



## 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 March 12, 2015 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 6:00pm by Chair, Patricia Phillips.

**Member Present:** Patricia Phillips, Kathie Roberts, Jim Rummings, Eric Scheetz, Brad Stanley, Thomas Judy. A quorum was determined.

**Absent members:** Dennis Wilson, Steven Miles, Kimberly Rossiter. Excused: Patrick Ty Whitaker, Thomas Daly

**2. \*PLEDGE OF ALLEGIANCE**

**3. \*PUBLIC COMMENT –**

Sgt. Jones, Washoe County Sherriff, gave a brief update:

There has been some burglaries in south Reno into Carson City area. It's multi-jurisdictional. Washoe County assisted with undercover. Eric Scheetz asked if the people involved were arrested. Sgt. Jones said all three people were caught. Sgt. Jones reminded everyone to contact the Sherriff non-emergency if you see suspicious activity. He said don't post on your social media that you will be out of town.

Debbie Schelta said there is a problem with safety concerns with peddlers. She brought it to the Sherriff's attention. Meat trucks tried to solicit to her. She called County Health to report the vendor. She requests to ask the Sherriff's department to list them by company name and require they carry any qualifications to indicate they are legit. Debbie requested the non-emergency number printed on business cards.

James Galloway submitted a letter. His letter expressed his concerns with the proposed Washoe County sign ordinance. He said he has three areas of concern: eliminating the distinctions between on-premise and off-premise signs; content neutrality; and signs that distract motorists can cause serious accidents.

**4. APPROVAL OF AGENDA FOR THE MEETING OF MARCH 12, 2015 -** Eric Scheetz moved to approve the agenda for the meeting of MARCH 12, 2015; Brad Stanley seconded the motion to approve the agenda. The motion carried unanimously.

**5. APPROVAL OF THE MINUTES FOR THE MEETING OF FEBRUARY 12, 2015-** Due to the new website update, this item has been tabled until next meeting on April 9, 2015.

**6. \*COMMISSIONER UPDATE**

**A. \*Washoe County Commissioner Update –** Washoe County Commissioner Bob Lucey, District 2, gave an update on neighborhood issues in District 2. To contact Commissioner Lucey, visit: <http://www.washoecounty.us/bcc>, email: [blucey@washoecounty.us](mailto:blucey@washoecounty.us), or call (775) 328-2005.

Bob Lucey gave an update:

- Commissioner Lucey thanked everyone for attending the meeting
- The State of the County Address will be on April 14 in Commissioners Chambers and everyone is welcome to attend.
- The Washoe County Vision is to provide/sustain a healthy community. Values include: Integrity, effective communication, quality of public service.
- He said they are focusing on creating a County of 'yes.' The County is re-branding itself. He said they want to find answers for you. He said they are making a great effort with the new manager and commissioners.
- Verizon Cell Tower Update: It was denied at the Board of County Commissioners meeting. It will not be allowed to be constructed with its current proposed plan. They have to revamp their design. The design is unacceptable. He thanked the citizens for attending and making their comments.  
He said they are looking at a new fire station 14; looking to purchasing this station at Damonte Ranch Parkway. Washoe County is focusing on library hours. The Library Board is looking into revamping operations.

- Pedestrian Safety: The County is working with RTC and the City of Reno to focus on pedestrian safety. They are looking at the crosswalk by Bonanza Casino. It has experienced several fatalities. It's a joint effort. There are areas in Damonte ranch that are dangerous and they are looking at increasing safety.
- South Valley's Athletic Complex: They are reviewing the fields rental usage. They want to extend the fields behind the library.

Questions:

Eric Scheetz asked who donated the hockey rink? Bob Lucey said he didn't remember, but its public information.

Pat Phillips asked a member of the public submits a written statement, does that get to the Commissioner as well as the other public agencies. Bob Lucey said any items entered into this meeting does get to us and the appropriate staff member.

Brad Stanley asked about Bob's open house at the library. Bob Lucey said he will have an open house on April 27 at the South Valley library. Bob said it's a great opportunity to come out and ask questions and he can explain his roles and duties. If you would like to attend, please come and ask questions.

**B. \*County Update** – Sarah Tone, Office of the County Manager provided an update on County services and is available to answer questions and concerns. Please feel free to contact her at [stone@washoecounty.us](mailto:stone@washoecounty.us) or (775) 328-2721. To sign up to receive email updates from the County visit [www.washoecounty.us/cmail](http://www.washoecounty.us/cmail).

Sarah Tone gave an update:

New Washoe County Website with new features: mobility; social media option to share; video feed access on each page on the site; improved searching capabilities. The search bar is larger because that was the request from the citizens. Once it's up and running, it is very user friend. There is a 'contact us' feature on every page. Please keep an open mind and be patience with the website transfer.

Budget and Strategic Planning Process: April/May those will be submitted to the State.

April 14: The County will give an update on its strategic plan, mission and objectives and the State of the County.

State of the County: There will be very inspiring video presented about what the county does for you. Sarah hopes to bring those next meeting.

