



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 March 11, 2019, 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 6:00 p.m. by Ray Lake. A quorum was present.

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

Absent: Jennifer Salisbury (excused), Craig Durbin (not excused)

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

3. *PUBLIC COMMENT –

Roger Pelham, Washoe County Planner, the master plan and zone change for Silver Hills has been requested to be delayed. Because the agenda was set, the item will still be heard tonight. You can still make commit; there is another opportunity. The application will be revised and come back before the CAB once it's been revised. This is not the final version that will go forward. Because it's delayed, it will not go to Planning Commission next month. A revised submittal means it will come back.

Pedro Rodriguez, senior manager at NDOT, spoke about road updates between McCarren to Lemmon Drive. It's a two phase project. First phase is Lemmon to Stead. First phase will be one lane with auxiliary lane, and improve bridges and interchanges. Parr will get a new bridge. Golden Valley will have future signals at the exit ramps. There will be additional signage. 60% design is complete. Once it's designed and funded, construction will begin in 2022. Mr. Rodriguez said they are working on the website. Prodriguez@dot.nv.gov.

Dwayne Huber wants to know if Lemmon Drive is going to open.

Tim Jeter said he is opposed to new development. It doesn't make sense. There are two flooded lake. He said he is a contractor. Development has to happen, but it's a deterrent in our community. Developers who push their agenda in our area are unethical. He sent a letter to the Commissioners with ideas that include using BLM land to build a retention pond. He was told you cannot use BLM land. He meet with a BLM employee who said that it is a possibly but the County has to initiate it.

Danny Cleous showed pictures of flooding and a pump. Stead sewer plant has 2.5 million gallons of effluent dumped everyday. Clean up this mess before coming with your plans.

Kathy Jeter said she won't repeat what has been said except the situation has been repeating for 3 years. She spoke about dirty water; our kids will be infected and sick.

Russ Earl said Silver Hills are asking for special plans. He asked what is the point of zoning; why do we have a master plan and character management plan if we allow developers ask for specific changes. Mr. Earl said Peter Listener spoke at a meeting; he said it would improve property values. He said he spoke with owner of

Dixon Realty who said a vast minority on the west side might see an increase in property values. Multi-acre property will see a decrease in values due to high density lots. He said he will begin a class action with the County for loss of property values. Silver Knolls community doesn't have a problem if they went back to their original plan but that doesn't appeal to them.

Steve Wolgast said he urged the board to take a pause on rezoning for higher density. This goes for those in flood risk areas. Approve best development plans that benefit old and new development. He spoke about property values. Prices of existing homes are flat or down from 2018. Rents are down. New home sales prices are down from mid-2018. This is from median sales. There is ongoing construction. There is room for growth without changing zoning. There are homes that have been approved that haven't been built yet. There is room for 100,000 new units with no change to current zoning. Employment growth is 4% since 2014. There are 9,000 new jobs in 2019.

Mark Johnson said he doesn't like adding houses on less than 3 acres. Road improvements will come in 2022. The highway is overburdened.

Tim Fadda said he has been in Lemmon Valley since 1975, but worked in Lemmon Valley since 1964. We need a moratorium on projects until sewer plant stops dumping into our neighborhood. He asked where does the storm run-off go. We will get flooded again. Stop all building. Stop the sewer plant from dumping. The City Council needs a load on their front yard. It's illegal; it's not right. You can't dump your waste water on other people's ground.

Denise Ross spoke about the county commissioner meeting. They are talking about the lake.

Doug Herron spoke about the Red Rock corridor; houses are already near the road, and with thousand more cars, that road will need to be widened which will drop property values for those on Red Rock Road. While someone is filling their pockets, others are losing value.

Angela Hurt, mother of two who go to Silver Lake School said her 5th graders are going to middle school due to over capacity issues. There is more building when we have an overcrowded issues in the schools.

Kyle Ruf spoke about effluent water. He said 2.5 million gallons equals 7 acre feet goes into the school yard. He asked would you put up with that with your kids.

