



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 March 5, 2020 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 Pat Phillips at 6:00 p.m.

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

Absent: Wesley Mewes (excused)

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

3. *GENERAL PUBLIC COMMENT AND DISCUSSION THEREOF-

There were no requests for public comment.

4. Approval of Agenda for the Meeting of March 5, 2020 – Marge Frandsen moved to approve the agenda of **March 5, 2020**. Dave Snelgrove seconded the motion to approve the agenda. The motion carried unanimously.

5. Approval of the Minutes for the Meetings of January 2, 2020 – Dave Snelgrove moved to approve the minutes for the meeting of **January 2, 2020**. Sean O’Harra seconded the motion to approve the minutes. The motion carried unanimously.

6. DEVELOPMENT PROJECTS–

6.A. Special Use Permit Case Number WSUP20-0003 (Truckee Meadows Fire Station #37) – 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 Safety Service use to be redeveloped and improved on parcels with a regulatory zoning of Medium Density Suburban. The proposal involves replacing the existing facilities with a single, larger building that includes administrative offices and an apparatus bay. The proposal also includes improvements to an existing singlefamily residence that serves as living quarters for on-duty fire crew. (for Possible Action)

- Applicant\Property Owner: Washoe County\Truckee Meadows Fire Protection District
- Location: 3255 W. Hidden Valley Drive
- Assessor’s Parcel Number: 051-122-08, 051-122-10, 051-192-01, 021-160-38
- Staff: Chris Bronczyk, Planner, 775-328-3612, cbronczyk@washoecounty.us ; Dan Cahalane, Planner, dcahalane@washoecounty.us , 775-328-3628
- Reviewing Body: Tentatively scheduled for the Board of Adjustment on April 2, 2020

Marge Frandsen disclosed she has had several conversations with Chief Moore over the years regarding this.

Stacy Huggins, Wood Rogers representative, provided a project PowerPoint presentation.

- It's currently a fire station. She spoke about the current facilities.
- A SUP is required for safety facilities
- She spoke about the design of the project – proposing to combine the two structures into one structure.
- The access will use Hidden Valley Drive. She said the current drive will remain as the primary driveway.
- She spoke about the improved dirt lot for the trailhead
- She said there is a single family resident in south east side of the building. There will be no windows on that side of the window. Noisy equipment will be located on the opposite side of the neighboring residence.
- She spoke about the depth of the bay. It will allow for more storage capacity.

Sean O'Harra asked if the fire fighters stay in the resident. Chief Moore said they are in the module at night; during the day they would occupy the apparatus and bay.

Tom Judy spoke in support of SUP. He stated he lives in Hidden Valley. He said Washoe County and TMFPD is lucky to have Chief Moore. He said it hasn't been an easy task to get this. A lot of work has gone into this solution. The design will be compatible with the neighborhood. Residents of Hidden Valley are happy to have this station as well. It's by Veterans' Parkway and service other part of the County. He encouraged approval.

Dave Snelgrove asked the current location, there is a lot of city area they can serve; he asked how much do they serve as mutual aid. Chief Moore said very little since there isn't official protocol. He said he anticipates a joint meeting. Dave said he hopes that happens. Dave asked if there is one truck and paramedics. Chief Moore said minimum 1 and up to 3 medics. He said we have one, type-1 truck that can fit. He said that is why we need a larger bay to store another type-1, type-6, and another brush fire truck. He said they purchased the adjoining lot last year.

Marge Frandsen stated she is pleased that this project is finally coming to be. We really need it. She said a lot of calls are medical calls in Hidden Valley. She complimented the TMFPD professionals. She said she knows the Chief has worked hard to find a central location.

MOTION: Marge Frandsen moved to recommended approval for Special Use Permit Case Number WSUP20-0003 (Truckee Meadows Fire Station #37). Tom Burkhart seconded the motion to recommend. The motion carried unanimously.

6.B. Administrative Permit Case Number WADMIN19-0003 (Marce Herz Middle School Sign) – Request for community feedback, discussion and possible action to forward community and Citizen Advisory Board comments to Washoe County staff on a request for an exterior 283 sq. ft. sign for Marce Herz Middle School at 13455 Thomas Creek Road. (for Possible Action)

- Applicant\Property Owner: Washoe County School District
- Location: 30513455 Thomas Creek Rd.
- Assessor's Parcel Number: 152-921-03
- Staff: Julee Olander, Planner, jolander@washoecounty.us; 775-328-3627
- Reviewing Body: Tentatively scheduled for the Board of Adjustment on April 2, 2020

Tony McMillian, Washoe County School District Construction Division representative, stated they proposed the request for a sign on the side of the building, entrance.

