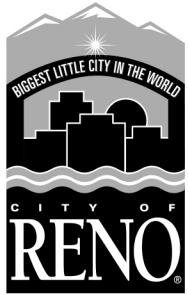


Ward 4
Neighborhood Advisory Board
Joint Meeting with the North Valleys Citizen
Advisory Board (NV CAB)



DRAFT MEETING MINUTES
Monday ~ November 14, 2016
Scheduled Time: 5:30 – 8:00 p.m.
Reno City Hall Council Chambers
One East First Street, Reno, NV 89501



**NORTH VALLEYS CITIZEN
ADVISORY BOARD MEMBERS**

Teresa Aquila
Robert Conrad
Jean Harris, Vice Chair
Ray Lake, Chair
Anna Williams

NAB – WARD 4 MEMBERS

Corey Bond
Katie Colling
Mario DelaRosa
Thomas Hill
Ray Lake
Malachi Mansfield
Michael Schneider
Irene Tudor

Council Liaison: Paul McKenzie

Community Liaison: Cynthia Esparza-Trigueros

1. CALL TO ORDER

Chair Bond of the Ward 4 NAB and Chair Lake of the North Valleys Citizen Advisory Board called the meeting to order at 5:31 p.m.

2. ROLL CALL FOR NORTH VALLEYS CITIZEN ADVISORY BOARD (NV CAB) AND WARD 4 NAB

NV CAB MEMBERS PRESENT:	Teresa Aquila, Jean Harris, Ray Lake and Anna Williams
NV CAB MEMBERS ABSENT:	Robert Conrad
WARD 4 NAB MEMBERS PRESENT:	Corey Bond, Katie Colling, Thomas Hill, Ray Lake and Irene Tudor
WARD 4 NAB MEMBERS ABSENT:	Mario DelaRosa, Malachi Mansfield and Michael Schneider
POSITIONS VACANT:	One
CITY COUNCIL LIAISON:	Paul McKenzie
COMMUNITY LIAISON:	Cynthia Esparza-Trigueros
ALSO PRESENT:	John Krmptotic – KLS Planning and Design

* Denotes **NON** action item

Michael Moreno – Public Affairs Administrator, Regional
Transportation Commission
Jennifer Oliver – Manager’s Office, Washoe County
Garth Oksol – P.E. and Project Manager, Regional Transportation
Commission

A quorum was established for both the Ward 4 NAB and for the North Valleys Citizen Advisory Board (NV CAB) for this meeting.

3. PLEDGE OF ALLEGIANCE

- 4. PUBLIC COMMENT** – *Limited to no more than three (3) minutes and is for either public comment on any action item or for any general public comment. The public may comment on agenda items by submitting a **Request to Speak** form to the chairperson. Comments are to be addressed to the board as a whole and not directed to or at individuals, presenters or staff members.*

Public comment was given following agenda item 6.

5. APPROVAL OF JOINT MEETING AGENDA - For Possible Action

- A. November 14, 2016

Community Liaison Esparza-Trigueros announced that agenda items 6A and 8A have been pulled from the agenda.

It was moved by Ward 4 NAB member Lake, seconded by member Hill to approve the Ward 4 NAB and NV CAB joint meeting agenda for November 14, 2016 with the aforementioned changes. The motion carried: Ward 4 NAB members Bond, Colling, Hill, Lake and Tudor assenting; Ward 4 NAB members DelaRosa, Mansfield and Schneider absent; and one position vacant.

6. APPROVAL OF MINUTES FOR THE WARD 4 NAB - For Possible Action

- A. October 20, 2016

This item was removed from the agenda since the incorrect minutes were posted online for this meeting.

6. APPROVAL OF MINUTES FOR THE NORTH VALLEYS CITIZEN ADVISORY BOARD (NV CAB) - For Possible Action

This item was on the November 14, 2016 agenda of the North Valleys Citizen Advisory Board (NV CAB).

- A. October 10, 2016

It was moved by NV CAB member Aquila, seconded by NV CAB Vice-Chair Harris to approve the minutes for the NV CAB meeting on October 10, 2016 as presented. The motion carried: NV CAB members Aquila, Harris, Lake and Williams assenting; NV CAB member Conrad absent; and no positions vacant.

