



## West Truckee Meadows/Verdi Citizens Advisory Board

Minutes of the West Truckee Meadows Citizen Advisory Board meeting held at Boomtown Hotel & Casino, 2100 Garson Rd, Verdi, NV 89439 on September 16, 2019, 6:00 p.m.

**1. \*CALL TO ORDER/PLEDGE OF ALLEGIANCE** – The meeting was to order at 6:00 p.m.

**2. \*ROLL CALL/DETERMINATION OF A QUORUM** –

**Members present:** Carly Borchard, Daniel Lazzareschi, Anthony DoMoe, Tina House, Matt Virden (arrived at 7:44 p.m.)

**Absent:** Joseph (Andy) Giddings, Matthew Buehler, Matt Virden (excused)

**3. \*Public comment** –

Dave Snelgrove, Planning Manager, CFA, submitted an application for Verdi Boat and RV east side of freeway by Gold Ranch. He said Orange Post Road is southern border. He said they attended the NAB in August. He said they have been working through the neighborhood comments, fire, and agency comments. He said they will go before the October 8<sup>th</sup> NAB meeting with revisions to address the fire comments and neighborhood comments. He wanted to provide an update. Some people may be aware of it. He believes he will go to Planning Commission prior to the next CAB meeting in November. He said he would be happy to attend CAB. He spoke with property owner to the north. He said they will meet with owners in the south. He said we didn't know if we even had a project, so they hadn't set up meeting to talk to everyone yet.

Jean Gardella said there is confusion and lack of understanding of what is on the agenda. He went through supporting information and couldn't find a report by Department of Wildlife or the Highway Department about change to the highway. He asked how can we comment or support if there isn't supporting information from supporting agencies. For agenda item 7B Meridian Village, there were four supporting documents but cannot find info from Highway Department. He asked why they are requesting a special use permit. He said he has no idea where it comes together. It was requested from Highway Department not to incrementalize. They keep submitting in increments. He asked how can that occur without explanation. He asked the planner to give an explanation up front so we have an idea of why it's happening.

Angela Fuss, City of Reno Planning Manager, said she doesn't have a presentation, rather listening and taking information back. Angela said she received comments back from agencies and they will be on the website.

No further comments, Chair Borchard closed the public comment period.

**4. APPROVAL OF AGENDA FOR THE MEETING OF SEPTEMBER 16, 2019 (for Possible Action)** – Daniel Lazzareschi moved to approve the Agenda for September 17, 2018. Anthony Domoe seconded the motion to approve the agenda for September 17, 2018. Motion passed unanimously.

**5. APPROVAL OF MINUTES FOR THE MEETING OF SEPTEMBER 17, 2018** – Daniel Lazzareschi moved to approve the minutes for the meeting of September 17, 2018. Tina House seconded the motion to approve the minutes for September 17, 2018. Motion passed unanimously.

**6. ELECTION OF OFFICERS** - Elections by the CAB members will be held to elect the Chair and Vice-Chair for 2019/2020 term, elected officers will be effective immediately. (for Possible Action)

**MOTION : Chair** – Daniel Lazzareschi nominated Carly Borchard as chair person. Tina House seconded the motion to nominate Carly Borchard as chair. Motion passed unanimously.

**MOTION: Vice Chair** - Carly Borchard nominated Daniel Lazzareschi as Vice Chair person. Daniel Lazzareschi seconded the motion to nominate himself as Vice Chair. Motion passed unanimously.

**7. DEVELOPMENT PROJECTS** – The project description is provided below with links to the application.

**7.A. City of Reno LDC20-00003 (Stan Lucas' Mortensen Ranch)** – Request for community feedback, discussion and possible action to forward community and Citizen Advisory Board comments to City of Reno staff on a request for: 1) a tentative map for a 676 lot single family residential subdivision; and 2) special use permits for: a) grading that results in cuts greater than 20 feet in depth and fills greater than ten feet in height; b) hillside development; and c) disturbance of major drainage ways. The ±955 acre site is located north of Highway 40 West and to the west of Del Webb Parkway and has base zoning designations of Single Family Residential – 6,000 Square Feet (SF6) and Open Space (OS) within the Mortensen Garson Overlay District (MGOD). The site has Master Plan land use designations of Single Family Neighborhood (SF) and Parks, Greenways, and Open Space (PGOS) and is within the Mortensen-Garson Neighborhood Plan. (for Possible Action)

Supporting Information 1 Supporting Information 2 Supporting Information 3 Supporting Information 4  
Supporting Information 5 Supporting Information 6 Supporting Information 7 Supporting Information 8  
Supporting Information 9

- Applicant Representative/Property Owner: Tom Gallagher, Summit Engineering/Stan Lucas
- Location: North of Highway 40 West and to the west of Del Webb Parkway
- Assessor's Parcel Numbers: 038-830-02 and 038-010-05
- Staff: Heather Manzo, City of Reno Associate Planner; manzoh@reno.gov; 775.334.2668
- Reviewing Body: Reno Planning Commission, TBDMENT PROJECTS – The project description is provided below with links to the application.