Tom Burkhart asked for a picture, and they reviewed the application packet.

Dave Snelgrove asked about a monument sign. Mr. McMillian stated that's a separate process. Tom Burkhart asked why is this coming forward now and not when the school was built. Trevor Lloyd, Washoe County Planning Manager, said the reason you are hearing this now is that the school use didn't go through a SUP. The grading went through a SUP, and now the sign requires administrative permit.

MOTION: Tom Burkhart moved to recommend approval of Administrative Permit Case Number WADMIN19-0003 (Marce Herz Middle School Sign). Sean O'Harra seconded the motion. The motion carried unanimously.

6.C Sierra Reflections WAC19-0005 - 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 extension of time for conditions of approval for Sierra Reflections. Amending and restating a development agreement originally approved in 2008 (DA08-003) regarding Sierra Reflections Subdivision (approved in 2006 as Tentative Map TM06-001). This agreement (Case Number WAC19-0005) extends the deadline for filing the next in a series of final maps to June 14, 2022. The project encompasses a total of 29 parcels that total approximately 759.6 acres. (for Possible Action)

- Applicant\Property Owner: World Properties, Inc.
- Location: Bordered on the north by Pagni Lane, on the east by US Highway 395 South and as far south as Little Washoe Lake in the Pleasant Valley area
- Assessor's Parcel Number: 046-060-45 and 47; 046-080-40; 046-090-01, 04 through 18, and 23 through 26; and 046-100-02 through 04, 07, 09 and 10
- Staff: Julee Olander, Planner, jolander@washoecounty.us; 775-328-3627
- Reviewing Body: Tentatively scheduled for the Board of County Commissioners on April 14, 2020

Ken Krater, representative, provided a project overview. He discussed roadway, roundabout, home types, connectivity, improved fire service, and sewer systems. He spoke about a development agreement to extend the tentative map to get the sewer line. He said some of the conditions will change. He said there are more restrictive codes in place. He provided an estimate of tax revenue from this development will generate \$4.8 million in tax dollars a year.

Pat Phillips asked where the meadow is currently. He showed on a map. He spoke about drainage, retention basin, and wetlands. He spoke about year-round flow.

Pat Phillips said this valley is private and wants to stay rural. She asked about if he has any responses from the residents. He said they have had interactions with residents regarding easement for sewer. He said he knows some people there and knows how important it is for them. He spoke about dark-sky lighting. Sound restrictions will be placed in the CCRs. He said 938 homeowners will want to protect the area.

Sean O'Harra asked how much it would cost St. James to switch to sewer system. Ken Krater said they have dry septic. They will have to pay to abandon the septic tanks and switch valve to system.

Marge Frandsen asked about access points for open space. Ken Krater said there are several places to access the open space and trail system. He said there will be 4-5 different access points.

Marge Frandsen asked if any will be considered affordable housing. Ken said no, market rate. It's a beautiful part of town and will command those prices. He spoke about the need for affordable housing for our community; however, we need all types of housing.

Marge Frandsen asked about the roundabout. She said she is in favor of a roundabout. She said the one in Springcreek has a big mound which doesn't allow you to see the traffic coming around. She hopes that is avoided. Ken Krater explained the reason for that – you should deal with one single point of contact and not getting distracted with other traffic across the roundabout. It forces them to look at one point of contact.

Sean O'Harra asked when it will break ground. Ken Krater said he hopes for 2021 break ground.

Ken Krater said he is requesting extension of time.

Dave Snelgrove said when this was reviewed before, the school district looked at it. He asked if they have reviewed again. Ken Krater said yes, it went out to reviewing agency and school district didn't have any comments.

Public comment:

Charles Moore said he has never had a developer seek him out to ask how the Fire District will protect them. Charles handed out a map. He said we have two stations close to this. The proposed consolidated station coming in 2022, will be a mile and a half away, and Joy Lake station will access the north east portion. The development will bring in water; this will bring a source of water. From a fire protection standpoint, we have it well protected.

