

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 February 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 6:04 p.m. by Francine Donshick, Chair. A quorum was present.

Present: Francine Donshick, Teresa Aquila, Robert Conrad, Edward "Ed" Hawkins (alternate), Ray Lake, Bonnie Klud (alternate), Jennifer Salisbury, Robert Tangren, Anna Williams, Jean Harris, Frank Schenk (6:11pm).

2. *PLEDGE OF ALLEGIANCE – Francine Donshick led the pledge.

3. *PUBLIC COMMENT –

Trish Swain made announcement about living with coyote. She said she knows it controversy. They are iconic of the west, but some people hate them. Trail safe Nevada works for protection of wildlife. She said they created an alliance. Everyone is welcome to attend and join the alliance. We are for good wildlife management. There are scientific basis. She said people are concerned about their pets. On February 26 there will be a workshop at 3pm, North Valley's Library. We hope this will be a neighborhood to neighborhood approach. Assist neighbors with simple tips. She handed out flyers with information regarding the workshops.

Fauna Tomlinson she said she is with project coyote. She assists with co-existence with wildlife. She said she wants to dispel any fears regarding coyotes. The woman who will be speaking at the workshop is from LA. She said its illegal to relocate wildlife. She said they will help if you call them.

Jana Hofeditz said she lives in Palomino Valleys. She said she is a future educator; please call that number for help.

Bill Horn said he is a candidate for Washoe Valley School District, District G, at large board of trustees. Administration Building, meeting tomorrow. He said there will be an overcrowding committee meeting on Friday. He said they will raise taxes and reviewed by the oversight committee. The legislature allow a ballot measure to increase. 2pm tomorrow afternoon at the Green building at the administration. Friday at the caucus room – the committee will be voting to do sales taxes and or sales tax.

Michelle Bays, Investigating Supervisor, Chris Hicks District Attorney office. She said we are offering an invitation to be on the agenda to give a regulator update during community updates. For every arrest, there is a prosecution. We have civil division, family support division, investigation, fraud, victim advocacy. Michelle handed out her card.

Ed Hawkins said the 4th of Feb – BOA met to discuss our regional park. He said he couldn't attend. What he understood, it would push back the ball fields to get grading permits.

Dwayne Huber said he would like to talk about 3 items. The sidewalks by 7-11 was suppose to continue up by sky vista and buck. He wants to know if those sidewalks can be extended up. At patricia, the cross walk is on the wrong side of the street; it needs a street light. On Matahorn will they continue it out to lemmon drive.

Andrea Tavener, constituent services

Please pick up community services contact sheet and the community updates for winter 2016

County commissioners voted to elect Kitty Jung and Bob Lucey for chair and vice chair.
Trash and recycling in unincorporated Washoe County – go before the board in March
Please register to vote: www.registertovotenv
Please sign up for the county newsletter

4. APPROVAL OF AGENDA FOR THE MEETING OF FEBRUARY 8, 2016– Jean moved to approve the agenda for the MEETING OF DECEMBER 14, 2015. Robert T seconded the motion. The motion passed unanimously.

5. APPROVAL OF THE MINUTES OF THE DECEMBER 14, 2015 – Jean Harris moved to approve the minutes from the OCTOBER 12, 2015 meeting with minor typo amendments. Jennifer seconded the motion to approve the minutes with amendments. The motion passed unanimously.

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

Francine Donshick – Feb 4 BOA – ask for extension to get a grading permit. She said she attended the meeting. They originally applied for a grant; they didn't get the grant money and asked for an extension. They are working with city of Reno to get money. \$1million from Reno. This will go before the Reno 2/23 and BCC 3/9. Without matching funds, it cannot move forward.

Francine said she was notified by WCS to conduct lowlight training at the range during these dates: 2/23-27
They will be shooting past 11pm for this training
RTC Multimodal meeting – short term and long term improvements. They want everyone's input. This multimodal transportation will go on for a year.

Ray went to NDOT meeting this morning. Interest to spaghetti bowl. They have selected a bidder, but it hasn't been awarded yet.

7. * 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 at jherman@washoecounty.us (*This item is for information only and no action will be taken by the CAB*).

She said we will be voting on tomorrow – water rights/recharging
Getting closer towards clean up after the floods
They will be reviewing cargo containers – 3/9th or 3/13
Trash agreement – she said it appears the single stream will be more expensive than what we thought it would be. She said she likes the old system. She said a lot of people receive the low rate senior service. She said there is assistance with containers for seniors. She invites everyone to give her feedback 501-0002. She said so far, everyone wants the current system.

