



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 June 10, 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 6:10 p.m. by Ray Lake. A quorum was present.

Present: Ray Lake, Pat Shea, Roger Edwards, Teresa Aquila, Wes Johnson

Absent: Not excused - Jennifer Salisbury, Craig Durbin

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

3. *PUBLIC COMMENT –

Tammy Holt-Still, Lemmon Valley/Swan Lake Recovery Committee. She spoke about a class action lawsuit. She invited everyone to show up to show support. It's a two week process beginning tomorrow morning at the court house. She encouraged everyone to attend Wednesday's City of Reno meeting to make a public comment on two agenda items – Stead Sewer Plant and an item for a million dollar feasibility study. She said we need to fight it together. She said developers shouldn't run our lives.

Russ Earle, Silver Knolls Organization, spoke about the Silver Hills development. He asked what is the point of zoning, master plans and character management plans that were worked on for years if the developer wants to come in to change it. He spoke about citizen surveys about development. The last choice selected on the survey was density. The first choice was in-fill development. He spoke about fire safety. High density development has higher risk. This is incompatible with the area. This development doesn't meet any of the master plan guidelines.

John Howe, 43 year resident, said Silver Knolls has stayed with their character plans. Every lot is at least an acre or more. People built out in this area for rural lifestyle. The residents have installed landscaping and take care of their property. He said he would hate to see smaller lots being developed in the area.

Rob Pierce spoke about the safety impact for Red Rock Road. He said he has witnessed accidents out there. He said he has contacted RTC about widening the road. Its only 24 foot wide. He said RTC stated that is a medium priority project. He spoke about the width of cars and bicycles. Bicyclists require a buffer for safety. He said there is little margin of error. He said if there were a need for first responders and the road is closed, they would not get the service. There is only one road for access.

John Boone spoke about Red Rock road. He wanted to reinforce what Russ mentioned regarding the character management plan. There is a lot of work that goes into the master plan and character management plan. This community showed good faith to work with the developer and it would be a slap in the face to have that good faith removed by the developer. He spoke about widening Red Rock road. He said there are driveways that access Red Rock road. He said it would be irresponsible of the government to approve this. He said he would like to see a study conducted. He said he would hate to see residents locked into their property by their driveway.

Lorna James said she sent an email criticizing the traffic study for Red Rock road. Development is happening even if Silver Hills isn't developed. Red Rock road needs to be addressed. They consider it arterial. It needs to be redesigned to bi-pass Silver Knolls.

Gina S. said she loves living here. She questioned Lifestyle Homes when you are trying to cram in atrocities. How do you call this a lifestyle. It's not truth in advertising. It will interrupt our lifestyle.

Steve Wolgast said engineering reports are created by corporations paid by the developers. Look at the reports closely and skeptically.

A public member said he had 500 signatures against the development.

4. APPROVAL OF AGENDA FOR THE MEETING OF JUNE 10, 2019

5. APPROVAL OF THE MINUTES FOR THE MEETING OF MAY 13, 2019

Items 4 & 5 were inadvertently skipped.

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 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 (SKSCMA); and
2. Create a “Silver Hills Suburban Character Management Area” (SHSCMA) and add the four parcels of land totaling the ± 780.32 acres to the SHSCMA; and
3. 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 SKSCMA and into the SHSCMA; and
4. Create a Character Statement for the SHSCMA with specified references to issues and concerns that were identified at the three community visioning workshops that have been held in accordance with North Valleys Area Plan policy NV.20.2
5. Create a new Land Use Policy: NV.1.8 to allow the following regulatory zones in the SHSCMA: a. Public/Semi-public Facilities (PSP) b. Low Density Suburban (LDS 1 – One unit per acre) c. Low Density Suburban-Two (LDS 2 – Two units per acre) d. Medium Density Suburban-Three (MDS 3 – Three units per acre) e. Parks and Recreation (PR) f. Open Space (OS) g. Neighborhood Commercial (NC) h. Specific Plan (SP)
6. Create a new “Goal Seven” within the North Valleys Area Plan for the proposed SHSCMA, to establish a land use pattern, site development guidelines, and architectural guidelines that will implement and preserve the Silver Hills community character as described in the North Valleys Vision and Character Statement, as they are proposed to be amended.
7. Renumber the remainder of the North Valleys Area Plan to allow the insertion of the new Goal Seven
8. Create Policy NV.7.1 to require that at least 50% of the residential parcels located to the east of Red Rock Road and within the SHSCMA are at least one acre in size.

