



## NORTH VALLEYS CITIZEN ADVISORY BOARD

**DRAFT:** Approval of these draft minutes, or any changes to the draft minutes, will be reflected in writing in the next meeting minutes and/or in the minutes of any future meeting where changes to these minutes are approved by the CAB. Minutes of the regular meeting of the North Valleys Citizen Advisory Board held October 12, 2020 at 6:00 P.M. This meeting was held by teleconference only.

**1. \*CALL TO ORDER/DETERMINATION OF QUORUM** - The meeting was called to order at 6:03 p.m. by Pat Shea. A quorum was present.

**Present:** Teresa Aquila, Rob Pierce, Pat Shea, Wesley Johnson, Roger Edwards

**Absent:** Craig Durbin (alternate)

**2. \*PLEDGE OF ALLEGIANCE** - The pledge was recited.

**3. \*PUBLIC COMMENT** – There were no requests for public comment.

**4. APPROVAL OF AGENDA FOR THE MEETING OF OCTOBER 12, 2020** - Roger Edwards moved to approve the agenda for the meeting of **OCTOBER 12, 2020**. Teresa Aquila seconded the motion to approve the agenda. The motion carried unanimously.

**5. APPROVAL OF THE MINUTES FOR THE MEETING OF SEPTEMBER 14, 2020** – Pat Shea had the following corrections: He provided a correction to the present/absent members during roll call. He noted it was Rob Pierce seconded the motion to approve the March minutes. He stated under Item 7a, there were two motions. The first motion should reflect Rob Pierce who had made the motion.

Teresa Aquila moved to approve the meeting minutes of **SEPTEMBER 14, 2020 with corrections**. Roger Edwards seconded the motion to approve the meeting minutes with corrections. The motion carried unanimously.

**6. DEVELOPMENT PROJECTS-** The project description is provided below with links to the application or you may visit the Planning and Building Division website and select the Application Submittals page: [www.washoecounty.us/comdev](http://www.washoecounty.us/comdev)

**6.A. Tentative Subdivision Map Case Number WTM20-003 (Grandview Terrace)** – For possible action, hearing, and discussion to approve an 18-lot single family residential common open space tentative map. Lots range from 6,122 square feet to 15,242 square feet.

**AND**

**Variance Case Number WPVAR20-0005 (Grandview Terrace Grading Variance)** - For possible action, hearing, and discussion to approve a Variance on grading requirements specifically Washoe County Code Sections 110.438.45 (b); Within the required yard setbacks fills shall not differ from the natural or existing grade by more than forty-eight (48) inches; WCC Section 110.438.45 (c), Finish grading shall not vary from the natural slope by more than (10) feet in elevation; and WCC Section 110.438.45 (e), Within the side and rear yard

setback areas of any parcel with a residential use or zoned for residential use, retaining walls are limited to a maximum height of four and one-half (4.5) feet.

- Applicant\Property Owner: Doug Barker
- Location: 100 Malcolm Ave., 145 Heindel Road and 230 Medgar Ave.
- Assessor's Parcel Number: 570-263-13; 082-262-19; 082-262-21
- Staff: Chris Bronczyk, Planner, (775) 328-3612; cbronczyk@washoecounty.us
- Reviewing Body: Tentatively scheduled for the Planning Commission on November 4, 2020

Derek Kirkland, Wood Rogers planner, provided a PowerPoint presentation of the changes made since last meeting. He stated they are proposing 18 total lots; 15 new lots and redeveloping 3 lots. He spoke about constraints, slopes, common open space, clustering lots in developable areas. He stated 8,400 sq. ft. is the average lot size. He spoke about drainage areas improvements that are being proposed. He stated modern manufacture homes with varying floor plans are the proposed products for that area to provide affordable, workforce housing. He noted the parcels are oddly shaped which pose a challenge. He spoke about grading and variances. He explained the three variances they are requesting including fill exceeding 4 feet; cuts and fills; retaining walls greater than 6 feet. He noted City of Reno surrounds this area. He added the slopes and variances are common in the area. He said this will be a great opportunity and benefits to the area.

Chris Bronczyk, Washoe County Planner, stated he didn't have any additional information to share and that the applicant had addressed Staff's original concerns with lot 8. Mr. Bronczyk stated Mr. Barker and Mr. Kirkland have worked with staff regarding the issues related to this project.

Roger Edwards asked about the type of walls that will be above 10 feet. Mr. Kirkland stated it's a metal sheet wall. Mr. Barker said they are stronger than riprap walls. They are used quite a bit by NDOT and allow for more usable space for the resident. Mr. Edwards asked about conditions regarding protecting neighbors. Mr. Kirkland noted there are existing residences who have to be taken into consideration during construction. The wall is more structurally sound with more benefits. Mr. Kirkland spoke about road circulation, addition of new walls, and connecting existing roads. He stated they are designing around existing residences. Mr. Edwards asked about box culvert. Mr. Kirkland stated box culvert would be installed with fill. Teres Aquila said she is curious if the wall is to protect them while under construction or to separate from other residence. Mr. Kirkland said we cannot change the grade; we need these walls for channel improvements. He added these lots sit a little lower and we have to install these walls. In this case, there isn't enough room to connect roads and get houses in there. Mr. Barker said it creates a terrace for the house on the lower side. Rob Pierce asked about permanent foundations. Mr. Kirkland confirmed they will be on permanent foundations. Mr. Barker responded to an inquiry about the floor plan; they can choose their home that fits within that given footprint. He said they have 16 different floor plans that range from 2-4 bedrooms. Mr. Edwards asked about lot 17 on the map. He asked if that is a home site. Mr. Kirkland said that is an existing stick-built home that will remain there. Mr. Kirkland stated this project includes cleaning up the access by extending Malcolm by giving lot 17 their own access. Mr. Barker noted that house has been there since 1902.

**MOTION: Roger Edwards moved to approve Tentative Subdivision Map Case Number WTM20-003 (Grandview Terrace) and Variance Case Number WPVAR20-0005 (Grandview Terrace Grading Variance). The motion was seconded by Rob Pierce which passed unanimously.**

**(no item 7)**

**8. \*WASHOE COUNTY COMMISSIONER UPDATE-** Washoe County Commissioner, Jeanne Herman was not available. She can be reached at (775) 501-0002 or via email at [jherman@washoecounty.us](mailto:jherman@washoecounty.us)

**9. \*CHAIRMAN/BOARD MEMBER ITEMS-** No items.

**10. \*GENERAL PUBLIC COMMENT AND DISCUSSION THEREOF** – There were no request for public comment.

**Adjournment – meeting adjourned at 6:33 p.m.**

CAB members: 5

Staff members: 1

Elected officials: 0

Public Members: 0