



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/Washoe Valley Citizen Advisory Board held May 3, 2018 6:00 p.m. the South Valleys Library at 15650A Wedge Parkway, Reno, Nevada.

1. *CALL TO ORDER/ DETERMINATION OF QUORUM - Meeting was called to order at by Steven Kelly at 6:00 p.m.

Member Present: Jim Rummings, Steven Kelly, Kimberly Rossiter. A quorum was determined.

Absent: Bob Vaught (alternate, not excused), Patricia Phillips (not excused), Jason Katz (excused).

2. *PLEDGE OF ALLEGIANCE - Steven Kelly led the Pledge of Allegiance.

3. *PUBLIC COMMENT -

Sherryl Sanders said she is here on behalf of Home Means Nevada to discuss human trafficking and homelessness. Rent is sky rocking, and people are living in weekly hotels. 27 people died of homelessness last year in our area. There are only band aids for these problems. She said they are focusing on priorities which include: Increase investment in affordable housing, support homeless services, and ensure economic growth for families in our community. Home Means Nevada is a non-partisan organization. Provide ongoing communication to help economic justice, housing, and homelessness. The more voters to engage, the more influence on elected officials.

Chief Charles Moore of Truckee Meadows Fire Protection District said the Fire District conducted a pilot program for green waste as an alternative to pile burning and disposal at the landfill; 750 tons green waste was collected. The green waste was taken to a green waste recycler who turned it into soil. With the success of the program, the program will be conducted twice a year. Look for an announcement for late May regarding the next green waste program. Also, look for an announcement regarding the opening of Station 14 located at Foothill Drive and Broken Hill Drive. There will be a grand opening mid-July, and antipant operating out of that station by mid-June.

Pablo Nava-Duran encouraged the board to pass the vote for the Washoe County School District to improve the schools in the Arrowcreek community. The other schools in the area are overcrowded, and this school will relieve overcrowding.

4. APPROVAL OF AGENDA FOR THE MEETING OF MAY 3, 2018– Jim Rummings moved to approve the agenda for **APRIL 5, 2018**. Kimberly Rossiter seconded the motion to approve the agenda for **MAY 3, 2018**. Motion passed unanimously.

5. APPROVAL OF THE MINUTES FOR THE MEETING OF APRIL 5, 2018– Jim Rummings moved to approve the minutes of **APRIL 5, 2018**. Kimberly Rossiter seconded the motion to approve the minutes. Motion passed 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: https://www.washoecounty.us/csd/planning_and_development/index.php.

6.A. Special Use Permit Case Number WSUP18-0006 (Arrowcreek Middle School Grading) – Request for community feedback, discussion and possible action to forward community and Citizen Advisory Board comments to Washoe County staff on a request for major grading of an area of approximately ±28.4 acres involving ±247,980 cubic yards of cuts and ±251,748 cubic yards of fill to facilitate the construction of a new Middle School. (for Possible Action)

- **Applicant/Property Owner:** Washoe County School District/United States of America
- **Location:** On the north side of Arrowcreek Parkway, west of the intersection with Thomas Creek Road and east of Crossbow Court
- **Assessor’s Parcel Number:** 049-010-29
- **Staff:** Julee Olander, Planner 775-328-3627; jolander@washoecounty.us

Angela Fuss, project representative, gave an overview:

- Grading permit triggered the Special Use Permit
- 60 acres, US Forest Service. Education Land Grant Act – transfer land for school purpose.
- Input, Land Grant and Environmental processes
- June/July US Forest Service will Quit Claim the school to the District
- Deed restriction says the land has to be used for school.
- Cuts and fills – 3,700 cu yards of dirt for fill.
- Located next to Hunsberger Elementary off of Arrowcreek Parkway
- She showed a map of slopes/grading
- 8 foot wall will be constructed
- Site design considered the following aspects: identified fault lines, setback requirements, topography, the site design follows area plan.
- Grading plan includes screening with trees and shrubs
- This application doesn’t include aspects of the school, but addresses the grading only.

Public Comment:

Chris Hemlein asked about the management when the grading takes place. She asked about the timeline of grading and building construction. She wanted to know who is responsible for dust control, storm water run-off management so the neighbors aren’t affected in the area.