9. Create Policy NV.7.2 to require a minimum lot size of one-half acre for residential parcels located to the east of Red Rock Road and within the SHSCMA, and to allow a residential density of three dwellings to the acre for the area of the SHSCMA located to the west of Red Rock Road.
10. Create Policy NV.7.3 to require new subdivision established within the SHSCMA to include an open space buffer of at least 50 feet in width adjacent to any dwellings existing prior to the adoption of the SHSCMA and to require that all new parcels within 200 feet of existing parcels match the size of the existing parcels.
11. Create policies NV.7.4 through NV.7.11 to establish development standards within the SHSCMA (similar to policies NV.4.6 through NV.4.10 from the SKSCMA) including: varied building setbacks, varied architectural elevations, “open-fencing”, minimum 2-car residential garages, “dark-sky” exterior lighting, new dwellings located adjacent to existing dwellings to be single-story in height, landscaping that emphasizes, native vegetation and implementation of these standards through actions by Washoe County.
12. 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 (which equals an overall residential density of approximately 2.5 dwellings to the acre), on the subject site that would currently allow 780 dwellings. (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 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\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: Roger Pelham, Senior Planner; 775-328-3622; rpelham@washoecounty.us
- Reviewing Body: Tentatively scheduled for the Board of Adjustment on July 2, 2019

Roger Pelham, Washoe County Planner, said he is available to provide code, policy, and process questions. Someone asked about the document that Roger will provide to the Planning Commission. Roger said he provides a staff report regarding policies, master plan, other relevant documents, and a recommendation.

Mike Railey, Rubicon Design Group, representative of Lifestyle Homes, provided an update of the changes made of plans.

He spoke about the community meetings and what has changed since December’s visioning workshops. He said people expressed concern about changes to master plans. He said all Silver Knolls is currently zoned LDS, which would allow someone to come in a subdivide. He said there are only two significant policy changes on their suburban management plan. He said the zoning proposed this goes beyond what has been promised.

He said they are proposing to reduced total units by 20%; reduced density on steep slopes; park acreage has increased to become a regional park. An argrihood concept with the use of effluent for irrigation purposes is

being proposed. He said they have capped the amount of commercial usages. These commercial uses would be neighborhood services such as ice cream shop, dry cleaner. Gas stations were removed from allowed uses. He said the engineer team has created plans to update the infrastructure.

Updated land plan includes the east side with open space buffer of 200 ft and matching density buffer. Mike spoke about proposed trailheads with equestrian access as a result of community input. This development plan will happen over 15-20 years. He said this is the beginning of the process. He said tentative map review would come back to this CAB. If this was approved today, it would be 3 years before any construction. RTC will widen Red Rock Road by 2022. It will be widened for other developments even if this one doesn't get approved. He said this is the high-level part of the process.

Roger Edwards asked about on-site sewer treatment. Mike Railey said the sewer will go to the Stead Treatment plant; he is working with the county regarding the impact. He said 100% of effluent is proposed to come back for irrigation. Roger asked why they don't stay with the current master plan without changing it. Mike Railey said there is a demand for multi-generation housing. Housing for a cross-section of the community. Roger said part of this project is for low-middle income. Mike said it's a quality project for working families.

Wes asked about density. Mike said there could be up to 3 units per the acre on the west side, and on the east side is 1 unit per acre. Zone allows for clustering. He said no more than 50% will be less than 1 acre.

Russ Earle, President Silver knolls Organization, asked about 5-year build out possibility. Mike said if it would be subcontracted out, there could be multiple phases but each phase has to follow the same handbook. Several phases could happen at the same time, but not likely. Overall density is 3 to the acre.

Mike Ross asked if Lifestyle home representatives had a dialogue with Reno annexation. Mike said no.

Lorna James asked about 50 foot open space. Mike said around entire parameter of the development will include 50 ft minimum buffer with trails. She asked about 25 foot easement around Red Rock Road. Mike said easements are along Red Rock road on the west side with a trail that would connect trails. Red Rock Road is supposed to be extended to 4-lane. She said those who live on Silver Knolls will lose. Mike said the widening of Red Rock Road will happen regardless of this development. She said it's a waste of tax payer money.

