



## 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 August 13, 2018, at the North Valleys regional Park – Community building, 8085 Silver Lake Road, Reno, NV.

**1. \*CALL TO ORDER/DETERMINATION OF QUORUM** - The meeting was called to order at 6:10 p.m. by Ray Lake. A quorum was present.

**Present:** Teresa Aquila, Ray Lake, Roger Edwards, Pat Shea, Wesley Johnson (alternate filling in for Jennifer Salisbury), Craig Durbin (Alternates)

Absent: Jennifer Salisbury (excused)

**2. \*PLEDGE OF ALLEGIANCE** - Ray Lake led the pledge.

### **3. \*PUBLIC COMMENT –**

Danny Cleous said for the developers who want to tear up the area, they need to look at the master plan for the North Valleys. We don't want the high density. We are tired of it. There is no water, sewer for you to hook up to. The high density subdivision don't fit – there aren't sidewalks or lights in this area. Quit bringing this type to us. The same thing, no, we don't want it. There will be between 2,400 – 1,800 homes being proposed. He said he would hate to see high density homes built. Knock it off.

Denise Ross said she speaking on behalf of Tammy Holt-Still, Swan Lake Recovery Committee. Desert Research Institute is doing science work on Swan Lake. We need to stop development until we can figure this out. All this building and density will cause water to go into Silver Lake. There is no quick fix. Stop development until it gets figured out. Also, the schools full – where do the developers plan to have the kids go to school. There are no current stats on school enrollments. Put a hold on things; let's figure out and build infrastructure first.

John Ross, Silver Knolls resident for 40 years, said he watched all the changes to the area. Lifestyle homes have a good product in Cold Springs. For where we are in Silver Knolls, it's not the density we need. There is horrible traffic. He said he is retired, but when he goes to town for doctors' appointments, he has to go into town after 9am. It's bumper to bumper like LA. Stone Gate is already approved. Traffic will be backed to Red Rock Road. We cannot handle it.

John Boone said in 2004 our Commissioner at the time and Lifestyle Homes had discussions about what the property development should look like. He said there was a reasonable compromise that was agreed upon that met the need of developer. He said with the downturn of the economy, building didn't happen. And now they came back to request double the development. He said those conversations should mean something - hold them to that agreement. Our regional development plan should mean something. We balanced the need of development, infrastructure, and quality of life. That agreement was 100s of hours of good faith discussion, and that should mean something.

Michael Welling, Silver Knolls, said he lives adjacent to the 193 acres. They are proposing building on the side of the fire house. He thanked them for filling the CAB meetings consistently. He read a portion of the area plan regarding growth and development with standards – respect private property rights. We are rural and that's

what we want to stay. In RGJ, an article talked about how dark skies are going away. We are losing the quality of life. The Silver Knolls is similar to Golden Valley land use pattern; however, its location provides more isolation. He read a portion from the character management plan.

Elizabeth Amond said she lives on Red Rock Road in Silver Knolls. She said she echoes Mr. Boone's statement. Promises were made by Lifestyle Homes for Silver Hills. It's not acceptable to act like the conversation didn't happen. She said some homes would be condemned if they make Red Rock Road 4 lanes. It's not acceptable. The negotiations need to start from scratch again. It's a rural community. It's not for high density apartments. There are horses, dogs, and wildlife with BLM land around it. We want to preserve that. Those promises were broken.

Matt Shepard said he lives on Sage Road. He asked what Washoe County is planning on doing for safety on the main and side roads. The roads cannot handle the amount of traffic that is being proposed. He said when it floods; he said his basement filled, lake filled, and the roads washed out. He said they did a quick grade job on the roads, but people had to use detours roads during emergency situations. Those are 2 inch asphalt roads cannot handle the high traffic. He asked whose responsibility is it when these roads need to be fixed. They shouldn't be detoured down private roads.

Tami Vontour said she echoes everyone who has spoken so far. She said she has lived here for 10 years and she has seen the changes. There is increased crime and mail theft. Washoe County deputies don't do anything. Crime will increase when we add 25,000 more people. We have one veterinarian in the area. Northern California residents come down to do their shopping in our community. New homes on Sky Vista. St. Mary's pulled out of the area; we will need more doctors and emergency services.

**4. APPROVAL OF AGENDA FOR THE MEETING OF AUGUST 13, 2018**– Roger Edwards moved to approve the agenda for **AUGUST 13, 2018**. Pat Shea seconded the motion to approve the agenda. The motion passed unanimously.

**5. APPROVAL OF THE MINUTES FOR THE MEETING OF JULY 9, 2018**– Teresa Aquila moved to approve the minutes of **JULY 9, 2018**. Pat Shea seconded the motion to approve the minutes. Roger Edwards abstained. The motion passed 4 to 1.