Dan McCament said he is trying to raise his kids. He said he wants to know if the City and County Commission are there to make corporations money or protect us from sewer water. This is a beautiful community where we enjoy our horses. He said we have to build schools, put in pumps, roads, and dig holes. He asked if that right or wrong; what is their job. He asked if they here for us or corporations out of California.

Erika Huber, Golden Valley residents with parents in Lemmon Valley since 1986. She said she experienced floods but nothing like this. She said the biggest concern is Deodar. She said if there is an emergency, her parents cannot afford to sell their homes.

4. APPROVAL OF AGENDA FOR THE MEETING OF MARCH 11, 2019– Roger Edwards moved to approve the agenda for **MARCH 11, 2019**. Teresa Aquila seconded the motion to approve the agenda. The motion passed unanimously.

5. APPROVAL OF THE MINUTES FOR THE MEETING OF FEBRUARY 11, 2019– Teresa Aquila moved to approve the minutes of **FEBRUARY 11, 2019**. Pat Shea seconded the motion to approve the minutes. Roger Edwards abstained as he was not in attendance at the February 11 meeting.

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. Master Plan Amendment Case Number WMPA19-0001 (Buck Drive) – 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 Master Plan Amendment from the “Medium Density Suburban/Suburban Residential” (MDSSR) to the “Commercial” master plan designation on one parcel of land, totaling approximately 1.003 acres. The subject parcel is located within the Reno-Stead Corridor Joint Plan. (for Possible Action)

AND

Regulatory Zone Amendment Case Number WRZA19-0001 (Buck Drive) – For possible action, hearing, and discussion to approve a Regulatory Zone Amendment from the “Medium Density Suburban” regulatory zone to the “General Commercial” regulatory zone on one parcel of land, totaling approximately 1.003 acres. The subject parcel is located within the Reno-Stead Corridor Joint Plan. (for Possible Action)

- Applicant/ Property Owner: Lumos & Associates/Alan and Debra Squalia
- Location: 330 Lemmon Drive
- Assessor’s Parcel Number: 552-190-03
- Staff: Chris Bronczyk, Planner; 775-328-3612; cbronczyk@washoecounty.us
- Reviewing Body: Tentatively scheduled for the Planning Commission on April 2, 2019

This project will be presented at the March 21st NAB

Proposing 1 acre parcel of Residential to General Commercial zoning

Angela Fuss with Lumus and Associates provided a project presentation:

- She provided a hard copy and large format boards for the audience.
 - This is for a master plan and zone change. Master plan designation of residential to commercial.
 - She reviewed the existing zoning; the one acre property site east of Jimboys. The house will be torn down and commercial will be built.
 - Upcoming meetings: NAB and joint meeting Washoe County Commission/Reno City Council
 - She spoke about sewer service. Approved new Buck Line goes to TMWA facility. Construction for the new line begins this spring.
 - They will have an infiltration basin on site.
 - This property is not on a flood zone.
 - No development is proposed at this time. She said future development will require additional approval later.
 - It’s a small one acre commercial lot. A business such a tire shop could go there.
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- Teresa Aquila asked about traffic and will they access it. Angela said there will be no new will be created. They can access from Lemmon through the shopping center. It doesn’t impact Lemmon. Teresa said Military Road will be a nightmare. Angela said depending on the use, it will dictate the traffic. It won’t be big commercial use.

- Pat Shea asked if the access easement through Jimboy's Tacos is the same as current home. He said the access is already crowded to Jimboy's. Angela said RTC has a street widening program that will help.
- Roger Edwards asked about dedicated sewerage line. Angela said it will tie in at the south corner of parcel. The new Buck Line is the City of Reno line being built this spring.
- Angela said no project is proposed yet.
- Ray Lake asked how much water drains off this property. Angela said you cannot increase any amount of water that leaves your site. She said there is a retention chamber to capture the storm water on site. Its all done underground.

Public Comments:

Danny Cleous said he is surprised about Buck Line being allocated to two different projects. He said there has been a mix-up with sewer line. Sewer line is only allowed to service 50,000 a day. He spoke about the underground retention ponds – water soaks into the ground and still flows to the lake. He said the drainage is lower which flows to the lake. It's a bad plan all together. There are a lot of accidents in that area.

