platform.
    - Garth Elliott introduced himself and announced that he is a candidate for Washoe County Commission, District 5. Mr. Elliott spoke about his background and campaign platform.
    - Gary Schmidt introduced himself and announced that he is a candidate for State Senate. Mr. Schmidt spoke about his background and campaign platform.
    - Gary Schmidt stated that in his opinion, the District Attorney's office should not be partisan.
    - Wanda Wright announced that there will be a Meet and Greet (Candidates) on May 20, 2010 at Fire Station #29. Ms. Wright reported that the new air strip that went in along Pyramid Hwy. and asked the CAB to support the neighbors to protect their properties by limiting flights over private property. Ms. Wright noted that the boundary ends at the NDOT right-of-way fence line.

- Hugh Ezzell stated that per his research, Washoe County considers this air strip a legal, non-conforming use that has gone through the Board of Adjustment process. Washoe County suggests that the property owners could file a law suit or settle with the landowner.
- Ray Nicolai stated his concerns that Washoe County has ducked the issues regarding the aircraft runway and it should have been subject to a special use permit.
- Joann Phillips read her letter of apology to the WSCAB into the record. Her apology was for her conduct during the March 1, 2010 WSCAB meeting.
- Sharon Spencer thanked Captain Spencer for attending this meeting.
- 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.\* Update on the Washoe County Hazards Mitigation Plan** - Aaron Kenneston, Washoe County Emergency Manager provided an overview of the Washoe County Hazards Mitigation Plan, which included the plan's goals, objectives and mitigation strategies. Mr. Kenneston also discussed measures that all citizens can take to be prepared for emergency situations. Mr. Kenneston was available to address questions from the CAB and the audience. (This item was for information only and the CAB took no action.)

**Comments and Concerns**

- Hugh Ezzell commented on his concerns regarding adequate earthquake insurance coverage.

**B. Possible Cancellation of or Change of July 5, 2010 Meeting Date** – Discussion and possible change of the July 5, 2010 meeting date due to the Fourth of July Holiday. **MOTION:** Jeff Wiggins moved to change the regular meeting date to Tuesday, July 6, 2010. Jeanne Herman seconded the motion. The motion carried unanimously.

**11. OLD BUSINESS**

**A. Comprehensive Plan Amendment Case Number CP10-001 (Springwood Ranch)** – Staff Representative: Sandra Monsalve, AICP, Senior Planner 775-328-3608 introduced this item for final review and recommendations on a 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  $\pm 11.0$  acres of a  $\pm 38.78$  acre parcel from Neighborhood Commercial (NC) to General Rural (GR). The subject parcel ( $\pm 38.78$  acres) is currently made up of three (3) regulatory zones, Neighborhood Commercial (NC -  $\pm 16.64$  acres), General Rural (GR -  $\pm 20.51$  acres) and Medium Density Rural (MDR -  $\pm 1.21$  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. This is the second meeting on this amendment and is the time recommendations on the proposed amendment may be made. Ms. Monsalve encouraged citizens to attend the Planning Commission hearing on May 4<sup>th</sup> and state their opinions. This application is tentatively scheduled for the May 4, 2010 Washoe County Planning Commission meeting. The applicants were available to address questions and concerns. **MOTION:** Jeff Wiggins moved to recommend approval of CP10-001 Springwood Ranch as presented. Jeanne Herman seconded the motion. The motion carried with Hugh Ezzell opposed.

**Comments and Concerns**

- Hugh Ezzell stated concern that other property owners could make zone change applications that would negatively impact the Warm Springs Area Plan and the Warm Springs Specific Plan.
- Questions were raised regarding the cost of applying for zone changes.
- In response to questions raised, Ms. Monsalve addressed Administrative Permit processes.
- There was no opposition heard from the audience.

**\*\*Discussion was held regarding the time remaining for items B. and C. and the board set a 25 minute limit.**

**B.\* Warm Springs Area Plan Update** – Bill Whitney, Staff Representative opened the discussion with a review of items discussed during the last Warm Springs Citizen Advisory Board meeting held in March 1, 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 reported that Winn Ross, Hydrologist will be creating new text to be included in the updated plan. Mr. Whitney discussed water rights

issues and encouraged citizens to contact Mike Anderson, State Engineer's Office with questions and concerns. Grace Sannazzaro also provided updated information regarding the area plan. (This item was for information only and the CAB took no action.)

**Comments and Concerns**

- Hugh Ezzell stated for the record that he would like to attend the meeting with Mike Anderson.
- Questions were raised regarding the amount of water usage at the Rockedyne facility.
- Questions were raised regarding development that is compatible with the Dark Skies light pollution standards.
- Questions were raised regarding involvement of the Department of Fish and Game with development planning.

**C.\* Modifying the General Rural Residential Land Use Classification** – Bill Whitney, Staff Representative introduced discussion on specifics regarding the CAB's request to replace the land use classification "General Rural Residential" (GRR) with "General Rural Agricultural" (GRA), including possible allowed, permitted and not allowed uses within the GRR and GRA land use classifications. Mr. Whitney and discussed the Nuisance Code and how it relates to all land use classifications in Washoe County. This item is a continuation of discussions concerning Item 10B on the March 1, 2010 Warm Springs CAB meeting. Mr. Whitney stated that should the land use designation be changed to GRA, that that designation would apply to all parcels within the Warm Springs Area Plan Update. Mr. Whitney stated that he needs to secure censuses of the property owners in the Warm Springs planning area. Grace Sannazzaro (This item was for information only and no action was taken.)

**Comments and Concerns**

- Mr. Whitney reviewed the list of special uses and stated that aggregate pits would be an allowed use with a special use permit.
- Sharon Spencer stated for the record that citizens are trying to recapture the rights that were illegally taken from property owners.
- Discussion was held regarding whether the land use that includes destination resorts should be included in the allowable uses.
- There was no opposition heard to destination resorts or camp grounds.
- Mr. Whitney reported that per the Nathan Edwards, Deputy District Attorney, the Nuisance Ordinance applies regardless whether the land use designation is changed or not.
- Sharon Spencer stated that the community wants the residential (second R) designation removed.
- Gary Schmidt stated that State Law takes precedence over County ordinances. Mr. Schmidt stated that there should be an agricultural use in Washoe County.
- Opposition was stated to being taxed as a residential property when the property is used for agricultural purposes.
- Robert White recommended that there be a community wide public meeting to address questions and concerns.
- Concerns were raised that if a property owner has three or more horses, this is considered a commercial stable.
- Hugh Ezzell asked that Mr. Whitney and Ms. Sannazzaro continue to work on both items.

**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 submitted for the July agenda.

**13. ADJOURNMENT** - Robert White moved to adjourn the meeting at 8:34 p.m. Jeff Wiggins seconded the motion. The motion carried unanimously.

Respectfully submitted By: Allayne Donnelly-Everett, Recording Secretary