



South Truckee Meadows/Washoe Valley 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 South Truckee Meadows Citizen Advisory Board held November 13, 2014 at the South Valleys Library at 15650A Wedge Parkway, Reno, Nevada

1. *CALL TO ORDER/ DETERMINATION OF QUORUM – The meeting was called to order at **6:04pm** by Chair person, Patricia Phillips. **Member Present:** Patricia Phillips, Chair, At-Large, Kathie Roberts, At-Large, Jim Rummings, At-Large, Eric Scheetz, Vice Chair, Brad Stanley, At-Large, Thomas Daly, At-Large, Thomas Judy, At-Large. A quorum was determined. Member absent, excused: Patrick Ty Whitaker, At-Large Alternate, Dennis Wilson, At-Large, Malachy Horan, At-Large, Steven Miles, At-Large Alternate, Kimberly Rossiter At-Large Alternate.

2. *PLEDGE OF ALLEGIANCE - Patricia Phillips led the Pledge of Allegiance.

3. *PUBLIC COMMENT –

Marge Rick said she is a long time resident and addressed two topics. She spoke about the development behind the Damonte Ranch High School. There is extensive fencing. She said they need to maintain the fences so it keeps the horses out of the area and reduce horse strikes and property damage. She encouraged the CAB to encourage Governor Sandoval to sign the cooperative agreement to get horse groups to maintain the population and public safety. Please give consideration to us and the horses.

Tamara Gerdts said she is a 6 year resident and enjoys the horses in the area. She requests the board to ask all new development to improve the requirements to erect barriers in order to keep the horses from accessing development.

Chris and Michelle Amundson (submitted a letter for public record); they have concerns about the proposed building being built behind their house and concerned for traffic. Schools are over capacity.

Sharon Stanley (submitted a letter for public record); she said she lives south of Damonte Ranch High School. Severed on CAB and Board of Adjustment. She made comment regarding the Palisades 200+ homes project.

Corenna Vance (submitted a letter for public record); expressed concerns for the Palisades project in the natural migration pattern for wild life. For the safety of our community and wildlife, fences need to be put up. 189.96 acres will be taken away from wildlife from grazing.

Diana Ducker (submitted a letter for public record); development 260 homes in northeast section of Damonte ranch.

Shannon Windle (submitted two letters for public record); Shannon addressed the cooperative agreement as well as request to install more flashing 'wild horse' caution signs. Kathie Roberts asked about contact information. Shannon Windle said to contact Cory Hunt 775-684-5670. Eric asked about deadline to submit feedback before they lose funding. Shannon said there isn't a definite date. Eric said the CAB needs to try to agenzize this topic next month.

Lori Wray spoke about a Washoe County sign code update. A business can have one free standing signs, and one per parcel, and size depends on size of parcel. They can put whatever they want on the sign. No new billboards are allowed, but under the new code, they can. There has been no analysis by staff. Commissioner Hartung announced that they needed a larger sign for certain venues. New regulations allow business owners to put up signs on adjacent parcels. This code will change the signage in the County. It will open the door to billboards and digital billboards.

Mark Wray said he is an attorney who does trial work for business and litigation. He said they support scenic Nevada. He asked the CAB to contact Bob Lucey and let them know the democratic process is being perverted. He asked if we want more public nuisances or less. He said billboards are public nuisances. He asked the CAB to send Bob Lucey an email about this code change about billboards.

John Hara said he served on the sign code working group. They are changing the existing code. They are opening the door and changing the community and the environment, especially at night with the digital billboards. He gave an example of the digital billboard for Wild Orchid. He said they fought that sign; however, we are now stuck with that sign. There will be a few more open houses to get input. He said thousands of residents and visitors will be impacted, but there has been a low turnout at the open houses. John asked the CAB members to get a briefing from staff and agenzize this topic.

Marilyn Naylor thanked the group from Scenic Nevada for their work. She said the code changes can make big changes, and we need to get involved and learn about this for the future.

Jeff Church encouraged everyone to review the website: renopublicsafety.org. He said Reno is suing the County. He said in 2005-2006, developers came in and we fought it. The developers went bankrupt, and now people are dumping, hunting, shooting and there needs to be fences put up. He said Reno is suing Washoe County over fire services. He said Washoe County gives Reno free crime lab services. He said they owe us for back pay; everyone pays, except for city of Reno. He encouraged the CAB to put this on the agenda.