Cliff C. asked if rezoning from residential to commercial increases its value. He asked if someone will make more money. He said he understands they can't sell the house because it's surrounded by all commercial. Angela explained the development patterns in the past couple of years. Cliff spoke about flooding and development and was curious rezoning of one acre. Angela said it's up to the property owner.

Steve Wolgast asked about the retention basin; he asked if it leached into the ground or is it contained. Angela said all storm runoff goes somewhere. The way the code works, you have to show that run off is not being increased. It all ends up in the same system. Retention chamber infiltration.

Alice Hescoc said she avoids this area because of the traffic.

Mark Johnson said if this is a tire shop, they use chemicals that may end up into the lake. It needs to be re-thought. The traffic is tied up. You are looking at 2022 until the roads are improved. I said no.

Teresa Aquila said the water on property already goes into the ground. It's not adding more run off, it's just being captured. She said if it's an auto body shop, there may be leaky vehicles and oils may end up running off. Angela said there isn't a proposed project yet. We don't know if it's a tire shop or garden shop. This is just a zone change.

MOTION: Pat Shea moved to approved Master Plan Amendment Case Number WMPA19-0001 (Buck Drive) Regulatory Zone Amendment Case Number WRZA19-0001 (Buck Drive). Wesley Johnson seconded the motion to approve. Discussion: He said he looked at the Buck Drive plan, and it looks like small projects have happened down there. Roger Edwards said he won't approve one more piece of new development. Ray Lake said he doesn't care for the traffic. Motion passed 3 to 2. Roger Edwards and Teresa Aquila opposed.

6.B. 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 four parcels of land totaling ± 780.32 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 four parcels of land totaling the ± 780.32 acres from the Silver Knolls Suburban Character Management Area; and
- 3) Create a “Silver Hills Suburban Character Management Area” consisting of four parcels of land totaling the ± 780.32 acres; and
- 4) Amend the North Valleys Area Plan Character Management Area map to reflect the creation of the “Silver Hills Suburban Character Management Area” consisting of four parcels of land totaling the ± 780.32; and
- 5) 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
- 6) 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
- 7) Amend Policy NV.4.6 to delete the requirement that dwellings in new residential subdivisions include a garage sized for two vehicles, and 8) To incorporate the “Silver Hills Specific Plan Development Standards” as an Appendix to the North Valleys Area Plan with the intent of approving a specific plan allowing the development of 1,872 dwelling units. (for Possible Action)

AND

Regulatory Zone Amendment Case Number WRZA17-0005 (Silver Hills) - For possible action, hearing, and discussion to amend 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 1,872 dwelling units. The overall residential density requested is approximately 2.4 dwellings to the acre. (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 Number: 087-309-10, 087-390-13, 086-232-31 and 086-203-05 • Staff: Pelham, Senior Planner; 775-328-3622; rpelham@washoecounty.us • Reviewing Body: Tentatively scheduled for the Planning Commission on April 2, 2019

Roger Pelham, Washoe County Planner, explained how this application has been delayed.

Mike Raley and Garret Gordon spoke about the master plan and zone change. He said they will be back in May.

Garret Gordon said they went through visioning workshop and trying to address concerns.

Master plan:

Significant change - No longer amending Silver Knolls Character Management plan; we are creating our own Silver Hills Character Management plan.

He said there are 10 policies and character statements to describe the project with broad principles. He read some of the character statements guidelines and policies – improve fire/emergency; support water customers; design sewer to maintain levels that are at or before flows; designated school site; create vibrant, balanced community.

