



South Truckee Meadows/Washoe Valley 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 South Truckee Meadows Citizen Advisory Board held February 11, 2016 at 6:00 P.M. at the South Valleys Library at 15650A Wedge Parkway, Reno, Nevada.

1. *CALL TO ORDER/ DETERMINATION OF QUORUM – Chair person, Jim Rummings called the meeting to order at 6:00pm.

Member Present:, Jason Katz, Daryl Capurro, Jim Rummings, Marsy Kupfersmith, Steven Kelly, Bob Vaught (alternate), Thomas Judy, Patricia Phillips. A quorum was determined.

Absent members: Steven Miles, Kimberly Rossiter (present in the audience).

2. *PLEDGE OF ALLEGIANCE – Jim Rummings led the Pledge of Allegiance.

3. *PUBLIC COMMENT –

Kathy Bowling said last march, a Washoe County Parks representative presented. She said she is concerned about the trails in the Callahan area, especially by Galena Creek. She said they voiced their concerns. The trails disappeared because they weren't property delineated and people put their boulders back there. She said they lost the south east side and everyone is walking on the north east side, but not be properly recorded. She said it's been a year since they spoke to the Parks Department who is working on the Jones and Galena Creek Trail. She said they would like a progress updated. There are residents who don't want people walking in front of their homes. She said they spent a long time in the '80s to get those installed and would like to see them preserved.

4. APPROVAL OF AGENDA FOR THE MEETING OF FEBRUARY 11, 2016 – Steve Kelly moved to approve the agenda for the meeting of **FEBRUARY 11, 2016**. Jason Katz seconded the motion to approve the agenda. The motion passed unanimously.

5. APPROVAL OF THE MINUTES FOR THE MEETING OF JANUARY 14, 2016 – Jason Katz moved to approval the meeting minutes for the meeting of **JANUARY 14, 2016**. Steven Kelly seconded the motion to approve the minutes. The motion carried unanimously.

6. *PUBLIC OFFICIAL REPORTS

A. *Washoe County Commissioner - Commissioner Lucey is available to answer questions or concerns. Please feel free to contact Commissioner Lucey at blucey@washoecounty.us or (775) 328-2012. To sign up to receive email updates from the County visit www.washoecounty.us/cmail. (This item is for information only and no action will be taken by the CAB).

Al Rogers, Director of Management Services, Office of County Manager, gave an update:

- Commissioner sends his regrets for not being able to attend.
- The District Forum in February had 30 people attendance, 3 Dept. heads. The District Forum is another tool to supplement CABs for open dialogue, not under Open Meeting Law. We are looking to host another one in Spring.
- Budget Process and Strategic Planning process: FY 15/16 staff had a workshop with the board. The board endorsed the 6 existing CAB boards to carry forward into 16/17. Each commissioner championed goals; the County made great strides with the goals from FY 15/16. Their anticipated goal is to have the budget completed by spring.
- He gave a CAB update to the Board of County Commissions: 17-20 was the average attendance for the CABs. 1.5 hour average meeting time. Their goal was to make them more efficient. The Gerlach CAB with be added.s

- Medicinal Marijuana Establishments (MME) update: The Board of Commissioners took action this week to initiate staff to make code changes regarding MME. They will be reviewing the business license fee model; legislative changes; approval process for future locations
- Citizen requests from previous months: An update regarding Alexander Lake Road – they requested to have signs removed for multimodal use for runners and cyclists, but it was denied. Bikes and runners can't use it.
- Pot holes - heavy winter bring pot holes.
- New Washoe City Park has a new upgraded playground.
- Verizon cell phone tower: This CAB and Board of Adjustment recommended approval.
- Truckee Meadow Water Treatment was approved by Board of Adjustment.

7. DEVELOPMENT PROJECTS – The project description is provided below with links to the application or you may visit the Planning and Development Division website and select the Application Submittals page: http://www.washoecounty.us/comdev/da/da_index.htm.

A. Tentative Map Case Number TM16-001 (Colina Rosa) – Request for community feedback, discussion and possible approval of a Tentative Map. The permit is for a 94 lot common open space subdivision on two parcels totaling 20.1 acres. The Citizen Advisory Board may take action to summarize public feedback and recommend approval or denial of the request.