Robert Conrad asked about the switch over of trash containers. He asked about the containers. She said you will be charged a flat rate. He asked about the garbage bins. He said he thought was proposed, we would have to buy their larger green bins. She said it will be 96 gallon for trash and recycling. She said it will be a required bin.

Jean Harris said she lives in city of Reno; she said they supplied a larger trash bin than what she had previously been using. She said there is a smaller recycling bin. She said she likes the system. She said she likes how her trash doesn't blow down the street when they had the crates. The same driver comes for trash and recycling with an automated arm to live the bins.

Cargo containers: she said they will review this in the first meeting in march. She said they hope to loosen the regulations which will help those out in the rural areas. She said there will be no permit fee. There will be an administrative permit. They give you a sheet of paper, rules regarding set backs, etc., and sign off on it.

Francine asked if the county will give options for trash service. Commissioner said she wants feedback. If you have specific needs or wants, she wants to know.

Dwayne Huber said those brown containers of 96 gallons from Lowes. He said he likes the idea of recycling. He said they know how many containers and who to pick up, who has paid. He said he hopes they will pick up his containers.

Mike Diken complimented the roads crew on Redrock erosion and ditch clean up. He thanked the county.

Andrea Forbit said she had issues with flooding. She wrote letters to commissioner and Adam. She said she has had these issues for years. Her ditch doesn't drain. She keeps her property clean and doesn't know why it isn't draining. She said if it didn't stop raining, it would have flooded her neighbors. A gentleman from incline roads crew came out to look at the ditches. She said she had freestanding water in July during mosquito season. Commissioner said she has researched and requested at the last meeting to look into grants to have that re-engineered. Lemmon Valley has engineering problems. The county maintains those roads and ditches. It's hard to keep them up and clear. Part of it is to keep them clear. She is getting research for grants for re-design. Andrea said she has been calling for years. Andrea said she likes the old trash service, however, wants recycling and containers. She said they weren't notified out there out in Lemmon valley of the development issues. She wants to know more about annexation of Lemmon Valley. Commissioner said Reno annexes the county and the county doesn't have a lot to say about it. Commissioner said the Reno council meeting and board of county commission as well as the CAB.

Mrs. Huber asked if the commissioner sends out notifications about what is going on. Francine said you can sign up to get notifications for the county and Reno. They will send you email alerts for CAB and NABS.

Dwayne Huber said since they annexed land out here recently; will there be more. Commissioner Herman said yes, until there are laws to change it. As long as there is more development, there will be changes and annexation.

8. *PUBLIC SAFETY AND COMMUNITY REPORTS/UPDATES

A. *Truckee Meadows Fire Protection District (TMFPD) – Fire Chief Charles Moore, or another representative from the Truckee Meadows Fire Protection District, will provide a summary of the District's activities including emergency operations, volunteer firefighter program, cooperative aid agreements with neighboring jurisdictions, and an update to fire services in the area. For more information contact (775) 326-6000 or via the webpage at www.tmfpd.us *(This item is for information only and no action will be taken by the CAB.)*

9. DEVELOPMENT PROJECTS – The project description is provided below with links to the applications:

A. SKY VISTA MASTER PLAN AMENDMENT - Request for community feedback, discussion and possible action to approve a proposed Master Plan Amendment. This is a request for a Master Plan Amendment from ±55.55 acres of Special Planning Area/Reno-Stead Corridor Joint Plan/High Density Suburban/Low Density Residential 3-7 dwelling units/acre to Mixed Residential 3-21 dwelling units/acre. The ±55.5 acre site is located along the south of Sky Vista Parkway, ±900 feet west of its intersection with Trading Post Road. The 55 acre parcel is located south of Sky Vista Parkway and is currently zoned SF-6 (single-family). This is an amendment to the Reno-Stead Corridor Joint Plan, which requires joint hearings before the City of Reno and Washoe County. The proposed amendment was presented and discussed at the City of Reno Ward 4 Neighborhood Advisory Board meeting held on November 19, 2015 and previously presented at the December 14, 2015 North Valleys Citizen Advisory Board meeting. For more information, feel free to contact Ms. Fuss directly at 775-856-1150 or via e-mail at afuss@cfareno.com *(This item is for possible action by the CAB.)*

APN: 086-380-15

Angela Fuss urban planner from CFA and Chuck Blueth, owner/developer.