Derek Wilson, Rubicon Group, Applicant Representative, provided a PowerPoint presentation.

- Same process as Sommerset for City of Reno.
- Proposed location is above Old highway 40; West of Sierra Canyon Sommerset
- Proposal is to build 676 homes – similar architecture to the surrounding homes. It's not the final design
- 700 acres will be open space
- 3-acre public park and trail head
- He showed an overview of the proposed sites
- Fred Alman is the builder. He is local and understands the area.
- Zoning for site is determined by Mortensen Garson Overlay District (MGOD)
- Goal of the Overlay District allows development in appropriate area. Sensitive areas are undisturbed.
- Site access: two access point through West Meadows development. Sierra Canyon emergency access will be gated.
- North east corner of the site will be connected to Sommerset which is for utility purpose only.
- Walking trails for public access to open space
- He provided a list of documentation submitted with the Tentative Map and Special use Permit application. He said contact the city to get access to the information.
- He spoke about other public meetings – He said they are working with agencies to get the information.

Carly Borchard asked if there is room for additional community meetings. there was discussion to have a steering committee meeting. Tom Gallagher, Summit Engineering Corp, said we had a meeting last week as a follow-up meeting with concerned people. It was chaired by council woman Gardin.

Carly Borchard asked about parcel map with exits and entrances. She asked if there is potential for another exit on the south east of this project instead of having all of that traffic to go through Verdi. She asked if there is any potential to explore additional exit on southeast to alleviate. Derek said there is no capacity to connect to Sommerset. He said overlay district cannot connect with Sommerset. Additional connection would change grading. The grading would be too extensive with the natural topography. He said the traffic study handles the existing traffic without service level problem. Carly said she disagrees with that. She said she doesn't understand how a premature traffic study can anticipate how it can handle this. Mr. Gallagher said Paul Solagui provided a traffic study. He said we did existing traffic counts with west meadows, this project's traffic, and projections out to 2039, and those intersections have exceptional levels of service. RTC level D is appropriate. This is grade C which is the required minimum. He was asked to look at the ramps. The ramps operate at level C. He said all the development traffic show exceptional level of service.

Daniel Lazzareschi asked the projected level of service once the houses are built. Paul said level B. Once you reach certain levels, he recommended turn lane improvements. He said service levels are satisfactory.

Anthony Domoe asked for clarification level of service. Paul rated intersection A through F based on delays. A is a few seconds of delay. Level F exceeds delays of over a minute. He said we are at levels of B and C. He said we cannot afford level of service A. it would require widening the road and adding signals. In our area, level D is the goal in the RTC system. It's above the goal. It's up to the community what we can afford. Level B and C is very good. Carly asked about North Valleys traffic. Paul said these calculations are detailed that calculate movement at the intersection. He said freeway out of North valleys, there are periods of time level of E, and the other direction is A or B. He said some movements are poor and others are ok depending on which directions you are going. They are calculated on various movements such as left in, right out. He said the improvements in intersection with available capacity.

Carly Borchard said at the NAB meeting public comment, a public member who owned property to the north was concerned with access to the north with these projects. He indicated he will work with the firm to maintain the access over time. Mr. Wilson said he hasn't spoken to him about this specific comment.

She said we don't have the maps from City of Reno master plan to show designations. She said when you put this overlay map over that, you have development in open space. She asked does MGOD over the rule master plan. Tom Gallagher said he has been involved since 2001 and responsible for working on annexation and zoning. When submitted for this district, there were 3 areas for edge matching and legal descriptions and they are adjacent to developments on the south side. The zoning was a conceptual map. If you review the MGOD, there is a fixed density on each ownership but the zoning lines will be set with tentative maps. That is what we are doing now. The original portion of planning area now details topo where it fits terrain. He said single family is actually less than what is shown on the Master Plan. The flexibility was built into the District.

Public members who provided written comment only:

Pat Blake - opposed development; doesn't comply with Master Plan

Pauline Gerscovich – opposed; stop building on last piece of land.

Eugene Gerscovich– preserve green space and wild life passage

Eric Mezger – bought premium in Del Webb because of open space now it's up for grabs by developers

Wilton Theriot – opposed – too much negative impact on community

Parry Theriot – opposes development has a list of reasons why.