Applicant/Property Owner: Towne Development of Sacramento, Inc./Bernard Trust

Location: 3800 Mount Rose Highway and 5185 Edmonton Drive

APN: 049-402-02; 049-402-07

Staff: Trevor Lloyd, 775-328-3620, tlloyd@washoecounty.us

Reviewing Body: This case is tentatively scheduled for the Planning Commission on March 1, 2016

John Krmpotic gave an overview of the project:

- 20 acre site adjacent to Edmonton/Butch Cassidy; access to site will be from Butch Cassidy
- Neighborhood Commercial zoning
- Single family, 5 units per acre
- John showed slideshows of the project
- Cul-de-sac model
- Adjacent to scenic corridor with easement
- He showed the picture of right turn/left turn intersection on Edmonton and the traffic condition. He showed the cross section of Edmonton and Butch Cassidy: 30 foot native, trail; 30 foot setback with burm, screening 3-1 slope with evergreen trees to buffer. Street scape with 3-1 slope.
- From sidewalk to fence is approximately 12 feet
- He showed the model home
- He showed examples of fencing along the highway; Open view fencing to blend into the area
- Character management area: Mt. Rose Scenic Corridor
- He showed the site with surrounding land

Jeremy Goulart, Towne Development, Homebuilder representative:

- He said they are a 70 year old home builder; Sacramento based business; residential/commercial in Reno for 30 years.
- He said he met with community members and wants to clarify some points: He said they are a quality home builder. He said they understand the traffic issues and would like to address any issues or concerns.

Questions/comments:

Jason Katz asked about the house size. Jeremy said 2,220-2,400 sq ft. homes; 18-19 homes per cul-de-sacs. Jeremy said looking at this area it made sense to have a single family plan to fit the area; its lower density. On average, there will be 4-6 different floor plans and 2-4 different elevations.

- Vincent K. said there was a school and day care proposed before, but now that's out of the plan. He said there was a turn in and out from the highway and connection between Butch Cassidy and

Edmonton. During the MME talks, they were saying they needed a sufficient turn-in lane for Thomas Creek and Butch Cassidy, and the State would have to widen Mt. Rose and install a turn-in lane on one of those streets. Trevor Lloyd access over to Thomas Creek is a proposed 'collector' on the streets and highway map, but there is no timeframe yet. It will be a future road way. And a connection to Butch Cassidy will be created at some point.

- Jim Rummings asked about emergency evacuation and accessibility - a dirt road to be used during an emergency. Trevor Lloyd said Washoe County will be requiring an additional emergency access road.
- Frank B asked about the access road installed before development. Trevor said secondary access has to be located. Two means of access will be determined prior to recommendations.
- Paul Schneider referred to traffic study on page 7. He said it says 10 year time frame. He said there has been major growth and to use an old stagnate traffic study doesn't seem to work. Washoe County could give a better growth rate for the current area and approval rate for developers. Growth rate will be higher than 1.5. All the traffic numbers are under what they should be. He spoke about page 15 the summary table about delay movement on Mt. Rose, Wedge and Edmonton; it indicates 3 left hand turns. The south bound approach doesn't exist at that intersection as stated in the table. He said there is a statement on page 16, traffic signal is warranted at Edmonton and Mt. Rose if you consider all the traffic. He said it's a generous statement. He said when you eliminate traffic volume; you eliminate 80% of the volume on Edmonton. 3-leg intersection. There may be a justification for the traffic signal. He asked if the other warrants were explored. The study should be explored more closely. There are inconsistencies.
- Jim Rummings asked about the inconsistencies and if perhaps the traffic study could be looked at. He said people aren't confident about the traffic study.
- John Krmpotic said he knows Mr. Solaegui's professionalism. John said these are daily annual averages. He said the intersection of Edmonton and Mt. Rose is a problem. He said if you take the project out, there are still the issues. NDOT solution is required for this area regardless of the project.
- Jim Rummings asked about the different agencies' responsibilities for traffic, road widening, and turn lanes. Trevor Lloyd said NDOT is the regulatory agency who determines what is installed on their right-of-way. They look at priorities in the region.
- Tom Nichols asked about the approval process. Trevor said NDOT would need to approve it. They have been given their blessing and submitted their comments. Tom Judy said before the project is built, a secondary access for emergency needs to be built. Trevor said NDOT is responsible for ingress and egress and they work with the builder on approval of access.
- Kathy Bowling said she has lived out here since 1983 and hates to see another light on Mt. Rose because it can get icy. She said she likes to see the use of Edmonton from the highschool kids. Something should be worked out for the expense of the roadway with NDOT and the builder. That stop light will be a nuisance. Butch Cassidy should be extended. Maybe they should only allow a right turn and force people down to Wedge to make turns.
- Bill Boone said he said there is no pull off to monitor Edmonton. The monitory cords that recorded the traffic were below Edmonton therefore it didn't take into consideration all the kids going to school. Edmonton is on a slant. It isn't safe, especially with ice.
- Ginger Pierce asked about water rights for the projects. She asked how much is required and how much do you have. Ginger said she called TMWA, and they hadn't heard about the project. John said approximately 40-45 acre feet. 7,000 average sq. ft. lots with trees and scrubs landscaping, not turf. She said it doesn't seem like a nice upscale neighborhood.
- Jeremy said we have an acknowledgement letter from TMWA. They have to do an analysis. It will be dependent on several factors: Density, size of home, and landscaping. He said his company doesn't install turf on any of the lots. He said we are sensitive to the issues with water. Water usage is taken into consideration.
- Tiffany A. asked about the school zoning. She said she was concerned about capacity and the kids have to be bused to other schools. She said the traffic study said no kids were involved in the accident history with Edmonton and Mt. Rose, but that isn't true. Kids are involved in accidents all the time. She said the study was conducted during the school holiday. John said the school district submitted their letter. This project is zoned for Hunsberger; the school District estimated 14 kids from this project will be in elementary school based on 94 single family homes. 25-30% will have school aged children. Hunsberger School is over capacity. They have two portables. Approximately 4 middle school students

