



North Valleys Citizen Advisory Board

Meeting Agenda

April 9, 2018 6:00 – 8:00 P.M.

North Valleys Regional Park – Community Building
8085 Silver Lake Road, Reno, Nevada

Accessibility. Accessibility. The meeting location is accessible to the disabled. If you require special arrangements for the meeting, call the Office of the County Manager, (775) 328-2000, two working days prior to the meeting.

Following the agenda. All number or lettered items on this agenda are hereby designated for possible action as if the words for possible action were written next to each, except for items marked with an asterisk (*). Items on this agenda may be taken out of order, combined with other items, discussed or voted on as a block, removed from the agenda, or moved to the agenda of a later meeting at the discretion of the Chair.

Public comment and time limits. Public comments are welcomed during the Public Comment period for all matters, whether listed on the agenda or not, and are limited to three minutes per person or as designated by the Citizen Advisory Board Chair at the beginning of the meeting. Additionally, public comment will be heard during individually numbered items on the agenda. Persons are invited to submit comments in writing on the agenda items and/or attend and make comment on that item at the Citizen Advisory Board meeting. Persons may not allocate unused time to other speakers.

Forum restrictions and orderly conduct of business. The Citizen Advisory Board is an advisory body providing community comments and recommendations to Washoe County advisory and governing boards. The presiding officer may order the removal of any person whose statement to other conduct disrupts the orderly, efficient or safe conduct of the meeting. Warning against disruptive conduct may or may not be given prior to removal. The viewpoint of a speaker will not be restricted, but reasonable restrictions may be imposed upon the time, place and manner of speech. Irrelevant and unduly repetitious statements and personal attacks which antagonize or incite others are examples of speech that may be reasonably limited.

Responses to public comments. The Citizen Advisory Board can deliberate or take action only if a matter has been listed on an agenda properly posted prior to the meeting. During the public comment period, speakers may address matters listed or not listed on the published agenda. The Open Meeting Law does not expressly prohibit responses to public comments by the Board. However, responses from Citizen Advisory Board members to unlisted public comment topics could become deliberation on a matter without notice to the public. On the advice of legal counsel and to ensure the public has notice of all matters the Citizen Advisory Board will consider, Citizen Advisory Board members may choose not to respond to public comments, except to correct factual inaccuracies, ask for County staff clarification, or ask that a matter be addressed on a future meeting or district forum. Citizen Advisory Board members may do this either during the public comment item or during the following item: "CHAIRMAN/BOARD MEMBER ITEMS"

Posting locations. Pursuant to NRS 241.020, this notice has been posted at the Washoe County Administration Building (1001 E. Ninth Street, Bldg. A); Washoe County Courthouse (75 Court Street), Downtown Reno Library (301 S. Center St.), Sparks Justice Court (1675 East Prater Way), North Valleys Regional Park – Community Building, 8085 Silver Lake Road, Reno, Nevada, notice.nv.gov and online at www.washoecounty.us/cab.

Support documentation. Support documentation for the items on the agenda, provided to the CAB is available to members of the public at the County Manager's Office (1001 E. 9th Street, Bldg. A, 2nd Floor, Reno, Nevada), Alice McQuone, Office of the County Manager, (775)328-2722.

AGENDA

1. *CALL TO ORDER/ DETERMINATION OF QUORUM

2. *PLEDGE OF ALLEGIANCE

3. *PUBLIC COMMENT — Limited to no more than three (3) minutes. Anyone may speak pertaining to any matter either on or off the agenda. Additionally, during action items [those not marked by an asterisk (*)], public comment will be heard on that particular item before action is taken. The public is requested to submit a "Request to Speak" form to the Board Chair. Comments are to be addressed to the Board as a whole.

4. APPROVAL OF AGENDA FOR THE MEETING OF APRIL 9, 2018 (for Possible Action)

5. APPROVAL OF THE MINUTES FOR THE MEETING OF MARCH 12, 2018 (for Possible Action)

6. DEVELOPMENT PROJECTS – The project description is provided below with links to the application or you may visit the Planning Program website and select the Application tab and then the Applications Commission District Five. https://www.washoecounty.us/csd/planning_and_development/index.php

6.A. [Administrative Permit Case Number WADMIN18-0005 \(Nay Shop/Garage\)](#) – Request for community feedback, discussion and possible action to forward community and Citizen Advisory Board comments to Washoe County staff on a request to allow the construction of a detached accessory structure (shop/garage) that has a larger building footprint than the main dwelling on the same parcel of land, in accordance with WCC Section 110.306.10(d). (for Possible Action)