Washoe County is accepting applications to become a CAB member. Mid-may members will be appointed.

Parks issues: Hidden Valley off leash Dog Park. The committee was excited for the opportunities to expand the off leash park. If you would like to participate in this process, please contact Sarah. Jones Creek: if you would like to get involved, please speak with Sarah Tone.

Sarah Tone addressed Eric Scheetz earlier question. She said \$40,000 was donated by the Greater Reno Ice Association for the ice rink and personal donations from other individuals.

Bob Lucey said that if staff requested for the CAB or any County issue that exceeds 2 hours of their time, it is required to be agendize and needs to be approved by the Commissioner.

Bob said if anyone has any interest in becoming part of the CAB, please apply. It's a huge help to get input from the public. He said they have talked about dividing this CAB. This CAB has a very large agenda with meetings that are 3-4 hours in length. It is a large responsibility for CAB members. He said the County is growing, and they want to be prepared for that growth and could possibly add to the current 6 CABs.

Eric Scheetz thanked Sarah for all that she does for the CAB and the County. He said he appreciates the staffs help.

Kathie Roberts said the website is wonderful. Sarah said Kelly Mullen was the head of that project with the communication team. Sarah said she will pass that along the compliment. Kathie asked about the County TV. Sarah said the Television link is on every page. She said you can click specific links and it will go directly to a file or video. You can go to specific parts of recorded meetings. These specific links will save time.

Bob Lucey said on the home page of the website, Washoe County citizens can upload their favorite picture of Washoe County. Please participate.

Cliff Lowe asked about the County update handout. It says the next meeting is May 14. Sarah said there will be a meeting in April.

## **7. \*PUBLIC SAFETY AND COMMUNITY REPORTS/UPDATES**

A. \*Truckee Meadows Fire Protection District (TMFPD) – A representative of the Truckee Meadows Fire Protection District may be available (unless on a call for service) to address public safety questions and concerns. The presentation will address a request for information on the pending legislation related to fire issues in the 78th Session (2015) of the Nevada legislature. For more information about TMFPD is available online at [www.washoecounty.us/tmfpd](http://www.washoecounty.us/tmfpd) or (775) 326-6000. (This item is for information only and no action will be taken by the CAB.)

Chief Moore gave an update:

He spoke about pending legislation that affects Truckee Meadow Fire Protection District. It's a Bill that will clarify the merge of Sierra Fire and TMFPD. The current statute language is vague about the ability to dissolving a district. The LCB's interpretations and legal counsel, if you can create it, you can dissolve it; however, it's not clear. He said they are asking the legislature to make it clear. It doesn't make sense to have booth districts. It's complex to do the capital budget for Sierra Fire and Truckee Meadow. It will be a lot easier to manage both together. It will save money not having to do two audits and two budgets. It's a simpler process. The legislature will determine no abatements will go away; no taxes will be affected. This will hopefully be seamless. The tax rates are the same so there shouldn't be any issues.

Automatic Aid: The closest fire engine will be required to respond to the fire. Automatic aid involves fires only. It doesn't include medical emergencies. Chief Moore said he attempted to analyze the potential responses and expectations. He said when we are dispatched to a structure fire, we don't know for sure if it's a bonafide structure fire.

Chief Moore showed a map regarding Reno's jurisdiction and show what would be the City's obligation and Truckee Meadow Fire obligations. In 2013/2014 reported structure fires, City of Reno serviced 568 reported structure fires, and Truckee Meadow Fire serviced 228 structure fires in those two years. He said there might be a margin of error. A ratio of 2 to 1 difference in terms to actual response. Of those 228, only 95 were actual structure fires. Only half the time they are structure fires. Some are fairly minor. The City responses would be disproportionate according to what he read in the paper, but he said that's not necessarily true. Most of our costs are static. He said they already have to pay for Fire Fighters, equipment, and those are static regardless if we are fighting a fire. Potential costs include fuel, hoses, workman's compensation. Chief Moore said the Board of Fire Commissioners will support SB185. They will make an official determination. He believes they will support it. There will be a bit of an impact. It won't be such a large frequency that it will affect service.

Brad Stanley asked about truck and staffing and if there is an EMT on board. Chief Moore said yes, every engine. Brad asked if the fire fighters found someone had a health problem arriving on scene. Chief Moore said REMSA would be dispatched. Chief Moore said they can make entry into structure and provide service. REMSA deals with medical emergency.

Kathie Roberts asked about ALS and services. Chief Moore said the houses to the right of the Hidden Valley Station are on the City of Reno jurisdiction, and this is where we struggle. There are some areas where each fire department is closer – Lemmon Valley, Hidden Valley, Stead. Automatic aid is a good basis. The Blue Ribbon Committee recommended automatic aid as a first step. Moore said we ought to be able to respond to a life threatening emergency regardless of whose jurisdiction. Interlocal services was negated by the Board of Fire Commissioners because we couldn't afford 4 people on each engine. He said they can't sustain 4 per engine with a drop in revenue. Keep 3 on an engine and increase engines to ALS. Since July 1, 2012, no stations have closed. Each and every one of the stations has 3 fire fighters and one ALS. SB185. Everyone seems to be in favor. At least once a day, we respond to automatic aid call for City of Sparks and vice versa.

