



NORTH VALLEYS 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 North Valleys Citizen Advisory Board held August 8, 2016, at the North Valleys Community Building, at the North Valleys Regional Park, 8085 Silver Lake Road, Reno, Nevada

1. *CALL TO ORDER/ DETERMINATION OF QUORUM - The meeting was called to order at 6:02 p.m. by Ray Lake. A quorum was present.

Present: Robert Conrad, Teresa Aquila, Ray Lake, Anna Williams, Jean Harris, Jennifer Salisbury in for Robert Tangren.

Absent: Robert Tangren (excused)

2. *PLEDGE OF ALLEGIANCE – Ray Lake led the Pledge.

3. *PUBLIC COMMENT –

Allayne Donnelly said she was appointed to airport authority noise abatement a few years ago. She said they came up with some good ideas and best practices for people to use at their home. These ideas will be available on the website under noise mitigation. It will be helpful for noise abatement, acoustically rated products, NV energy and rehab advisory of Nevada. It's all on the back page of the handout and on the website. She included business cards for Richard Miller. If you have questions, you can call him regarding air flight activity.

Bill Horn introduced himself. He said he is running for District G for the Washoe County School Board. He said he is saving children's' education, restoring trust and accountability. He said he and Katy Simon Holland are running. He has 50 years of education volunteering with his own time and money. He said he has lived here since 1995. He has grandkids enrolled in the school district. He suggests everyone do their research. He said he has former teachers and business people who are supporting. He advised everyone to study up on how the money will be spent so you know how it will work. You have an opportunity on Nov. 8. Vote for who you think understands the children and who has worked for them.

Katy Simon Holland she said she knows many of you – she had been the County Manager for 15 years. She is running for the District G seat for Washoe County School District. She said they had a bond rated upgrade during her time as the Manager with a 90% of voter approval rating. She said she has a master degree in counseling; taught in several capacities. She volunteers in non-profit board. She said she volunteers on several boards. She has endorsement of teachers, board of realtors, builders, and those she has worked with in her career. She said we will do a fundamental review of every program and position. She said until we have a citizen led process, we can't restore confidence.

Sarah Chvilicek said she use to be on this board. She spoke about the Truckee Meadows Parks Foundation.org; advocates where our public representatives cannot. She said she is the District 5 representative on the Regional Planning commission.

Bonnie Weber, former Washoe County Commissioner, introduced herself. She thanked those who are serving and thanked Commissioner Herman. She said she is running for State Assembly for District 27, which covers from Golden Valley over to Sun Valley and up to Northwest down to Reno High School. It's a large precinct. She said she looks forward to working for you at the State.

Ray Lake recognized Paul Mackenzie, Commissioner Herman and Roger Edwards.

4. APPROVAL OF AGENDA FOR THE REGULAR MEETING OF AUGUS 8, 2016 – Jean Harris moved to approve the agenda for the meeting of **JUNE 13, 2016**. Robert Conrad seconded the motion. The motion passed unanimously.

5. APPROVAL OF THE MINUTES FOR THE MEETING OF JUNE 13, 2016 – Teresa Aquila moved to approve the minutes from the **JUNE 13, 2016**. Anna Williams seconded the motion to approve the minutes. The motion passed unanimously.

6. ELECTION OF OFFICERS – Elections will be held to elect the Chair and Vice Chair to serve for the 2016 – 2017 term of office which will be effective through June 30, 2017 or until a successor is elected. (This item is for possible action by the CAB.)

MOTION FOR CHAIR: Jennifer Salisbury nominated Ray Lake for chair. Robert Conrad seconded. The motion passed unanimously.

MOTION FOR VICE CHAIR: Ray Lake nominated Jean Harris for vice chair. Jennifer Salisbury seconded. The motion passed unanimously.

7. *UPDATES/ANNOUNCEMENTS AND CORRESPONDENCE – This item is limited to updates and announcements from CAB members, or review of correspondence received by the CAB.

Ray Lake said he attended the NDOT board meeting. He said last month they spoke about the 395 corridor; we have been moved forward to be in the 5 year plan.

8. *PUBLIC SAFETY AND COMMUNITY REPORTS/UPDATES

A.*Airport Authority Report – Mike Dikun, Manager, Reno-Stead Airport wasn't able to attend. For more information please visit <http://renoairport.com/reno-stead> or call (775) 328-6570 or email: mdikun@renoairport.com (This item is for information only and no action will be taken by the CAB.)

B.*Sierra Nevada Job Corps – Mark Huntley, Business & Community Liaison, Sierra Nevada Job Corps Center (SNCJC), will provide an update on the progress at the SNCJC. Following his presentation, Mr. Huntley will address questions from the audience and CAB. For more information please contact Mr. Huntley at (775) 789-0803 or (775) 846-6178 cell or via email: HuntleyMark@jobcorps.org. (This item is for information only and no action will be taken by the CAB.)