Mike Raley with Rubicon Design group provided an update (lifestyle homes):

- He reviewed the Silver Hills Land Use Plan – he said they made it more restrictive.
- 50 foot dedicated open space
- 1 acre lots along the parameter of the development; existing is ½ lots or 1 acre lots which they will be maintaining that designation.
- Updated land use descriptions
- Reduced density by 20%

- Removed any request for land that was 30% slope
 - Increased buffer
 - Density matching standards
 - Increased acreage to parks with enhanced trails and access
 - He said they spoke at the workshop about agrihood - community farms to pump effluent back for agrihood uses.
 - Capped commercial and hours of operations – better defined in handbook
 - The hydrologist will study and design improvements
 - He said they want to be part of the solution.
 - He said they have had dozen of meetings.
 - Garret Gordon said 200 foot density match is in the policy
 - Zero scaping
 - Dark skies
 - Majority of policies and principles from Silver Knolls were codified.
- Teresa Aquila said she isn't in favor of commercial in the country. She asked how they will improve law enforcement in that area because substations don't really work. Adding a school will add more traffic into the area.
 - Mike Raley said Woodland Village another Lifestyle Home has neighborhood patrol. They will discuss the needs of law enforcement. Mike Raley said schools have a reverse commute; it doesn't create a traffic congestion issue.
 - Paul Solague, traffic engineer, said local trips are captured.
 - Roger Edwards asked about Red Rock Road plan. Paul Solague said RTC will be widening it with or without this project. This project will contribute \$7 million in impact fees. This project is positioned for plan improvements. Timing is important, services are planned. Paul Solague said as far as level of service goals for the roads – the County is allowing congestion. He said he bases his studies based upon the standards. It's a sound traffic plan.
 - Ray Lake asked when build out would occur if there were no more hurdles. Mike Raley said 2023 at the earliest with 15-20 year build out.
 - Wesley Johnson said the traffic study was conducted at the slowest week - 4th of July. People were out of town for the holiday and kids were out of school. He said it should have been conducted during school season. Paul Solague said August is a peak month with July a close second for high traffic. We haven't had negative comments about traffic studies. The data was responsibility collected.

Public Comment:

Tim Fadda said the traffic study was conducted during 4th of July. He said we need to get realistic with monitoring of traffic. It's smoking mirrors.

Russ Earle said it's a bogus traffic study. It's not representative. It was stated that the unit count has been reduced 20%, but this is an increase. Don't pat yourself on your back with all the meetings you have held. You had to host those with all the changes that you made. We were told the commercial is all professional services. He said he likes the two car garages. Overall count has gone up with no reduction. He said he would like to see increased park space. Density is increasing with more units per acre.

Denise Ross said she is curious if the plan to start in 2023, but sewer capacity treatment build out won't start until 2024, where are you going put your waste for the houses. How do they plan to reduce water runoff going into Swan Lake. This is something you should be educated in. We have open land, and when you put cement

and concrete, water cannot soak in and it all ends up in lake. The lake is full. Please put the skids on it until we can get grasp on it.

Danny Cleous said the sewer has to go to Stead Sewer plant. They are still doing studies. Then they have to figure out where they will put their effluent. He said the project wants to use some of the effluent. The traffic engineer is bogus. They need to do a lot of engineering around the lakes. He asked why did you make your own character plan; use the one that is there. Follow the one of the valleys. its ignorant. You should have a project that everyone is proud of. These developers have gotten out of control.

Cliff Corey spoke about the traffic studies. He said they moved up here to avoid high density traffic. There will be high density traffic which will be a major issue.

Ray Lake said traffic is already bad.

Tim Jeter said we know the comments from traffic engineer aren't true. There needs to be stipulations with a pool of money they have to put into for repairing the lake and flooding issues prior to development. There are ideas that can be done. It wouldn't take a long time. Someone needs to step up. He spoke about current traffic issues. There needs to be a fund to address the issues.

John Howe, 43 year resident, asked for clarification about parks.

Mike Ross, Silver Knolls, said it's a secret treasure out here. He asked the traffic engineer to redo the study. He said he lives up from Red Rock and watches the traffic throughout the week and it's drastically different. Plata Mesa is a feeder road which impacts the traffic, which wasn't addressed. He asked why proceed with a flawed study. He thanked the board.