Brad Stanley asked how are the anticipated response times determined. Moore said for any individual property is easy, you could even use google maps. Moore said we try to be within 5 road miles. You get the best insurance class. There are a lot of properties that are beyond 5 road miles. They determine the water sources. City of sparks and City of Reno don't have many rural properties, and those would be on municipal water.

Eric Scheetz said he talked to Sprinkle. He heard that Reno would respond to more calls than what TM would be responding. Would he be voting on that bill? Moore said he didn't know. Scheetz asked about open burning. Moore said they will try to extend it until the end of the month. Scheetz said Amy Ray said they opened it earlier and they worked with health department. Eric asked about the amount of applications received. Chief Moore said they saw more people take advantage of open burning. He said they tried to eliminate the bureaucracy. It's still wet and the humidity is high, so any fires won't get too big.

Cliff Lowe brought up three points: – (1:02)

1. He clarified this automatic aid was just fire, not to include medical. At the Board of County Commissioners meeting, the commissioner took a positive view of SB185, and wanted to expand to include medical services.
2. He asked Chief Moore if he can come back and provide a recent quarter report on staffing levels at each station. We would benefit from knowing the staffing level.
3. He spoke about Automatic aid agreement spending and resources. He said we need to keep careful track. We need to be concerned with draining of our resources.

Debbie Schelta wanted to compliment Chief Moore with getting our act together. She asked for the Bill number for merge of Sierra and Truckee Meadow. She asked if SB 185 hearing is before March 24 BCC meeting. Chief Moore said he doesn't know, but it has to be heard before the 10<sup>th</sup>. She asked if Reno leaves stations empty, will that require us to cover where they should have been covering, how do we prevent that. Chief Moore said they are trying to work it out. It's difficult to dispatch for Reno and vice versa. There are two different dispatch. We need to leverage technology to each emergency vehicle so dispatch knows who is closer. If Reno browns out a station, he said they wouldn't know. He doesn't have a good answer for that and we would have to work that out with the aid agreement.

James Lianschiao asked about the contract for service with Reno. He said in 2002/2003, \$12-14 million was paid. He said he check with Vicki Van Buren to confirm those numbers. His taxes went up to 54 cents. It's a 3 person crew with a longer response time. James asked what did he get out of my taxes going up but services went down. He said he thinks it's a bad idea to have this divorce. He said he would like a suggestion from Chief Moore. It's 23 million, where is the savings.

Chief Moore said what Truckee Meadows paid to Reno wasn't inclusive of all costs. It's 23 million because it's two districts combined. We have done that analysis. The response times aren't longer. Going to 3 person station was to keep all stations open; we couldn't afford 4 people per engine.

**8. \*Washoe County Sheriff's Office (WCSO), Operations and Service** – A representative from the executive team at the Washoe County Sheriff's Office will be available to address citizen concerns regarding the focus, policy and operations at WCSO including strategy for reimbursement of costs for shared services (ie. forensic lab, 9-1-1, multi-jurisdictional response teams, response into other jurisdictions) and public safety concerns regarding peddlers. The team will be available to address citizen advisory board member and constituent questions following the discussion. For more information on Sheriff Office, please visit [www.washoesherriff.com](http://www.washoesherriff.com) or call (775) 328-3001. (This item is for information only and no action will be taken by the CAB.) No representative was available.

This item was tabled for the April meeting.

Comments/questions:

Debbie Schelta wanted clarification regarding the streamlining of records for legitimacy of vendors. You can't get a hold of their license. She was told she needed the man's name to request more information. Please ask the sheriff's department to make this processes easier for cross reference. Please pursue this item. She wants an ID. There has to be a better way for to get the peddler license.

**9. \*South East Connector, Regional Transportation Commission** – Garth Oksol, Project Manager from the Regional Transportation Commission (RTC) will be available to update the Citizen Advisory Board members and community regarding the RTC-South East Connector project, status and next steps. Additional information is available online at [www.southeastconnector.com](http://www.southeastconnector.com), email [Info@SouthEastConnector.com](mailto:Info@SouthEastConnector.com) or call 775-348-0400. (This item is for information only and no action will be taken by the CAB.)

Garth showed a video showing what the Southeast Connector route and talked about a few points:

- 5 1/2 mile, 6 lane, veterans' parkway/South meadows parkway.
- Riparian corridor.
- Sound wall.
- Rosewood lake golf course would have to relocated the golf course parking lot.
- 88 acre wetland complex.
- Drain/ditch
- Wildlife pass

PowerPoint:

- 88 acre wetland complex.
- Yori drain is contaminated; the outlet for Virginia Lake is urban runoff.