- Mark Huntly said the cafeteria is finished and open for business. Cost \$10million, it seats 330 students at a time. September 8th (3-4:30 grand opening) ribbon cutting ceremony and everyone is invited.
- The students have been doing food distribution to their outreach for the food banks. Trucks park at O'Brien Middle school they use; working 1058 hours at the main distribution center last year.
- They are working with Habitat for humanities
- Bi-annual advisory council makes recommendations through the survey
- Bone marrow donations
- Please recommend anyone for the Nevada Job Corp - Vocational training, drivers license, room and board.

9.*CITY OF RENO JURISDICTION ON A PROPOSED MASTER PLAN AMENDMENT LDC17-00008 (Stonegate Master Plan Amendment) and ZONING MAP AMENDMENT LDC17-00009 (Stonegate PUD Zoning Map Amendment) - Ms. Angela Fuss, A.I.C.P., Director of Planning, CFA, Inc., will provide information and gather CAB member and community feedback on both a proposed Master Plan Amendment and a Zoning Map Amendment located within the jurisdiction of the City of Reno. The proposed application is a request for a Master Plan Amendment from Industrial, Unincorporated Transition, Single Family Residential and Urban Residential/Commercial to Special Planning Area (SPA) and a proposed Zoning Map Amendment from Unincorporated Transition-40 Acre (UT-40) to Planned Unit Development (PUD). For supporting documentation and for more information on these projects please visit the City of Reno, Planning and Development page at: www.reno.gov/government/departments/community-development-

department/buildingplanning-and-engineering-division/current-planning-engineering-cases-and-projects/drm or contact Ms. Fuss directly at (775) 856-1150 or via e-mail: afuss@cfareno.com (This item is for information only and no action will be taken by the CAB.)

Angela Fuss, Director of Planning, CFA, gave a PowerPoint presentation:

- Full online submittal on the Reno website (1000 pages)
- Stone Gate encompasses 1,378 acres of private land
- StoneGate will include 3,815 single family homes and 320 multifamily homes
- Neighborhood commercial
- Public facility
- Over 25% open space dedicated preservation
- 6 principles: Bill Scott, Michael Barnes, Deal Pearson, Donald Pattalock, Bill Wells, Tilio Lagatta
- Annexed in 2006 by Reno
- Angela showed the current and proposed Master Plan Amendment; existing and proposed zoning map amendment
- PUD – design elements; one set of design standards; preservation of open space; trail connections to public lands; community parks and trails; bike/walking paths within walking distance of each development
- Hines Ranch Culture – carry through those elements
- Wide corridors will be protected
- Open lands are currently being used. Emphasizing the positive things
- She reviewed the trail map
- Lookout towers amenities – replicated of forest service fire outlooks

Neighborhood commercial

- Attractions
- Coffee shop; ice cream; boutique restaurants; Somerset is an example
- Community center
- Public facility/school – can use for charter, private, or public school.
- Schools zoned for Gomes Elementary, cold Springs middle school; North Valleys High School
- Coordination with community parks across the street for shared use of facilities.

Roads:

- Roads will be phased with development
- Easement puts in place for future access to other parcels
- Emergency vehicle access routes
- Roads will connect to adjacent development

Infrastructure

- Cold springs interchange – US 395/White Lake Parkway
- US 395 interchange improvements will be phased based on traffic
- \$16 million paid to road Impact fees
- Traffic report – discussions with NDOT and NTC
- This project is part of the modeling efforts. This traffic is included in those models.
- Water – TMWA, 6 mile waterline
- Sewer provided by Washoe County – 1000 units
- Reclaimed water – treated affluent at the Cold Springs Water Reclamation facility; capture a lot of water from Peavine and drainage for xeriscapes and common areas.
- Flood mitigation – flood challenges during big storm events. Capturing the water and putting it under 395 and directed to Whites Lake.
- Police and Fire – City of Reno; Station #9 on Stead Blvd.
- Defensible space standard requirements; modified vegetation around homes; remove flammable vegetation and weeds; prune shrubs; fuel breaks between open space and development area.

Phasing:

- Phased development over 10 years
- Multi-family units in phase 5
- Neighborhood center in phase 3 (garden, retail/commercial/community center).
- Trails/open space amenities phased according to development

Outdoor amenities

- Xeriscape yards
- Using natural materials
- Ranching heritage
- Biking/walking paths for all ages
- Trail heads

Discussion:

