



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 these minutes are approved by the CAB.

Minutes of the regular meeting of the North Valleys Citizen Advisory Board held February 13, 2017, 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 6:07 p.m. by Ray Lake. A quorum was present.

Present: Teresa Aquila, Ray Lake, Jean Harris, Anna Williams (Anna Williams arrived at 6:21pm).

Absent: Robert Tangren (excused), Robert Conrad (No longer on the Board), Jennifer Salisbury,

2. *PLEDGE OF ALLEGIANCE

3. *PUBLIC COMMENT –

Angela Fuss spoke about a project located off 395 near Walmart. The project requires a zone change. This area was annexed into the City. This project requires Special use permit with the city of Reno. She showed the site plan of the apartments: Studio, one bedroom, two bedrooms. There will be 768 units. 45% is open space and landscaping. There will be a 16,000 square foot clubhouse and a tech center. She spoke about traffic and parking. Parking requirements (1.12 parking per acre for a studio). There will be more parking than required for guest and residents. Sky Vista will be widened with concerns with other projects. The developer will be required to widen it. Sky Vista will be widen to four lanes by RTC in the future. It is all vacant land surrounding the proposed project.

Tammy Still spoke about FEMA and the mud. She said the project is in flood plain. The water will be displaced to other areas by this project. They want to change the zoning to higher density to defeat the purpose of Lemmon Valley area. Higher density means higher traffic. Lemmon Valley and Antelope Valley need to monitor their traffic. Has there been mandates for zoning in this area. The area is under water at this time. The warehouse is in a flood plain also. The lake is over flowing, which is causing problems in the area. She read Section 110 code, City of Reno and Washoe County has violated. The development for crucial flood plain zone. More growth must come to the stop with moratorium until problems have been address.

John Reed spoke about the new Waste Management. He said he received two containers that they didn't want. He spoke about the steep road. He said it takes 14 minutes to take his trash down to the road. He said the last 12 years has not been a problem. He said he has had health issues, and his wife cannot handled the containers and needs help with big plastic bin containers. He said it might have to come to the ADA's attention. Let's encourage County to pay attention to this issues.

Tom Whobrey said he has lived on Indian Lane for 23 years. He said he has concerns for the Golden Mesa development. He said there needs to be community participation on this development; we just found out about this development. They have not taken into account the Golden Valley horse life. The current plans do not have any plans for horses. Excess traffic will use the access roads and it will become dangerous. He said he supports horse owners. He said he opposes the open access on Indian Lane and it should remain rural. He said there is plenty of access without Indian or Brave easements. He said he spoke to his neighbors about the affected areas; he received signatures to keep the traffic out. They were shocked about lack of access to horse trailers. He said he hopes there will be some consideration for horse owners as well as to keep traffic from the open areas of Golden Valleys.

John Potash of Get Rattled, a rattle snake awareness for dogs organization, spoke on behalf of another concerned citizen. He said his friend has an animal based business. Animal control didn't honor the licensing he had. Nuisance noise codes and laws changed; one size to fits all solution to a problem that doesn't fit. He said his friend moved out to this area to conduct his business. His friends conducts business with the Wilber May museum. This issue needs to be addressed. His friend keeps receiving citations. The law is vague, decibel level or time period is not mentioned. The neighbors are over a ¼ mile away. No one else complains. He said they would like this on future agenda to discuss ordinance.

Dwayne Huber off of Furr near the fire station. He said he is retired from public works. He said we have had flooding. He asked who is responsible for re-doing the Lemmon Valley ditch. He spoke about the lighting on Lemmon Drive. The cross walks are not up to code. Signs are laying around and in the creek. We have to give heads up to NDOT for filling sand bags and they are helping; we need to make sure they are thanked for that. He asked if the County and City are going to help clean up.

Jeff Nichols he said he lives in Lemmon Valley. He said he agreed with Tom. He said the project doesn't fit the characteristics of the valley. There needs to be lights by the high school. Everyone will be bottle necked into the area. He said they moved out there for the atmosphere with his horses. He had a petition and no one thought it was a good idea. He asked how we came with this. He said he received several signatures and phone calls against this.