- The Army Corp of Engineers are involved in this project.
- The wetland is act as a polishing wetland. Plants absorb the fecal matter out of the water. Hydrocarb contaminates will be filtered, and it will be significantly beneficial.

Environmental benefits:

- 76 trees will be planted on the 5 ½ miles multi-use path; bike path.
- 569 cottonwoods will be planted. Removing the dead cottonwood.
- The number of cottonwood being planted is high because of creek bed stabilization. It is very muddy with erosion. Cottonwoods have a different root structure to hold the banks so there won't be as much erosion.
- 404 Army Corp permits for the 88 acre wetland increase for water quality and wildlife habitat.
- 89 acres of riparian corridor – no rise in water if heavy rain occurs.
- More diverse ecosystem.
- 7 power poles; have to relocate a power pole.

He showed a slide about mercury:

- A diagram showing the layers of asphalt on road, aggregate base, cement soil, and the mercury under that will be encountered.
- Categorized the mercury level: low concentration will be buried where there's pavement.
- Higher quantities will be removed; approximately 22,000 lbs will be removed.
- 332,000 cubic yards, 39 gallons permanently removed from possible exposure.
- Over 100 years, less than a gallon will be redeposited over time.
- They have had to conduct studies/plans/analysis, and get water quality permit, and flood assessment.
- The final plans will be ready in April. They may have to tweak the design with changes by the Corp of Engineers.

Questions/Comments:

Tom Judy asked Garth to explain the two staging areas on Pembroke. Garth said the staging area is on southeast McCarren and on Pembroke. Garth said they have to relocate affluent in order to accommodate the flood basins and will have to excavate. Tom Judy asked if they can do work between bridge. Garth said they have limited work approved. Tom Judy asked about the roads and the impact. Garth said all traffic is Hidden Valley traffic. Tom said he disagreed, because there will be truck traffic. Garth said it's approved for truck traffic. RTC doesn't operate the roadways It can be designated as a non-freight roadway. Garth said they are looking into freight management corridor. This needs to be done through Reno, sparks, and Washoe valley.

Brad Stanley said over the years, there were questions about wild horses and fencing and replanting. What is the update on this and what steps will you take. Garth said for large wildlife, there will be 8 foot tall wildlife fence; there will be one way wildlife gates. Garth said they have observed the gates working on the north end of the project. On the southend, they aren't changing wildlife access. No change in the fence, except to reestablish. There will be a double length round tube design for the cattle. The wildlife fences get smaller to prevent smaller animals getting through onto the road.

Brad Stanley asked about planting of vegetation for wildlife. Garth said the recession affected the plans; they had a lot of people, funds, and partners. We had a lot of things in place in the plans. We had to strip it out due to the lack of money.

Brad Stanley asked about the anthrax scare. Garth said there is in Butler Ranch; Washoe County provided info about where the cattle are buried. It's a different spore. Garth said when the cows are eating, their nose is in the soil. They are inhaling it. It's accumulating it in their body. We have to control the dust. We have special ways we are handling the soil. It's not a human hazard. It's more of an animal health issue.

Tom Judy asked if they have acquired the land. Garth said everything, but Butler Ranch. We have adjusted the schedule not to impact the tax payers.

Eric Scheetz asked about clean waterway. In the 2035 plan, it was put in to be looked at. Garth said yes, it's the Mill Street extension. It's another east west road. There is some opposition to using clean waterway. UNR is in Washoe County, but part of McCarren was annexed. It's a line on the map with a dollar sign, but it's details of development is down the road.

Cliff Lowe asked about the Corp of Engineers/FIMA approval. Garth said they adjust the flood rate maps. There is a FIMA process, but it's not an approval or denial. 3 consultants with the Army Corp and FIMA will review.

Loretta Lowe asked how long will the roadway will be. Garth said it is 5.5 miles with 45 mph speed limit. It's an extension of Veterans' Parkway. Loretta asked about the fence. Garth said it's a galvanized fence special for wildlife, north of Pembroke on both sides, approximately 2 miles, and then additional 1 mile. Butler Ranch fence has to be reinforced. Loretta asked how many animal doors will there be. Garth said he thinks it was 8 doors and wildlife undercrossing. There are 6, 8, 10 foot tall culverts, so wildlife can cross those. She asked about bird studies. Garth said wildlife fence, they cannot get through with how small the opening is on the fence, so walking birds cannot cross, but can use the culverts.

**10. \*Medical Marijuana Establishment, County Permitting and Review Process** – Bob Webb, Planning Manager in the Washoe County Community Services Department will provide information regarding Washoe County permitting licensing and review process for Medical Marijuana Establishments (MME) including those impacting District 2, to include the MME applications submitted on Mt Rose Hwy and in Old Washoe City. Staff will be able to field answer questions regarding the permitting licensing process following the presentation. For more information on MME in Washoe County, please visit [www.washoecounty.us/comdev/medical\\_marijuana.htm](http://www.washoecounty.us/comdev/medical_marijuana.htm) or call Washoe County Planning Department Business License at (775) 328-6100 X3733. (This item is for information only and no action will be taken by the CAB.)

