



South Truckee Meadows/Washoe Valley Citizen Advisory Board Meeting Agenda

July 14, 2016 at 6:00 P.M.

South Valleys Library, 15650A Wedge Parkway, Reno, Nevada

Accessibility. The meeting location is accessible to the disabled. If you require special arrangements for the meeting, call the Office of the County Manager, (775) 328-2000, two working days prior to the meeting.

Following the agenda. All number or lettered items on this agenda are hereby designated for possible action as if the words for possible action were written next to each, except for items marked with an asterisk (*). Items on this agenda may be taken out of order, combined with other items, discussed or voted on as a block, removed from the agenda, moved to another agenda of another later meeting as discretion by the Chairman.

Public comment and time limits. Public comments are welcomed during the Public Comment period for all matters, whether listed on the agenda or not, and are limited to three minutes per person or as designated by the Citizen Advisory Board Chair at the beginning of the meeting. Additionally, public comment will be heard during individually numbered items on the agenda. Persons are invited to submit comments in writing on the agenda items and/or attend and make comment on that item at the Citizen Advisory Board meeting. Persons may not allocate unused time to other speakers.

Forum restrictions and orderly conduct of business. The Citizen Advisory Board is an advisory body providing community comments and recommendations to Washoe County governing boards. The presiding officer may order the removal of any person whose statement to other conduct disrupts the orderly, efficient or safe conduct of the meeting. Warning against disruptive conduct may or may not be given prior to removal. The viewpoint of a speaker will not be restricted, but reasonable restrictions may be imposed upon the time, place and manner of speech. Irrelevant and unduly repetitious statements and personal attacks which antagonize or incite others are examples of speech that may be reasonably limited.

Responses to public comments. The Citizen Advisory Board can deliberate or take action only if a matter has been listed on an agenda properly posted prior to the meeting. During the public comment period, speakers may address matters listed or not listed on the published agenda. The Open Meeting Law does not expressly prohibit responses to public comments by the Commission. However, responses from Citizen Advisory Board members to unlisted public comment topics could become deliberation on a matter without notice to the public. On the advice of legal counsel and to ensure the public has notice of all matters the Citizen Advisory Board will consider, Citizen Advisory Board members may choose not to respond to public comments, except to correct factual inaccuracies, ask for County staff clarification, or ask that a matter be addressed on a future meeting or district forum. CAB members may do this either during the public comment item or during the following item: "CHAIRMAN/BOARD MEMBER ITEMS/NEXT AGENDA ITEMS"

Posting locations. Pursuant to NRS 241.020, this notice has been posted at the Washoe County Administration Building (1001 E. Ninth Street, Bldg. A); Washoe County Courthouse (75 Court Street), Downtown Reno Library (301 S. Center St.), Sparks Justice Court (1675 East Prater Way), South Valleys Library (15650A Wedge Parkway), and online at notice.nv.gov and www.washoecounty.us/cab.

Support documentation. Support documentation for the items on the agenda, provided to the CAB is available to members of the public at the County Manager's Office (1001 E. 9th Street, Bldg. A, 2nd Floor, Reno, Nevada), Sarah Tone, Office of the County Manager, 775-328-2721.

AGENDA

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1. *CALL TO ORDER/ DETERMINATION OF QUORUM

2. *PLEDGE OF ALLEGIANCE

3. *PUBLIC COMMENT – Limited to no more than three (3) minutes. Anyone may speak pertaining to any matter either on or off the agenda. Additionally, during action items [those not marked by an asterisk (*)], public comment will be heard on that particular item before action is taken. 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.

4. APPROVAL OF AGENDA FOR THE MEETING OF JULY 14, 2016

5. APPROVAL OF THE MINUTES FOR THE MEETING OF JUNE 9, 2016

6. ELECTION OF OFFICERS – Elections by the CAB members will be held to elect the Chair and Vice-Chair for 2016/2017 term office which will be effective from July 13, 2016 through June 30, 2017.

7.*PUBLIC OFFICIAL REPORTS

A. *Washoe County Commissioner - Bob Lucey will provide an update on Board of County Commissioner activities. Commissioner Lucey will be available to answer questions or concerns. Please feel free to contact 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).*

8. 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:

www.washoecounty.us/comdev/da/da_index.htm.

A(1). Master Plan Amendment Case Number MPA16-003 (Southeast Truckee Meadows Area Plan / Toll Road Character Management Area) – Request for community feedback, discussion and possible approval of an amendment to the Southeast Truckee Meadows Area Plan / Toll Road Character Management Area, to increase the allowable residential density from two dwelling units per acre to two-and-a-half dwelling units per acre.

AND

A(2). Development Code Amendment Case Number DCA16-003 (Southeast Truckee Meadows Area Plan / Toll Road Character Management Area) – Request for community feedback, discussion and possible approval to amend the Southeast Truckee Meadows Area Plan Modifiers to increase the allowable residential density from two dwelling units per acre to two-and-a-half dwelling units per acre within the Toll Road Character Management Area, and to provide development standards regarding required lot area and adjacency with existing lots.

- **Applicant:** Silver Crest Homes, Attn.: Rich Balestreri, 16500 Wedge Parkway, Bldg. A, Suite 200, Reno, NV 89511
- **Property Owner:** Charles B. Maddox, PO Box 70577, Reno, NV 89570
- **Location:** Toll Road Character Management Area – between Geiger Grade and Toll Road
- **APN:** various
- **Staff:** Roger D. Pelham, 775-328-3622, rpelham@washoecounty.us
- **Reviewing Body:** This case is tentatively scheduled to be heard by the Planning Commission on August 2, 2016

B. Special Use Permit Case Number SB16-007 (Springs of Hope Trans4mation Ministries) – Request for community feedback, discussion and possible approval of a special use permit to allow religious assemblies including Bible studies and ministry meetings.

- **Applicant:** Kristie Calder , 26740 Rose Mist Court Reno, NV 89521
- **Property Owner:** Kristie and Bryan Calder, 26740 Rose Mist Court, Reno, NV 89521
- **Location:** 888 Zolezzi Lane, directly south of the intersection of Zolezzi Lane and Creek Crest Road
- **Assessor's Parcel Number:** 049-351-26
- **Staff:** Roger Pelham, 775-328-3622, rpelham@washoecounty.us
- **Reviewing Body:** This case is tentatively scheduled to be heard by the Board of Adjustment – August 4, 2016

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C. Special Use Permit Case Number SB16-001 (North Carson SCI Wireless) – Request for community feedback, discussion and possible approval of a special use permit to construct and operate a wireless communication facility consisting of an equipment cabinet and electrical meter, and four poles, each 17 feet in height with one panel antenna attached to each pole. Additionally, there will be a two-foot-diameter microwave dish attached to one of the poles.

- **Applicant:** Epic Wireless, attn.: Joey Acquistapace, 8700 Auburn Folsome Road, suite 400, Granite Bay, CA, 95746
- **Property Owner:** Larry Herceg
- **Location:** 685 Duck Hill Road, Washoe Valley, approximately one mile southeast of its intersection with Eastlake Boulevard
- **Assessor's Parcel Number:** 055-270-11
- **Staff:** Roger Pelham, 775-328-3622, rpelham@washoecounty.us
- **Reviewing Body:** This case is tentatively scheduled to be heard by the Board of Adjustment – August 4, 2016

9. *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).*

10. *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.

ADJOURNMENT