



NORTH VALLEYS 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 these minutes are approved by the CAB. Minutes of the regular meeting of the North Valleys Citizen Advisory Board held October 14, 2019, at the North Valleys Regional Park – Community building, 8085 Silver Lake Road, Reno, NV.

1. *CALL TO ORDER/DETERMINATION OF QUORUM - The meeting was called to order at 6:00 p.m. by Pat Shea. A quorum was present.

Present: Kenji Otto, Rob Pierce, Pat Shea, Roger Edwards, Teresa Aquila,

Absent: Craig Durbin (alternate, not excused) Wes Johnson (alternate, not excused).

2. *PLEDGE OF ALLEGIANCE - The pledge was recited.

3. *PUBLIC COMMENT –

Michael Welling spoke about the items on the agenda. He said he would like to see developers come to us with a different plan. Planners come with zoning amendments and say they want to work with us, but they don't show up. They need to re-think their business. They know what the zoning is when they bought it. Standby the zoning, don't change it. We like it here; we know our neighbors. Half of the new developments probably don't know their neighbors. Stand up for the neighbors, citizens, and voters. Build to what it's zoned for and change it.

4. APPROVAL OF AGENDA FOR THE MEETING OF OCTOBER 14, 2019 – Roger Edwards moved to approve the agenda for the meeting of **OCTOBER 14, 2019**. Teresa Aquila seconded the motion to approve the agenda for September 9, 2019. The motion carried unanimously.

5. APPROVAL OF THE MINUTES FOR THE MEETING OF SEPTEMBER 9, 2019 - Teresa Aquila moved to approve the meeting minutes of **SEPTEMBER 9, 2019**. Kenji Otto seconded the motion to approve the meeting minutes of **SEPTEMBER 9, 2019**. The motion carried 4-0 with an abstention by Roger Edwards.

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

6.A. Master Plan Amendment Case Number WMPA19-0006 and Regulatory Zone Amendment Case Number WRZA19-0005 (Red Rock Commercial) - 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 North Valley Area Plan, a component of the Washoe County Master Plan, to approve a Master Plan Amendment to change the land use designation for 41.5 acres of High Density Rural (HDR) and 7.36 acres of Public/Semi Public Facilities (PSP) to 48.9 acres of General Commercial (GC). The subject parcels are located within the Reno-Stead Corridor Joint Plan; and (2) Subject to final approval of the associated Master Plan Amendment, to recommend adoption of an amendment to the North Valley Regulatory Zone Map, to approve a Regulatory Zone Amendment for 41.5 acres of High Density Rural (HDR) and 7.36 acres of Public/Semi Public Facilities (PSP) to 48.9 acres of General Commercial (GC). The subject parcels are located within the Reno-Stead Corridor Joint Plan. (for Possible Action) This agenda item satisfies the requirements of NRS 278.210 for a neighborhood meeting.

• **Applicant\Property Owner:** Peavine Investors, LLC

• **Location:** South of US-395, off Trail Dr. between Copperfield Dr. and 600 feet west of Common Rd.

- **Assessor's Parcel Number:** 081-031-27, 28, 29, 30, 31, 32, 33, 34, 35, 48, 19, & 50
- **Staff:** Julee Olander, Planner, (775) 328-3627; jolander@washoecounty.us
- **Reviewing Body:** Tentatively scheduled for Joint Washoe County Planning Commission and Reno Planning Commission – TBD

Andy Durling, Wood Rodgers, applicant representative provided a PowerPoint:

- 49 acres
- Southside of 395 and Virginia
- 12 parcels – vacant parcels for about a decade
- Reno-Stead Joint Plan - High Density Rural in the Joint plan; not in the sphere of influence. Not in City of Reno.
- This will be heard before the North Valleys NAB
- Lack of services and commercial was a result of survey.
- Has access to major roadway networks
- Benefits: mixed uses, restaurants, retail, professional office/medical
- Market analysis findings determine need for these services

Julee Olander, Washoe County Planner, was available for questions.

Roger said we have a lot of commercial already. He asked the effluent and drainage it's going to the stead sewage plant.

Teresa said Lemmon Valley already has plenty of commercial; we moved out here to be away from congestion and commercial. She said she remembers this was military staff housing. She said this intersection is already congested, and icy in the winter. She said we choose to live off the grid up here. She said she cannot vote for projects that can bring more congestion to the area. Quality of lives are being compromised.

Kenji said it's a good location with commercial. He said he has issue with traffic. He asked their plan to take care of the intersection so it can handle increased traffic. Andy Durling said yes, this project triggers improvements. He noted the traffic study identified improvements. Kenji said he wants them to reach out to the neighbors. He said they need to be good neighbors.