Phone: 775-328-2733 business license

Background;

In 2009, the State constitution allowed Medicinal Marijuana use in Nevada. Cards are given to patient or care giver. Card carriers can grow their own marijuana.

In 2013, the State Legislature passed legislation to create facilities to distribute Medicinal Marijuana.

4 types of facilities: dispensaries, cultivation facility, production facilities to make products, and testing laboratories.

They reviewed those states that allow medicinal marijuana and modeled its legislation on those existing legislation, such as Arizona and Colorado.

In 2013 the process was approved that you could grow marijuana in cultivation facility that is independently owned.

However, it has to be tested, and then it will go to a dispensary or production facility. Those products have to go back through the testing.

You need a certificate from the State to operate any of these facilities. They limited the number of dispensaries. Washoe County is limited to 10 dispensaries according to State law. The County commission had to enact laws to regulate medicinal marijuana. Reno and Sparks did the same thing.

There are rules which include you can only operate medicinal marijuana establishments on commercial or industrial property. They have to be subject to rules/laws. There are restrictions on property distance. The property can be no closer than 1000 to a school, or 300 feet to a community facility. Distancing requirements.

County Commissioners have a say so on where those dispensaries are located. The State couldn't allocate more than 25% to one jurisdiction. Unincorporated Washoe County got allocated 5, Reno got allocated 3, Sparks got allocated 2. Provisional certificates were given to medicinal marijuana establishments to operate until State can issue final authorities. State will give final certificates.

Bob Webb gave a handout: List of business license application in unincorporated Washoe County.

12 registration certificates for Unincorporated Washoe County.

Cultivation facilities have to be completely enclosed. There have been different techniques such as the use of large shipping containers. Cultivations facilities have to get waste permit, kitchen, and air quality permits. They have very stringent rules. Dispensaries have to have physical appearance of a pharmacy or doctor office with security control. Card carrying patients or card carrying caregivers are the only ones allowed inside.

Production facilities produce edible and topical products.

All who have applied for business licenses that haven't been issued yet. They need to do tentative improvements; they are in the process. All applications will be reviewed by all the appropriate facilities. All registered facilities will be looked at also. Air quality will give provisional permit to make sure it works. Once the business license is issued, air quality will stay to make sure everything is working properly.

Brad Stanley asked how much revenue is generated for county. Bob Webb said not much. Bob said it's subject to current business license fees. It's a \$75 for application fee. The annual business license fee is \$600 max. The County Commissioners asked the Manager's Office to come back with a different fee structure. Brad asked what costs are anticipated? Bob Webb said none of the agencies expected any additional costs than other business. No one in the state of Nevada has experience with this yet. We have to wait and see.

John Aldred said he is opposing the facility in Washoe Valley because it's next to where his grandkids are. He said there will be an increase in the number of police and crimes in the vicinity of the facility. He said it is evident in Colorado. He said there is one Washoe County Sheriff on shift for this area. He said he oppose this facility and hopes the board does. John said the Sheriff's are being spreading out and the community with suffer from that. 1000 feet is no enough in rural area. He said he hopes they include in the cost the additional policing in the area. They should be in a similar area because of the police support. Eric Scheetz asked about his opinion of Colorado. John said he doesn't think it's a good thing. Nevada is a chump and doesn't get tax money.

Bob Webb said there is a 2.5 excess tax that goes to state health and state education fund. Each jurisdiction has made their own decision about licensing. Washoe County decided not to. The Board of County Commissioners wanted to avoid lawsuits. The report to the Board of County Commissioners includes the practical experiences from AZ and CO; Bob said the law enforcement increased with recreational marijuana.

John Aldred said he stood corrected with the recreational versus medical marijuana.

Debbie Schelta asked if they have an enhanced background like gaming license. Bob said there is a memorandum of 10 points. Those 10 points in the memorandum lay out the understanding to how the states to act. All states walk the fine line of state, local, and federal law. All marijuana is federal issue. All applicants get checked on their criminal history to determine if they are qualified to hold a certificate. The Washoe County District Attorney took it further; they wanted to make sure it wasn't a front for illegal business. Debbie asked for clarification for distance. Bob said 1000 from school, or 300 feet from community building. School bus stops don't count.

Pat had a 5 minute recess at 8:36pm. Reconvened at 8:44pm.

**11. UPDATE: Washoe County Sign Code Ordinance** – An update on the proposed draft Washoe County Sign Code Ordinance for unincorporated Washoe County. Staff may be available to answer questions or concerns to include information on the public review process and opportunities for the public to participate. Information on the sign code is available online at [www.washoecounty.us/comdev/hot\\_topics/signs.htm](http://www.washoecounty.us/comdev/hot_topics/signs.htm), by emailing [planning@washoecounty.us](mailto:planning@washoecounty.us) or calling (775) 328 - 3600. This item was previously heard at the January 8, 2015 South Truckee Meadows Washoe Valley Citizens Advisory Board. (This is a possible action item)

Trevor Lloyd gave an update:

They have hosted workshops with good community attendance with feedback. The proposed draft has been generally well received. Made changes to the code where it was appropriate. Washoe County will take a content neutral approach on the content of signs. Regulating the sign based on the place and use of the sign. They are simplifying the language of the code to create a simple standard of use.

