



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 November 8, 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: Steven Kelly, Jason Katz, Patricia Phillips. A quorum was determined.

Absent: Kimberly Rossiter (excused), Jim Rummings (excused), Tom Burkhart (alternate; excused).

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

3. *PUBLIC COMMENT - No public comments were made.

4. APPROVAL OF AGENDA FOR THE MEETING OF NOVEMBER 8, 2018 (for Possible Action) – Patricia Phillips moved to approve the agenda for **NOVEMBER 8, 2018**. Jason Katz seconded the motion to approve the agenda for **NOVEMBER 8, 2018**. Motion carried unanimously.

5. APPROVAL OF THE MINUTES FOR THE MEETING OF SEPTEMBER 6, 2018 (for Possible Action) –Jason Katz moved to approve the meeting minutes for **SEPTEMBER 6, 2018**. Patricia Phillips seconded the motion to approve the meeting minutes for **SEPTEMBER 6, 2018**. 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:
https://www.washoecounty.us/csd/planning_and_development/index.php.

6.A. Special Use Permit Case Number WSUP18-0018 (Crossbow Corner Neighborhood Center) - For possible action, hearing, and discussion to approve the construction of a 12,000 square foot Neighborhood Center comprised of two separate 6,000 square foot buildings on two parcels, to be located at the northeast corner of Crossbow Court and Arrowcreek Parkway.

- **Applicant/Property Owner: Scott Beggs, Alignment R.E./Helvetica CTV Crossbow, LLC**
- **Location: 2500 and 2540 Crossbow Court, Reno, NV 89511**
- **Assessor's Parcel Numbers: 152-921-01 and 152-921-02**
- **Staff: Chris Bronczyk, Planner; 775-328-3612; cbronczyk@washoecounty.us**
- **Reviewing Body: Tentatively scheduled for the Board of Adjustment on December 6, 2018**

Scott Beggs, Applicant, Representative from Alignment Real Estate Developer

- Proposed neighborhood center located on the northeast side of Crossbow and Arrowcreek Parkway
- Jason Katz asked where the entrances are for the schools. Mr. Beggs said both entrances are on Crossbow.
- 1200 sq ft. neighborhood commercial in 2-6,000 ft buildings
- Commercial are allowed uses
- 2014 SUP was approved; current owner who is out of state never pursued it, therefore it has lapsed.

- The concept is to offer neighborhood center service that are convenience to the residents of the Arrowcreek area
- Small tenant with offices: Dental, real estate, child care, coffee house,
- John Krmpotic said we will voluntarily impose prohibiting uses such as: convenience stores, gas station, bars or 24-hours uses. It is low-key neighborhood commercial use.
- Chris Bronczyk said if they are within 500 feet from a school or church, they cannot serve alcohol. He said the developer will still need to apply for building license, business license, and that will be reviewed.
- There is a high demand from brokers to host neighborhood conveniences in this area.
- Patricia Phillips said she is concerned – She said she has been in there at 3:30 p.m. and the traffic is backed up with both schools. She suggested moving the proposed commercial buildings closer to Crossbow. John Krmpotic said they have looked at all orientations. It's a right-in, right-out for safety. Ingress, egress.
- Patricia Phillips asked about the architecture. Scott said it's similar to what was previously proposed, and it blends with the neighborhood with a small monument sign on the corner of Crossbow. Mr. Katz asked if it would be lit. Mr. Beggs said no, not back lit. The building materials would be complimentary to the community. This application mirrors to what was approved previously.
- If a daycare was put in, that would limit liquor sales
- Jason Katz said he is concerned because of the traffic for the 3 schools, all the construction down Zolezzi forcing people down Thomas Creek. That road with 3 school and drop offs will be a disaster. He said with a school across the street with businesses proposed to serve liquor, it will be a disaster.
- Patricia Phillips said she is concerned for the traffic. It would be convenient to have a center there, but it will depend on what businesses go in there. Ingress and egress can determine if it complicates the traffic and congestion. Allowing bars may be tricky.
- Paul Solaegui said he coordinated with the existing schools and their current traffic volume counts to complete a traffic study. The schools have staggered start time and release times. The volumes are disbursed. Jason Katz asked if the new school and new apartments were taken into consideration. Mr. Solaegui said yes, it meets service standards. He said there are two hours of congestion, but the vast majority of the hours, it will be fine. He said they projected 10 years to make sure the traffic analysis was thorough. Patricia Phillips asked what time of year they took the counts. Mr. Solaegui said September 26.
- Jason Katz said it was contentious when the other school was added, and now commercial is proposed. He said he is concerned with traffic; the possibility of alcohol being proposed with a park across the street.
- Patricia Phillips said she doesn't like the traffic.

MOTION: Jason Katz moved to recommend denial due to traffic concerns, lack of clarity with business proposed near the schools. Steven Kelly said the original SUP, the additional school might not have been proposed yet, so they might not have had anticipated that extra school and traffic. He said this is proposed in the center of the schools; there is a concern with any liquor sales in close proximity of the schools. Without better restrictions, he will second the motion to deny. Motion carries with a 2 to 1, Patricia Phillips was opposed to the motion to deny.

- Discussion: Patricia Phillips said she objects to traffic, businesses would be surrounded by the schools.
- John Krmpotic said he is concerned with the vote because Mr. Solaegui is the most respected traffic engineer in the area. He went through the staggering of the times with disbursement of traffic. Jason Katz said we are looking at it from a different perspective. He said the representative and traffic

engineer are paid to promote this project. He said the CAB provides a practical voice. Steve Kelly said there is a huge development down Zolezzi and one on Wedge. You cannot anticipate the unforeseen – nobody knows until people move in. it's only a projection. People in this area are getting concern with the traffic. There is a lot of change happening. He said a traffic circle may mitigate it but that hasn't been proposed. There is too much unknown. We are reflecting the people's concern. When you go to the next level, bring additional information to address those concerns. This discussion isn't over.

- Patricia Phillips said previous developments have destroyed the neighborhoods. She said we want to protect students going and coming from school. She said we are thinking about the families.
- Steve Kelly said the staggered time extends the duration of the congestion.
- John Krmpotic said we have an adopted level of service levels. He said we are attempting to prevent people from having to drive 6 miles down the road for services.
- Jason Katz said there are afterschool activities with new playing fields. Steven Kelly said Wedge Parkway is gridlock when there are soccer games. Jason Katz said it will be a disruption.
- Steven Kelly said there will be services that will be needed by the residents in the neighborhood, but it's unknown.

7. *CHAIRMAN/BOARD MEMBER ITEMS - This item is limited to announcements by CAB members. (This item is for information only and no action will be taken by the CAB).

Jason Katz recognized and thanked Steven Kelly for his service to the CAB.

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

ADJOURNMENT – the meeting adjourned at 7:20 p.m.

Number of CAB members present: 3

Number of Public Present: 7

Presence of Elected Officials: 0

Number of staff present: 1