Angela said every development has to go before the NAB in Reno. Sign up on reno.gov. This development is in the city of Reno, but it's a Reno/Stead joint corridor plan. It will go before both commissions. She said it's vacant around the land. She showed the development map.

Zoning currently: SF6; you can do apartments or single family homes. We want to go to multi-family zoning – up to 2 stories.

The master plan is overarching land use of what it will be. Master planning level: joint corridor plan into mixed residential. It's a long process. We submitted an application last fall

It goes before all the planning commissions with Reno and Washoe county then it goes regional for master plan. Then we address the zoning. Then we go to the details. She said they will come before.

Mr. Blueth said most apartments are 22-30 units per acre. This project is 14 units per acre. This is low density. It will be designed for the 20-40 years old. It's not designed for children. The main room will have a tech room, outside swimming, tennis, volleyball. Reno has become a tech center. They expect 50K new jobs. Google has tied up 18K acres. He said we don't have facilities for that age group. He said 8 units to a building, 4 down, 4 up (two story).

He showed a slideshow; he talked about the concept, power lines, and landscaping. He said trees take less water. He said we are talking about using reclaimed water for landscaping. He said Reno is overcrowded; people want open space. He said we aren't impacting the intercity. Stead has 3,500 acres for industrial planned. He said schools are overcrowded, however, we are catering to young singles; he said 50 kids in this development would be a lot. He said we plan on having a mix of studios, one bedroom, and two bedrooms. A lot of people are working from home. He said it will be a unique project in Reno.

Francine Donshick said she is concerned about how this is catered to millennials; how do you know you won't get families with kids. Mr. Blueth talked about the rent pricing. He said the families can't afford it here. The prices and occupation limitations will deter families. Angela said we don't have a site plan yet. That will address parking. she said when we have the site plan with SUP, we will have school district, parking, traffic plan, etc. He said parking will be around the parameter. he said he has doing this for 45 years.

Anna asked about the sky vista sign. Angela said that doesn't have to do with this project. She said that is a 72 unit apartment project.

Mr. Blueth said he will have a specific plan, but he wanted to give a conceptual idea so you know what you are getting.

Angela said they will tie into the TMWA and sewer line, gas and utilities lines are in place. He will connect when he has a project.

He said they have had meetings with roads, school district, etc.

Jennifer Saliberry said she is concerned that they show picture and talk about landscaping, but we have concerns about water. She doesn't know if its realistic for this area. Many people are going to zero scaping. It's a reality.

Frank said there is a lot of traffic on 395; it's already really bad. He said he hopes they talk to NDOT. How about major trails with NDOW. Angela said they haven't spoken to NDOW. She said only when you are open to open space, that is when they get invovled or when wildlife crosses the highway. We haven't had to discussions.

Mr. Blueth said they will have a left hand land on sky visita. He said he owns all the property across the street that will start development after this one.

Ed Hawkins said there are two major drain ways; he said it's a problem when the gullies fill up. It will divert everything in a different directions. he hasn't been annexed into Reno yet. Mr. Blueth said they won't allow us to do much with that. That 's why landscaping is important to keeping it look natural. Angela 100 acre feet is a major drainage way; you can't develop on it. it has to stay untouched and undeveloped. Angela showed it on a map. Ed asked about a retention or detention pond. He said that is 55acres that won't absorb water. Angela said those retention and detentions will be determined by engineering and will come back to this board once that has been determined with SUP. Mr. Blueth said he might not be approved with 14 to an acre.

Dwayne Huber asked about the TMWA existing system. What about the honey lake water. Francine explained the disbursement. Angela showed the TMWA line on Sky Vista. Francine said TMWA has taken into consideration the planned development and there will be enough water for the upcoming development with the existing water and water coming in, they will have enough. You have to purchase the water rights first.

Gerald S said he doesn't believe the zoning should be changed. He said the developer can sell the land if he doesn't like the zoning. This will increase the traffic; you should pay for this, not the citizens. We need to control our property values with controlling the roads. TMWA said they have more water on paper than actual. He said we don't have the resources. We need to control the growth. Blueth said traffic studies will be conducted. We already had meetings to make determinations for the condition of the road and flow of traffic and safety. He wants to keep it as safe as possible.