Cathrine Clark (submitted a letter for public comments); vote to deny the Meridian Care facility.

Norma Davidson said she has lived her for 40 years. She said the horses belong to the United States and belong to all of us and have existed long before us. She said we need to protect them, they have nowhere to go. They have been fenced off and taken away from their families. Let's save them.

4. APPROVAL OF AGENDA FOR THE MEETING OF NOVEMBER 13, 2014 - Tom Daly made a motion to approve the agenda for the meeting of November 13, 2014; Brad Stanley seconded the motion to approve the agenda. The motion carried unanimously

5. APPROVAL OF THE MINUTES FOR THE MEETING OF OCTOBER 9, 2014 - Tom Daly made a motion to approve the meeting minutes of October 9; Brad Stanley seconded the motion to approve the meeting minutes of October 9, 2014. The motion carried unanimously.

6.* COMMISSIONER UPDATE

A. *Washoe County Commissioner Update – Commissioner David Humke wasn't available. Commissioner Humke may be reached at (775) 328-2005 or dhumke@washoecounty.us.

B. *County Update - Sarah Tone, Washoe County Manager's Office will provide an update on County services and is available to answer questions and concerns. Please feel free to contact her at stone@washoecounty.us or (775) 328-2721. To sign up to receive email updates from the County visit www.washoecounty.us/cmail.

- Commissioner Humke is in court tonight and sends his regards and can't be here.
- Animal services code update: They have postponed changes until new Regional Services Director is put into place.
- Elections went very smoothly. Any issues were remedied. There is a question of recount. Anyone who lost during this election has the right to request the re-county. Under the state law, it has to come from the person that ran.
- Sarah said she is aware of the sign ordinance and can give an update, but please put it on the agenda if you wish.
- Sarah said she will get information about the Palisades.
- Eric asked about the sign questions and concerns. Dave Solaro said there are open house meetings, but he didn't have the exact dates. Sarah said they will give the CAB members the dates of the open houses. They will be posted on the website: Washoecounty.us, and Sarah said she can put it on the front page of the website to make it easier to find in the Community Development page.
- Mary Anne Oelsner asked about how to get in contact with Bob Lucey. Sarah said he doesn't take his seat until January; however, Humke has knowledge of this issue. Sarah suggested talking to Commissioner Humke.
- Pat Phillips recommended to email Humke and CC Sarah Tone.
- Brad Stanley asked about Palisades. He asked what is the best way to get in touch with Commissioner Humke. Sarah said she will take care of that, and will look into it.
- Sarah Tone said Humke has been working with wild horse issue supporters. There is a proclamation in support of interlocal agreement with horses.
- Kathie Roberts asked about the Wild Horse Commission. Pat Phillips said she use to be on the Wild Horse Commission, and it was dissolved. Sarah said that was with the State of Nevada and there are non-profits that work with the horses. Sarah said Brad Stanley had asked about a County Commission on the horses, but they are focusing on the initiative.

7.* PUBLIC SAFETY AND COMMUNITY REPORTS/UPDATES

A.* Washoe County Sheriff's Office (WCSO) – No representative present.

For more information call (775) 328-3001 or via the webpage at www.washoesheriff.com.

8. DEVELOPMENT PROJECTS - The project description is provided below with links to the application or you may visit the Planning and Development Division website and select the Application Submittals page:

http://www.washoecounty.us/comdev/da/da_index.htm.

A. Administrative Permit Case No 14-005 - John Krmpotic from KLS Planning and Design will present information

regarding Care Meridian Nursing Facility Project. KLS is requesting an Administrative Permit to allow for a 36 room skilled nursing facility on a 2.96 acre site. Care Meridian provides long term therapy, mostly for injured patients that need therapy and rehabilitation but not hospital care. Location: 19900, 19936 and 19940 Thomas Creek Road, Drive in a General Commercial zone. Assessor's Parcel No.:150-012-04, 05 and 06. John is seeking unanimous support for this permit request from the CAB. John Krmpotic can be reached by calling (775) 857-7710 or email: johnk@klsdesigngroup.com. Roger Pelham, Planner, Washoe County Community Services Department, Planning & Development Division, Email: RPelham@washoecounty.us, Phone: (775) 328-3622 This case will be heard at the Board of Adjustment on February 5, 2015.

John Krmpotic introduced Keith Underwood, the Project Developer of these care facilities.