**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](https://www.washoecounty.us/csd/planning_and_development/index.php)

**6.A. 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 to amend the Washoe County Master Plan, North Valleys Area Plan including:

- 1) Remove two parcels of land totaling ± 551.62 acres from the Silver Knolls Suburban Character Management Area; And**
- 2) Amend the North Valleys Area Plan Character Management Area map to reflect the removal of two parcels of land totaling the ±551.62 acres from the Silver Knolls Suburban Character Management Area; and**
- 3) Amend Policy NV.4.1 to delete the requirement that 50% of new parcels in a subdivision be at least one acre in size; and**
- 4) 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**

**5) 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 to amend the regulatory zone on two parcels of land, totaling ± 551.62 acres from Low Density Suburban (LDS) to Specific Plan (SP), with the intent of approving a specific plan allowing the development of 1,654 dwelling units. (for Possible Action)**

- **Applicant/ Property Owner: Lifestyle Homes**
- **Location: On the west side of Red Rock Road, north of the intersection with Silver Knolls Blvd.**
- **Assessor's Parcel Number: 087-390-10 & 087-390-13**
- **Staff: Roger Pelham, Senior Planner; 775-328-3622; rpelham@washoecounty.us**
- **Reviewing Body: Tentatively scheduled for the Planning Commission on September 4, 2018**

Roger Pelham, Washoe County Planner, said he is available to answer code, policy, processes questions. This application request is for master plan and regulatory zone amendments. He said the request for 3 units per acre for a specific plan. Zoning of 1 dwelling units per acre is permitted today. There will be a public hearing before the Washoe County Planning Commission. If it's denied, the applicant has the opportunity to appeal to the Board of County Commission, if the Planning Commission approves, it goes to the Board of County Commissioners as normal process. If Board of County Commissioner approve, the master plan would go to Truckee Meadows Regional planning board.

Roger Edwards said if master plan amendment is approved, it would apply to other projects. Roger Pelham said no, it's specifically for this development. It does not set precedent.

Pat Shea asked 3 units per acre is considered what zoning category. Roger Pelham said suburban resident is the zoning category now; the applicants want specific standards to Silver Knolls Character Management Plan. The request is equivalent to MDS. It doesn't mean the development is all 1/3 acre lots. They are proposing lot matching, open space, and smaller lots in the middle.

Teresa Aquila said there is commercial zoning proposed as well. Roger Pelham said that is a master plan change as well. A commercial project would be limited to 1 acre. They are including that opportunity within the plan. They aren't asking for specific zoning. Teresa asked if the smaller lots in the interior would be smaller than 1/3 acre lots; Roger said yes, there are specific neighborhoods, but the most intense lot would be 3,700 square feet.

Mike Raley, Rubicon Design Group. He introduced his team.

- He said he will discuss where they have been, where they are, and where they are going.
- The subject site is along Red Rock Road; the site is west, north, and south of the fire station.
- 1,654 units are proposed on 551.62 acres. 551 units are currently allowed now. 3 units per acre requested.
- Requesting to remove it from the character management plan; it doesn't modify the statement.
- Community outreach included – this project has been presented to this CAB 3 different times; two meetings were held with Silver Knolls residents; open house; met with dozen meetings with neighbors; 100 of hours of public outreach.
- Custom zoning include long term assurances. It becomes its own area plan within an area plan. It's a master planned community. Concurrency of construction improvements including water and sewer. If adopted, it becomes part of the North Valley Areas Plan.
- Families haven't been able to afford in Reno. This allows for flexibility for families to purchase.

- It doesn't provide entitlement to build; they have to get tentative map or SUP. This is first step in lengthy process.

Revisions since last time:

- Removed east side – it will stay in the Suburban Character Management Plan.
- Land use plan
- Increased buffering
- Enhance public trail access system with equestrian use
- Updated analysis of services
- Relocated and redistributed parks
- Proposing removal from Suburban Character Management Plan – this site would be stand alone.
- Not changing the suburban character
- Updating land use requirements
- Mike Raley addressed myths and rumors. He said there is no access on Big Horn Drive on the south – don't plan to make that a public access. It's for emergency access only.
- Commercial use would be limited to serve the neighborhood – dentist, dry cleaning, day care.
- No super market or 7-11.
- No multifamily units; there will be single family homes only.
- This will allow developer flexibility, but there are still restrictions
- Main access is from Red Rock Road; not extending up to Cold Springs.
- Lifestyle Home does have vested interest in the community - Land donations for fire station, volunteer hours, and donations to local schools. They are here to stay.