Kim Waterman – development has impacts – restricted open space and preserve ridge line

Cathy Davisson - opposes development West of Del Webb

Patrick Cassidy - opposed

Colleen Cassidy – building in open space is against previous agreements or code. Must not be allowed in open space.

Barbara Howard - please don't destroy our mountain. Traffic will be like LA. Very opposed.

John Coushay – opposed

Diane Coushay – opposed

James Davisson – only wants development in buildable areas not on open space. Stay with original proposal

Patricia Kuhns – building homes on ridge will infringe on privacy. Their lights will be invasive and intrude on quiet community.

John Doran – homes will be built on open space. Code requires SUP for cut and fill. How does plan meet requirements for SUP.

Jean Bechdolt – opposed to the project.

Jan Himming – opposed

Spoken public comment:

Dennis Grabb said he lives adjacent to development. Lucas has a right to development and Reno needs housing. We argue that development needs to be responsible, follow master plan and overlay district, and responsive to community comments and staff. He said they constructively and proactively participate in talks to meet objectives. He said they oppose this project in current form – there is too much in open space. It's the wrong area to develop. We believe it's in violation of overlay and master plan. It does not have water, fire protection, or schools. Info is being gathered, but it has serious flaws that need to be addressed. We ask you that no further action until every concern has been raised by staff and neighborhood for minimum of 30 days with additional hearings prior to Planning commission. We hope that won't be necessary. We hope to meet with developer, but until info is available, no action be taken. In present form, it should be denied.

Ken McNeal said he has two issues – water/water delivery, and fire protection. He said TMWA stated they cannot commit water to this development until backbone facilities are in place. Some need to be constructed by Mortensen ranch. That needs to be resolved in writing. A lot of us are TMWA. Developer should pay for development. We shouldn't pay for improvements. The other issue is fire – foothill section requires a minimum of secondary access in all hillside neighborhoods. This development doesn't have the foothill section emergency access. For example, Toll Brothers has an emergency access. This development has more homes and no emergency access for foothill. It's not adequate response times for this development. The fire chief is proposing meeting with developers. We have a right to know. Our fire station only has two staff. how will reno figure out to man this station if they cannot man the station by his house. city finance department to analyze cost to all tax payers.

Thomas Burny, Sommerset owner, said he has traffic plan concerns. There are too many variables and too many conflicting ideas. He spoke about more houses coming. He said they focus on two access points, but one traffic circle on highway 40. He said there will be continuous traffic. He said he already has to wait in traffic. There is too much variability. He said traffic estimate is for 1.7 cars for each house. That's not going to happen. There will be 2 cars or more for each house. He said he cannot accept traffic plan he heard tonight.

Gideon Caplovitz said it's important to send a resounding message that Verdi is opposed to this. He said he doesn't have time to read thousands of pages of supporting documents. He said it's bothersome that developer is following the plans, but is doing SUP for cuts and fills. It's not conforming to current use. In regards to the traffic study – existing level of service is different in each report. Identical maps with identical legends with existing level of service with different numbers. He said he would be outraged if he was the traffic engineer. He said it's a misrepresentation of the traffic engineer's work.

Karen Craner spoke about sewer hook-up. She said her husband was on the Sierra Canyon board. They were told 100-107 homes tapping into Sierra Canyon sewer.

David Ingersoll, resident of Sierra Canyon, thanked the board. He spoke about accumulative impact with other existing projects. He spoke about SUP procedures. All permit applications should require general findings – proposed uses compatible, compliance with master plan, adequate services to support development, mitigates traffic and safe pedestrian environment and important for aging community, overall design appropriate to the area. People don't feel it's appropriate as proposed. There are environmental impacts. The window placement in height impacts adjacent homes and users. He said Firefly Court look into Sierra Canyon houses. We want a viewshed setback. In tentative map procedures, water and air pollution haven't been addressed. Each new home and vehicle impact air quality. Reno doesn't have good air quality. We haven't heard about police protection. The response time would not meet required response times. Public streets need to be addressed. Items need to be considered before approved.

Ed Coffey said City of Reno cannot service this project for life safety. TMWA cannot provide water. There is one point of ingress and egress through existing subdivision. 600 houses would be 1200 cars moving through existing development down to arterial roads that cannot support. Fire is a special issue. He asked why would anyone approve this other than a developer. Everyone else will have to deal with the problem. It's a disaster.

Joseph Callahan, Sierra Canyon resident, spoke about sewer capacity infrastructure issues. He said we already have issues in lower villages with sewer. Light pollution hasn't been addressed. It's a dark skies policy. The sewer infrastructure needs to be looked at.