- 4. PUBLIC COMMENT** – *Limited to no more than three (3) minutes and is for either public comment on any action item or for any general public comment. The public may comment*

*on agenda items by submitting a **Request to Speak** form to the chairperson. Comments are to be addressed to the board as a whole and not directed to or at individuals, presenters or staff members.*

Michael Moreno, RTC Public Affairs Administrator, made the following public comment:

- The RTC is holding a free flu shot clinic on Tuesday, November 15th at the Fourth Street Station
 - Ages seven and older may participate in the clinic
 - Additional clinics may be announced in the future
- The RTC will begin selling mobile fairs
 - The RTC is holding a soft launch of their cell phone application this week
 - Transit users can purchase bus passes using the new cell phone application
 - The application will be fully launched on November 23rd
 - A 50 percent discount will be given on the first purchase using this application

Ward 4 NAB member Colling made the following public comment:

- The Reno Initiative for Shelter and Equality (RISE), ACTIONN, the ACLU and FUSE will be holding a panel titled, What About Us which will provide a voice from the homeless in our community
 - The panel will be held on Thursday, November 17th from 6:00 p.m. to 8:00 p.m. at the University of Nevada (UNR) in the Bill Raggio Room, 1003
- The seating configuration of this meeting conveys a false sense of power to the Ward 4 NAB members; everyone in the room is equally powerful

Ward 4 NAB member Hill made the following public comment:

- The purpose of this joint meeting is to discuss issues in the North Valleys which affect those living in both the City and County
- There is a need for greater synergy between the City, County, residents and public entities to resolve issues
- This meeting is the first step in working together
- If a joint meeting proves valuable to the City, County and residents it can be continued in the future

Ward 4 NAB member and NV CAB Chair Lake made the following public comment:

- He thanked Ward 4 NAB member Hill for suggesting a joint meeting between the City and County and Community Liaison Esparza-Trigueros and Jennifer Oliver from the Washoe County Manager's Office for organizing this meeting
- He attended the NDOT meeting in Carson City on November 14th
 - A contract was awarded regarding work on the Spaghetti Bowl and in the North Valleys
 - Work can begin in areas where an environmental study is not required
 - NDOT will begin work including re-stripping of lanes and improvements on Lemmon Drive as soon as the spring of 2017

5. APPROVAL OF JOINT MEETING AGENDA FOR THE NORTH VALLEYS CITIZEN ADVISORY BOARD (NV CAB) - For Possible Action

This item was on the November 14, 2016 agenda of the North Valleys Citizen Advisory Board (NV CAB).

A. November 14, 2016

At this time at the meeting, it was noted that the CAB members needed to approve the agenda for this meeting.

NV CAB Chair Lake announced that items 7B and 8A were pulled from the agenda for this meeting.

* denotes **NON** action item

It was moved by NV CAB member Aquila, seconded by NV CAB Vice-Chair Harris to approve the Ward 4 NAB and NV CAB joint meeting agenda for November 14, 2016 with the aforementioned changes. The motion carried: NV CAB members Aquila, Harris, Lake and Williams assenting; NV CAB member Conrad absent; and no positions vacant.

7. PUBLIC OFFICIAL UPDATES

A. Update and Discussion from Councilmember Paul McKenzie

Council Liaison McKenzie gave the following update:

- He thanked Ward 4 NAB member Hill for his idea of a joint City and County meeting to discuss issues which affect both City and County residents in the North Valleys
- Development projects in the North Valleys affect County residents just as much if not more than City residents
 - Issues of concern include traffic, schools, parks and water
 - There is a dedicated water system for the North Valleys
 - Although projections are good, it has existed for a short term and has not yet been proven
 - A voice from the County is needed regarding decisions made on development projects in the North Valleys
- On Wednesday, November 16th, the City is holding a public joint NAB meeting for input regarding the selection of a new City Manager
 - City Council members desired public input for the process of hiring a new City Manager
 - City Council members will not be present at this meeting, but public input from this meeting will be brought back to City Council
- The first reading of a zoning change to allow a charter school on Mt. Bismark has been approved by City Council
 - If the second reading is approved, the charter school can be moved to this new location in 2017
- The Prado Ranch development project was denied by the Planning Commission due to concerns with schools and traffic
 - This project is being appealed
- A new development project for a PUD has been proposed on Lemmon Drive
 - There are existing traffic issues on Lemmon Drive
 - How the project will fit in with unincorporated County land must be considered
- The Stonegate project has not moved forward since it was presented at the Ward 4 NAB meeting in August
 - Issues regarding additional traffic burdens in the area including those on Interstate 395 must be considered