He showed the old use plan and new land use plan – yellow is single family homes with buffering; lot matching, 200 foot buffer to adjacent parcels. Light green is open space – trail connection, drainage. Dark green are developed park sites. Blue area is public facilities – 10 acre elementary school site per their need; provide acreage for expanding fire station, library, or community center.

He spoke about the trail system. This is the primary trails. He said equestrian access on open space; maintain on HOA, but open to the public at no expense.

He showed examples of similar products; single families. He showed architectural standards. Signage would be uniform, entry monuments on the main road. He showed example of the public facilities.

Mr. Raley spoke about drainage. Any tentative map would comply with drainage, sewer, water. He said their standards in the handbook have their own requirements. He said there will be less water running off the site than what is currently happening with detention/retention basins, agrihood concept.

Wendy, Rubicon Group, said this area is the last to get the services for young families. We want to keep the lifestyle for young families. 'Agrihood' plan. She said they recognize a community, rural even though it says it's suburban. Intergraded it into the design. Bringing in activities for kids; keeping the families here without having to go into reno.

Wendy spoke about proposed high tunnels – agriculture. Using the excess water. Our agriculture will be maintained and managed. We will public gardens and orchards.

Paul Selege, traffic engineer, prepared traffic study for the area. He contacted agency staff – review areas of concern. He said there are a list of tasks to study of areas of concern. He said the next step are the plan improvements plans – he said there are impact fees to improve roadways. He spoke about 2040 plan. That document is a few years old. Recognize rapid growth, they embarked on an update study to address the traffic out there. Many projects were accelerated. RTC is working to keep up with changing. He said they predict amount of traffic, study intersections, and results are quantified; there is available capacity to serve this development. The 4 lane widening was planned before this project – Red Rock widening was already plan. He said we start with agency, RTC plans, study, and this meets the capacity. Impact fees will be spent within proximity of the project.

Mike Raley put his contact up on the powerpoint; he encouraged comments be forward to Roger Pelham and Mike Raley. He said of the 5 public meeting, he said he has only received 4 emails to-date. Please forward your comments.

Board comments/questions:

Teresa Aquila said they are coming back on their word. They want to remove portions of the property. She said townhouses with no garages which bring a different type of people. We are still country and that is the lifestyle. She said she is familiar with the lifestyle home out in coldsprings. She said kids don't have any place to go so they entertain themselves with other people's home. City life with rural life is a conflict. These don't look like your neighbors. Properties are different. You will cram 3-7 home on an acre. You might as well call us city of Reno. Law enforcement is maxed capacity. We cannot expand. Fire is the same. School is capacity. There is a lot to say about this project. She said she personally wants silver knolls stay country.

Roger Edwards said he served on planning commission; he said the master plans were being modify. He said they meet with all of the neighbors. We drew these plans for a reason. We crafted by your feelings and request of what you wanted in your neighborhood. He said it's not set in stone. He said we know it needs to expand in northern Nevada, but he said he didn't hear anything in the presentation affordable housing, average working folks cannot afford \$400-\$500K piece of property. They want to manipulate the system and don't care about the neighbors. It's 1,500 homes – 4K + people in your neighborhood. You have to be more vocal. We aren't the planning commission or regional. You need to flood their inboxes with our opinion. We know how you feel because we come from you neighborhood. Get motivated.

Pat Shea said he is new on CAB; he said he is on the NAB for north valleys. he said he started in community 3 to 1 acre. He said now they are now denser. He said we don't have parks; there are narrow fences between neighbors. He said we are not getting the infrastructure as quick as we should; we need to act.

Wes Johnson, Red Rock Road, said he disagrees with traffic engineer; he did it during low flow time. There were no college, grade school, high school in school. They weren't using the roads at that time. They did it intentionally.

Ray Lake said he looked at character management plan, proposal from developer, and he is concerned with agreement was made. He said it bothers him that it was changed. He said the character management plan protects us from developments like this. City of Reno has no plan to increase sewer capacity until they expand, but no real way to expand.

Public Comment:

Russ Earle silver knolls community organization; he said he submitted a letter, petition against, 254 signatures. He said letter details of violations of character management plan that's why they want to make their own plan. Why have zoning if developer can push through their own plan. He said they are woefully in violation in section 20 – to take their property out of it. There is a requirement to host visioning workshop. They haven't followed it. he said he will request to planning – work be put forward be halt until this is met. We will proceed with legal route if necessary. Market analysis may not have happened. They say it will be. He said we will post the letter on silver knolls.org and facebook page. Problems with sewer, crime, no adequate fire. We are against. This letter will go to council members and commissioners.