Rob Pierce asked if a warehouse goes there. Andy Durling said no, it would be retail, restaurant. Rob said he would see benefit to see people not having to go into town. Rob asked if they know the uses yet. Andy said they don't know yet, but land use consists of small grocery store, retail. It will be a neighborhood shopping center.

Teresa asked about lighting. She said she is concerned the dark skies will be impacted. Andy Durling said they will have buffering and screening, look at the lighting fixtures. She said those still take away from dark skies. He said new technologies have advanced to help with dark skies. She said property values will see a change as well as property taxes.

Public Comment:

Lorna James asked about widening Red Rock Road. Andy said two lanes. She asked about the parking lot. Andy said there is landscape requirements with shade trees. She asked about permeable pavement. Andy said we haven't gotten to that point yet.

Michael Welling said roundabouts were already proposed; he said across by anytime fitness was supposed to be commercial. He spoke about other current commercial and services. He said there is 50% vacancy. Why do we need another master plan amendment. He wants to hear the developer to support the master plan.

MOTION: Teresa moved to recommend denial. Roger seconded the motion to recommend denial. Roger said we have not addressed effluent and sewage capacity at Stead. We already have projects on the books. He said it adds to the plants capacity. We need to do the pipe. He is on a building moratorium. He said it's the perfect spot for that development, but cannot overload. The motion carried 4-1 with Pat Shea denied.

6.B. Regulatory Zone Amendment Case Number WRZA19-0006(Lifestyle Homes)- 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) regulatory zone to the Medium Density Suburban (MDS) regulatory zone on two parcels of land, totaling approximately 14.05 acres. (for Possible Action)

- **Applicant\Property Owner:** Lifestyle Homes TND LLC
- **Location:** 0 & 18020 Cold Springs Drive
- **Assessor's Parcel Number:** 566-041-01 & 02
- **Staff:** Julee Olander, Planner, (775) 328-3627; jolander@washoecounty.us
- **Reviewing Body:** Tentatively scheduled for Planning Commission on November 5, 2019

Andy Durling, Wood Rogers, Lifestyle Homes representative, provided a PowerPoint slideshow:

Two parcels totaling 15 acres

Suburban residential: LDS, MDS, MDS, High Density are allowed within master plan designation

Proposing MDS - It's currently LDS

Teresa said she believes it should be consistent with what is already there. She said you changed density and flow of the property. She said she would like to see consistency instead of cramming houses in next to residents who have moved out there to be away from other people.

Pat asked if there is a plan for matching. Andy said no. Pat said that is a requirement. Julee said there has to be some of that zoning in the area even if it's across the street. It just has to be in the area. She said it's within the Cold Springs Area Plan.

Kenji asked if it's condos. Andy said its 1/3 acre lots under proposed zoning. Kenji said larger lots are becoming fewer in the valley. He said people don't go to Cold Springs for the ruralness. He said the other side of the freeway has the rural. This particular area, those purchase out there because it's affordable. Kenji said he would like to see more retail. He said he doesn't have a problem with this project. The valley has affordable housing. This would add to that. He said he doesn't have an issue with it.

Rob Pierce said he was confused about water. Andy said there is water infrastructure in the area, and they have to purchase water rights.

Teresa asked about sewage. Andy said it's Cold Springs which has their own sewage treatment.

MOTION: Roger Edwards moved to forward community and Citizen Advisory Board comments to Washoe County staff and to recommend denial. Teresa Aquila seconded the motion to deny. Roger said we deal with infill with differing size properties. He said he would approve it if it stayed at 1 property to the acre. Kenji spoke about other size developments in cold springs with a number of neighborhoods with similar types and make-up. With a throughout development, it would add to the valley. The motion carried 3-2 to recommend denial.

7.* Commission Update – Commissioner Herman provided an update. She said most monumental action lately is choosing the new County Manager. He is very professional, and he understands the rural areas. She said Regional Plan was adopted. That will make a big difference in the County. Teresa asked if regional plan encourages continue growth in rural area or looks to preserve rural lifestyle. Commissioner Herman said there is a complicated tier system with some things we will like. She encouraged them to read the plan. She said it's long and complicated and it will work for us quite well. Teresa said we keep growing without the

infrastructure. Teresa spoke about the impact on the Sheriff's office. Roger said there is no tooth in the Master Plan.

Patrick spoke about traffic impacts during the infrastructure improvements. He said they needed a traffic control flagger. He said there was massive gridlock when those improvements were made. Commissioner Herman said we need these improvements. She encouraged him to attend the meeting and make comment at the County Commissioner meeting.

8.*Chair/board member items – There were no chair updates or comments.

9.*General Public Comment –

Michael Welling commended the Board for their comments and previous work on this board. He said they are working hard for the citizens out here.

There were no further public comment, Pat Shea closed the public comment period.

Adjournment – meeting adjourned at 6:67 p.m.

CAB members: 4

Staff members: 0

Elected officials: 1

Public Members: 12