

SOUTHWEST TRUCKEE MEADOWS 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 special meeting of the Southwest Truckee Meadows Citizen Advisory Board held January 30, 2012 at the South Valleys Library at 15650A Wedge Parkway, Reno, Nevada

1. **CALL TO ORDER** – The meeting was called to order at 6:00 p.m. by Patricia Phillips, Chair. Ms. Phillips led the Pledge of Allegiance.
2. **MEMBERS PRESENT** – Matt Hansen, At-Large, Secretary, James Johns, South Hills, Vice Chair, Steve Miles, At-Large, Patricia Phillips, Chair., Brian Wheeler, At-Large, Alternate, Claudene Wharton, Zolezzi/Spring Valley/Westridge, and Richard Wood, At-Large.
MEMBERS ABSENT - Raymond Hebert, At-Large, excused
- 3.* **PUBLIC COMMENT**
 - Patricia Phillips asked for public comment and hearing none, closed this agenda item.
4. **APPROVAL OF AGENDA FOR THE SPECIAL MEETING OF JANUARY 30, 2012 – MOTION:** James Johns moved to approve the January 30, 2012 special meeting agenda as posted. Matt Hansen seconded the motion. The motion carried unanimously.
5. **APPROVAL OF MINUTES FOR THE REGULAR MEETING OF NOVEMBER 17, 2011 – MOTION:** Claudene Wharton moved to approve the minutes of the November 17, 2011 regular meeting as amended. Steve Miles seconded the motion. The motion carried unanimously. James Johns was an excused absence.
- 6.* **REPORTS AND UPDATES** – The following reports and updates will be limited to five minutes each. (These items are informational only and no action will be taken by the CAB.)
 - A.* **Updates/Announcements/Correspondence**
 - There were no updates, announcements or correspondence presented.
 - B.* **Fire Safety Issues** – A representative of the Sierra Fire Protection District was not available to provide a report on fire safety issues in the CAB area, including recent calls for service and information related to residential fire safety. Please refer to the written County Update provided by County Liaison as noted below under County Commissioner/County Liaison Updates for their item.
 - C.* **Sierra Fire Protection District (SFPD) ArrowCreek Fire Station Update** – A representative from the Sierra Fire Protection District (SFPD) was not available to provide an update on the status of the new ArrowCreek Fire Station and fire safety information.
 - D.* **Washoe County Sheriff's Office** – A representative of the Washoe County Sheriff's Office was not available to report on public safety issues in the CAB area including recent calls for service.
 - E.* **Washoe County Update**
 - Neither Commissioner David Humke nor Commissioner John Breternitz was present to provide an update on County issues.
 - Sarah Tone, County Liaison is available to answer questions and concerns. Contact her at STone@washoecounty.us or 775.328.2721. To sign up to receive email updates from the County visit www.washoecounty.us/cmail. The written County updates are available online at www.washoecounty.us/cab (follow the link to your CAB).
7. **NEW BUSINESS**
 - A. **Variance Case No. VA11-008- Arrowcreek Homeowners Association** – Steven Morton, Planning Manager, Summit Engineering Corp. presented the request to reduce the side yard setback on the east side of the subject property from 15 feet to 3 feet to facilitate construction of a maintenance building as authorized in Article 804, Variances, to vary the Area Plan. Staff representative: Grace Sannazzaro, Planner. 775-328-3771 Email: gsannazzaro@washoecounty.us This application is tentatively scheduled to be heard at the February 2, 2012 Board of Adjustment meeting. **MOTION:** James Johns moved to recommend approval of VA11-008 ArrowCreek Homeowners Association as presented. Richard Wood seconded the motion. The motion carried unanimously.
Comments and Concerns
 - In response to questions raised, Mr. Morton stated that there would not be any negative impact to the golf course and they would get a grading and drainage easement and they would have to replace any landscape that would be disturbed. There is exiting landscape that would provide the buffer.
 - Mr. Morton stated that the front access easement is through the golf course property.
 - Nancy Furman asked for information regarding whether there are plans for residential properties at the end of the Frost Court. Mr. Morton stated that the residential lots have already been built out.

- Matt Hansen stated that there is good separation between the subject property and residential property. Mr. Hansen also stated that he did not see where this application would be detrimental to the existing properties.
- Richard Wood stated that Raymond Hebert previewed the proposed site and did not have any objections to the proposed variance.
- There was no opposition heard from the audience or submitted from the community.