will attend Pine Middle School, which is under capacity. Galena High School is at 84% capacity – 300 left in capacity. Washoe County school planner, Mike Foster came up with these numbers.

- Gary Anghinetti showed on the diagram. He said he has two concerns. He asked about jurisdiction. He showed open space with high density of fire fuel in those areas. He said they are concerned for wild fire. He said the back yards of the 10 properties will be adjacent to the open space. He said backyard BBQs and other sources for ignition that could start fire in the open space. The fire district has eradicated the fuels in the open space in the past. He said it's putting more risk for ignition. He asked if there could be a fire break installed. Jeremy said the utility easement on the west side is a 15 foot buffer from the backyard and open space. Jeremy said the open space is owned by private people, and it's up to the fire district to talk with those owners. Jeremy said he is building in Auburn currently; they are using certain fencing, eaves, and materials appropriate for fire abatement. He said we do have buffers for this project and in the south side there is a larger buffer to the adjacent lots. Garry asked about contacting the fire district and private owners to create a fire break. He said the source of ignition will increase with density and people living there. Jeremy said they would be happy to cooperate with the private owners to install a fire break. Garry spoke about the proposed landscape with trees installed at each cul-de-sac to block headlights from the roads. He said there will be car traffic noise and headlights from traffic into existing homes. He said perhaps a sound wall be installed between the two developments. Jeremy said we can consider that. He said the single family is less intrusive. He said he can't commit to it because they don't know the cost, but they can evaluate those concerns.
- Frank M. said kids have been involved in accidents at Edmonton. The traffic study needs to be re-evaluated. The traffic report was conducted December – January. He said they said it was an 'annual average,' however, the study states they conducted the December – January. John said he will talk to Mr. Solaegui. Frank asked if the Scenic Corridor applies to Butch Cassidy. John said no, but we are attempting to make it a scenic corridor. He asked if a burm can be installed. John said there they will do a slope at Edmonton. Frank asked if that affects drainage and drainage ditch Frank asked about the concern with flooding into the other neighborhood. Frank asked if there are two story homes proposed, how many models will be one and how many two story. Jeremy said they pre-plot the homes except for when the buyer has specific wants. He said they can't build single stories fast enough. Jeremy said the minimum would be 50/50 single and two stories. Frank spoke about Page 18 of the traffic study – Butch Cassidy and Edmonton intersection. He said the study said that stop would be a 4 way stop. He asked the how County feels about a roundabout at that intersection. There is major traffic is 5-6 hours a day. Frank asked if the left hand turn would be eliminated. John said the left hand turn lane is still there. John said something needs to happen regardless of this project.
- A public member clarified an issue with kids sliding through Edmonton. Frank spoke for Pam K, the school principal needs to be involved with this traffic study. Kids are involved in the accidents.
- Cythia McGee said she didn't receive any notice; she lives in Rolling Hills. She said she would like to be notified for future meetings. She asked about landscaping maintenance. John said HOA will maintain the landscaping. Trevor Lloyd said Washoe County is required to issue notices to a minimum of the closest neighbors of 750 feet, 10 days prior to the planning meeting. It's a courtesy notice. Jim Rummings told her to sign up online at WashoeCounty.us to receive agendas.
- Jody Walker said she lives on the cul-de-sac that backs up to the development. She asked about RV access via the dirt road. She asked if they will still be able to have RV access with the new landscaping installed. John said yes, we can place the trees around the driveway access to backyards. John said no burm on the southside. A public member asked about a drip system. John said we would have to do it differently. It would have to go under the driveways. Frank said the site plan, the 5 trees at the end of the cul-de-sac, right on Vancouver. The trees would be right at the back of the property of Jody's house. Jeremy said the land behind the fence is private property. He said he isn't sure they should have access to that. There is a County dedicated road. Trevor said the County won't maintain the trees. The roadway itself will be maintained by the County, landscaping you see will be maintained by the HOA that will be formed for this project. Jeremy said he doesn't know how the current access is, but after development, the road will be dedicated to the County. He said they are now in a quandary with the trees. Some want access to their fence and some want more screening.
- Kathy Bowling asked about HOA; she asked zero or little landscaping will be in the CCRs. She said other developers have turf. Jeremy said they haven't developed CCRs for this project yet. He said they installed zeroscape, hardscape, drought tolerant, and drip systems. He said any change made to