Gladis Estrada said she moved to the valley 18 years ago. She said she has built her property, which has been washed away with flood. She said they are law-abiding citizens, pay taxes and insurance. She has been making phone calls to see about getting help. She said she could not get to her house for two days. It smells like a sewer. She asked how we could have more houses if they cannot take care of these houses now. She has been paying for all insurance and taxes; no one is here to help her.

Linda Donahue said she has lived on the corner of Lemmon and Freemont for 48 years. She said in the late 80s, they were flooded. The whole family was in the house for 2 weeks; no one could go to work or school. In 2005, they were flooded again. The water was down the next day, but there was lots of mud. No one helped with the mud. Her son and friends had to help with a tractor. This flood, the overflow is coming back around. She said she can't get out to walk to neighbor's house. The County has had plenty of time to not have this flooding problem. She said her back yard is a mess.

Leona Galau spoke about flooding. She said she had to move out the last time it flooded with damage. She said she spoke with Jeanne Herman and Dwayne Smith. They told her that the ditches are adequate. It's become a huge expense for home owners. The drainage is not adequate. It's flooded and a breeding ground for mosquitoes. Please talk to the county about the issues.

Donna Robinson said she has spoken at the Board of County Commissioners. A lot of people are here and want answers from Dwayne, Jeanne, and Dave Solaro. The CAB is the spokesperson for the people; the CAB needs to set up a special meeting with questions and answers. She said she has 11 inches of water at her house. Her home and barn didn't flood and she is thankful, but there is mud. We need something done. Don't vent, get something done. Get us a meeting. Get answers.

Nicole Berry said she is offering assistance with CAB and neighbors. She said she cleaned the ditches by herself. She burns the weeds and dispose of them for when it rains and floods. We need a better voice in the community. Thank you commissioner Herman for getting staff out. We continue to see flooding in the area. She said she is aware of this meeting and wants to participate. As far as other more communities, we are desert, and we don't have the water. We are on wells. It will take away from the current owners. Everyone wants to enjoy their animals and property. Keep it rural. If there is something we can do to give a better voice.

Garry Sayer spoke about the projects, floods and the houses. He said he looking for advice on how to keep the County responsible. Nothing has been done. We need accountability from the county agencies. This was funded at one time. The martin drainage ditch that crosses the streets are 1/3 capacity. We spoke about this

with Dwayne Smith, and they don't plan on doing anything. He asked what happen when it was approved and funded in 2007. He said he won't drop this.

Danny C. said the ditches are almost full and they spoke about this since the 80s. He said we have had floods every year. He asked why can't the county clean it out during the dry season. He said there is a solution; go to the back road by the airport; go dig out and build a trench. They just want to put up signs. He said people are going 60 mph down his street. We need something done now; need something done last month. Now it's the county's turn of being accountable.

Ray Lake said he lives on Cult Drive. He said he said the water flowed and ditches filled, but he is ok. He said his water well is 4 inches above ground level. He said we invited people to this meeting, he was hoping to have someone on the agenda, but it didn't make it. He invited everyone to come to the Board of County Commissioners meeting. They listen when you get a crowd to a room.

4. APPROVAL OF AGENDA FOR THE REGULAR MEETING OF FEBRUARY 13, 2017 – Correction to Item 4. It should read: Approval of AGENDA FOR THE REGULAR MEETING OF FEBRUARY 13, 2017, instead of November 10, 2016. Correction to Item 5 should be: Approval of Draft Minutes of November 14, 2016, instead of November 10, 2016. Jean Harris moved to approve the draft agenda for **FEBRUARY 13, 2017**. Teresa Aquila seconded the motion to approve the agenda with corrections. The motion passed unanimously.

5. APPROVAL OF THE MINUTES FOR THE MEETING OF OCTOBER 10, 2016 – Teresa Aquila moved to approve the minutes of **OCTOBER 10, 2016**. Jean Harris seconded the motion to approve the minutes. The motion passed unanimously.