Gene Gardella said Mr. Gallagher and representatives refer to overlay district. In that plan, there is ridgeline protection and setbacks. It hasn't been addressed. There is requirement for low impact development standards including coverage and keeping water onsite. It hasn't been addressed. This development should not be development for overlay district, but the settlement agreement when it expired. Hopefully they will accept both standards. Specific concerns include, capacity for on-ramp to I-80. They have done a good job to allow time to merge. NDOT addressed it in 2017, but haven't changed the offramp issues. It continues to be dangerous. Traffic engineer said the roundabout with West Meadows would be sufficient; no way that roundabout can handle additional traffic. There is inadequacy with the roundabout. Emergency access is a major problem.

Vernon Anderson problems in California and Sierra County affect Washoe County. He said at the last meeting there was a council lady who berated him for living in California. Cars, sewer, water is a mess. He said grade E designation is not acceptable. He spoke about little boxes on the hillside. He said there won't be privacy. A previous developer said he would preserve privacy, but he didn't.

Alan Stropenni, civil engineer, member of Sierra Canyon board of directors. He mentioned we have been engaged with Lucas team for easement for utilities. It's gone well. Both parties have settled equitable ways. He said two issues need to be dealt with – trust and lessons learned. Sierra Canyon and Sommerset. He said two major lawsuits for retaining walls and drainage issues. City of Reno hasn't been doing adequate oversight. He talked about traffic. There is a Toll Brothers development with development/construction traffic. He said the new development construction traffic need to be addressed. Overall traffic will add to the traffic circle impact. Reno needs to build trust with constituency.

Tom Gallagher said it's an evolving project. He said an additional condition was placed on it in Overlay District. Funds will be applied to fire with all developments. We agreed to that with no problem. Water and sewer issues – there won't development if there are no water lines. He said facilities were brought in to expand Reno

with financing by developer to construct before anything is built. Facilities are not there yet. He said there will be new discovery with TMWA. He discussed requirements to get water. We know there is sewer capacity. Carly said she is encouraged to hear developments come together to fund fire. She asked about schools. Tom said schools are supported by tax base. Tax base will be generated. There are talks with school district and with the City. She said we don't expect you to pay for everything. All development should contribute, and understands that is how the development is responsible. Tom said it requires developers to pay for what is going on. He said we aren't opposed to paying for them. He said they are following MGOD exactly.

**MOTION: Carly Borchard said she doesn't believe this is ready to move forward and needs to be discussed further before going to planning. Carly Borchard moved to deny. Daniel Lazzareschi said we are advisory, and this is a City of Reno project. We aren't setting the rules with MGOD or settlement. It's not within our scope. He said he would recommend placing specific conditions to address the issues. High ridge fire and emergency exit is critical and needs to be further developed. Anthony Domoe seconds the motion to deny. Motion carried 3 to 1 in favor of recommending denial. Daniel Lazzareschi opposed recommendation for denial.**

Anthony Domoe left the meeting at 7:29 p.m.

**7.B. City of Reno LDC20-00013 (Meridian 120 South Villages 1 & 2 Cluster Development)** – Request for community feedback, discussion and possible action to forward community and Citizen Advisory Board comments to City of Reno staff on a request for a special use permit for cluster development in association with a single family residential subdivision, as permitted in the Mortensen Garson Overlay District (MGOD). The ±80.6 acre site is located south of Interstate 80 (I-80), southeast of the terminus of Boomtown Garson Road. The site is located within the MGOD and has zoning designations of Large Lot Residential – 1 acre (LLR1), Single Family Residential – 15,000 square feet (SF15), Open Space (OS), Arterial Commercial (AC), and Public Facility (PF). The site has Master Plan land use designations of Large Lot Neighborhood (LL), Single Family Neighborhood (SF), Parks, Greenways, and Open Space (PGOS), Suburban Mixed Use (SMU), Mixed Employment (ME), and Public/Quasi Public (PQP), and is within the Mortensen-Garson Neighborhood Plan. (for Possible Action)

Supporting Information 1 Supporting Information 2 Supporting Information 3 Supporting Information 4

- Applicant Representative/Property Owner: Andy Durling, Wood Rogers/BT South, LLC
- Location: Southwest corner of Interstate 80 and Garson Road
- Assessor's Parcel Number: 038-132-33
- Staff: Heather Manzo, City of Reno Associate Planner; manzoh@reno.gov; 775.334.2668
- Reviewing Body: Reno Planning Commission, October 3, 2019

Andy Durling, Wood Rodgers, representative for Meridian south 1&2, provided a project PowerPoint presentation:

- Special Use Permit is requested for cluster development
- He noted they attended the NAB meeting
- He showed an Exhibit meridian 120 south map – villages 1 and 2
- He said he received 3 to 1, but needed 4 total votes so it was a denial.
- Planning Commission deny tentative map but approved SUP for fills and disturbance to drainage way. It was appealed to City Council. It's held up in a lawsuit.

