

EAST TRUCKEE CANYON CITIZEN ADVISORY BOARD



DRAFT

Minutes of the special meeting of the East Truckee Canyon Citizen Advisory Board held October 4, 2006 at the Stampmill Volunteer Fire Station. Wadsworth, Nevada

1. **CALL TO ORDER** - The meeting was called to order at 7:03 p.m. by Bambi Van Dyke, Chair
2. **MEMBERS PRESENT** – Daniel Fair, V. Chair, Ida Louise Swires, Secretary/Treasurer, Bambi Van Dyke, Chair., Sandra Wagner and Bill Clegg, City of Fernley Ex-Officio,
MEMBERS ABSENT – Anthony Monroe, unexcused and Leroy Goodman, Lyon County Ex-Officio
SPECIAL GUEST – Commissioner Robert Larkin
3. **CERTIFICATION OF POSTING OF THE AGENDA** – Bambi Van Dyke certified that the September 6, 2006 agendas were posted at the designated locations by 9:00 a.m. three working days prior to the ETCCAB meeting and in compliance with the Nevada Open Meeting Law.
4. **APPROVAL OF AGENDA** – Bambi Van Dyke moved to approve the October 4, 2006 agenda as posted. Daniel Fair seconded the motion. The motion carried.
5. **APPROVAL OF MINUTES** – Sandra Wagner moved to approve the minutes of the July 5, 2006 meeting as submitted. Ida Louise Swires seconded the motion. The motion carried.
6. **UPDATES/ANNOUNCEMENTS/CORRESPONDENCE**
 - There were no updates, announcements or correspondence reported.

Bambi Van Dyke called a recess at 7:07 p.m. to allow time for a working tape recorder to be brought to the meeting and called the meeting back to order at 7:20 p.m.

7. **PUBLIC COMMENT** - Limited to items not on this agenda; 3 minute time limit.
 - Bambi Van Dyke asked for public comment and hearing none, closed this agenda item.
8. **COUNTY COMMISSION/COMMUNITY LIAISON UPDATES:** Lorrie Adams, Community Outreach Coordinator reported on recent events and updates regarding Washoe County. Ms. Adams introduced herself and announced that the Development Code Assessment and Draft Conservation Element were available. There will be 3 open houses 10/11 10/16 and 10/25. Washoe County Library and Senior Services will hold candidate forums throughout the county. Information is available on the Mormon Cricket infestation. The Registrar of Voters is recruiting poll workers
9. **SPECIAL BUSINESS** - (Staff contact listed on items for Community Development may not be the staff attending the meeting.)
 - A. **Tentative Subdivision Map - TM06-006 Feather River (formerly TM04-007 Stampmill Estates)** – Karen Boldi, Professional Consultant: Summit Engineering presented the application to develop a 321-lot common open space subdivision with lots that range in size from ±5,790 square feet (.13 acres) to 12,848 square feet (.29 acres). A total of 29.57 acres will be maintained as common open space by the homeowners association. The project is located directly west of Stampmill Estates #1 off Stampmill Drive at the west end of Wadsworth, directly north of the I-80 freeway. The ±110-acre project site is designated Medium Density Suburban (MDS). Ms. Boldi reviewed the background of the project and reviewed the recent changes to the project. Grace Jensen, Planner, was available to address code and policy questions. Brad Nelson and Randy Aleman, The Encore Group, Property Owner/Applicants were available to address questions and concerns. **MOTION;** Sandra Wagner moved to forward the comments and concerns to the Board of County Commissioners and Washoe County staff. Daniel Fair seconded the motion. The motion carried.

Comments and Concerns

- Concerns were raised regarding traffic congestion at the intersection by the fire station.
- In response to questions raised, Ms. Boldi stated that a condition of approval is to provide a brush truck full time at the volunteer fire station until a new fire station is operational.
- Concerns were raised regarding who would take liability in case a wildfire occurs and residents can not evacuate safely. Ms. Boldi stated that traffic studies have indicated that the existing roadways are adequate for the 321 additional lots.
- Ms. Boldi stated that an environmental impact study should be available for public review.
- Ms. Boldi stated that Paul Solaegui has done the traffic study for the project.
- Ms. Boldi stated that they would be looking at the railroad grade to see if the drainage problems could be improved.
- In response to questions raised, Ms. Boldi stated that the fire department wants another roadway access and has denied the request for crash gates.