It was asked if a Vice Mayor was chosen for the City. Each year a member of City Council is selected as Vice Mayor for the City. Councilmember Neoma Jardon was recently elected Vice Mayor of Reno in November.

B. Update and Discussion from Commissioner Jeanne Herman

Jennifer Oliver from the Washoe County Manager's Office announced that Commissioner Herman was unable to attend this meeting due to another obligation, but supported the idea of the joint meeting between the City and County.

8. DEVELOPMENT PROJECTS - *Following presentations by a City of Reno planner and/or the project's developer or representative, NAB members and the public will have the opportunity to ask questions about the project and provide feedback. The NAB will not take any action on development projects. NAB*

* denotes **NON** action item

members and the public are encouraged to fill out the development project review form with their input. All development project review forms submitted to the community liaison at the NAB meeting or via the online form (<https://goo.gl/nUA9lj>) will be submitted to the Reno Planning Commission for consideration in the development review process. All forms must be submitted two weeks in advance of the Planning Commission meeting for input to be included in Planning Commission materials. (Approximately 15 minutes)

A. LDC17-00020 (Stead 40 Phase 2) - A request has been made for a tentative map to develop 68 single family attached residential lots. The ±6.5 acre site is located to the northwest of the intersection of Stead Boulevard and US Highway 395 in the Mixed Use/North Virginia Transit Corridor (MU/NVTC) zone. The site has a Master Plan land use designation of Special Planning Area/North Virginia Street Transit Corridor (SPA/NVTC) *(Approximately 15 minutes, including questions and answers)*

PLANNER: Jeff Borchardt, Associate Planner
CONTACT NUMBER: (775) 677-6882
EMAIL ADDRESS: borchardtj@reno.gov
WARD BOUNDARY: Ward 4
APN: 086-030-08
NEIGHBORHOOD ADVISORY BOARD MEETING DATE: November 14, 2016
PLANNING COMMISSION HEARING DATE: December 8, 2016
APPLICATION LINK: <http://www.reno.gov/home/showdocument?id=65209>

This item was pulled from the agenda.

B. LDC17-00003 (Mt. Bismark Master Plan and Zoning Map Amendments) - A request has been made for a: 1) Master Plan Amendment from Industrial to Mixed Residential; and 2) zoning map amendment from Industrial Business (IB) to Neighborhood Commercial (NC). The ±8.1 acre site is located between Mt. Babcock Street and Mt. Bismark Street on the north side of Mt. Anderson Street. *(Approximately 10 minutes, including questions and answers. Project has previously been presented to the NAB)*

PLANNER: Heather Manzo, Assistant Planner
CONTACT NUMBER: (775) 785-2668
EMAIL ADDRESS: manzoh@reno.gov
WARD BOUNDARY: Ward 4
APN: 086-151-05
NEIGHBORHOOD ADVISORY BOARD MEETING DATE: November 14, 2016
PLANNING COMMISSION HEARING DATE: December 15, 2016
APPLICATION LINK: <http://www.reno.gov/home/showdocument?id=60973>

John Krmpotic from KLS Planning and Design, gave a presentation on this project which included the following:

- This project was originally presented at the Ward 4 NAB meeting on August 18, 2016
- The zoning map amendment request has been revised due to City staff concerns
 - The request for Multi Family – 14 units per acre (MF-14) zoning has been changed to a request for Neighborhood Commercial (NC) zoning
- This revised project involves two requests
 - A Master Plan amendment from Industrial to Mixed Residential
 - A zoning map amendment from Industrial Business (IB) to Neighborhood Commercial (NC)
- The ultimate goal is to develop a multi-family project at this site
- Multi-family and neighborhood commercial uses can be blended based on market demand if Neighborhood Commercial (NC) zoning is supported for this project