He explained Cluster development – two different lot sizes – one acre lots (not subject to cluster development) are the orange lots (9,000 sq. ft lot). Orange lots are requesting to cluster. Going from 15,000 sq. ft down to 9,000 sq. ft. purpose for clustering and maintaining open space. MGOD requires open space. He spoke about dedicating fire station site. Mr. Durling stated cluster development in Reno code is addressed

several different ways. Cluster development is designated to SUP. MGOD has more layers to codes with more specifics to that development in the area. He said cluster development is permitted by right, but in abundance of caution, the attorney wanted to go through this process to address needs and concerns.

Mr. Durling reviewed the characteristics in MGOD – it addresses natural features preserved such as maintaining steamboat ditch and drainage ditch. Open space reduces grading. Impervious services are reduced. Increasing usable open space. Steamboat trail is preserved. Using flatter areas instead of hills in the south. In the general Reno code – criteria preserve natural area, slopes, and drainage with direct access to the areas preserved. All open space would be managed by homeowner association. This area is adjacent to public lands with access to those lands. Open space is at least 10%. Open space in this development is 28%. 64 units are proposed.

Carly Borchard asked total number of lots. Mr. During said 545. This tentative map depicts more, blue colored lots which are not Boomtown. He said Village 5&6 is joint application with Santerra. She asked if additional owners are impacted. He said the uncolored lots are owned by Santerra; they own the bulk of the remainder. 2,000 units on living area 3; Santerra has 1,500 of those.

Carly Borchard asked about the lawsuit process. She asked why are we looking at proposal for Villages 1&2 with other phases down the road. Mr. During said it's unlikely to see them all together. He said there are different villages with different characteristics and different products with different approvals.

Matt Virden joined the meeting (7:44 p.m.)

Carly Borchard spoke about how the City council wanted to remand it back with all phases. Then developer needed to appeal. She asked if it should have been appealed in District court. He said you are seeing all them together. Villages 1&2 has the lawsuit. He said everything has been submitted with other phases. Traffic studies are accumulative.

Daniel Lazzareschi asked about over-pass with traffic study. Mr. Durling said overpass and intersections are at acceptable levels with all development displayed. Daniel Lazzareschi asked if ditch trail access will be public or gated. Mr. Durling said MGOD states it's public. Daniel said when this came before us with 3&4, the flooding and drainage was brought up. He asked if the smaller lots address this. Mr. Durling said clustering addresses underlining zoning but lot sizes is the same. He said this clarifies the issue of error on Reno maps. Daniel asked about flooding issue. Mr. Durling said they have an agreement with steamboat company who maintains it. It's at planning level. As final building permits come out, civil improvement will address flow of water from hillsides and regulating the ditch.

Matt Virden said the south project is abutting his property. He said it will double the population of Belli Ranch development, but the development will not be adding an additional access. He spoke about ingress and egress. He said it bottlenecks and it's a disaster. Carly Borchard asked if there is more room for additional access. Mr. Durling said its divided access to begin with. He said he is working with Reno about access. Ultimately there will be secondary access be provided. Matt Virden said that code written 20 years ago, so much has changed. All are concerned with roads and schools but nothing is being planned.

Written Public Comment:

Patrick Hasty – opposed

Gideon Caplovitz – opposed

Kathy Mead said she was under the impression that when we talked about the projects, we should discuss the total project and the area. She asked at what point are we going to revamp the overpass. She said they have to drive through boomtown's parking lot - how is that a good solution. The overpass is barely adequate. This project is covering the wetlands. There is nowhere to go into the ditches. The ditches overflow. She spoke about holding ponds – hopefully that will mitigate the flooding. She said she has irrigation water from steamboat that will come through development through pipe. You have to clear the gate if there is debris. She asked who will clear the pipe for her. She asked how does she get access for the pipe. She asked if she can get deeded access. Fire is a problem. She said her back fence is singed from the previous fire. She said during a fire, there are two lanes going out with horse trailers; she asked how will fire trucks come in.

Addi said the remand was said 12 times by City Council. They said the projects phases should come all in one time so impacts could be heard. They had the choice to bring them in 1-6 phases. Council members said the city couldn't provide services. EMS and fire are outside acceptable limits. There are drainage issues. This development makes it worse. She spoke about the overpass. There is only one way in and out with Belli Ranch. She said she lived here during Belli fire in the 90s. She said she experienced trying to get in and out.

