



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 special meeting of the South Truckee Meadows/Washoe Valley Citizen Advisory Board held September 12, 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 6:00 p.m.

Member: Wesley Mewes, Shaun O’Harra, Kimberly Rossiter, Patricia Phillips, Tom Burkhart, David Snelgrove. A quorum was determined.

Absent: none

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

3. *GENERAL PUBLIC COMMENT AND DISCUSSION THEREOF-

Bob, public member, said he worked for sierra fire. He said the planning is poor. There use to be a Volunteer Fire Station use to be on 395. There is no longer a station. He spoke about the nearby stations that have 12-14 minute response time. Typical response time is 10 minutes. There needs to be two ways out if there is a fire. He said it’s a public safety issue.

Coleen Morissette said she echoes what the last speaker had to say about fire issue and response time. She said she works for REMSA. She said this area response time is considered area ‘D.’ She said she is concerns about road conditions and who would pay for them. The roads are gravel, ditches. The concerns of density of development, rural lifestyle, ingress and egress, and overall plan. There is some development in that area, but it needs to be responsible to maintain the rural character.

Public member spoke about legally required easement for access. He questions if the easement has been obtained. He spoke about a connection between Rhodes Road and Toll Road which nobody wants. He spoke about right-a-way access for emergency services – goal is emergency access on Chance Lane, but not used as the main access. He opposes access on Chance Lane.

Richard Mahone said the fire in Paradise killed people and they couldn’t get out due to access. He said no one wants a connection between Rhodes. He said the roundabout is jammed. There are more homes going in at the bottom of Geiger Grade, and near the summit. He asked how they will get to Pleasant Valley Elementary school. He said they will go down Chance Lane. He said it will damage property values and the rural lifestyle.

Public member, who didn’t state his name, said he opposes the subdivision. He spoke with board member Mewes. The subdivision with homes will be less than an acre each, which doesn’t meet the suburban requirements. We live in a rural area. It could lower property taxes. Traffic will increase with 90+ cars that will be added twice a day. He said a traffic light on Chance Lane and Rhodes Road would be advantageous if we add this much traffic, but the developer should pay for it. It would reduce the rural lifestyle we enjoy. It’s a disservice to the surrounding community.

Bill Naylor spoke about how this is a poor development. He said there will be 58 units on 1/3 acre on 3 different streets. It will be the smallest parcels in the area. He said it's not acceptable.

Kim Bekakowski said she moved out there for the rural lifestyle. She doesn't want a high density property behind her. She said it's egregious to change the master plan to put high density in rural area to help their pocket book. She said she wouldn't have bought out there.

There were no more requests for public comment.

4. APPROVAL OF AGENDA FOR THE MEETING OF SEPTEMBER 12, 2019 (for Possible Action) - Tom Burkhart moved to approve the agenda for September 12, 2019. Shawn O'Harra seconded the motion to approve the agenda. The motion passed unanimously.

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

5.A. 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 October 1, 2019

John Krmpotic, planner/representative, provided a powerpoint slideshow of the project. John introduced JR Hildebrand, engineer.

- John showed the site location on an overall map
- South valleys area plan – there is no change to the master plan.
- Zoning is split zoning: MDS, LDS, MDR, GR.
- Tentative Map w/Common Open Space – he showed the designations on a zoning map. MDS and LDS is the bulk of the property. According to the Washoe County code, the sum of those is the units proposed. It's a blend of those.
- 58 single family lots on 42 acres (1.4 dwellings per acre).
- Surrounding 1 mile radius has average lot size of 1.5 dwellings per acre.
- Lots range in size from 12,507, max is 101,032 square feet (1.65 acres). Average lot size of 26,496 sq ft).
- Emergency or secondary access from Toll Roads area via US 395 via Rhodes Road or other feasible location is desired. Everyone would be able to use it that currently live there today. It's needed. It creates two ways of access to go to Rhodes Road in event of evacuation.

Dave Snelgrove asked about a concern expressed from public comment regarding the easement for emergency access; has that easement been obtained or does it need to be obtained to the north. John said it's legally established – it intersects Big Smokey. On August 30th, it was signed by Majestic Ranch Board to show settlement for the agreed upon emergency access. Dave asked if it's gated access or open.

Tom asked if the zoning is correct, and if 58 lots are allowed.