They took an inventory: there are 33 billboards in Unincorporated Washoe County. Last time they took inventory, there were 109 billboards. The reason for reduction in billboard inventory is due to them being removed, and they can't be relocated or rebuilt. City of Reno has annexed parts of Washoe County, and now those billboards are on Reno property. Some billboards aren't on Washoe County jurisdiction; therefore, they won't be counted. Some are on NDOT land. Another key aspect of the Draft code: No longer regulating signage based on the zoning, but rather based on the use of the property.

Proposed changes include:

Table 505 shows free standing and building signs with sign square footage.

Changes as result of workshop: temporary/real estate on large parcels, 32 square ft signs in rural parcels. Industrial properties that are 25,000 square feet or larger need larger signs.

Electronic Message Displays – calculation based on industry standards on what Reno and Sparks are using. .03 ft candle measurement.

Abandoned signs need to be removed after 12 consecutive months.

Tom Judy asked Trevor if he had seen the email from Mr. Galloway. Trevor asked for a specific question. Trevor said Jim Galloway identified hypothetical situations. Trevor said with this proposed draft, there was a broad look with lots of hypothetical situations. Mr. Galloway had concerns with proliferation of signs. Temporary signs have happen over the past 20 years. Trevor said they are tightening the code. Tom Judy asked about insurance, especially for those that can cause

an accident. Trevor said we are tightening up the code and they are anticipating those issues. Tom said Mr. Galloway asked about a specific situation as a result of the sign. Has that been given any thought? Trevor said no, we haven't given that any thought at this point.

Brad Stanley said he wanted to piggyback Tom's question. Any judgment is paid for by tax payments. It should be reviewed to say that additional insurance should be required. Trevor said they require review by a governing body. They look at it on a case by case basis and they can suggest more insurance based on their decision. We can impose more conditions but haven't done that. Brad Stanley said it's a big price tag for tax payers. Brad Stanley said the letter from Jim Galloway needs to be entered into the minutes.

Kathie Roberts said she was driving on I-580, and was distracted by an electronic message display board, but the illumination was lowered within a week.

Trevor said they don't allow new billboards. We will allow smaller electronic message display with stringent standards with restriction in height, and they wouldn't be allowed to be installed near each other. No big proliferation of those signs.

Pat Phillips said she can see the light from GSR. She said they would appreciate if you do control the number of electronic message displays.

Eric Scheetz asked about electronic message displays being 6 feet tall. Trevor said that includes sign and structure. Eric said he doesn't want to see a sign like the wild orchid sign. Eric asked Trevor to explain illumine requirement. Trevor said many people are concerned about a sign like the Wild Orchid. The Wild Orchid sign has movement and video. Trevor said they are drafting the code so we don't have those types of sign. Nothing is in the code for illumines. We are proposing restricting the illumination. From where you measure, it's based on the size of the sign.

Eric scheetz said he is asking about the exception. Trevor said saying there is an 'exception' isn't appropriate. All is based on the needs for different uses of the property. We have identified regional recreational sign. There would be 3 or 4 of those types. Eric asked if there could be a slew of large signs like the Dianda sign. Would summit sierra fall under that? Trevor said a commercial center is much more restricted.

Laurie Wray said she is the Director of Scenic Nevada, a non-profit dedicated for the preservation of open spaces. She said they oppose the draft, and disagree with a lot of with what Trevor said. They eliminated codes and made 505 – it will be a challenge to the esthetics and to drivers. She wanted to address the Dianda sign. There is no limit on the square footage. She gave Bordertown as an example. She said the Dianda isn't on the freeway he can put the sign on the adjacent property because he owns the property. This could cause problems down the road. You cannot grant those types of favors. Bordertown can advertise anything under 505. With the content neutral approach, you can put whatever you want on that sign. You can change ads. We would like them to restore 502 to protect us and eliminate the Dianda exception. If you allow these big signs, they shouldn't be that bright.

Cliff Lowe said this is on your agenda for possible action, and hopes the board takes advantage of that action. You could take action to agree with the proposed sign code with exceptions. He said he has issues with sign code: Dianda exception, 505 - section C. The Board of County Commissioners can approve a larger sign. It's important for the County to get a thorough review of the code. The brightness of illumines is consistent with Reno and Sparks. The Unincorporated County is not Reno or Sparks; it's darker. It doesn't make sense. You are lighting otherwise dark skies. The sign code will probably move forward, please consider the section 505-40 C, all businesses should go through the same process.

Trevor Lloyd said he understood. He said electronic message displays are very limited; you will find it more suburban with existing development. He agreed and said they don't want to light up the night skies or the scenic corridors. Electronic message displays are strictly prohibited in the scenic corridor.