- Concerns were raised that the existing roads were not constructed to handle the increased traffic. Ms. Boldi reviewed the proposed traffic routes.
- Concerns were raised that the proposed number of vehicles is less than the numbers projected by NDOT.
- Ms. Boldi stated that Washoe County would make the decision regarding installation of speed humps.
- Support was stated for the developer building a roadway around the perimeter of the existing development.
- Brad Nelson, applicant discussed their research and plans for addressing the roadway concerns.
- Ms. Boldi stated that there are currently no sound walls planned. Ms. Jensen stated that NDOT would determine whether sound walls were required.
- Concerns were raised that once the sewer system is operational that existing property owners would be required to connect. Ms. Boldi stated that they would be stubbing dry sewers and available for future connects.
- Support was stated for Washoe County and developer subsidies of sewer connect fees.
- Concerns were raised that the sewer treatment facility would cause a negative odor.
- In response to questions raised, Ms. Boldi stated that existing septic systems could be repaired unless Washoe County would require sewer connect of failed septic systems.
- Ms. Boldi reiterated that Washoe County can not require a sound wall in NDOT right-of-way.
- A representative from NDOT was requested to attend a future ETCCAB meeting to address the issues.
- Updated maps were requested for review during a future presentation.
- Ms. Jensen stated that this proposed project will be presented to the Washoe County Planning Commission on November 7, 2006.
- Concerns were raised regarding negative impacts of the new water system on existing domestic wells including increased nitrate contamination of domestic wells.
- Ms. Boldi stated that the tentative map will not move forward until water issues are resolved and the treatment facility is in place.
- Ms. Boldi stated that the new development will be a separate home owners association from the existing Stampmill development.
- Support was stated for not combining the home owners associations.
- Ms. Boldi asked for comments from the existing home owners whether they would want access to the new amenities.
- Support was stated for the developer donating land for a new school.
- The applicant was asked if Washoe County would approve a toll on the access road into the development.
- Mr. Nelson reminded residents that they bought into a development that included expansion.
- Concerns were raised the existing residents will be paying the price for the increased development with having to pay for sewer connect and dealing with increased traffic without realizing any benefits.
- Mr. Nelson stated that they are working with Washoe County regarding installation of the sewer treatment facility.
- Ms. Boldi stated that Encore has been looking at providing another on-ramp adjacent to the rest stop.
- Stuart Mackie had a copy of the Transportation System Projects manual for review.
- In response to concerns raised, Ms. Boldi stated that Washoe County is responsible for establishing evacuation access.
- The applicant was asked if they are planning to provide mail delivery and cable TV.
- Concerns were raised that the same tentative maps keep being brought back to the community without compatible changes.
- Ms. Boldi stated that Washoe County will approve six foot walls and the developer could install block walls along the property line if existing residents would prefer.
- Ms. Boldi stated that Washoe County will have completed plans by October 13, 2006 in order to develop accurate mapping. Mr. Nelson stated that they would deliver the new maps to local residents.
- Support was stated for closed ponds at the sewer treatment facility.
- Support was stated for cooperative efforts between the county entities for a community sewer treatment facility.
- Ms. Boldi stated that lot sizes will be compatible with existing lot sizes along the lot line and then vary throughout the subdivision.
- Questions were raised regarding making application for 189 grant funding.
- Ms. Jensen reviewed the next steps in the planning process. Ms. Jensen will be preparing a staff report for presentation to the Planning Commission. The staff report will be available approximately ten days prior to the Planning Commission hearing. Ms. Jensen stated that the date of the presentation to the Planning Commission will either be November 6th or 9th. Ms. Jensen encouraged everyone to attend the Planning Commission hearing and state their opinions. There will be a ten day appeal period after the Planning Commission decision.

- Commissioner Larkin encouraged everyone to submit their comments to Ms. Jensen as soon as possible for inclusion in the staff report. E-mail Ms. Jensen at: gjensen@washoecounty.us
- Ms. Boldi stated that they plan to continue to bring information back to the ETCCAB and hear public comments.
- Questions were raised whether Washoe County will require street lights in the new development and whether they would be dark skies compatible.
- Sandra Wagner offered to pass along a list of community comments and recommendations forward to Ms. Jensen.
- Ms. Boldi stated that they could develop the project in three to five phases.
- Ms. Boldi clarified that this area is in a separate service area per the Settlement Agreement.
- Concerns were raised that Wadsworth is not getting emergency and other services needed for the area.

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

- Sandra Wagner asked that information regarding fire safety and defensible space adjacent to the Stampmill neighborhood be scheduled on the next agenda.
- **Next Agenda Items:** Jerry McKnight - Water Resources, Services Area Rosanna Coombes -Regional Planning Agency, Sound Wall and I-80 access - NDOT

11. ADJOURNMENT – With no further business, Bambi Van Dyke adjourned the meeting at 8:55 p.m.

Respectfully Submitted By: Allayne Donnelly-Everett, Recording Secretary