6. DEVELOPMENT PROJECTS – The project description is provided below with links to the application or you may visit the Planning and Development Division website and select the Application Submittals page: www.washoecounty.us/comdev/da/da_index.htm.

6A. Master Plan Amendment Case Number WMPA17-0002 and Regulatory Zone Amendment Case Number WRZA17-0001 (Lemmon Valley Properties) – Request for community feedback, discussion and possible recommendation to approve:

6A1) An amendment to the North Valleys Area Plan Master Plan Map that reconfigures the location of Rural (R) and Suburban Residential (SR) Master Plan Categories on six parcels to conform more closely to the topography of the area.

AND

6A2) An amendment to the North Valleys Regulatory Zone Map that reconfigures the location of General Rural (GR) and Medium Density Suburban (MDS) zoning designations on six parcels to conform more closely to the topography of the area.

The amount of acreage designated General Rural (± 139.816 acres), Rural (± 139.816 acres), and Suburban Residential (± 68.797 acres) and Medium Density Suburban (± 68.797 acres) will remain the same.

Applicant/Owner: Property Owner: JDS, LLC. Attn.: Derek Larson, 7500 Rough Rock Road, Reno, NV 89502.

Location: 1200 Estates Road, adjacent to, and south of, the intersection of Lemmon Drive and Deodar Way, extending south to Bernoulli Street, in the Lemmon Valley area

Assessor's Parcel Number(s): 080-730-18, 080-730-19, 080-730-21, 080-635-01, 080-635-02 and 552-210-07

Staff: Roger Pelham, 775-328-3622, rpelham@washoecounty.us

Reviewing Body: Tentatively scheduled to be heard by the Planning Commission on March 7, 2017

Roger Pelham introduced himself and he said he isn't for or against the project. The Master plan is the umbrella and zoning is what you can do on a piece of land. This project is unusual. 209 dwelling are already

approved; zoning has been there for many years. This will take the zoning from MDS from the steep grade down to a flat part.

Tammy Still said Lemmon valley and around lake is all flooded, which means the county makes sure that gets drained. Roger said this project is outside the flood zone. It's located up on the steep portion. This is not a project. There will be a tentative map down the line where the parcels are determined. Right now, 207 units are already approved and 207 to be approved if this passes.

A public member asked how can you bring more people out to the valley. There is no percolation in the ground. Lemmon Valley is covered with water. If you can build these, how will you get there. He said it's not fair to us; we are down on the flat part. The residence put time and energy into the land. Roger said a number of dwelling units have already been approved. These are important considerations, but not what we are here for.

Donna Robinson asked if the County is looking at current situation with codes and will there be any changes to codes or zoning. Roger said we have findings and facts. Roger said if the requested changes can meet all the requirements, they recommend approval with best professional recommendations. The decision will be made by the Planning Commission, then the Board of County Commissioners. Donna said the current situations are different than when it was originally approved.

Chris Baker is the representative: He said it's simple, but it sounds complex.

Chris showed the location of the area on the map: Fremont and Patricia and Palace dead ends. He said they looked at the 6 parcels allow for 207 on 208 acres. There are areas of slope that are excessive which isn't appropriate for development. Less than 15% grade is appropriate for development.

Chris said they are proposing to take 25 acres from General Rural zoning to Medium Density Suburban and move it where it's appropriate for development. He said the development isn't in the flood plain. MDS – 3 units per acre. He said they could still put all the development in the original spots, but he said it's logical to do edge matching and like-size parcels. It makes sense to make the lots adjacent. It would be consistent with the current neighborhood. He said they aren't asking for more units; they have 139 acres of GR zoning and 60 acres of MDS zoning.

He said they don't have a site plan but if this gets approved with the density in the right places, we can come back and discuss these issues. The future site plan can work to solve these problems, however, the original plan isn't the correct solution and land use.

Teresa Aquila asked if they owned all the property that is being swapped. Chris said it's all owned by this owner. She said these residents don't want more issues; the owner needs to meet with them so what you do doesn't impact them. Chris said that's the next step. There is no project proposed yet. Chris said geography is driving development. He showed the approved land on map – it's red which is bad for development. He wants to preserve the red portion and develop the green portion on the map which more appropriate land for development. He said they want to make sure it's consistent and compatible with your neighborhood.