John Krmpotic gave a power point presentation:

- This project is 3 acres on 3 parcels, north of commercial center on Mt. Rose Highway at Thomas Creek Road
- There are 2 phases in which they are currently seeking entitlement for the entire facility.
- There will be a dense evergreen screen which will be a nice buffer.
- There are single family residential properties to the north and east of the proposed facility.
- The architecture will follow the South Truckee Meadow Area Plan and is also located on a scenic corridor. The building will be comprised of wood and stone in elements of architecture.
- On the north elevation is where the entry way would be.
- This facility is one story which is good conformance to surrounding area.
- John Krmpotic showed the size of the business sign which conforms to the sign codes.
- The topography works well as screening because the building sits below and there is a soft interface.
- This facility will have shared access with the Chevron station.
- The lighting plan might be sensitive to the neighbors. They will use low intensity and focused lighting.
- There is ½ acre more than needed which allows for more screening.

Questions or comments:

- Jim Rummings asked about the number of employees that will be working at this facility. John Krmpotic said 20 during the day, Monday through Friday. During the weekend, it would be lower. Jim was concerned with sufficient parking. John Krmpotic said they will have more than what code requires; they will have 29 spaces. The facility will experience 20 employees, with some visitors, and drop offs. Jim asked how many patients per room. John Krmpotic said one patient per room.
- Brad Stanley reconfirmed it was 36 rooms for 36 patients. Brad asked about the lighting. John Krmpotic said it will be dark sky compliant. Brad asked about the noise from the nearby businesses such as the gas station. Keith Underwood, the project developer, said they don't believe there will be a detriment from nearby businesses. Keith Underwood said they will build it with sound insulation. John Krmpotic talked about trip generation and said they ran the numbers with a traffic engineer. Approximately 85 trips daily will be generated. They understand their parking demand.
- Tom Daly asked about zone change. John Krmpotic said there will be no zone change in GC zone.
- Eric Scheetz asked about the Water rights and what is required for this use. John Krmpotic said they know they have to purchase them because there are no existing wells, and they will purchase what is required.
- Pat Phillips asked about the lights. She said people build out in that area because they want the rural atmosphere and sight line to the Sierras. She asked why the parking didn't go by Placid and Thomas Creek. John Krmpotic said this is the final iteration of the site plan. John Krmpotic showed the proposed parking, and said there will be plenty of screening. Mr. Krmpotic said it makes more sense where the proposed parking will be placed because it's minimal impact to the single family residents. Keith Underwood responded to Pat's question regarding the lighting. He said they are trying to be as residential as possible, however, they are required certain lighting for compliance. Keith Underwood said they would have muted lighting; however, they have to follow what is required. Washoe County Director of Community Services, Dave Solaro, said they have to follow Washoe County code. Mr. Krmpotic said it's the softest lighting for non-residential. The 12 foot lights have the cone for safety and security. Pat asked if they can require the employees to park away from the homes and make that a policy. She recommends requiring the lights to be turned off next to the residential homes.
- Brad Stanley said he has some experience with this topic. He has been to a facility and certain times during the day are 'lights out.' He asked if there are provisions for lowering the lights during lesser times of operations. Dave Solaro said certain lights have to be on according to code during certain hours.
- Eric Scheetz asked if there has been communication with the neighbors. John Krmpotic said this hasn't been brought to anyone and no one has said anything.
- Catherine Clark said she lives up a few blocks from Saddlebow. John Krmpotic asked about her concerns. She said there is a better location by St. Mary's, off of Wedge or behind Raley's. She said this particular parcel has been advertised as restaurant or small retail mall. She said she is concerned about this being a care facility and

the lighting. She recommended the developer go to the Saddlehorn HOA to get their buy-in on lighting, landscaping, and building components. She said she encourages them to reach out to the Saddlehorn community. She said she wouldn't want this care facility in her neighborhood.