Roger Pelham, Washoe County Planner, provided answers to the questions raised. Yes, zoning and density allowable on 3 parcels is 58 dwellings – combination of the zoning density. In terms of access, he showed on the tentative map – primary access is coming into south east corner of Chance Lane. It's a steep dirt road right now. Emergency access is down in Majestic Ranch estates. He received a copy of the letter from the HOA to provide access. It will be gated. The other access is up to Rocky Vista. The easement exists, and further created after the approval of this map. He said that will not be gated. That was requested and written into the South Valleys Area Plan.

Wesley Mewes asked about if the secondary access can be used by the neighborhood to the north. Roger noted proposed access to existing Rocky Vista will have to be constructed to Washoe County standard code. Wesley asked if it can be accessed during inclement weather. Roger said it will be physically accessible, but during heavy rain or snow, he deferred to the engineer.

Shawn O'Harra said the presenter said they didn't change zoning or changed the South Valleys Area Plan. Roger said correct.

Dave Snelgrove asked if access will be public or private to the north. Roger said it will be a public road built to County standards and dedicated within the proposed subdivision and connection to the north will be created, and not required. There will be a connection from Chance Lane and Rhodes Road. This is an additional access, but not required. Dave asked the grade on Chance Lane because it's steep. Roger deferred to the engineer. He believed it is 16%. Dave said if that is a steep road, how do you address the grade and emergency access. John said we have to meet development code. We have memo from engineering staff with 70 conditions to meet the criteria. It has to be 12% grade as designed.

Wesley Mewes asked if improvements that need to be made to Chance Lane. Wesley said it's a rural dirt road. It's rough road. JR Hildebrand said it's currently 16% rutted out. He said they would improve it to curb and gutter of no steeper to 12%.

Patricia Phillips asked if they made fewer, but larger lots to keep with the surrounding area. John said they do an economic analysis on the development – the developer knows what to plan for. He said we have to meet 100% of development code. He said he understands the character of the area is key concern to everyone.

Tom Burkhart asked for clarification – this community would be public water and sewer system. The cost of doing that is huge. It would be eventually developed somewhere down the line, it would be nice to have fewer lots, but understands he needs to meet the economic demands of the development.

Shawn O'Harra asked about stop lights. John said no stop lights. John said it doesn't require a traffic study. It doesn't trip the threshold to conduct the light or traffic study which would be 80 trips during peak hours. It doesn't qualify further study.

Public comment:

Written comment was submitted from Mike Schuler with comments and pictures.

Susan Clay said they are developing a road with sidewalks and gutters. Rhoads Roads is rural; people have horses. She asked how the horses will go up and down the roads with sidewalk and gutter. It doesn't make sense for us who live on Rhodes Roads and live in the valley.

Ginger Pierce provided a written statement. She said the application is not complete. She addressed a few topics in the application including a fire station. She read a few sections from the Application. Commercial operations – there is no commercial in that area. She referenced page 9 of the application, there is a shared private access. Page 11, #27, irrigation – doesn't provide an answer. #6, road improvement – what about the other roads in and out. She said he spoke about newly acquired easement but doesn't mention it anywhere. Rural characteristics – coordinates resources availability with infrastructure with information of facilities and plan – what does that mean. The name Pleasant valley estates' is already taken, as well as Pleasant Valley Ranchos has already taken.

Gary Houk said the developer said there is no zoning change. He asked what statute allows blending of zoning. He asked if there is a TMWA serve letter or community water tank. He said he was concern with new housing on Toll Road. He said those people who live in those houses will jam the roundabout on Geiger Grade.

Robert Floyd said he lives off Rhodes Roads. He asked about a traffic study. The average house has 1.9 people. He asked how are there less than 80 peak trips. He asked everyone to raise their hand if they opposed and the public members raised their hands.

Amy Hasskill said she just bought her house in the rural area a year ago because there was no development and its open space on an acre or more. She said she moved down from Tahoe where she was being being built around. She said she now comes down here and there is development. She asked what will happen when there is a drought. What are we going to do with all these people in Reno. Reno is the fastest growing area in the nation.

Cheryl Erikson said Rhodes Road is barley a two car road. People have to pull over to let an oncoming are go by when pulling their horse. Chance Lane is typically one lane road. They want to put in sidewalk and gutters, but aren't going to widen chance Lane. She said it's going to flood those who live on Chance Lane.