Ray Lake asked if the 25 acres that isn't appropriate for development will be removed from future development. Chris showed the project boundary. He said they would keep it and remain as open space. It is only 25 acres of General Rural in the Association or transferred to the County. He said as they move forward, you will see the plan. There won't be access to that area. Chris said this project is in TMWA area and there is a water tank and not on wells. They have purchased water rights. They have surface and ground water rights.

Ms. Still said you need to listen to the residents' concerns. She said why we would want to change zoning if we don't even want those homes. Chris said we can put in those 200 homes right now. Chris said the acreage and density is there, but we want it to be appropriate and consistent. From a planning perspective, they aren't in the right spot.

Danny C. said we need to rezone it to open space. We can't have more homes out here. The County can't keep up on maintenance out here. He asked what will happen if those will be approved. We will be on dirt roads again. He said we had dirt roads until the 90s; we don't want that anymore.

Jeff Nichols said all you are trying to make it make more cost effective and easier. Most people wouldn't appreciate it. People will be driving by their back yards every day. Chris showed areas of less intense development. They would re-align Theodor. The land annexed into the city is denser than what is being proposed. Chris said what they are proposing follows the slope; utilize the flattest appropriate spot.

Jean L. said the current zoning is steep and she can't ride her horse there. Jean said MDS zoning isn't appropriate. She said we don't have the infrastructure: no more growth – roads, traffic, school. She said the representative body should have our voice. The zoning isn't realistic to the current community right now.

Roger Pelham answers questions regarding the area plans. He invited the community to read it online with master plan and zoning categories. It will have a whole bunch of policies that were developed with input from people from this area. He said they don't want development on steep slopes but flat lands. There are many types of policies. He said he has to be directed to change the area plan by the Board of County Commissioners.

Trevor Llyod said he doesn't know if you want to open up the area plan for change. He said most of the development you are seeing is in the city and the zoning has been approved for a long time.

MOTION: Jean Harris moved to forward all comments made to the County Commission; Teresa Aquila seconded the motion. The motion passed unanimously.

6B. Tentative Map Case Number WTM16-002 (Golden Mesa North) and Special Use Permit Case Number WSUP16-0002 (Golden Mesa South Sewer Lift Station) – Request for community feedback, discussion and possible recommendation to

6B1) approve a proposed subdivision of two parcels totaling 119.76 acres into a 115 lot subdivision (WTM16-002)

AND

6B2) Request for community feedback, discussion and possible recommendation to approve a sewer lift station to support the development of the Golden Mesa North subdivision (WSUP16-0002).

- Owner/Applicant: Moonlight Hills Estates, LLC.
- Location: North of Golden Valley Road and East of Estates Drive
- Assessor's Parcel Number(s): 552-050-01; 552-092-19; 552-100-01
- Staff: Trevor Lloyd, 775-328-3620, tlloyd@washoecounty.us
- Reviewing Body: The following case is tentatively scheduled to be heard by the Planning Commission on March 7, 2017

Trevor Lloyd and the project representative, Mimi Fuji-Strickler introduced the project.

Golden Valley Home owner association provided feedback
She showed the location - 99 acres, 99 lots with 35,000-40,000 average lot size

She showed the following aspects of the development:

- Open ditch; curb and side walk
- The sewer line
- Access points
- She showed the existing flood plains. The hydrology is old data in the plans. She said they development is based on the new hydrology and drainage. She showed where the detention ponds will be.

- Mark Herman, owner of the land, said he would be happy to answer questions.

Teresa Aquila asked about horse country with curbs and sidewalks. Mark Herman said curb and gutter is Washoe County requirement codes. Mark said they had fought and pushed for road side ditches and was told no by Washoe County roads. Trevor said the county engineering won't accept rural roads, it requires curb and sidewalk. Mark said it's in the interior, but exterior is still roadside ditch. This is considered suburban.