- The relocation of a charter school to the north of this site adds to the compatibility of this request
- An RTC zoning map of the site and surrounding areas was shown
- Surrounding land uses include:
 - Multi-family housing to the east along Mt. Babcock Street
 - Logistic centers and warehouses to the north
- Photographs of the site from Mt. Bismark Street and Mt. Anderson Street were shown

The NAB and CAB members had the following questions regarding this project:

- How many housing units will be built at this location?
 - This is unknown
 - Theoretically, the site can support up to 112 townhome, condominium or apartment units
- Will proposed housing at this location be affordable?
 - Assuming that cost is a function of land price, the land for this project is less expensive than land in other parts of the City
 - There is no specific information on prices at this time
- What is the maximum height of proposed homes?
 - Two stories
- How large is the project site?
 - The project site is 8.1 acres

This project is scheduled to go to the Planning Commission on December 15, 2016.

9. DEVELOPMENT PROJECT UPDATES– *The following items are to provide an update on Action taken by the Planning Commission and/or City Council on development projects previously heard by the Ward 4 NAB. NAB and public comments were submitted via the development project review form to the Reno Planning Commission. (Approximately 5 minutes, including questions and answers)*

- A. LDC17-00004 (Stead 40) - A request has been made for a: 1) tentative map to develop a subdivision 2) special use permit to allow: a) grading disturbance within a major drainage way; and b) cluster development. The ±4 acre site is located at the terminus of Silver Dollar Lane to the northwest of the intersection of Stead Boulevard and US Highway 395 in the Mixed Use/North Virginia Transit Corridor (MU/NVTC) and Single Family Residential (SF6) zones. The site has a Master Plan land use designation of Special Planning Area/North Virginia Street Transit Corridor (SPA/NVTC) and Mixed Residential (MR)

Claudia Hanson, Planning Manager, gave the following update on this project:

- This project is scheduled to go the Planning Commission on December 8th
- A condition has been added to this project to provide street trees

10. JOINT MEETING BUSINESS

- A. Joint Planning Area update – Roger Pelham, Washoe County Planning, will provide an update on the Joint Planning Area (*Approximately 20 minutes, including questions and answers*)

Roger Pelham, Senior Planner with Washoe County Planning and Development, gave the following update on the Joint Planning Area:

- This update is for the Reno Stead Joint Planning Area
- There has been very little change regarding this area
- The last comprehensive update of this area was done six to seven years ago
- Small changes include the following:

- 60 acres were removed from the Joint Planning Area and zoned as Special Planning Area in the City of Reno
- Most of the Joint Planning Area has been annexed by the City of Reno
- Proposed changes must go through a process involving both the Reno Planning Commission and the Regional Planning Commission

The NAB and CAB members had the following questions and comments regarding this item:

- Is the Sphere of Influence for the City of Reno limited?
 - Tier 1 of the City's Sphere of Influence has already been annexed into the City
 - The next tier of the City's Sphere of Influence will be identified following the Master Plan update, approximately sometime in the fall of 2017
- Is the County OK with the fact that they are losing land that is annexed into the City of Reno?
 - Political decisions regarding annexation are made at the Regional level and the County must abide by these decisions
- How are members of the Regional Planning Commission selected?
 - Members represent Sparks, Reno and Washoe County
 - Members are appointed by City Council and City Commissioners
 - Decisions are usually final, but can be appealed to a Regional Planning Government Board
- Residents of the North Valleys will suffer if there is continued development
 - The traffic on North Virginia Street is already bad and backs up to Stead Boulevard during rush hour
 - Construction trucks have damaged roads in the North Valleys, and repairs are not scheduled for four to five years from now
 - Lack of infrastructure impacts the North Valleys

Claudia Hanson, Planning Manager, made the following comments:

- The Reno Stead Corridor Joint Plan document was adopted in the mid 1990's
- It was updated approximately six years ago
- It is adopted by the City and County as part of the Master Plan