Diana Langs asked the timeframe buildout. Ken Krater said 4-5 year build out.

Ken Krater provided clarification. He said this did not go to the school district, but will send it to them and make sure the CAB receives any comments they provided.

MOTION: Sean O'Harra moved to recommend approval of Sierra Reflections WAC19-0005. Dave Snelgrove seconded the motion to recommend approval. The motion carried unanimously.

6.D. Regulatory Zone Amendment Case Number WRZA20-0003 (Reno Christian Fellowship) – 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 regulatory zone amendment from Low Density Suburban (LDS - 1 unit per acre) regulatory zone to Medium Density Suburban (MDS - 3 units per acre) regulatory zone on three parcels of land, totaling approximately 12.55 acres. (for Possible Action)

- Applicant\Property Owner: Reno Christian Fellowship Inc.
- Location: Terminus of Zolezzi Lane on the southside
- Assessor's Parcel Number: 049-153-10, 11 & 12
- Staff: Julee Olander, Planner, jolander@washoecounty.us; 775-328-3627
- Reviewing Body: Tentatively scheduled for the Planning Commission on April 7, 2020

Mike Raley, representative, provided a project PowerPoint presentation. He said they are requesting regulatory zone amendment from low to medium density suburban. He explained the purpose for the request. The church has served the community for almost 40 years. They would like to offer new services. They want to sell the property to raise funds to provide more services for youth. He said currently 12 units are allowed. He said MDS would allow 37 maximum with 1/3 acre lots. He said there is a cluster development to the north which is MDS. The lots to the south are ½ acre also MDS. He said infrastructure is already in place. He said the school district has capacity that serve this area and any future project. He said MDS is consistent and allowed in character management plan.

There is no project being proposed; any future project would have to come back.

Tom Burkhart said more density to add more value.

Dave Snelgrove disclosed Mike Raley called him about AV equipment. He asked some questions. He said this isn't a tentative map but asked about the access. Mike Raley said there is an existing easement; he said they see emergency access on Welcome Way. Dave Snelgrove asked about 1/3 acre lots with 37 as the max. Mike Raley said it's possible depending on how they did the lot layout. Mike spoke about buffering, lot matching. He said 26 is more realistic. Lots to the south are 1/2 acre. He said lots to the north are 9-14,000 square ft. He said the lots to the west are 2- 3 acre lots. Those could be subdivided under the current zoning. He said the lot decrease in size as you move north. Mike Raley said the property has not been listed.

Tom Burkhart asked economically speaking, what economic value percentage does this would create for the church. Mike Raley said perhaps 40%.

Public comment:

Steve Urger pointed out his house on 8/10 of an acre. He said he is down hill from the site. He said it will block the views of Mt. Rose. He asked, in the event this gets rezones, what precludes the future owner from changing it to high density. Mike Raley said the Suburban character management plan doesn't allow it. And it would require conformance review and master plan change. Steve asked about the fire road. He asked if that is the main entrance. Mike said there isn't a project yet, but that is the logical line in the road, but there are other opinions. He said Zolezzi to the west would be emergency access. Steve asked about setbacks. Mike said 20 would be minimum setback with 35 foot max height. Mike said you cannot condition a zone change. Mike said you can condition single-family home during tentative map process.

Adam Hourbach said he has two properties that he pointed out on the map. He said he is an opponent. He asked why do we need to change it. It preserves the area. He said some properties are smaller than 1 acre. He showed on the map the location of LDS properties. He is concerned other properties will want to subdivide. He said he is concerned with congestion in the neighborhood. He said hopes this is turned down.

Diana Langs asked for clarification. She said she lives in Sierra Vistas. She spoke about another development with unbuildable lots and transfer of density. She said with this project, she wants lot matching and single level.

Ellen Shaw said she agrees with Steve Urger. She showed on the map where there are 1/2 acre and 1/3 acre homes in the area. She said she would like LDS2 instead of 3 which would be more compatible with our homes.