Deanne Radcliff said she has been involved 3 years. It's the same project marketed differently. She said the changes is increasing acreage to get 28% of open space. Number of homes is higher after negotiations. She said she has concerns for fire and safety. All sections should be submitted together. She spoke about getting water from steamboat. She clears the gate. She negotiated the developers with no willingness to provide access. She doesn't want her water piped. SF15,000 rezoned from SF9. Property owners requested that. She said we cannot build on steamboat and it has to remain open space. She said she has issues with open space and drainage and Irrigation easement concerns. She said it's the same development as submitted before.

Ed Coffey from the preservation of Verdi society said we should not be here tonight. There is legal action pending; this cannot go further until that is resolved. This is poorly conceived project. It's in a flood area. They propose raising the ditch, but it will flood downstream. The density is not consistent. We have fire, flooding, access, and school issues. He said he would like to see the developer comply with city's demand for all phases at the same time.

Jan Hemmick is opposed – traffic is problem with current freeway access.

John Cane spoke about SUP for clustering which is the biggest problem. He said he has an issue with building on that hillside and that's why they are looking to build in clusters.

Vernon Anderson said he is opposed – too dense, traffic fire schools post office. These phases should be taken together as one and not individually.

Chance Reading said he has been a part of this project for a while. He is bothered to see it here. He said the community doesn't want this. The City can do a service level of awful. There have been thousands of years of development. He said he can't imagine developing townhomes in this area. There isn't space for what you wanted to do. The community doesn't want it here. He asked how do we determine what is healthy growth. We don't have retail or services. We have 3 restaurants and casino and Gold Ranch. He asked when does his level of service mean less than these new homes. There is a disregard for the impacts. You aren't listening. You are just checking the boxes. Other developers weren't listening. Create the future of what we want to live in. He said he doesn't care about the traffic study. These impacts are ugly. It's a shame. He said he cannot believe it's being presented. The City of Reno doesn't understand it's power. Why is this here with the remand put in place.

Jean Gardella said the applicant has brought in separate proposals for village 1&2, 4&5 and 6 instead of all at one time. They will have a traffic study with all at one time. In no case have they addressed key problem with capacity to pay for new bridge. The Highway Department doesn't want incremental. Nobody is talking about how that will happen. There will be semi-trucks using the bridge. We lost opportunity for contribution from meridian 120 north. All costs are being pushed to the next segment. Someone will have to pay for it. there are ways to get it done. Have a conversation with public and HOAs.

Andy Durling answered Daniel's question. This is just for SUP for cluster development. Single family of 15,000 sq. ft which allows for 80 homes. He said we are doing 64 of that type. There are 14 one acre lots. Mr. Durling said if approved, the final map has these construction drawings for grading and roads and infrastructure. If city approves SUP, allows you to cluster density, but not final approval for development. There is an additional step.

Matt Virden asked if they discussed school needs. Within the next 5-6 years, there will be double the amount of kids. He asked if there is a plan to add on to the school. Mr. Durling said they spoke with school planner. MGOD has an elementary school site. He said it's identified and zone with Santerra's property – southwest of village 6. Matt Virden said we are expecting the needs 5 years out, and Santerra's is 10 years out, we are headed towards an issue that will manifest before a solution. Mr. Durling said the school district will meet soon with Santerra. It's in the works. Matt said he is frustrated. He was at City of Reno meeting and heard were supposed to hear all the developments together but we aren't seeing that. We have to come to every meeting with each development. Matt Virden asked current status of TMWA. Mr. Durling said TMWA acquire West Reno Water system. There will be a pipe that connects. He doesn't know in what phase that will happen. TMWA owns the system. The developer paid for that acquisition. Matt Virden said it taps into the aquifer and we are all on wells. He asked a recourse for homeowners.

Tina House asked if they are building on a recharge area for the wells. When you put homes on a recharge area that's been there for hundreds of years, it's not appropriate to build on that until water is in place. Those on wells need to be maintain.

Carly Borchard said biggest issues are improvements need to be discussed with additional developments. There will be development. Be responsible with development. You have heard over the years; this isn't specific to the water.