- B. City of Reno Community Development Department presentation overview of development in Ward 4, including recently completed, current and proposed development projects - Claudia Hanson, Planning Manager and Janelle Thomas, Associate Civil Engineer (*Approximately 20 minutes, including questions and answers*)

Claudia Hanson, Planning Manager, gave a presentation on recent Master Plan and Zoning Map Amendments and Planned Unit Developments in Ward 4 which included the following:

- A map of recent Master Plan Amendments (MPA) and Zoning Map Amendments (ZMA) that have been approved or are in review was shown
- A map of Planned Unit Developments (PUD) which have been approved or are in review was shown

Claudia Hanson, Planning Manager, introduced Janelle Thomas, Associate Civil Engineer, who oversees new projects in the North Valleys.

Ms. Thomas gave a presentation on Tentative and Final Map projects in Ward 4 which included the following:

- A map of Tentative Maps which have been approved or are in review
- A map of Final Maps which have been approved or are in review
- A map of general industrial /commercial projects which have been built, future development, SUP approved, are under construction or are in review
- A Tentative Map is a basic development map for a proposed project
 - Development typically is built in phases

- A Final Map is reviewed for compliance with tentative map conditions and with City codes and standards
- The timing between a Tentative and Final Map varies based on each project and is economically driven

This presentation can be found on the www.reno.gov website in the supporting documents for the Joint Ward 4 NAB and CAB meeting on November 14, 2016.

The NAB and CAB members had the following questions and comments regarding this item:

- How are findings regarding schools made for development projects in the North Valleys when the local schools are already overcrowded?
 - The City must look to the Washoe County School District (WCSD) for their input and comments regarding school capacities
 - The WCSD is required by state law to provide an education to all students
 - How are findings made regarding availability of water?
 - Proof of water rights are required at the Final Map stage
 - A will serve letter from a water provider, usually from the Truckee Meadows Water Authority (TMWA) is required as proof of water rights
 - How are police and fire department availability addressed?
 - The police and fire departments receive tentative maps for review and provide their feedback through comments
 - An eight-minute response time is the current standard for fire department response; sprinklers are required to be installed if the response time is more than this standard
 - Member Colling commented that a provision to alleviate overcrowding of schools, similar to the sprinkler requirement should be required when a school is over capacity
- C. Regional Transportation Commission (RTC) Update—RTC staff to present on North Valleys Regional Multimodal Transportation Study with respect to the North Valleys (*Approximately 15 minutes, including questions and answers*)

Garth Oksol, P.E. and Project Manager with the Regional Transportation Commission (RTC) gave a presentation on the North Valleys Regional Multimodal Transportation Study which included the following:

- A regional Multimodal Transportation Study has been completed in the North Valleys
- Package 1 has been completed and consisted of short term improvements including pedestrian and intersection improvements on North Virginia Street and Golden Valley Road
- Package 2 includes the following future improvements:
 - A traffic signal at Red Rock and Moya scheduled for the summer of 2017
 - The RTC is currently working with NDOT on both short and long term improvements on Lemmon Drive near Interstate 395
 - Long term plans on the 10-year horizon for the Lemmon Drive interchange include a signalized diamond with three left turn lanes
 - Other long term improvements in the 10-year horizon include expansion to four lanes on the following streets:
 - Red Rock Road
 - Moya Boulevard
 - Military Road
 - Lemmon Drive
- The RTC must coordinate road improvements with other entities including NDOT and the City of Reno to minimize disruption of traffic during construction

The NAB and CAB members had the following questions and comments regarding this item:

- How are road improvement needs addressed by developers?

* denotes **NON** action item

- Developers have two options:
 - Pay impact fees
 - Pay for a project to offset impact fees such as road widening
- Are there any plans to expand bus transit in the North Valleys?
 - Transit expansion remains to be a challenge
 - Costs are subsidized by the community
 - Community assistance is needed to cover costs, but community assistance has been voted down in the past
- Does the RTC participate in traffic studies for development projects?
 - The RTC participates in the review process for development projects by providing their input and comments
- Does the RTC perform traffic counts?
 - Every two to three years, traffic counts are performed on regional roads to identify increases in traffic flow
 - Traffic counts are performed by both NDOT and local entities
- Why is a brand-new bus station being built near the existing Fourth Street station instead of the North Valleys where one is needed?
 - The new station is being built on the other side of Interstate 80 and is meant to connect the University of Nevada (UNR) with the rest of the City
- An express bus during commuting hours was suggested
- Is Interstate 395 an NDOT or regional road?
 - It is mostly NDOT, but parts of it are considered regional roadways

