



COMMUNITY DEVELOPMENT
1594 Esmeralda Avenue, Minden, Nevada 89423

Building Division
Engineering Division
Planning Division
Code Enforcement

Mimi Moss
COMMUNITY DEVELOPMENT DIRECTOR

775-782-6201
FAX: 775-782-6297
website: www.douglascountynv.gov

WATER CONVEYANCE ADVISORY COMMITTEE

MINUTES OF THE FEBRUARY 6, 2017 MEETING

I. Call to Order

David Hussman called the meeting to order at 4:01 p.m.

WCAC members present: David Hussman, Dennis Jensen, Russell Scossa and Fred Stodieck

Staff present: Cynthea Gregory, District Attorney
Erik Nilssen (Staff Contact for WCAC)
Heather Ferris, Acting Planning Manager
Lucille Rao, Case Planner
Coleen Thran-Zepeda, Development Coordinator

Public present: Matt Bernard, Helen Johnson and JB Lekumberry

II. Approval of Agenda

Mr. Hussman asked if there was any public comment on the agenda; there was none.

Motion made by Mr. Stodieck to approve the agenda as presented; seconded by Mr. Scossa. Motion carried unanimously.

III. Public Comment

Mr. Lekumberry commented on the width of a ditch easement associated with a parcel map he brought forward. Specifically, where/how the 32' foot ditch requirement was established and if there is the ability to reduce the width. Mr. Lekumberry was informed the 32' was set by Douglas County Code and a recommendation to vary the width could be requested at the time the tentative map was presented to WCAC depending on the specific parcel and ditch circumstances. Ultimately it is the County that sets the conditions of approval. Mr. Nilssen reminded Mr. Lekumberry again that the County did allow a smaller easement and below the 32 feet for his map. Mr. Lekumberry said the standards that the County has set with the 32 feet is stricter than WCAC may realize. Mr. Lekumberry stated his point in being here is that when someone comes forward again with another one of these and you think there is flexibility there may not be.

Mr. Hussman asked if there was any additional public comment on the agenda; there was none.

IV. Election of Chairman and Vice-Chairman

Mr. Jensen asked if there was any public comment on the minutes; there was none.

Mr. Jensen asked if there were any nominations for Chairman of the WCAC. Mr. Scossa nominated Mr. Hussman with a second by Mr. Stodieck; motion carried unanimously.

Mr. Hussman asked if there were any nominations for Vice-Chairman of the WCAC. Mr. Stodieck nominated Mr. Dreyer with a second by Mr. Jensen; motion carried unanimously.

V. Disposition of the November 7, 2016 WCAC minutes.

Mr. Hussman asked if there was any public comment on the minutes; there was none.

Motion made by Mr. Scossa to approve the minutes as presented; seconded by Mr. Stodieck. Motion carried unanimously.

VI. For Possible Action. Discussion on the Water Conveyance Advisory Committee 2016 Activities Report, to be provided to the Board of Commissioners.

Mr. Hussman asked if there was any public comment on the minutes; there was none.

Motion made by Mr. Scossa to approve the minutes as presented; seconded by Mr. Stodieck. Motion carried unanimously.

VII. Discussion and Possible Action.

- 1. For possible action. Discussion on irrigation, drainage and water facilities which may be impacted by a Tentative Parcel Map that proposes to create three parcels approximately 4.0 acres in size with a 19.7 acre remainder parcel, using the Agricultural 2-acre parcel provision of Douglas County Code 20.714.040. The subject property is located at 150 Jacks Valley Ranch Road in the FR-19 (Forest and Range- 19 acre minimum net parcel size) and A-19 (Agricultural- 19 acre minimum parcel size) zoning district in the North Agricultural Area. The applicants are John and Rose Ascuaga, Trustees of the Ascuaga Family Trust Agreement. APN 1419-00-001-033 and 1419-00-001-028. Land Division Application (LDA) 16-038**

Matt Bernard, R.O. Anderson, Engineering, represented the applicant and presented the project. John & Rose Ascuaga want to leave a legacy and put their entire property into a conservation easement, but they have four children and would like them to have the opportunity to have a parcel. They have a 40 acre piece of land that they want to move with a Boundary Line Adjustment. This will allow them to create three 4-acre parcels. The rest of the 19 acres will be covered by the conservation easement. The Schneiders have an underground pipeline which comes out of Jack's Valley Creek. They have provided a 20 foot easement on the existing pipe.

Mr. Nilssen thought the easement should extend all the way to the source water. Mr. Scossa stated that the people creating the Conservation Easement are probably already aware of the pipeline and he's

MAILING ADDRESS: P.O. Box 218, Minden, Nevada 89423

sure there is a prescriptive right there, but without having talks with people on the other side it would make it clean if he put the easement through. We only need to look at the map presented and if Mr. Ascuaga feels he doesn't want to do that then what you presented is what is needed. Mr. Bernard asked that they keep the conditions to inside the boundary of the map. Mr. Nilssen asked for clarification of which parcel they are moving to the corner. The group discussed (looking at the map). Mr. Nilssen stated he would require the easement but there is no legal way to do it. Ms. Gregory stated that normally a Boundary Line Adjustment would not be required to come in front of this group. Technically the Boundary Line at this point is a fiction because it hasn't gone through, however, the parcel map that is in front of you is based upon assuming that the fiction goes through. The property for development is the Parcel Map. Mr. Bernard said it was Mr. Ascuaga's preference to grant to his neighbors just what he has to. Mr. Scossa requested that the neighbors be made aware of it so they aren't surprised if someone starts digging in the conservation easement. Ms. Gregory stated that technically the Boundary Line Adjustment should have been created already. She understands why it hasn't, but if it was completed there wouldn't be this issue. Mr. Bernard stated they are asking everyone to look at this as if the Boundary Line Adjustment is complete.

Mr. Hussman asked for public comment; seeing none, public comment was closed.

Mr. Scossa moved to accept the map as presented; Mr. Stodieck seconds the motion; carried unanimously

- 2. For possible action. Discussion on irrigation, drainage and water facilities which may be impacted by a request for a Tentative Parcel Map that proposes to create one parcel approximately 4.3 acres with a remainder parcel of 30.2 acres, using the Agricultural 2-acre parcel provision of Douglas County Code 20.714.040. The subject property is located at 521 Mottsville Lane in the A-19 (Agricultural – 19 acre minimum parcel size) zoning district in the South Agricultural Area. The applicant is Helen Johnson. APN 1219-02-000-025. Land Division Application (LDA) 17-002.**

Matt Bernard, R.O. Anderson, Engineering, represented the applicant and presented the project. Mr. Bernard stated they have crafted the 4.3 acre parcel around the existing house so that there is no conveyance across any easements. Mr. Nilssen stated that he felt there was so much going in this area with irrigation and so many easements that he felt the applicant needed to come before the Committee for their approval.

Mr. Hussman asked for public comment; seeing none, public comment was closed.

Mr. Scossa moved to accept the map as presented; Mr. Stodieck seconds the motion; carried unanimously.

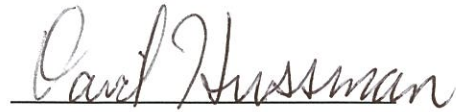
Administrative

Mr. Hussman asked the panel if any correspondence had been received since the last meeting; there was none.

Adjournment

The meeting was adjourned at 4:47 pm by Mr. Hussman.

Respectfully submitted,



David Hussman
Chairman



Coleen Thran-Zepeda
Development Coordinator