Jean asked about lot size. Mark said it's slightly less than one acre. Mark explained the acreage. Jean asked if any of the lots were zoned for horse or live stock. Mark said no. Trevor said zoning allow horses and lot size, but it's up to the developer.

Ray Lake said there was a traffic study; he asked about the number of trips. Mark said there will be 1,800 daily trips and peak trips. Ray said 395 is over capacity with a F rating. He said he is concerned about traffic volume. Mark said he will have to amend the traffic study.

Francine Donshick spoke about the 4-lane road at major intersection; she said the speed limit needs to be 40, but it's posted at 35. If the Indian connection goes through, people will go through that zone. The study inaccurately states the speed limit. Mark gave her a new study. Mark said he has clarified that statement regarding 40 mph.

A public member asked how far the development goes. Mark said goes up to the gas distribution where the County has the dirt piled. The public member said that is where people go to ride. There is a lot of water back there.

Tom Whobrey asked why the inter part of Golden Valley would be open to this. He said his house sits near this property. He asked why the connector have to come down through the high school. He said they are inviting traffic to go through the old neighborhood. Tom asked about those access roads and if they can be closed. Mark said they spoke with the Golden Valley property association. Mark said this conforms to development code. Tom said just heard about this via post card and it's already so far along. He asked if this can be altered to leave the easements alone. Trevor said county requires two points of access. Trevor said if they made that easement a fire access, they would require a turn around. This is their current proposal.

Jeff Nichols said he respect what Mark said, however, not one home owner does want this. He said we don't have to be married into that community. It doesn't fit the descriptions. We don't want cars down Indian Lane. It will impact the area and our lifestyle. Traffic will go fast through this area. There will be an extra 120 residents. He said his kids come and go too fast, and what about all the other kids through the area. He said he can't imagine this project in his family's back yard.

Francine Donshick said they met with Mr. Herman. The concern is that the board denied a good plan; however, the original plan before these owners had large matching lots with no connection which fell through due to funding. The new developers came in and wanted to discuss. What they brought to us was a zoning change with serious density transfers like a housing development. We said no, we didn't go for density transfer. That is when conversation stopped. Mark recently came to the association. She said there was no agreement. We were against density increasing during to outcropping constraints.

Mark Herman said we asked for a master plan amendment; part of the amendment for open space development, if it was ever sold, all into 35000 acres.

Donna Robinson said she rides out there. She asked if this project went through the appropriate agencies: schools, fire, sheriff, to see if it's appropriate for the area. She asked where the water goes in the retention ponds. Trevor said this has gone to 20 different departments and agencies. Some agencies haven't responded. Some have responded with the same concern mentioned.

Mark said the water will go to Swan Lake. Donna said it's spilling over its banks right now. Donna said your development will impact our property. She said when the lake overflows it impacts the residents.

Tom Whobrey said the residents have been in the dark. He asked if this development can go back for more discussion. Ray Lake said this isn't new to Golden Valley.

David Walsh, public member asked about the open space and land to allow people to walk and ride the horses. Trevor said the streets will be County and you can ride a horse.

Francine Donshick said there has been a lot of talk about schools, flood, roads, traffic. Schools are at max capacity. She said they will need to let people know that no one will go to the closest school. Live stock, Golden valley area plan – LDS is smallest lot; livestock is part of the area plan. Let the potential owners know that there will be livestock. They need to take into consideration: dark sky practices; heights of houses; buffer of homes.

Mark Forbes asked if there access to the back of those property. He said we will be land locked if there is no easement. Mark, the developer, he said property owner has a 25 foot easement which will be left in place. He said we need to address the dirt roads and it's something we need to address. Mark said Spearhead is the only access for horses, no other horse access.

MOTION: Teresa Aquila moved to pass the comments. Anna Williams seconded the motion. The motion passed unanimously.

7.* PUBLIC OFFICIAL REPORTS

7A.*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).