Ed Hawkins said you have entitlements; Blueth said we have commitments in writing; Angela said when you have a project proposal, you submit it to TMWA, and they put the study together with water rights. Blueth said he can put 400homes tomorrow. He said the traffic would be greater than his apartments he is proposing. Ed said what the cost to get into the sewer line is. He said stead has plans to development. They will have to expand their pipes. Want to make sure developer pays for expansion of sewer line instead of the tax payers. Blueth said it will be a \$100Million development; a lot of taxes.

Robert Conrad asked about traffic impact; traffic studies. Angela said traffic study will figure out cars on road and what will happen with road. This project will trigger the road to be built to 4 lane; or put in a left turn lane. Anytime you develop, you have to pay an impact fee. They pay rates towards regional rates towards regional roads system. RTC fund that pays for that.

Francine said RTC/NDOT taskforce are looking at these development; get them on the record we are concerned for the roads and issues. She said according your amendments; sky vista parkway could have a future expansion of roadway. RTC is trying to fast track the issues based on the studies. This density is part of their study. Teresa asked about the 4 lanes, what directions it can go. Angela said when sky vista was developed in the 90s, it was developed for with rightaways, two lanes, before all of this development.

MOTION: Teresa/Robert want to make sure all of our comments are submitted to the board.

B. SKY VISTA ZONING MAP AMENDMENT - Request for community feedback, discussion and possible action to approve a proposed Zoning Map Amendment. This is a request for a zoning map amendment from ±55.55 acres of Single Family Residential - 6,000 square feet (SF6) to Multifamily (MF14). The ±55.5 acre site is located along the south side of Sky Vista Parkway, ±900 feet west of its intersection with Trading Post Road. The site has a Master Plan land use designation of Mixed Residential. This is also a Project of Regional Significance as the proposed zoning has the potential to exceed the 625 housing unit threshold (778 housing units potential). The project is located within the City of Reno's jurisdiction and is also part of the Reno-Stead Joint Corridor Plan, which requires input and hearings by both the City of Reno and Washoe County. The 55 acre parcel is located south of Sky Vista Parkway and is currently zoned SF-6 (single-family). The proposed amendment was presented and discussed at the City of Reno Ward 4 Neighborhood Advisory Board meeting held on November 19, 2015 and previously presented at the December 14, 2015 North Valleys Citizen Advisory Board meeting. For more information, feel free to contact Ms. Fuss directly at 775-856-1150 or via e-mail at afuss@cfareno.com (This item is for possible action by the CAB.)

APN: 086-380-15

She said it's the same presentation; SF9, single family develop
MF14 – multifamily, greater density of apartments.
Grouped together with master plan amendment for approvals

When we think of multifamily development, you have homes next to homes. Many times you have apartments as a buffer into commercial.

Up-to 778 multifamily unit maximum. 55.5 acres. Drainage and powerline which makes site challenges. We can't development up to make more density.

Ray Lake said this is a continuation of 9A. We have discussed this.

Motion: Ray Lake moved to submit comments with 9a. Jennifer seconded.

C. LDC16-00008 (Arroyo Crossing) - Request for community feedback, discussion and possible action to approve a proposed: (1) a tentative map to create a 253 lot single family residential subdivision; and (2) special use permits: (a) to allow small lot development; and (b) for disturbance of a major drainage way. The ±54.5 acre site is located west of Military Road, south of Charlene Drive, east of Cassilis Drive and north of Tholl Drive. The site has a Master Plan land use designation of Special Planning Area/Reno-Stead Joint Corridor Plan and is zoned Single Family Residential – 9,000 square feet (SF9). The project is located within the City of Reno's jurisdiction and is also part of the Reno-Stead Joint Corridor Plan, which requires input by both the City of Reno and Washoe County. The proposed amendment will be presented and discussed at the City of Reno Ward 4 Neighborhood Advisory Board meeting on February 18, 2016. For more information, feel free to contact Ms. Fuss directly at 775-856-1150 or via e-mail at afuss@cfareno.com (*This item is for possible action by the CAB.*)

APN: 086-421-40, 086-421-38, 086-421-12, 086-421-13

55 acres; military road/tholl road
Annexed in 2007; approved for development for 263 units subdivision.
Owner and applicant got it approved
Single family development – SF9

Currently proposing for 236 units;
Have to go before this board because it's a regional Reno/Stead joint corridor plan
Angela showed the map with access into the site
No development on major drainage
She said they meet with adjacent neighbors; they want to see more access points. They added more access points from the existing roads. This site plan is 236.
All the lots in yellow are the larger lots. Next to Washoe County property, they are larger lots. Major drainage system, there will be a trail system loop as a nice amenities for owners.