Pricilla said she lives in Southwest Vistas. She said she is concerned with the size of the lots. They should be one story homes. She said those on Rockhaven abut to this site. She said those lots should be 1 acre to match neighboring lots. She said two story will block their views. She asked about the traffic that goes through the roundabout. She spoke about the number of homes in Southwest Vista community and school buses. She spoke about concerns with traffic. She said the traffic is backed up to the Montessori school. She said we already have a massive problem on Zolezzi Lane unless it gets widen. It's two lane road. Most of the houses are on Acoma are 1 acre lots.

Tom Burkhart said LDS is 1 acre, and MDS is 1/3. Trevor Lloyd said there is category is a category LDS 2. Tom asked if the area plan restricts LDS2. Mike said LDS 2 is a possibility but may need a master plan change, but he wasn't certain.

Cheryl Jordan showed her property on the map on Southwest Vistas. She said her property is .63 of acre, and the neighbor is .77 acre. She said she has an issue with compatibility. The acreage is a lot bigger than what was presented. The HOA restriction on level of homes. All the homes are one level to preserve the views. She said that is why they purchased in that location. She spoke about current slope. A two story is a concern. She refuted his presentation of surrounding lot sizes. She spoke about lighting. She said she is concerned with lighting and noise. She said they treasure the quietness. She spoke about drainage system in her neighborhood. She asked how it would be affected. She said she is heartsick about this proposition. Mike Raley said those are valid concerns. He said addressing those concerns will come with the next step of the process which is a tentative map request. He said there can be conditions with the tentative map.

Mike Jordan said from a traffic standpoint, he said he heard access is east of roundabout and possibly from Welcome Way. If homes are built in there, it would be ridiculous to come in on Welcome Way. Traffic coming up Zolezzi is a concern. He spoke about traffic safety. Mike clarified and said they would access off the roundabout.

Tom Burkhart said ½ acre are compatible, but not 1/3 acre lots. It's too many homes in the neighborhood. He said he felt good about ½ acre lots. Dave Snelgrove said LDS 2 is half acre lots. Trevor Lloyd said LDS 2 is a zoning category offered, problem with LDS2 he didn't know if it's identified and listed in the character area plan. Dave Snelgrove said Southwest Vistas was open space. He said when you come back with tentative map request, the one story is a valid condition and appropriate buffering.

Pat Phillip asked how will it affect value and sale if they didn't change the zoning. Mike Raley said zone change and tentative map cannot come in for approval concurrently. Pat asked if we could recommend a more roomy zoning instead of LDS3. Trevor Lloyd said that is the purview of this board. You can recommend approval, denial, or modification.

Marge Frandsen said it is indicated in the application that it will diversify housing options. Mike said most of houses being built are on smaller lots. He said this would be estate type project, which isn't available in this area. He said Ryder Homes is even smaller. Marge Frandsen said this project and the previous project aren't doing anything to encourage low-cost housing which is a major issue in Washoe County. She said she cannot go along with high density, or higher density.

Ms. Jordan said it's about preserving property values. She said we have been there a long time and wants to preserve what we have built which is the ultimate goal and integrity of the area. The environment and where we live is important to conserve.

Ellen Shaw said there are cluster apartments which are low income housing down on South Virginia at highway 431 to 341. She said Arrow Creek's 1,000 apartments will add to traffic. She said where Zolezzi turns into Ventana, those are 2.5 acre lots. She said it was demanded by the farmers.

Steve Urger spoke about the roundabout. He said there is a common area along the north side of the project site. He said they wouldn't be able to access the roundabout. He showed where traffic is after the church. Mike said there is a common area but an easement.

Dave said with LDS is 1 acre, and the lots around the site are less than 1. He said MDS doesn't mean the lot sizes have to be 1/3 acre, they can be bigger.

Pat Phillips said with all the changes and growth in Reno and Sparks, she said she is concerned with those who have invested in the area. There has to be a compromise. Consider those who invested in the land.

MOTION: Tom Burkhart moved to recommend changing the master plan to LDS2 which is consistent with the area. Marge Frandsen seconded the recommendation. The motion passed unanimously.

7. *CHAIRMAN/BOARD MEMBER ITEMS - None

8. * GENERAL PUBLIC COMMENT AND DISCUSSION THEREOF –

Trevor Lloyd announced and invited anyone interested to apply for Planning Commission at-large seat.

ADJOURNMENT– the meeting adjourned 7:32 p.m.

Cab members present: 6

Staff present: 3

Public members present: 45

Elected officials present: 0