Teresa Aquila said we had a moratorium in Reno when the MGM came in years ago. She said development is fast; we need to establish a certain percentage of development. Lemmon Valley never use to flood like this. She asked why we have a master plan if you have to amend it.

Roger Edwards said he fought all large development that came in. He asked why we need to change character management; why scrap the whole thing and start over. There is no reason why we can't build within the boundaries we already have. If you have to change the entire plan, there must be more to it that what is being said. He said he isn't supporting anything new. He said he would like to make a recommendation on a moratorium.

Wes Johnson said his front yard is warehouses. He said he was lied to by the realtor. He said there will be 4-lanes out there. That's not what we moved out there for. He said he was pissed off at the traffic study due to when it was conducted. Something has to be done.

Mike Raley addressed the comment on parks – there will be 3 acre neighborhood parks. He met with the Parks Department to move them around with larger community park format with the ability to do neighborhood parks. He spoke about drainage and effluent – it will be pumped back to site for irrigation for landscaping and stored in a series of ponds to alleviate what is going into Swan Lake. The code and requirements on development has changed dramatically.

Wes Johnson asked about how they can afford improvements. Mike Raley said there are laundry list of what we can do. He said the park tax will go towards building parks and turn it over to the County. The citizens would foot the bill to maintain the parks.

Paul Solague said his studies are credible. He said dates of data collection and the days are listed. Those dates are printed on the appendix. Traffic is different than flooding. He said there are plans and procedures that govern traffic, community function and intersection delays. Policies makers allow levels of congestion. That adds to the frustration. There are impact fees of millions dollars to improve roads with criteria. There is a system in place. Paul said he is told what to study; he doesn't choose what he studies. He said it's a credible report.

Mike Raley addressed the question about personal service for commercial – dry cleaner, salon, dental office. A convenience store falls into commercial use, but it's not listed in allowed use. No convenience store or gas station.

Garret Gordon said no more than 2.5 units per acre. He said it's his favorite project. He said he has represented other developers, but this current developer is community serving. He said we put concerns in writing. We live up the word. He is proud to be before Roger Edwards on behalf of his client.

Teresa Aquila asked about bus stops which impact traffic. What will happen when it's four lanes. Agency policy says not to put them on 4-lanes high speed traffic areas. Paul Solague said those are tucked in, not on 4 lane. Teresa said more routes must be included. Paul Solague said there will be changes to bussing system.

Mike Raley said there will be more details to come. He said they look forward to coming back.

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).

Commissioner Herman said it's good to see participation to protect your community. She said she understands everyone is frustrated about what is happening in North Valleys. She said she comes here almost every day. She said everyone thinks no one is doing anything. Commissioner said she has taken the concerns to the people in the County. We need to call all the commissioners and encourage them. She said they are working on things. She said she went to Washington DC and spoke to different agencies.

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

Roger Edwards said he would like to agendize a total building moratorium in the North Valleys. Ray Lake said he attended the County Commission meeting to speak about control over agenda. He said we had to listen to NDOT in public comments instead of a dedicated agenda item. He said we have asked for more control over agendas. He said he spoke with Commission Chair person on that subject. We will continue to work towards that. We want to see other items and updates from other community agencies – RTC, NDOT, stead airport. He thanked the audience for their attendance. He thanked the folks from Silver Hills. They are listening. Teresa Aquila thanked the audience for fighting and there has been a huge change from the beginning proposal.

9. * GENERAL PUBLIC COMMENT AND DISCUSSION THEREOF —

Dwayne Huber said he would like to see Bonnie Weber out here. We need to work with her.

Danny Cleous said Bonnie Weber was our County Commissioner and she started this mess; she wanted our lots smaller and she got that passed. We need to go after her again.

Norma Brownell she said she was a member of Lemmon Valley Association, and developed a master plan for Lemmon Valley. We spent a lot of time on it then the City of Reno annexed us and there we went.

ADJOURNMENT - Meeting was adjourned at 8:00p.m.

Number of CAB members present: 5

Number of Public Present: 75

Presence of Elected Officials: 1

Number of staff present: 2

Submitted By: Misty Moga