**MOTION: Carly Borchard moved to forward community and Citizen Advisory Board comments to City of Reno staff, and recommended denial until it goes through judicial review and water situation is resolved. Tina House seconded the motion to recommend denial. Daniel said he looks at the larger plan and smaller proposal in front of us. Cluster development is creating density while maintaining open space. He said it meets those standards. The development has future hurdles. He would recommend approval with conditions that no final map until all phases have been presented as expected. Daniel Lazzareschi opposed the motion. Motion carried 3-1.**

**7.C. City of Reno LDC20-00011 (Verdi Village)** - Request for community feedback, discussion and possible action to forward community and Citizen Advisory Board comments to City of Reno staff on a request for special use permits to allow for: 1) construction of 242 apartment units; and 2) grading with fills in excess of 10 feet in depth. The ±10.75 acre site is located on the east side of Cabela Drive ±840 feet northeast of its intersection with Boomtown-Garson Road in the Multifamily-14 units per acre/Mortensen-Garson Overlay District (MF14/MGOD) zones. The site has a Mixed Neighborhood (MX) Master Plan land use designation and is within the Mortensen-Garson Neighborhood Plan. (for Possible Action)  
Supporting Information

- Applicant Representative/Property Owner: Derek Wilson, Rubicon Design Group/Verdi Village, LLC
- Location: Cabela Drive at South Verdi Road
- Assessor's Parcel Number: 038-430-53 and -54
- Staff: Nathan Gilbert, City of Reno Associate Planner; gilbertn@reno.gov ; 775.334.2698
- Reviewing Body: Reno Planning Commission, October 3, 2019

Derek Wilson, Rubicon Design group, applicant representative provided a PowerPoint slideshow.

- The site is directly north of KOA campground. It's an empty site with one house that would be removed.
- 10.7-acre site
- Zoned for multifamily MF14
- Zoning regulation, allowed uses are regulated by MGOD
- Benefits of site is separated from other uses
- West is warehouse with industrial zoning
- Retail, campground, and casino is bordering this site
- Not adjacent to other neighborhood or single family home.
- Amenities with pool, clubhouse, dogwalking area
- Request is SUP triggered by number of units. MF14; if you are over 49 units it triggers this request and review
- Fill areas. Some slopes will be filled 11 feet in one spot in north east corner which triggers a SUP. This is standard. Retaining walls and fill amounts will balance.
- Relatively low impact
- Provision in MGOD for maximizing density – he said they are not asking for that.
- He spoke about one and two- and three-story buildings with a lot of open space. Above required amount. Three story are on the east site away from view.
- He showed the architecture.
- Builder is local.
- Project impacts – Washoe County school district. He said Apartments are low student generation.
- He said this will not go through neighborhoods.
- Review dates: Planning Commission hearing potential for October 3<sup>rd</sup>. But it's not a firm date yet.
- There is a need for housing. Target market is workforce housing. The area is developed with services. It's an in-fill project. It allows for density with nice environment without putting next to single family housing.

Daniel Lazzareschi asked about the 150 units. Derek Wilson said the MG plan triggers request for more units. Derek said established limits with zoning. MF 14 is not relevant to density, but multifamily. He said building height, setback is all the same. He said override in number of stories. He said MGOD establishes 3 story. He clarified with City of Reno. 35 feet and 3 stories are the limit per MG plan.

Matt Virden said he has the same concerns with other projects. He realizes the zoning is established. 242 units, 2-3 people per unit with some kids. We are looking at 200-300 kids. That is a lot of kids going into the school in addition to the 600 homes going in. By the time this is done, the school will be overflowing. He asked about water. Derek said city services for water and sewer. Matt said he doesn't mind the proposed site. You are compounding issues with other development. There is so much activity in short amount of time. The issues cannot be adequately addressed and we won't be happy with it. He said it's a nice project. We want to minimize the impact with all the new growth. We don't want to change the community we live in.

Tina House asked about roadways including Garson bridge and roadway in the south. The access on and off i-80 is through a parking lot with cement barriers. You are competing with 4 warehouses, boomtown, Cabelas, KOA, and the gas station. They will use Garson Road bridge. There are legitimate concerns you need to take into consideration. There are no fire stations. Not even a volunteer station. She said this is one project of many. She read TMWA stated they couldn't provide water to this project. She doesn't recommend it until water is in place. You are on an earthquake fault. She asked for special standards for earthquakes. Derek said yes, if you are within a certain amount of feet of a fault. He said this is not on a fault. He said local building codes take that into account for seismic activity. She asked about privacy for those who live on the river. Derek said this project is pretty far separated and cannot look down. There is restriction on lighting. She said south Verdi road is a very narrow two-lane road with now guardrails. She asked if there are there plans to improve that. Derek said no; there are no plans. Reno doesn't want to improve that road to encourage travel on that. She said there is no public transportation. Not everyone who lives in apartments have transportation. Derek said RTC says to put the people there first and they will take the buses out there. She said she wants them to pay attention to fire and water. TMWA said they cannot serve the entire project. Derek said they can serve the first phase and additional water will be available for later phases. They are taking on the local water system. She said the aquifers is being impacted.