- Ray Lake asked when is ground breaking. Angela said 2018. She said they have not gone before planning commission, city council. 6 months to go to those boards.
- Ray Lake asked about the area for Phase two schools. Angela said it's dependent on the school bond. The first phase wouldn't demand it. Ray Lake asked how long will that land is set aside for the school. Angela said state law requires if they don't use it after several years, it goes back to the development. If there is no demand for it, it will stay as a public facility designation. Ray Lake said those zoned for schools Gomes is 116% capacity, Silver Lake is 114%, and North Valleys is at 99% capacity. Angela said these guys are contributing to the schools bond effort. If it doesn't pass, we don't know what the alternative is. It could be a private or charter school.
- Teresa Aquila asked if they plan to position a police officer up in the area and what is the response time for law enforcement and response time. Angela said they met with Reno police department; they don't have plans to expand. It's depends on their funding. They plan after the development has been made. North Valleys is short staff as well. Teresa asked if it was a gated community; Angela said no, but if Lennar wanted, they could. It's an open planned development. Teresa asked about snow plow and removal. They get a lot more snow out there. Angela said that hasn't come up; she said they have rankings with roads and will have to see those rankings. If it's created as an HOA, they can determine it with the CCRs. Teresa said the buses will have to travel those roads.
- Jean Harris asked about ingress and egress points. Angela showed the main points; just the frontage roads. Old North Virginia will go away in the later phases. It will be part of the flood mitigation. The main ingress and egress will be at Cold Springs.
- Lauren Chilsen asked about the main entrance. Angela said there will always be connection at the current interchange and North Virginia Street connections.
- Jean Harris asked about the payment for the services. Angela said there will be a fee structure based on the impacts. She said we don't know what the fee structure looks like yet. Jean asked about the affluent water coming back from the treatment station; Angela said there is a 4 mile line from the pump station.
- Jennifer Salisbury asked about the development idea, parcel size, spacing, etc. Angela said there are trail design standards and uses; all of that is called out the in handbook. The homebuilder has to follow those standards.
- Ray Lake asked about the units sold to the developer – he asked if they are locked into a lot plan. Angela said we are locked into the number of units. If the developer wants to buy ½ the property, they can only development a certain amount. They can develop certain 'pods.' If there is a need for senior development, then the lots might be smaller. Depending on the market is, it will dictate what it is. Minimum of 4K sq feet size and some larger homes is probably what it will be. The developers have to stay within those criteria. Teresa asked about the different developments. Angela said there will be basic guidelines in architectural style; the market will determine. There will be a review committee as part of the handbook. The common areas will be put in by the master developer and maintained by the HOAs. The parks will be private and maintained from HOA. The roads will be public. The city isn't taking on more land for maintenance.

- Kathy Ruebela said she can't imagine more cars during rush hours. She said it already takes her over an hour already. Angela said \$16 million is dedicated to the infrastructure. Kathy said this is being built in 2 years, and NDOTs plan is 5 years. It doesn't make sense. Angela said this will be 3 homes per acre.
- Sarah Chvilicek asked about the public facility allocation; Angelia said those were designed for two super schools. Sarah said in terms of school district, school will be bused to the closest available school. That could take them to the other side of Reno. That has to be disclosed to homeowners. In terms of the trail systems, regional parks and open space have trail heads there on Crystal Peak. She asked if they are going to tie into the existing trails. Angela said they have worked with several groups regarding the trail head locations. Sarah asked mutual aid and auto aid agreement. The two closest fire stations are TMFPD. Those would be the first to response. She asked how that will be mitigated back to TMFPD. Reno said there is nothing you can do. Sarah said it doesn't matter; if someone's house is on fire, they want the quickest response. Angela said fire station 9 is the closest City of Reno fire station. #18 of TMFPD is closest of all the fire department. Angela said they can partner for private and charter to use that school land.

10. *PUBLIC OFFICIAL REPORTS

A. *Washoe County Commission Update – Washoe County Commissioner, Jeanne Herman, will be available to provide updated information on discussions and actions by the Board of County Commissioners (BCC). Following her presentation Commissioner Herman will be available to address questions and concerns from the CAB and the audience. Commissioner Herman can be reached at (775) 501-0002 or via email: jherman@washoecounty.us (This item is for information only and no action will be taken by the CAB.)

- Commissioner Herman congratulated the new board; she said the board is your voice
- She said there has been a lot of good information; she said we are here to listen
- Teresa asked about the cargo containers at the Board of County Commissioners meeting; Commissioner said for lots 1 acre and smaller have a criteria; and lots above one acre have different criteria language. Commissioner said that isn't the way it was suppose to come out. She said they are trying to make it simple. She said they wanted it to be an administrative permit with requirements, guidelines. Teresa asked about the current cargo containers. Commissioner Herman said they will be grandfathered in. there will be a lot of discussion.

11. *CHAIRMAN/BOARD MEMBER ITEMS - This item is limited to announcements by CAB members and topics/issues on proposed future workshops/agendas.

Ray Lake announced Andrea Tavener's last meeting. Andrea Tavener said she has had the pleasure of working with community members. Jean Harris asked who the contact will be. Andrea said Al Rogers is a great contact.

12. *PUBLIC COMMENT – No comments.

ADJOURNMENT – The meeting adjourned at 7:12 p.m.

Number of CAB members present: 8

Number of Public Present: 25

Presence of Elected Officials: 1

Number of staff present: 1

Submitted By: Misty Moga