Chad Larson said he lives on Rhodes Road said he has small children. It's barely wide enough for two cars, and to make that a main access road, they would have to tear it out and widen it – it's not suited for access to a subdivision. He said kids, cars, horses use that road.

Bill Naylor said there is confusion on the density with common open space. He said they will move what belongs on an acre and move it down to 1/3 acre. He spoke about grading and removing material. Bill Naylor read section 2.2 grading from South Valley Area Plan. He said they will be out of compliance of the South Valley Area plan. He spoke about the cross sections – all of it will be infill. They are destroying the rural character to pack in house on 1/3 acre.

Colleen Morrissette said the topography is a bowl. She recommended everyone to go walk the property. She said there is no agreement with Majestic Ranch estates. She said there is agreement with Majestic Ranch estates #2. It's tentative, not approved. The developer doesn't have a good track record of his previous development – he is irresponsible; makes promises, doesn't follow through. Look at previous projects to see what he said what he was going to build and what he built.

Don Waite showed on the map his 5.8 acres of land – he said there is a hill on both side of Chance Lane. He said the original developer of Chance Lane had to blast that road. It would take a significant amount of work to widen Chance Lane.

Judy Robinson said she lives on Big Smokey Drive. She said she hikes and horseback rides. She rides from Pleasant Valley to Big Smokey. On page 14 of the application stated boulders and rock formations and deed restrictions. She said cultural resources need to be protected. She said she will meet you out there to show you the Paiute Tribe gravel site. She asked if it will be protected. She asked where the trails are on the map.

Cindy Bridge asked if Rhodes Road to Chance will be primary or emergency access only. She wanted to repeat what everyone said. This development doesn't fit in this area. She said we are on 5-10 acres. It won't be agreeable with what is out there now.

Russ James encouraged the board to go out there and look at the grave stone and access. There is no way primary access can happen on Chance Lane.

Jack Greenhalgh asked about Rhodes Road. He said semi-trucks have to go through Andrew Lane. It has to go around the valley. He said the bridge is not up-to-date, nor adequate. He said the roads are narrow; you have to slow down and let the car go by. There needs a lot of work on that road.

Roger Pelham answered questions - he said blending of zoning is allowed. You take total density, and create smaller lots and cluster them with common open space and amenities. He showed on the map the common areas proposed. He showed on the map where the rock is located. Primary access to development is proposed to be Rhodes Road from 395 or Andrew from the South.

John answered the question regarding water. It's TMWA water system. Infrastructure will come from the North into the property. It's not from Rhodes Road.

Patricia asked about trails, open space. John showed on the map the common area is a trail and open public access for walking.

Dave Snelgrove asked about the trail connecting to BLM in the North West. He asked if there is an access easement to make connection to BLM land. The representatives didn't have an answer.

Dave Snelgrove asked about equestrian access on Chance. He asked if there Flat area on one side of Chance to accommodate horse. Representative didn't have the answer.

Shawn asked about the Paiute burial site. He asked if they will be building the development around it. John said yes. The grave site sits in a parcel.

Dave asked about emergency access across the bridge. He asked if TMFPD crosses the bridge. Roger said he will get that answer.

Tom asked about flood zone. Roger said he isn't an engineer, but the proposed site is on a hill, so he didn't believe so.

Pat Philips asked about drainage for flooding. Roger said code requires the amount of runoff after development will be equal to, or less than before development. Since you are putting in impermeable surfaces, the flow has to be equal to or less than. It's standard code.

Motion: Shawn O'Harra moved to recommend denial and 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. Wesley seconded the motion. The motion carried unanimously.

6. *BOARD MEMBER ITEMS – Patricia requested to have a TMWA representative attend the next meeting. Kimberly Rossiter asked to have sheriff to come to address shooting in the area.

7. *GENERAL PUBLIC COMMENT AND DISCUSSION THEREOF –

Roger Pelham spoke about what happens next in the application process. He said in the next couple of weeks, he will finish a staff report with recommendation based on what he has heard this evening. It will go to Planning Commission on the first Tuesday of the Month, October 1 at the County Chambers. A decision will be made. Tonight was only a recommendation.

Jack Greenhalgh said the bridge on Rhodes Road gets flooded. Rhodes Road gets flooded.

ADJOURNMENT– the meeting adjourned 7:27 p.m.

Cab members present: 6

Staff present: 1

Public members present: 27

Elected officials present: 0