Cliff said we will be forced to connect to sewer system. These are the hidden impacts. Mike said if your septic are failing, you can be required by State or County to connect. Development of project will not impact septic.

Michael Welling spoke about parcel matching. He asked what NRS states. Mike said we are exceeding what NRS says. Michael asked if they will connect to the Silver Knolls neighborhood. Mike said we aren't to that point in design yet. There is no through access, but possible emergency service. Michael asked about NV energy. Mike showed the current NV easement on the east side. Mike Railey said it will be maintained or re-locate the service.

Lou Christensen, in response to the NV energy comment by Michael, Lou said even the phone poll couldn't be relocated because there was only one. Lou asked about hydrology planning. Mike said Wood Rodgers has been hired to conduct the hydrology study. An analysis has been submitted to the County to address retention and detention. Mike said it will be stated in the handbook. A detailed hydrology report will have to show compliance. It was submitted as a supplemental report and has a copy to give Lou. Lou asked about wildlife. Mike said with all the open space allows for wildlife to travel through. Lou asked when NDOW makes their

review. Roger Pelham said Department of Wildlife is one of the reviewing agencies. He said they didn't comment, but they typically don't submit comments on a master plan, but they will make a comment during the tentative map process.

Steve Wolgast said it's a long process with multiple points for public comments. If zoning amendment goes through, it will be harder to fight later in the process. It's the CAB and Planning Commission meeting opportunities for input.

Denise Ross asked where they will put the sewage. Mike said it will go to the Stead Plant and effluent goes back to development for irrigation. He said it would be an agreement made with the City and County and with the developer. She said she still doesn't agree with any of it.

Danny Cleous asked where the effluent will be stored. Mike said this is a land use map. He said he has a 3-D map to show the ponds. Danny asked why they would want to installed high density in our neighborhood. No one agrees with it. He asked why is it still being pushed on us.

Gary Adkins spoke about the hydrology study of the water. He asked if they plan on installing super wells that will draw down the water table for those on wells. Mike said this development is required to be installed on TMWA service. He said there may be water tanks, but this is a municipal system.

John Williams spoke about 50 foot buffer. Mike said they are a dedicated 50 foot buffer.

Linda Zimmerman asked about timing. These middle income homes are being built to address the housing shortage, but if the build-out takes 15-20 years, how does that address today's crisis be addressed by building 15-20 years. Mike said job growth will create a steady demand for 20 years based on studies today. Mike said we have reached a new high with median home prices. He said there is demand for housing with waitlists. There is immediate and long term demand for housing.

Rob Pierce said we have 10,000 homes coming in out there. We have no infrastructure. Red Rock Road cannot handle it. He recommend building it like Pebblecreek. Mike said there will be a mix. Mike spoke about Wingfield Springs and Pebblecreek – there is a wide range. It will appeal to a wide demographic. Rob \$300,000 homes are consider low income. Rob said we don't have any food chains out there. It's not feasible. Wait until Red Rock Road is complete.

Brian Amme asked about the checkered part of the map. Mike said 50 foot buffer is indicated in yellow, in other areas it's wider. Checkered is dedicated parcel matching. Brian said his property butts up to the property. He said the kids on the dirt bikes will ride behind his house. It will displace them. Mike said he understands the concern. Mike said the path is for non-motorized use, but it will be equestrian friendly. Brian said he is concerned about the additional planning. He said he use to be a planner. How many plans were denied after they were initially approved. It's death by a thousand cuts. Now is the time to do anything to preserve the community character and community master plan. Preserve the integrity.

Ray Lake spoke about the 'missing middle' with middle income homes. He asked what point do these missing middle are being built. Mike said working families, middle income is the current demand.

Ray Lake said he attended a County Planning Commission meeting with presentation about sewer hook-ups availability. Ray said this will be municipal water with effluent irrigation. He is concerned with what will end up

in the aquifer and Swan Lake. He said this proposed development is 3xs than original density. The character management plan was put there to protect the people who live adjacent to it.