Carly said the warehouses aren't in compliance with landscaping and lighting. This will intrude on the neighbors. There are so many lights coming off the warehouses. Take a look at the lighting. The lights will go into the houses on the river. She said she has concerns with traffic. She shared sentiment with Tina about traffic on south Verdi road. There are no upgrades to our existing community. It's troubling all the projects can come in and improvements don't need to happen. She said the developers need to get together. She asked at what point do improvements be made. She said she believes in the MG plan, but it's not being utilized to its ability. The settlement was to protect us. It's going the opposite way in preventing our community any improvements with fire, traffic, school.

Matt Virden said collectively with West Meadows and 120 Meridian North and South, in a short time all these will be having an impact in the area. He said it's a huge concern. He said he almost got killed someone or almost killed someone on the bridge. That bridge has to be expanded. Nothing gets done and we are frustrated. Projects need to come together to put up the dollars to address concerns. Belli Ranch issue is water. The water has to be addressed, and there are no plans for school.

Public comment:

Written comments:

Jan Hammeigh – opposed

Gideon kapovich – opposed

Susan Omo – opposed – issues with roads, fire facilities, no schools, water, police.

Deanne Radcliff spoke about worked on MG plan, and concerns with south Verdi road. The stop sign gets knocked down. It's a rural county road. People do use it when the freeway gets backed up. She said she has photos of semitruck going down that road. She said she had a picture of the overpass of bicyclist blocking traffic. Safety is a huge concern. She asked where all the cars going to go.

Dave Gardner, co-developer, invited them to look at the Boulders in Truckee. He said they have been conscience about the concerns spoken tonight. He said it's become a retirement community. The last 5-6 years, retirees are moving in. The homes are ADA compliant and easy to access. He invited them to see it. He said they do a good job. Quality project that adds quality to the area. This will create a space to retire and kids to come home to live in. it's a great starter place for kids.

Addi A. spoke about concerns with traffic, EMS, fire. She spoke about how the density will increase. It's total of 3,000 development units for all MGOD. If you wanted to get development rights – it cannot be more than 3,000. If you want density greater 25% you have to go through cooperative planning. She read the same letter about TMWA until inter-ties happen. Surface water is primary water source – the water system is groundwater only. The water is against code until the system inter-tie happens. There is a lot to the property, you cannot just increase density. She said Code 15 explains the 3,000 in MGOD.

Glen Borchard said City council is more pro-development. He spoke about RTC, Schools, Fire department. Verdi has 1400 people. 3000 homes with 2.96 per house is 6Xs the local population. 3 story building is an issue; it's within the public's view. Everyone leaving Verdi will see that development. Lighting concerns is huge. School and many issues have been discussed. He said their name is the biggest issue. Verdi Village – how does this represent our town. It's disrespectful to our village. We don't want unsustainable building.

Vernon said there aren't rental apartments in Verdi. There are warehouses, casino, and a gas station. Reno is stealing Verdi. He said most of the people he knows in Verdi have been here for decades. It's an established community. A bunch of apartments with young people, single people drink and gamble and run people off the south Verdi road. They need to re-think it. He said the development in Truckee is nice, but most of us don't want apartments in Verdi.

Ed Coffey asked for the map to be put up. There is a house with orchard with irrigation water that charges the aquifer. Most of the project appears to be hardscape with driveways and roofs. Precipitation will go into the sewer and Truckee river. It won't recharge the aquifer. Project impacts – he said 242 units X 3 people is 700 individuals that will impact the school system. The overpass is overburden. This will impact the ridgeline view with the 3 story buildings. It could be quality project with ingress and ingress and utilities, and if you stop with SF14.

Derek Wilson clarified some questions. These are technical statements. An overpass is not a neighborhood street. Student generation numbers come from school district planning office. 16 students total is projected. It's based on Washoe County School District projections. He said it wasn't designed to insult people. He said the name wasn't intended to insult the community.

Matt said he isn't willing to accept or deny without conversation about overall development. He said they are paying on taxes on services we aren't getting. Carly said she shares the sentiments, but we are reviewing this specific project. It's not fair to say we need to go to other developers, but we do encourage it. She said a special assessment district needs to happen for all developments. Its impactful to existing community. Encourage them to rethink the name.

**MOTION: Carly Borchard moved to forward comments to City of Reno Staff. matt Virden seconded that motion. Motion carried unanimously.**

**8. \*CHAIRMAN/BOARD MEMBER ITEMS - None.**

**9. \* GENERAL PUBLIC COMMENT AND DISCUSSION THEREOF –**

Don Lang said don't forget about the library.

**ADJOURNMENT – meeting adjourned at 9:18p.m.**

**Number of CAB members present: 5**

**Number of Public Present: 130**

**Presence of Elected Officials: 0**

**Number of staff present: 0**

**Submitted By: Misty Moga**