Pat Phillips asked is there anything in the draft code that addresses cities that are surrounded by rural. Trevor said we can't regulate in the cities, only jurisdiction in unincorporated area. We can seek cooperative agreement. Pat said NABS and CABS need to get together to work together. Trevor said there is a Reno/Stead joint planning area. Both commissioners work together.

Brad Stanley asked if regional planning is involved with some version of this. Trevor said it's not their purview. They aren't getting into the weeds. They may offer suggestions and cooperation, but won't reach their level.

Eric asked Jim Rummings about his opinions. Eric asked for the reason not to keep section 502. Trevor said 502 is a 13 pages long section about the standards for billboards with size, location and distances. Trevor said they are applying these standards with a small provision saying 'no billboards' are allowed. It's not necessary to have it if we don't enforce it.

Eric clarified and asked no new billboards. Trevor said Regional Recreational Signs will have specific criteria on a property. Eric said as a technicality, it doesn't make sense. Is it a billboard or not; we allow it or not. In the code, it says 'no billboard.' Trevor said billboards have been inventory and surveyed, and the only billboards allowed are those on the survey.

Jim Rummings said he agreed with what Trevor said. Jim told everyone to read and study the proposed document, and you would see it's a good document. We have to keep in mind where we are; we live in a community. A lot of things we listen to, we get a lot of personal preference; can't run a community based on personal preference. We can't jump to conclusions. Trevor has gone to a lot of trouble. Not everyone will be 100% happy. As a total document, we have come to an agreement. The commissioners can make recommendation. Jim said they have put forth a good result.

Pat Phillips said we could make a motion to recommend for the commissioners look at the concerns. We are taking action to address the concerns. Jim Rummings asked what are the concerns. Pat said all the concerns mentioned at this meeting. Bob Lucey said to be specific. Pat said the following were concerns: 505.40 C needs to be re-evaluated; the illumination of electronic message displays, and section 502 being eliminated.

Brad Stanley said the concerns and findings are encompassed in the minutes. The commissioner has heard our concerns. Brad said he believes it should be left as a non action item.

Pat Phillips asked the board if they wish to make it an action item. Bob Lucey said they need to act as if he wasn't present. He said alter or change as you see fit or do nothing. Those are your options. That's at your discretion.

Eric Scheetz made a motion for the Commission to consider 505.40-C be removed. Consider keeping section 502 and limit the illumination intensity. No one seconded the motion.

Kathie Roberts made a motion to accept the report as is. No one seconded.

Jim wanted said we should support Trevor.

NO ACTION ON THIS ITEM.

Trevor Lloyd thanked Laurie Wray and Jim Rummings for their work on this.

**12. DEVELOPMENT PROJECT** – The project description is provided below with links to the application or you visit the Planning and Development Division website and select the Application Submittals page:  
[www.washoecounty.us/comdev/da/da\\_index.htm](http://www.washoecounty.us/comdev/da/da_index.htm) A. Kline Variance Case (VA 15-002) – Discussion and possible action on a request to reduce the front yard setback from 30 to 15 feet at 250 Monarch Drive to allow for placement of a 2,300 square foot manufactured home. (This is a possible action item) • Property Owner: Kimberly Kline • APN: 050-371-46 • Staff Planner: Grace Sannazzaro, Washoe County Planner, [gsannazzaro@washoecounty.us](mailto:gsannazzaro@washoecounty.us), (775) 328-3771 • Hearing Date: Tentatively Scheduled for April 2 Board of Adjustment

Representative for the project, Frank Bouchard spoke about the requested variance:

He said the variance is for a front setback from 30 feet to a 15 foot setback because of the way the property is. He said the reason for requesting it is because 2/3 of the property is a ravine. The ravine is considered in a wash way in a flood zone. On monarch, the property is flat with good soil conditions. We want to move the property 15 feet forward so the owner can have full use of the land and build on safer land.

Questions/comments:

Jim Rummings said 15 feet is very close to the highway. Frank said it's not a highway, it's a secondary road; it's a road with very minimal traffic. Jim said he lives on a road with not a lot of traffic, and people think they can drive faster. As far as kids running around and where are you going to park your car, you just don't have the room. We didn't have access to info; we are working on a narrative description, without a plot of the land. Frank said he is requesting a 15 foot setback but can work with 20 foot setback. According to this zoning, its more than acceptable.

Brad Stanley asked if there is any County Planners present to address the 15 ft versus 20 feet setback as far as the legal requirements and difference in code. Trevor Lloyd said setbacks are based on the zoning and size of the allowable lots. He said Washoe County allows a 20 foot setback and it's common in residential lots. They are asking for this setback because of the steep constraint. Trevor said the ravine or slope can be a hardship.

Tom Judy asked why he didn't request the 20 foot setback instead. Frank said the planners said they could request up to 15 foot which would be much easier, but they can deal with 20 foot. Frank said there are much more logistics involved.