Roger Edwards said he was part of the creating the master plans and character management plans that required special attention. He said he has had issues with buffers in Golden Valley with motorcycle tracks. He asked who maintains the open space. Mike said open space is mandated in the plan with maintenance agreement with HOA. Roger spoke about 'missing middle' on the west side. He asked the price of those homes. Mike said \$300,000-400,000 approximately.

Pat Shea asked why they want to get out of the current character management plan. Mike said they were criticized for keeping it in the current plan and opening up for further densification and opens the flood gates to development. He said they wanted to take themselves out and create their own plan. He said people are excited about amenities this will create. This plan mimics the current Silver Knolls plan. Gross density is overall 2.5.

Teresa Aquila asked about planned sewer line. Mike said he didn't bring the rendering, but it would be public right-a-way or private easements. It won't cross people's property. Teresa spoke about changing the character plan. What is out there now is country lifestyle, and what is being proposed is city lifestyle. This goes against the recommendation of in-fill development reported in the surveys. Changing the plan from 680 to 1800 homes will change the entire area. Teresa said 500 residents signed to oppose this development. This will change the character and take away from what we have now. People worked on a master plan. Mr. Listener came in and sat with residents to work on the current plan. We aren't against development; we are against this kind of development. It's not in the best interest of the area.

Wes Johnson asked about the timing of the process.

Roger Edwards said we had an idea of how these neighborhoods should look like. This is a big deal for residents on how they raise their kids. We agreed 780 homes would be an impact but not disastrous. He said he doesn't want it developed in the city because we do not have a voice in the matter. 1872 homes is outrageous. He said he can accept 780 homes. He said the 50 foot buffer sounds wonderful but it changes the density. Make them the same acreage next to existing homes.

Ray Lake noted this room is bigger than 50 ft.

Russ Earle, Silver Knolls President, said sewer would go through public right-a-way which means we may be forced on sewer service in the future. He said he spoke with owner of Dixon Realty, who said ½ acre lots would see improvements, for us on large acreage lots would see an impact to property values. He said he will go to the County assessor to get Silver Knolls re-assessed which means less taxes for the county.

Jen said she is a retired teacher. She said she watched kids being raised and learning 4-H activities. If you bring a sea of houses, you will bring in kids who don't have outdoor areas. It will be an urban area. She asked what we are doing for those kids. Keep it rural.

Norma Brown said she feels sorry for the people in Lemmon Valley. It's been devastated. Property values have gone down. She said it has impacted their ability to sell. She spoke about services. She said she spent hours on the Lemmon Valley Area Management, but it went by the way-side because City just annexes what they want. Lack of planning in this area is pathetic.

Michael Welling said in 2017, we met with representatives and residents to walk the property. It's as good as the crap pond they want to put above Red Rock.

MOTION: Roger Edwards moved to recommend denial. The density doesn't fit the neighborhood. Pat Shea seconded the motion to recommend denial. The motion carried unanimously.

7. *PUBLIC OFFICIAL REPORTS

7.A. *Washoe County Commission Update — Washoe County Commissioner, Jeanne Herman, may be reached at (775) 501-0002 or via email at landfindercountry@gmail.com. (This item is for information only and no action will be taken by the CAB).

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

Roger Edwards said he has participated in the CAB for 22 years. The community needs to understand the impact on roads and schools. The infrastructure upgrades don't happen until development gets done. He said even if it's annexed, this is a joint planning area.

Teresa Aquila spoke to the woman who spoke about what we do about the kids. She said there is a juvenile issue. There is no place for them to go. They are far from the city so they prey on the neighborhood. They have had to hire private security for other Mr. Listener's developments out here.

Ray Lake said he will not seek re-appointment after his term. He thanked the community for supporting the CAB.

10. *GENERAL PUBLIC COMMENT AND DISCUSSION THEREOF —

Gary Adkins said he lives on Red Rock Road and a retired highway patrol. He said the Sheriff's Department have staffing levels from the 1990's. We are grossly underserved. You are at your own risk.

Hearing no further public comment, Ray Lake closed the public comment period.

ADJOURNMENT - Meeting was adjourned at 7:31 p.m.

Number of CAB members present:

Number of Public Present:

Presence of Elected Officials:

Number of staff present:

Submitted By: Misty Moga