



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 August 1, 2019 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 Patricia Phillips at 6:05 p.m.

Member Present: Kimberly Rossiter, Shaun O’Harra, Patricia Phillips. A quorum was determined.

Absent: Tom Burkhart , Jim Rummings (resigned), Bob Vaught (Resigned last year).

2. *PLEDGE OF ALLEGIANCE - the Pledge of Allegiance was recited.

3. *GENERAL PUBLIC COMMENT AND DISCUSSION THEREOF-

Karen Nicholas asked how many time can an application be withdrawn. She said she would like to know if it is withdrawn. She asked how long is it postponed, and what changes have been made. She asked if the County requested changes. Julee Olander, Washoe County Planner, answer her questions. Karen asked if there is another way to voice our opinion. Patricia Phillips advised her of the options on how to submit her comments. Karen asked if the application can side-step this CAB. Julee explained the process of being on the CAB agenda and being heard by the Board of Adjustments and Planning Commission.

Coleen Morrisette spoke about item 6B. She asked if there are penalties for those who abuse the system and withdraw the application last minute. Julee Olander said there are no rules regarding how many times they can withdraw the application. Coleen said the needs of the many should out-weigh the needs and greed of one developer. It goes against the South Valley plans. It impacts the community and views. Please listen and consider the community.

Ken Prentice thanked the CAB for their service. He said we are facing high fire season. He said 4 fires have been started by target shooting. He spoke about a shooting range not available to the public during the week. He said responsible residents would like to go to a shooting range on Tuesday, Wednesday, and Thursday. He said he wanted to create awareness. He said he has spoke to Sheriff, Parks, and other Commissions. He said it’s already open, but let the public use it.

With no further requests for public comment, Patricia Phillips closed the public comment period.

4. APPROVAL OF AGENDA FOR THE MEETING OF AUGUST 1, 2019 (for Possible Action) –Shawn O’Harra moved to approve the agenda for **AUGUST 1, 2019**. Kimberly Rossiter seconded the motion to approve the agenda for **AUGUST 1, 2019**. Motion carried unanimously.

5. APPROVAL OF THE MINUTES FOR THE MEETING OF JULY 11, 2019 (for Possible Action) – Shawn O’Harra moved to approve the meeting minutes for **JULY 11, 2019**. Kimberly Rossiter seconded the motion to approve the meeting minutes. Motion carried unanimously.

6. DEVELOPMENT PROJECTS– The project description is provided below.

6.A. Master Plan Amendment Case Number WMPA19-0004 and Regulatory Zone Amendment WRZA19-0003 (Bennington Court) – Request for community feedback, discussion and possible action to forward community and Citizen Advisory Board comments to Washoe County staff on a request (1) To adopt an amendment to the Forest Area Plan, a component of the Washoe County Master Plan, to approve a Master Plan Amendment from the Open Space (OS) to Suburban Residential (SR) master plan designation on five parcels of land, totaling approximately 8.32 acres; and (2) Subject to final approval of the associated Master Plan Amendment, to recommend adoption of an amendment to the Forest Regulatory Zone Map, to approve a Regulatory Zone Amendment from the Open Space (OS) regulatory zone to Low Density Suburban (LDS) regulatory zone on five parcels of land, totaling approximately 8.32 acres. (for Possible Action)

- Applicant\Property Owner: Washoe County\St. James Village, Inc. & David Houston 1997 Trust
- Location: Bennington Court, Reno, NV
- Assessor’s Parcel Number: 046-161-09, 046-151-05 & 046-153-08, 09, & 10
- Staff: Julee Olander, Planner, 775-328-3627; jolander@washoecounty.us
- Reviewing Body: Tentatively scheduled for the Planning Commission on September 3, 2019

Julee Olander, Washoe County Planner, provided a project overview. She said this CAB has heard this application already.

MOTION: Shawn O’Harra moved to recommend approval Master Plan Amendment Case Number WMPA19-0004 and Regulatory Zone Amendment WRZA19-0003 (Bennington Court). Kimberly Rossiter seconded the motion to recommend approval. Motion carried unanimously.

6.B. Tentative Subdivision Map Case Number WTM19-0001 (Pleasant Valley Estates) – Request for community feedback, discussion and possible action to forward community and Citizen Advisory Board comments to Washoe County staff on a request for a 58-lot single-family residential, common-open-space tentative subdivision map, with lots ranging in size from 12,507 to 74,591 square feet. The subject site includes slopes greater than 15% on 20% or more of the site and is subject to Hillside Development standards. (for Possible Action)

- Applicant\Property Owner: Pleasant Valley Estates, LLC
- Location: Between the eastern terminus of Chance Lane and the southern terminus of Rocky Vista Road
- Assessor’s Parcel Number: 017-410-39, 017-410-38 and 017-200-30
- Staff: Roger Pelham, Senior Planner, 775-328-3622; rpelham@washoecounty.us Reviewing Body: Tentatively scheduled for the Planning Commission on September 3, 2019

Patricia Phillips announced that this application was withdrawn today.

Ginger Pierce said the Pleasant Valley Ranchos and Estates name has already been taken and cannot be duplicated.

6.B was re-opened to address Brad Stanley’s question about the status of the application.

7. *CHAIRMAN/BOARD MEMBER ITEMS

Patricia Phillips requested a presentation by TMWA to speak about their plans.

8. * GENERAL PUBLIC COMMENT AND DISCUSSION THEREOF –

With no further requests for public comment, Patricia Phillips closed the public comment period.

ADJOURNMENT– the meeting adjourned 7:11 p.m.

Number of CAB members present: 3

Number of Public Present: 23

Presence of Elected Officials: 0

Number of staff present: 1