B.* Proposed Commercial Development – Josh Vaile representing the applicant presented the proposal for a commercial development located at 2500 & 2540 Crossbow Ct. which will include an 8,000+ sq. ft. commercial building, a pedestrian dog park and various site improvements. The client is proposing an approved zone change to Washoe County to allow for commercial tenants such as small boutique stores, commercial education services, full service restaurants and professional services which will serve the immediate needs of the residents and the adjacent schools. The client is proposing to improve and add pedestrian friendly amenities and to also improve the adjacent median landscaping and sidewalk areas on ArrowCreek Parkway north, east, and west of the proposed development to create a safe and cohesive environment consistent with ArrowCreek standards. A formal application has not been submitted to Washoe County. The application will be brought back to the CAB for recommendations when it has been submitted to Washoe County. (This item was informational only and no action was taken by the CAB.)

Comments and Concerns

- In response to questions raised, Mr. Vaile stated that they are looking for medium density suburban/neighborhood commercial.
- Claudene Wharton recommended that the applicant contact the local school to discuss the proposed development.
- James Johns recommended that the applicant contact the local Home Owners Association (HOA) and other nearby schools for comments on the proposed project.
- Matt Hansen stated that the application for the new fire station was brought before the Fieldcreek HOA as well as the architectural committee and recommended that the applicant bring the proposed development to the ArrowCreek HOA and architectural committee.
- Nancy Furman stated opposition to commercial development near residential properties and asked that the applicant clarify what types of businesses they are proposing to residences in Fieldcreek as well as ArrowCreek. Ms. Furman stated concern regarding a proposed restaurant.
- Mr. Johns clarified that his intent is for the applicant to contact adjacent property owners and bring those recommendations back to the CAB when the application is brought back for recommendations.
- George Furman disclosed that he is a member of the Washoe County District Board of Health, speaking as a private citizen stated concern regarding student access to possibly unhealthy food services.
- Richard Kenny, resident of ArrowCreek stated concern that the businesses could be low end commercial such as fast food and a nail salon and also stated concern regarding traffic safety issues.
- Steve Cohen, STMGID stated concern whether the applicant has water rights to serve this site and reminded the board and community that this was the previous site of the fire station and when the applicants came before the community for the Summit that this type of commercial development was adamantly denied. Mr. Cohen stated that there is traffic 'gridlock' during before and after school hours.
- Christine Cabral stated concern for safety of children from predators lurking in public areas watching for opportunities to approach children.
- Vince Scott, Applicant, Scott Development Company introduced himself and invited public comments on the proposed project and discussed some of his ideas for the proposed project. Mr. Scott stated that he understands the concerns of the public. They have not done the design work as yet and public comments are welcome. Mr. Scott stated that he would work hand in hand with the local schools and be design friendly with ArrowCreek. His concept does not include the 7/11 type of store. Nothing obtrusive and not complimentary to the community. Mr. Scott stated that he has done a similar pedestrian friendly in Incline Village.
- Dave Steele, President of the ArrowCreek HOA, speaking as a private citizen stated that he opposes any sale of alcoholic beverages across from a school.
- George (last name inaudible) stated concern that successful businesses would increase traffic flows.
- Dale Kiriace asked for information on the footprint of the proposed development.
- Robin Rakusin, ArrowCreek stated concern regarding whether there would be sufficient off street parking for business patrons.
- Ms. Cabral added that parking is already an issue at Hunsberger Elementary School.
- Mr. Johns stated concern regarding long term operation and maintenance costs of a public park and asked that the application have a built in exclusion and restriction on a 7/11 type of business

8. OLD BUSINESS – There are no Old Business items scheduled for presentation.

9.* CHAIRMAN/BOARD MEMBER ITEMS - This item is limited to announcements by CAB members of topics/issues posed for future workshops/agendas. The CAB will not discuss matters raised during this item.

- James Johns stated that there is an annual report on regional gang units on the internet.

- **Next Agenda Items:** City of Reno Sphere of Influence/Annexation program.

10.*PUBLIC COMMENT

- Patricia Phillips asked for public comment and hearing none, closed this agenda item.

11. ADJOURNMENT – With no further business, Patricia Phillips adjourned the meeting at 6:45 p.m.

Respectfully submitted by: Allayne Donnelly-Everett, Recording Secretary