The following announcements were made by Mr. Oksol:

- The public is invited to attend a RTC Transit Workshop at the Best Western Airport Plaza Hotel on Friday, November 18th at 9:00 a.m.
- All RTC Board meetings are open to the public

11. UPDATES

A. None at time of posting.

- 11. REPORTS AND UPDATES** – This item is limited to updates and announcements from CAB members, or review of correspondence received by the CAB.

This item was on the November 14, 2016 agenda of the North Valleys Citizen Advisory Board (NV CAB).

Ms. Oliver announced that the Washoe County School District and NDOT were contacted and invited to present at this meeting, but were unable to attend. NDOT expressed interest in attending a future meeting.

12. IDENTIFICATION OF ITEMS TO BE PLACED ON A FUTURE AGENDA OF THE WARD 4 NEIGHBORHOOD ADVISORY BOARD FOR DISCUSSION AND/OR POTENTIAL ACTION - For Possible Action

Member Colling requested discussion on agenda item topics for a joint meeting of all the NABs.

It was discussed and decided by the Ward 4 NAB members and NV CAB members that periodic joint meetings with presentations which affect both the City and County are useful and should be continued in the future.

It was moved by Ward 4 NAB member Hill, seconded by member Colling to add an agenda item to the December Ward 4 NAB meeting for discussion regarding continuation of joint meetings between the Ward 4 NAB and North Valleys Citizen Advisory Board (NV CAB). The motion carried: Ward 4 NAB

* denotes **NON** action item

members Bond, Colling, Hill, Lake and Tudor assenting; Ward 4 NAB members DelaRosa, Mansfield and Schneider absent; and one position vacant.

It was moved by Ward 4 NAB member Colling, seconded by member Hill to add an agenda item to the December Ward 4 NAB meeting for discussion regarding agenda item topics for a joint meeting of all the NABs. The motion carried: Ward 4 NAB members Bond, Colling, Hill, Lake and Tudor assenting; Ward 4 NAB members DelaRosa, Mansfield and Schneider absent; and one position vacant.

12. **CHAIRMAN/BOARD MEMBER ITEMS** – This item is limited to updates and announcements by CAB members and topics/issues posed for future workshops/agendas.

This item was on the November 14, 2016 agenda of the North Valleys Citizen Advisory Board (NV CAB).

It was moved by NV CAB member Aquila, seconded by NV CAB Vice-Chair Harris to add an agenda item to the February NV CAB meeting for discussion regarding continuation of joint meetings between the Ward 4 NAB and North Valleys Citizen Advisory Board (NV CAB). The motion carried: NV CAB members Aquila, Harris, Lake and Williams assenting; NV CAB member Conrad absent; and no positions vacant.

13. **CONFIRMATION OF THE NEXT NAB CHAIRPERSON – For Possible Action**

Member Colling was confirmed as the Chair for the December Ward 4 NAB meeting.

14. **PUBLIC COMMENT** – Limited to no more than three (3) minutes and is for either public comment on any action item or for any general public comment. The public may comment on agenda items by submitting a **Request to Speak** form to the chairperson. Comments are to be addressed to the board as a whole and not directed to or at individuals, presenters or staff members.

None.

15. **ADJOURNMENT (For Possible Action)**

It was moved by member Tudor, seconded by member Colling to adjourn the meeting at 7:15 p.m. The motion carried: Ward 4 NAB members Bond, Colling, Hill, Lake and Tudor assenting; Ward 4 NAB members DelaRosa, Mansfield and Schneider absent; and one position vacant.

It was moved by NV CAB member Aquila, seconded by NV CAB member Williams to to adjourn the meeting at 7:15 p.m. The motion carried: NV CAB members Aquila, Harris, Lake and Williams assenting; NV CAB member Conrad absent; and no positions vacant.