Kimberly Gomez said she is concerned about Arrowcreek Middle School. She said Thomas Creek was originally a farm road. It’s a narrow, two lane road. There are blind spots on that road. She is concerned that the road will be used as ingress or egress for the school. She wants to see a traffic study conducted. The road was congested during the fire. She said she is concerned with flooding. She said there is an open lot behind her home, and she wants to know if that lot will be used to stage equipment. It’s very windy in that area which means a lot of dust. She wants to know more about the traffic.

Mary Love said her property backs up to that school site. The entire land will be a huge school. She wants to know where the building will be constructed in relationship to the height. She asked they will build it on the hill with empty land. She asked if the land be the parking lot. She said all they will see a massive school. It will be 10 feet height. She asked how far they will cut into the land. The trees are great, but the building will be cutting off the view. She said she is concerned about the plans. She wants the school district to be honest with

the public. Please listen to the people who will be directly impacted. She asked what will happen with the 15 foot easement behind her house. There are a lot unanswered questions.

Craig Meckley said he lives adjacent to the property. Odyssey is the engineer for the project. He said he wants to know how the grading plans are going to address the flood issues. Q&D Construction built Arrowcreek 15 years ago. It changed the grading of the property. He said he has been in contact with Duke Lindeman with Washoe County Roads. Heavy rain has flowed through his property on four different occasions. He said he is a license landscape architecture for the State of Nevada and understands how water flows. He was told by the architect that issues have been addressed. He said he wants to know what's going to happen to the easement. The neighbors use the easement to walk their dogs. He said he has had a discussion with his legal team; they request to see a grading plan.

Angela Fuss responded to the public comment:

- This is a special use permit is the preliminary stage
- This application will go to the Board of Adjustments and then permits have to be submitted.
- Washoe County School District is responsible for the dust control per NDEP, Health District.
- Northeast corner of the property is set aside for detention of storm water.
- There will be a 20-25 foot grade change.
- There will not be an increasing storm water runoff. She said this project will be better for neighbors with increased storm water drainage.
- There is a traffic engineer involved; there will be improvements made at the Thomas and Arrowcreek intersection.
- In regards to the concerns about height, Angela said she has hard copies of the grading plan with contours, and she can address specific concerns with individuals after the meeting in regards to their property location.

A public member (whose name was not stated) asked about blind spot on Evening Song. She said she has seen accidents when it's icy and there are rollovers. Angela said this application is for grading only. There is a traffic engineer onboard who is developing recommendations. She said the biggest intersection they are focusing on is the Arrowcreek and Thomas Creek. Crossbow and Thomas Creek will have speed zone speed limit.

A public member (whose name was not stated) asked when the US Forest Service will make their decision. It's a foregone conclusion they will grant the land. Steven Kelly said that this board can't answer those questions.

A public member (his name was inaudible) said he is concerned about the dangerous road near Pine Middle school.

A public member (whose name was not stated) said Evening Song and Thomas Creek roads are old farm roads. When they plow, the snow fills the bike lane. Many people skid on that road. When you get an influx of traffic, it will be dangerous. No one is concerned for Evening Song. Please address this concern.

Jim Rummings asked how the county will coordinate with highway patrol. Roger Pelham, Washoe County Planner, said we are only discussing the grading application. Traffic is part of the development discussion. It's out of purview for tonight's discussion. It's allowed use. All codes have to be complied with.

MOTION: Jim Rummings recommend the application proceed through County in order to meet all the County requirements for approval. Kimberly Rossiter seconded the recommendation. Motion passed unanimously.

7. *CHAIRMAN/BOARD MEMBER ITEMS - No items were discussed.

8. *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.

Sherryl Sanders said she encourages voter registration in our area. Make our voters and officials aware of the homeless situation. She had a pledge form for people to sign to get involved. She had Home Means Nevada talking points with facts about the issues. Growth in the area has caused rent to sky rocket which means an increase in homelessness. The homeless are being served on Record Street. It affects all of us. It's environmental, economic, and social issue. Because we are gracious to the homeless, we are attracting the homeless. She said they are meeting with Bob Lucey on the May 16, 5:30 p.m. location is TBD. She encouraged everyone to take a look at the materials.

ADJOURNMENT - Meeting adjourned at 6:43 p.m.

Number of CAB members present: 3

Number of Public Present:

Presence of Elected Officials:

Number of staff present: 1