- **Applicant/ Property Owner:** Charles & Nicole Nay
- **Location:** 10205 Silver Knolls Blvd.
- **Assessor's Parcel Number:** 086-212-11
- **Staff:** Julee Olander, Planner; 775-328-3627; jolander@washoecounty.us
- **Reviewing Body:** Tentatively scheduled for Board of Adjustment, May 3, 2018

6.B. [Tentative Subdivision Map Case Number WTM18-004 \(Lemmon Drive Estates\)](#) – Request for community feedback, discussion and possible action to forward community and Citizen Advisory Board comments to Washoe County staff on a request for a 98-lot single-family residential, common open space subdivision. Lot sizes are proposed to range from a minimum size of 5,218 square feet (± .12 acres) to a maximum size of 10,811 square feet (± .25 acres) with an average size of 6,011 square feet (± .14 acres). Front yard setbacks are proposed to be reduced from a minimum of from 20 feet to a minimum of 10 feet adjacent to a public street or common driveway, and maintain 20 feet in front of each garage. Rear yard setbacks are proposed to be reduced from a minimum of 20 feet to a minimum of 10 feet. Side yard setbacks are proposed to be reduced from a minimum of 8 feet to a minimum of 5 feet. Required lot widths are proposed to be reduced from a minimum of 80 feet to a minimum of 75 feet. (for Possible Action)

- **Applicant:** Lakes at Lemmon Valley, LLC.
- **Property Owner:** Lakes at Lemmon Valley, LLC.
- **Location:** On the east side of Lemmon Drive, approximately 700 feet south of its intersection with Military Road.
- **Assessor's Parcel Number:** 552-201-18
- **Staff:** Roger Pelham, Senior Planner; 775-328-3622; rpelham@washoecounty.us
- **Reviewing Body:** Tentatively scheduled for Planning Commission, May 1, 2018

6.C. REVISED APPLICATION

[Master Plan Amendment Case Number WMPA17-0010 \(Silver Hills\)](#) – Request for community feedback, discussion and possible action to forward community and Citizen Advisory Board comments to Washoe County staff on a request for the following amendments to the Washoe County Master Plan:

North Valleys Area Plan including:

1) Silver Knolls Suburban Character Management Area (SKSCMA), Character Statement to remove the description as a "low density suburban residential community" and to add a statement that access to equestrian and multi-use trails is an important aspect of the community character, and to add a statement that the community has changed from a "low" to "medium" density suburban residential community and to allow commercial land use designations within the SKSCMA;

- 2) Amend Policy NV.1.2 to remove the cap of 2000 new dwelling units of residential density to be allowed within the Suburban Character Management Areas of the North Valleys Area Plan; and
- 3) Amend Policy NV.1.5 to allow Specific Plan as an allowed regulatory zone within the SKSCMA; and
- 4) Amend Policy NV.4.1 to delete the requirement that 50% of new parcels in a subdivision be at least one acre in size;
- 5) Amend Policy NV.4.2 to delete the requirement that new parcels in a residential subdivision be at least one-half acre in size; and
- 6) Amend Policy NV.4.6 to delete the requirement that dwellings in new residential subdivisions include a garage sized for two vehicles. **(for Possible Action)**

AND

Regulatory Zone Amendment Case Number WRZA17-0005 (Silver Hills) – Request for community feedback, discussion and possible action to forward community and Citizen Advisory Board comments to Washoe County staff on a request a change in the regulatory zone on four parcels of land, totaling ± 780.32 acres from Low Density Suburban (LDS) to Specific Plan (SP), with the intent of approving a specific plan allowing the development of 2,340 dwelling units. **(for Possible Action)**

- **Applicant/Property Owner:** Lifestyle Homes
- **Location:** On both the east and west sides of Red Rock Road, north of its intersection with Silver Knolls Boulevard.
- **Assessor's Parcel Numbers:** 087-390-10; 087-390-13; 086-203-05 & 086-232-31
- **Staff:** Roger Pelham, MPA, Senior Planner; 775-328-3622; rpelham@washoecounty.us
- **Reviewing Body:** Tentatively scheduled for Planning Commission, June 5, 2018

7. *PUBLIC OFFICIAL REPORTS

7.A.*Washoe County Commission Update — Washoe County Commissioner, Jeanne Herman, may 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 at landfindercountry@gmail.com. *(This item is for information only and no action will be taken by the CAB).*

8. *CHAIRMAN/BOARD MEMBER ITEMS — This item is limited to announcements by CAB members.

9. *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.

ADJOURNMENT