It will go to the NAB and Reno planning commission

Jean Harris asked if SF9 zoning is 4 homes. Angela said yes, that is about right. Jean said new higher density dwelling next to those one acre dwellings. 1:28. Angela said this is not in a cooperative planning area. The city staff is suppose to put in a 20 foot wide buffer easement. Property owners won't be able to build anything in the buffer. That will be the buffer. No restriction on two story or one story. They can build a two story home.

Angela said it's the area is a sphere of influence annexed area. Follow requirements of city of reno.

The buffer is an open space area. They had concern about the open land between fences where garbage can be dumped. But with this property, you can landscape it, and no one can go onto it. Ray Lake asked about fencing the

buffer on the back property line. Angela said yes, the buffer is on your property. It's recorded with the deed as a 20 foot no development buffer. Homeowner's have to maintain it, but can't build on it. the smaller lots have smaller lot lines. Ray Lake asked about the property line to property line. Ray Lake said he is concerned about enough room to run utilities between properties. She said it will be determined with final map stage.

This will be sold to a home builder. Looking to develop the property and sell to home builder. Ray Lake said the 20 foot set back doesn't mean anything because you have the utility easement. He said he doesn't think he would like that.

Teresa asked about the u-shape; is that County. Angela said those are county and those haven't been annexed. Teresa asked if each home will be sold as they are built. That is an economic question that can't be answered at this time. Angela said tentative map and special use permit to create lot parcels. Once that is approved and approve by a planning commission. It has to all the companies before it's approved and that creates the lots to be sold and built. Francine asked about lot matching. She said this isn't please it isn't lot matching. There will be a lot of street improvements before development instead of after. Angela said part of the requirements is to install a left turn lanes and bring in access.

Frank asked about schools. NV has capacity issues, O'Brien has capacity, stead has room for trailers. Stead not at this point is not at year round. When the schools are year round when they go over capacity. The school district hasn't said this project will trigger year round. Frank said there is shortage of schools and special needs resources.

Jean Harris asked about the 20 foot buffer. Angela said the yellow parcels will have the buffers. Jean asked about the maximum amount of 20 foot concessions. Angela said the lots are bigger with the buffers; twice as big as the internal properties.

Ray Lake talked about the lot sizes. 8K sq ft lot next to 40, 60, 80K sq ft lots; 20 foot isn't enough of a buffer. Angela said under the city's standards, this is how it's zoned for.

Ed Hawkins said he doesn't see open space in this area. Angela said it's in the drainage area. She said the small line is for the drainage with a big buffer for open space, flat land for trails. Ed said 1, 2 acre lots, is we creating an island which is against the law. She said it's been approved. She said all of the surrounding land is under sphere of influence and will be annexed in the future. Ed said the surround areas are owned by peak, mcdermot, and puts them in an island affect. It's illegal. Angela said if its in the sphere of influence, it will be annexed when planned.

Ray Lake asked about the neighbors' comments. Angela said the neighbors were concerned about access. They wanted more access points. She showed the new and existing access points. Traffic was the overall concern for everyone. They have to put in turn lanes which will help with those keeping up speed.

Jean Harris – concern of impact of existing large lot; 20 feet isn't much of a buffer. Concern about impact of existing residents that back up to this development.

Robert Conrad is concerned with traffic.

Motion: submitting concerns; not opposing the project, just concerned.

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

Jennifer said she would like to get an updated from the sherriff

Ed said he would like the board to consider the possible investigation of funds for grading permit. Where did the money go. Request for report for everything that has happen after the water park.

11. *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.

Ed Hawkins said he attendee the meeting at county commission meeting about the tax for the school board. He said that committee was going for ½ cent tax. (1:51)

Andrea Tavener, office of the county manger,
Community services department is looking for a grant who was impacted by the flooding
Working with BLM for access for drainage
Crews will continue to review drainage in winter and early spring
Roadside ditch
commiuntiy services staff will determine the drainage easement and maintenance
please pick up a contact she and please contact roads department

Ray Lake announced he has been appointed to the NAB; they are meeting on 2/18, 5:30pm at the Evelyn Mount community center. Please sign up to get updates

12. ADJOURNMENT.

12. *PUBLIC COMMENT – no public comments.

12. ADJOURNMENT –The meeting adjourned at 8;00pm.

Number of CAB members present: 10

Number of Public Present: 40

Presence of Elected Officials: 1

Number of staff present: 1

Submitted By: Misty Moga