Eric Scheetz said the proposed house is on the narrowest point on the lot. Frank said the narrowest point is east of the property which is by the wells. Frank said by getting that setback changed, the house can be moved to the middle of the lot and septic is to the left. Eric Scheetz asked about the septic and leach line. Frank said the leach line is 60 feet. Eric said it the document says 80 feet for the leach line. Frank said there is a 20 foot separation. Frank said there is a ditch in front of Monarch, and in the back, there needs to be separation by the 1.5 drainage ditches, which is outside of the property.

Pat Phillips read a written statement provided by Jakon Tolhurst. Takon Tolhurst wrote that they live next to proposed property. They rebutted the statements on the proposal to change the mandatory 30' to 10' setback. It would not complete neighborhood, it would be the only manufactured home and lower home values and it would be adding a well to the already drying aquifer.

Dianne Beaty said she lives across from the property. She said it's a narrow shoulder of land. 15 foot setback of the manufacture home is not congruent with the homes in the area. It's hard to believe it would fit with leach line and septic if it didn't setback at 15 feet. We oppose it. It does not fit in the scenic, private, rural character of the neighborhood.

Jim Vanlandingham said he lives on Monarch next door to the property. He said his well is on the property line. The previous owner of his house owned this property as well. They are proposing to build on it with the well next to his; the wells are very dry. It will take for his water supply and it won't be enough water both of them. The 2,300 square foot home won't fit on this. He asked where the 15 foot setback is measured from. The pavement or the ditch? He said the house will be right on the road, block his view, and cut his water supply. He said he is very much against this variance.

Tom Judy asked if the only variance issue the set back. Frank said yes. Tom asked if the CAB board were to consider recommending this variance with a 20 foot setback, Frank said it would be acceptable.

Kimberly Kline said the only variance is on the setback. They have drawn up the plan, but it's safer with a 15 feet setback. The size of the house fits in the planning. The property is wide, oppose to deep. There is property on both sides. They were sold the property and were told they need a well and septic.

Roy Ruth said he has lived there since 1988. That ground has been filled with horse manure. There was a flood in 1985, the ravine filled with 2/3 with water and washed out the bank. The neighbor at 240 Monarch was concerned with his pool. This lot wasn't intended to be built on because it was part of the other lot. He said he is concerned for safety. The land shouldn't be built on. All the houses are centered on one acre lots. This house will fill the lot. It will be in your face. It will take away from the entire neighborhood. He said he is opposing it and it will affect the real estate prices. There already isn't enough water out there. Get a structural engineer out there to look at the land.

Frank said the building department recommendations will come when we submit to them. He said most manufactured homes look better than many homes. They will look for setback, grading, impaction letters which will be addressed with engineers. As far as home values, you aren't basing your home it on a manufacture homes. They aren't compared. It will be an enhancement to the neighborhood.

Tom Judy said we need to understand and review the information being presented. This is a request for a variance of a setback. We can't deal with anything else. Tom asked if we agree with them doing the setback at from 30 to 15 feet or a modification of 20 feet. That is the matter that we can deal with. They have a right to build a property; all we can comment on is the setback.

Brad Stanley asked if there was a motion to be made about approving a 20 foot setback variance, could any of the concerns be addressed with some screening, like tree screening. He asked if a condition like this be suggested?

Trevor Lloyd said some conditions can be applicable and some may not be. It would be the applicant's agreement versus asking the county to require it. Brad asked if it would be fair to recommend this. Trevor said this is fair.

Eric suggested they consider looking into structural alternatives. He also suggested they look into the 60 foot on the septic. He said if you have a property, you have the right to make it usable.

MOTION: Brad Stanley moved to suggest the variance be accepted at a 20 foot setback and to consider landscape screening on Monarch. Eric seconded the motion. The motion carried unanimously.

**13. \*CHAIRMAN/BOARD MEMBER ITEMS/NEXT AGENDA ITEMS** – This item is limited to announcements by CAB members and topics/issues posed for future workshops/agendas. (This item is for information only and no action will be taken by the CAB.)

- Update on medicinal marijuana establishments: Policing it; Air quality and Department of Health to discuss updates on management of medicinal marijuana establishments.
- Sherriff data base on peddlers and enforcement.
- Request the staffing levels for fire department stations for TMFPD Chief Moore update.
- Sherriff's office – reimbursement.
- Eric said CAB members can give updates regarding certain items:
- Brad Stanley said he will get an update on cooperative planning.
- Jim Rummings will give updates on changes sign ordinance changes.
- Eric Scheetz can get an update about the peddler certificates.

**14. \*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.

Roy Ruth said he wanted to clarify and say often manufacture homes are built better than regular homes. He said it's about the density and size of the lot. We aren't against the manufactured homes.

**15. \*ADJOURNMENT** – Chairperson, Patricia Phillips, made a motion to adjourn the meeting. The meeting adjourned at 10:12pm.

Number of CAB members present: 7

Number of Public Present: 34

Presence of Elected Officials: 1

Number of staff present: 2

Submitted By: Misty Moga