- Eric Scheetz said it's the best to speak with the neighbors. People would be excited for a restaurant in this area, or be adverse to it. However, because this is a long term care facility, he said please talk to the neighborhood, Monte Rosa, Saddlehorn HOA. He said, however, we do need these types of facilities.
- Tom Daly said this is a benign facility. He said he is all in favor of this project.
- John Krmptotic said this parcel has capacity for 12,000 sq feet of shopping center.
- Brad Stanley asked about hours of operation. Keith Underwood said it is 24/7 facility with visiting hours typically between 8am-8pm. Hustle bustle would be 8am-5pm, Monday through Friday with minimal traffic after 8pm.
- Tom Judy asked about development lighting; the County has required lighting that is focused down and not out, but it doesn't specify that in this information. John Krmptotic said he can get back with the specifics of the lighting. Keith Underwood said lighting is more specific in California, and they have done this before. Keith Underwood said lighting is the biggest concern.
- Mary Ann Oelsner said she wanted to comment on the number of employee. Keith Underwood said it is 20 employees is during peak hours. Skilled nursing with 36 patients, a 1 to 4 ratio. The 20 employees include cleaning, admin and nursing. Maryanne said she has been a nurse for 40 years, and one nurse for 4 patients isn't realistic. John Krmptotic read the employee plan. Maryanne said it reduces the skilled nursing staff.
- Jim Rummings said if this put into operation and it doesn't work, what is the backup plan. He asked where they can add additional parking. John Krmptotic showed potential additional parking if needed. He said they are over parked and they have the capacity. Jim asked if the building department agrees with it. John Krmptotic says they have 29, which is more than what the code requires.
- Brad Stanley said the ratio of nurses to patients is heavy. Keith Underwood said this is a higher ratio and follow guidelines. The facility is licensed with state of Nevada. It has basic requirements and meets the standards with physical and operations. Keith Underwood said, generally, they exceed the standards, and they have been doing this since 1989 and are familiar with regulations and requirements.
- Pat Phillips asked about parking on the Lake Placid Road. Mr. Krmptotic said it should be prohibited. It would be inconvenient. Keith Underwood said the patients that lives at the facility, none of the patients can drive.
- Marilyn Naylor asked about phase one and two. John said they are showing both phases. John said there are 24 beds in the first phase. Keith Underwood said they want to provide 24, but want to have the ability to grow if needed to put in 12 additional beds.
- Catherine Clark asked the Keith Underwood about the types of patients that will need this facility. Keith Underwood said those patients who have brain and spine injuries, those who have experienced severe work/car accidents and veterans. Keith Underwood said one of the programs they will have will be to serve the needs of pediatrics. Keith Underwood said we need to incorporate a pediatric program into our facility so families don't have to drive to southern Nevada for care.
- John Krmptotic asked when the next Saddlehorn HOA meeting is.
- Kathie Roberts asked about their experience building facilities since 1989. Keith Underwood said there are 29 facilities; the majority of them are in California, 2 in Nevada, Colorado, and Arizona. He said information is available on their website. The California facilities have a different classification and they are smaller. They are classified as Congregate Living Facilities.

MOTION: Tom Daly moved to approve this facility as described; Kathie Roberts seconded the motion to approve this facility. Eric Scheetz requested the motion be amendment to include the lighting best efforts.

Discussion: Tom Daly said we can't determine the lighting. John Krmptotic said they have to follow lighting code.

9.* TRUCKEE MEADOWS WATER AUTHORITY AND WELL UPDATE - An update on the Department of Water Resources and Truckee Meadows Water Authority merger including an update on well mitigation program. Washoe County Director of Community Services, Dave Solaro will be available to answer Citizen Advisory Board member and community questions following the presentation. For additional information, please visit tmwa.com/consolidation, email consolidation@tmwa.com or call 1-844-DWR-INFO (844-397-4636).

Update:

- On October 28, Board of County Commissioners approved the addendum and liabilities for this transaction to happen.
- Washoe County is out of the water purveyor business
- On December 31st, the transfer will be affective. Truckee Meadow Water Authority (TMWA) will be the purveyor.
- The impact to the customer will be nothing, except for receiving a bill. You will get a water bill from TMWA and sewer from Washoe County. The water will be the same water.

- Well Mitigation Program: Dave addressed the concerns from constituents on how TMWA will utilize the water resource. TMWA has embraced the Well Mitigation Program. Dave reviewed Well Mitigation: If your well goes dry associated with pumping/drought, there is a credit to deepen the well, or if the municipal lines are near, you can get a connection and fee will be waived. Some have already taken advantage of the program. Dave said nothing is lost with this transition.
- Consolidation is moving forward on schedule, December 31. This merge includes STMGID. All 3 will merge into one TMWA.