John Stamps said he lives on Santa Fe Road; he teaches high school – planning and design. Taught college and professionals for 35 years. He said he is big advocate of smart planning. He said goals are set forth in the plans; the developers are addressing those goals and there are points are contrary to the plan. Woodland village is nice, but doesn't belong here. It's a great plan, wrong place. He spoke about dark skies. He said south side of house, he can see bright side, and north side he could see the milky way and until recently, he cannot see the milkyway anymore.

John Ross said Wes Johnson's comment about traffic – the engineer admitted that he didn't include Plata Mesa road in the plan. He said traffic is backed up to Lemmon, and when all the developments are complete it will be backed up to Red Rock.

Linda Zimmerman, red rock road for 30 years. She said she agreed with Michael Welling and John and Roger – she thanked Cody for posting the plan on facebook. Silver knolls community location to provide greater sense of isolation. Silver Knolls is special. It's in the plan that john mentioned that they worked on for several years; there are written guidelines – that includes silver knolls and the land Listner owns. That section of land should not be taken out of the plan. She read from Goal 20 in the master plan.

Bonnie Klud she said we don't want to development of have and have-not communities. She said she is concerned a new subdivision to create chaos and division. We don't have adequate school, police, and activities for kids. She said she has a real estate background; she said there is quality to Lifestyle homes. She said her father was a register engineer. She said she appreciates. She spoke about the needs and concerns of water and infrastructure. Let's get the horse in front of the cart. She said if you change the agreement, let's work together to change the agreement.

Michael welling, said his property backs up to lower portion of this development. He spoke about area plan – April 3<sup>rd</sup>, our air is terrible; it's affecting our children. Traffic engineer didn't mention that red rock road was to be widen up to the 35 mph. it was on books to widen by 2015; it wasn't important enough to get done because we grow and now they are fast pass it. He said Wendy lives in California, not here. He recommended everyone read goal 3 of the plan. We are separate and different. We have something special to keep it. no vote is what we need.

Taylor Trujillo, silver knolls for 7 year; before that, lived in cold springs Lifestyle homes. She said the dads had to talk to the high school kids at the parks for not pull knives on the little kids. She said we moved to be part of the rural community. Bringing in a development will remove the lifestyle. She said it takes an hour to get to the college. She said that is before this additional development. She spoke about Agrihood; how do expect a quality of life with 3,700 sq ft development. It's not fair to development. Vote no; she said she agrees with what it's been said tonight. Don't let it go through.

Greg Shorts said he is running for assembly district 25 on the border; he said what roger said was correct. What problems you are seeing aren't restricted to your neighborhood. He said Verdi and other areas are going through it with new developments. We need new houses; however, we put a lot of work in the master plans. you can see it happening with other major developments. Who are they looking to represent them in the future. There are good candidates. Please go look at those candidates during the elections. Support at county, city, and state level. It's critical.

Lou Christensen, Silver knolls, asked Roger Pelham the role of Planning Department.

Roger Pelham said role is take the comments, all comments from reviewing agencies, evaluate existing master plan goals and policies and make recommendation to planning agencies.

Roger Edwards moved to draft this as a response to planning commission that we are unanimously opposed to modifications proposed. Teresa Aquila seconded the motion. The motion passed unanimously.

Discussion: She said with all elements - they can build 680 homes on 740. They are try to build in continuously on ½ acres but it's not going to work. They are going to add to it, but it doesn't fit in the area; will take away from characteristics.

Pat Shea said along with the idea we have zoning with sudeo master plan doesn't work for me.

Roger Edwards said warning – this property can be annexed to city of reno. Stay active and involved. You will have 1500 homes.

Ray Lake said he watched a joint meeting with council and commissioners – 4 commissioners gave control to the city. Herman did not. He said we have expectation the land around us be developed similar to our current home. This isn't right development for this area.

## **7. \*PUBLIC OFFICIAL REPORTS**

**7.A.\*Washoe County Commission Update** — Commissioner Herman can be reached at (775) 501-0002 or via email at [landfindercountry@gmail.com](mailto: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.**

Ray Lake said he attended the NDOT board meeting. He said they are planning the spaghetti bowl express – fix south and east ramp. It's a start. It's projected to go out to 2022. He spoke about the onramp at Clearacre. Traffic signal at Lemmon and Moyea. RTC board meeting is on Friday. He will bring up the concerns.

## **9. \*PUBLIC COMMENT —**

There were no request

**ADJOURNMENT** - Meeting was adjourned at p.m.

Number of CAB members present: 6

Number of Public Present: 70

Presence of Elected Officials: 1

Number of staff present: 2

Submitted By: Misty Moga