Trash: She said they are trying to negotiate changes to contract for rural. Some of the things they came up with will cost more money. \$39 dollars a month which would include two 96 gallons of trash. There needs to be an easier way. Needs to pursue it. She said Reno and Sparks pay less than the County. She said if we had the same rate for basic two cans as Reno/Sparks, we could negotiate or speak with the private sector. For the difference, we could have another company come and service the trash. Teresa said she had issues with new service; the recycling bin wasn't emptied completely. Waste Management said it wasn't their issue. Teresa said they aren't emptying the cans completely. She said if the price goes up, the desert will get full. This is why this whole Waste Management thing started in the first place. Commissioner Herman said she fought over it for more than a year. This is what we have. Anna Williams said she has had only 1 pickup in 5 weeks. Francine Donshick asked for clarification of the contract review. Commissioner Herman said we have a contract with Waste Management and we are discussing these different possibilities. Donna Robinson asked for clarification. Commissioner Herman said it's been renewed. Nicole Berry said she is concerned about their needs with larger parcels. Ray Lake said Waste Management said they would be happy to come out and speak to the board.

Flooding: Francine Donshick asked about FEMA and private funding. Commissioner Herman said they aren't going to help us. There will be some money for repair of roads. Private citizens didn't meet the criteria's to get the money. Lemmon Valley lake is full and flooding. She said she had an engineer go out with her. She is waiting for some general advice on the subject. She is looking into the grant for engineering of the ditches.

8. *COUNTY UPDATE—Al Rogers, Management Services Director with Office of the County Manager will provide an update on County services. Mr. Rogers is available to answer questions and concerns. Please feel free to contact him at arogers@washoecounty.us or (775) 328-2000. To sign up to receive email updates from the County visit www.washoecounty.us/cmail. (This item is for information only and no action will be taken by the CAB).

Thanked the board and community for coming out. He said we empathize. We may sometimes agree to disagree but try to find solutions.

Emergency management: He said he wants to commend the first responders with flooding; it's been tremendous. We are working through those right now. This community will continue to stand up. There are weather briefings to prepare for what is coming. Be vigilant. We did not reach that threshold for funding. We are still pursuing it. The State Department of Emergency Management has been providing business support. He hopes to reach out for other avenues. There will be low interest loans for businesses during impact and some assistance. They have been experiencing impacts on public infrastructure with drainage ditches and replacing roads and infrastructure during this past month. He said we didn't agenize flood so we can come back and discuss that. He said we want to bring that back so we can have dialogue.

Donna Robinson asked about federal threshold for federal funds. There are 7 homes in Lemmon Valley in a two block area that have been impacted; homeowners didn't know how or who to report it so it didn't meet the threshold. Al Roger said it has to be substantial damage. The level of damage according to the federal government. It's a high bar to reach. Al said we could do better with communication. You can still report damage. Please contact the county. 328-3003 and washoe311@washoecounty.us.

Danny C. said Peavine still has snow. There is no where it can go that snowmelt can go. We will meet that threshold. He asked if we can get this assistance later. Al Rogers told the public to do what you can to mitigated it, but we understand more is coming.

Francine Donshick said when governor declared state of emergency; we had 30 days to turn that data in. She asked if the new damage fall under that. Al Rogers said It wouldn't be under FEMA because it's outside the 30 day.

Ray Lake asked what it takes to set up a community forum. Al Rogers said we can work with Commissioner Herman. We want to make the conversation and dialogue specific to topics.

Teri Donshick suggested having someone from the insurance commission come and explain exactly what they are paying for.

9. *CHAIRMAN/BOARD MEMBER ITEMS -

- Jean Harris said if we have a flooding forum, we need to have it as a standalone item and not part of a CAB meeting.
- Ray Lake announced that he has been attending DOT meetings. The EPA study is underway for 395 improvements. It will take a long time. The study can take 3-4 years, up to 7-10 years. There have been executive order from our new presidents to remove the EPA constraints and we don't know what that will look like, and it will take findings from the governors.

10. *PUBLIC COMMENT – no public comments were made.

ADJOURNMENT - Meeting was adjourned at 8:28 p.m.

Number of CAB members present: 4

Number of Public Present: 55

Presence of Elected Officials: 1

Number of staff present: 3

Submitted By: Misty Moga