landscaping will require an architect review committee with involvement from HOA. Jeremy said we can't legislate the back yard landscape. That is the right to private properties.

- Robert N. asked about the existing dirt line. He said it currently varies. John said it's outside the scope of the project. John said Jeremy will look into a sound wall. Jeremy said they talked about the fence line: sound wall, vegetation, and fencing. Jeremy said it will be consistent and esthetically pleasing. He said we have several options to evaluate.
- Steve H. asked how they will sell them; Block by block when owner purchases the lots. Jeremy said they are a conservative company and they don't spec out homes. Jeremy said the build 5-8 homes that aren't committed, and bring in buyers, they pick their lot X,Y,Z, and X,Y,Z elevation. He said they want to be a semi-custom home builder, but it depends on market conditions. It will take 40 months based on sale figures. He said the biggest sales are in spring/summer. Garry asked where the first homes will be built. Jeremy spoke about the lot numbering for the tentative lot map. He said they have developed a sequence for building.
- Jody Walker asked where they will start with models. Jeremy said the models will be on Edmonton because everyone can see those. He said new building will be away from the models. Butch Cassidy backing up to Edmonton.
- A public member asked the articulation along Edmonton. They said they are fairly shallow lots with big size homes on it. This is the entry way into our subdivision with a wall of homes. He said he wishes they would look at Wedge Parkway. He said he is concerned for only one point of access – 1,500 feet of cul-de-sac length. He said there needs to be emergency access; grade out to Mt. Rose with gate access. He spoke about extending the sidewalks past the last properties. He said it would be nice to have pedestrian access. They have done well at the articulate path. The kids will use it for their cross country team. He said they are currently working on a park in the Rolling Hills Subdivision; he asked if the new developer help with the park payment and maintenance. He said that park will be used by the new residents. He said the roundabout was a great idea by another public member. He said he was taken back how vanilla this subdivision is laid out. Jeremy said we had a few limitations including slope. Jeremy said they have a vested interest to make the entrance attractive. He said he wasn't sure about the park and asked for clarification regarding how it will be paid and maintained from a HOA. The public member said there is a landscape committee. Jeremy said he will contact Tom Nichols who is on that committee.
- Marsy Kupfersmith asked when this project is supposed to start. Jeremy said depending on getting through the process, possibly beginning this calendar year.
- Tom Judy said people voiced their concerns. He asked how people can stay informed on the process. Trevor said to actively pursue this project, follow the website and read the staff report. Check the website regularly with status updates. He welcomed everyone to call him 328-3620; tlloyd@washoecounty.us. He encouraged everyone to discuss the issues with the developer because the process is moving fast.
- Daryl Cappuro asked about the Butch Cassidy Drive and how much right-a-way does the County have. It might be helpful to know how wide the right-a-way would be. Trevor said the eventual right-a-way will be much wider. It's approximately 20 feet, but will be wider.
- **MOTION:** Steve Kelly moved to recommend this project with conditions of NDOT and Washoe County to mitigate the issues that were voiced by the public. Daryl Capurro seconded. The motion passed unanimously.

8. *CHAIRMAN/BOARD MEMBER ITEMS/NEXT AGENDA ITEMS - This item is limited to announcements by CAB members and topics/issues posed for future workshops/agendas. (This item is for information only and no action will be taken by the CAB).

Get a trail update from the Parks Department

9. *PUBLIC COMMENT – Limited to no more than three (3) minutes. Anyone may speak pertaining to any matter either on or off the agenda. The public are requested to submit a Request to Speak form to the Board Chairman. Comments are to be addressed to the Board as a whole.

Kathy Bowling said those who attended tonight were concerned about the schools. She said she wished the school district attended this meeting. She said she doesn't think those numbers stated were accurate. They need to be updated for this area. She said to bus the kids to Pleasant Valley would be a hardship. The developer created the need for additional traffic; they have a responsibility for the safety for everyone on this road.

10. ADJOURNMENT – The meeting adjourned at 7:57pm.

Number of CAB members present: 7

Number of Public Present: 60

Presence of Elected Officials: 0

Number of staff present: 3