Questions/comments:

- Brad Stanley asked about connection fees and proximity to municipal lines. Dave Solaro said it's approximately 400 feet and approximately \$10K in connection fees. Eric Scheetz said you have to donate your well credit in exchange to the connection fee. Dave explained the hookup process. Dave said if you have a well that goes dry, the engineer determines if they can re-dig or connect.
- Pat Phillips asked about water rights. Dave Solaro said each parcel is different and will be looked at differently. Pat asked about the letter regarding measuring of the water levels of the wells. Dave said there is a nitrate study of areas with high septic loads. He said they have expanded the effort to review if septic is affecting municipal water. He said they requested permission to sample and check well levels; it's volunteer. Pat said people were concerned with the way the letter was written. Dave Solaro said the response rate was very low. Pat recommended to state in the letter that the water level won't be used against them. Jim Rummings said it was to protect the well owners' water levels. The data showed the levels during pumping, which helps the home owner. Dave said he will look into the wording of the letter.
- Brad Stanley asked about regulation and wildlife. Dave said its State, BLM and conservation agencies that monitor that.
- Eric asked about if they adopted language that was discussed in the TMWA office. Kathy Bowling said she thinks they attempted to incorporate the language. Dave said TMWA tried their best to consider the citizens request.
- Ginger Pierce asked about the information gathered by another community member (Mike). Dave Solaro said all information is being transferred to TMWA, but Washoe County will retain that information as well because they still do water planning.
- Kathy Bowling said there are a lot of people who haven't signed the mitigation letter and are concern about TMWAs incentive to protect the domestic wells when pumping their production wells. Kathy said TMWA hasn't made a commitment on how they are going to pump those wells. There is a lot of concern on how they will make those programs work. She asked who will take over all of the work the Department of Water Resources do, such as their studies, research and monitoring of domestic/retention wells.
- Dave Solaro said Washoe County will still be involved in a lot of those situations. He said their expertise will go to TMWA. Historically, those happen through Washoe County General Fund, the program had been cut, and we are bringing it back. He said the Water Planning Commission and other groups via the legislator will do the studies. He said there are a lot of groups in the area over time to make sure we capture that data.
- Kathy bowling asked about the credit with connection and financial assistance. It's a major concern for those people. Some of these people can't afford. Kathy asked about the August TMWA meeting. She said Dwayne Smith was suppose to get back to them regarding the signing of the mitigation letters and expiration to the signing the letters. She asked if this can this go on the record; it needs to be into writing. Dave Solaro said he needs to look into that. He said the people who have signed it; it has been recorded and attached to the property. He said he encouraged everyone to review the Washoe County information and take advantage of it. Kathy asked about the recourse; you have signed away your rights for legal action if they pump down the well.
- Kathie Roberts asked about the County oversight to the water issues. Dave said there is no oversight, but during the planning process there will be water planning staff to take care of Washoe County interests.

10. *CHAIRMAN/BOARD MEMBER ITEMS/NEXT AGENDA ITEMS - This item is limited to announcements by CAB members and topics/issues posed for future workshops/agendas.

- Damonte Ranch Developers and fencing
- Money owed by Reno
- Washoe County and Cooperative Planning
- Tom Daly asked for Sherriff Allen to present the January CAB meeting regarding the forensic lab logistics.
- Brad Stanley requested to hear a presentation regarding cooperative planning.
- Brad Stanley requested to have Commissioner Humke and Bill Whitney give an update regarding the new sign codes.
- Jim Rummings requested to item regarding the fencing with new housing development. He also wanted to get an update about the care and feeding of horses through cooperative agreement. Pat addressed his question about the State allowing a non-profit to manage the horses for fertility and feeding; non-profits would pay for it.

- Pat Phillips said we should have a meeting if only we have any topics for the agenda.
- Eric said the new mayor will re-institute the Neighborhood Advisory Boards (NAB). We had discussed working with the NABS quarterly. He said he would like this to be an agenda item.
- Kathy Bowling said she wanted to encourage the board members to write letters and make phone calls if they feel passionate about these issues. When we have a unified opinion, we have to let it know more than just the minutes.
- Brad Stanley encouraged everyone to attend the Council meeting in December as a citizen and support.

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 Board Chairman. Comments are to be addressed to the Board as a whole.

12. *ADJOURNMENT – Chairperson, Patricia Phillips, made a motion to adjourn the meeting. The meeting adjourned at 8:22pm.

Number of CAB members present: 7

Number of Public Present: 34

Presence of Elected Officials: 0

Number of staff present: 2

Submitted By: Misty Moga