



## **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 Citizen Advisory Board held August 11, at 6:00 P.M. at the South Valleys Library at 15650A Wedge Parkway, Reno, Nevada.

### **1. \*CALL TO ORDER/ DETERMINATION OF QUORUM** - Meeting was called to order at 6:00PM

**Member Present:** Jim Rummings, Steven Kelly, Marsy Kupfersmith (alternate filling in for Jason Katz), Bob Vaught (alternate for Patricia Phillips), and Kimberly Rossiter. A quorum was determined.

**Absent members:** Jason Katz (excused), Patricia Phillips.

### **2. \*PLEDGE OF ALLEGIANCE** - Jim Rummings led the Pledge of Allegiance.

### **3. \*PUBLIC COMMENT –**

Bill Horn said he is running for District G for the School District. He said he has experience in public funds; has had no OML violations; and has 50 years of education volunteer. He said we need to elect someone who has the strength to ask the tough questions. He said everyone should understand WC1. He said he attended the overcrowding meetings. He is concerned for the board using public funds. There are a lot of important things on the ballot. Please vote for Bill Horn on November 8th.

Allayne Everett said she represents Washoe County Airport Noise Abatement Advisory Panel. She said the work has been completed and they have come up with best practices. She said there are some ideas by Energy Fit Nevada for doing some rehab to your homes for noise and weather best practices. She said Richard Miller is the airport noise analyst, 775-328-6967. He can answer any questions.

**4. APPROVAL OF AGENDA FOR THE MEETING OF AUGUST 11, 2016 –** Steve Kelly moved to approve the agenda for the meeting of **AUGUST 11, 2016**. Kimberly Rossiter seconded the motion to approve the agenda. The motion passed unanimously.

**5. APPROVAL OF THE MINUTES FOR THE MEETING OF JULY 14, 2016–** Steven Kelly moved to approve the meeting minutes for the meeting of **JULY 14, 2016**. Kimberly Rossiter seconded the motion to approve the minutes. The motion carried unanimously.

**6.\*COMMISSIONER UPDATE –** Commissioner Lucey was unable to attend. Please feel free to contact Commissioner Lucey at [blucey@washoecounty.us](mailto:blucey@washoecounty.us) or (775) 328-2012. To sign up to receive email updates from the County visit [www.washoecounty.us/cmail](http://www.washoecounty.us/cmail). (This item is for information only and no action will be taken by the CAB).

**7.\*Carmella Ranch (Planned Unit Development – Approved – 2008) –** Presentation from Perry Di Loreto, Di Loreto Homes, regarding Caramella Ranch project located within the City of Reno jurisdiction on the north and south sides of Western Skies Drive north of Reading Street. Citizen Advisory Board members and the public will have the opportunity to ask questions regarding the project. (This item is for information only and no action will be taken by the CAB) • APN: 143-120-08, 143-120-07, 143-120-06, 143-120-01 • Reviewing Body: This project is within the jurisdiction of the City of Reno with a previously approved PUD. • Planned Unit Development (PUD) handbook: [www.reno.gov/home/showdocument?id=25142](http://www.reno.gov/home/showdocument?id=25142)

### **Perry Di Loreto gave an overview with exhibits:**

He said he promised to come back to the CAB before they moved forward with the project

### **The project scope:**

- 289 acres in size
- In 2008 the PUD was approved by the City of Reno

- Detailed handbook for the PUD
- Filed for an amendment for handbook with minor changes.
- The PUD approval of 1316 home sites
- He said they are looking into having 900 homes

**He said he is asking the City to change to the following:**

- Changing the street light – energy efficient
- Along Western Skies Drive there will be vinyl fencing on either side of the street. He said they are asking to change the materials of the fencing.
- The front yard will be zeroscapes – up to 50% turf
- Reduce the City right-a-way; 64 ft to 48 ft right a way to save on watering landscaping.
- Schedule of hearings: NAB meeting on September 12 and October 5 at the Reno Planning Commission.
- Then they will be able to file a tentative map.
- Toll brothers will be the builder
- Single story homes
- He said there are good things will be happening
- There will be a SUP process for storm water and flooding plans
- Western Skies will be open from the high school down to Geiger Grade. He said that gate will go away and the road will be improved all the way through. He said he met with 5 of the home owners.
- Power lines will go underground
- Transmission line will be underground
- Working with power company to locate a new substation.
- Moira Ginn said she lived on Virginia foothills drive; she said she was concerned for the layout of the homes; Perry said its single story. She wanted to see a scale model of the map. Perry said that comes with the tentative map. All the water ends up in Damonte Ranch wetlands.
- Betsy Dixon wanted to know more about road access improvements.
- Stacy Huggins said her lot backs up to Western Skies, and wants to know which side of the street is curb, gutter, and sidewalks. Perry showed his map and clarified the landscaping and sidewalks.
- Moira Ginn asked about the fence line and the new house. Perry said that will be clarified in the tentative map. You will have at least 100 feet and topographical relief. She asked about the walking path. Perry said there will be walking paths on the uphill side. She asked about the access side dirt road. Perry said they are required to do pedestrian access, but not vehicle access on those paths.
- Bill Horn asked about the sales taxes; when the school district anticipated growth, was this included? Perry said the school district smographers approved this. It's anticipated. They will expand Brown and Damonte Ranch. He said we will display demographic profile. He said the active adult lifestyle community, so there won't be too many children.
- Pierre Morin asked about the fencing on the other side of the road. Perry said those are the backyard of the homes. Rear yard fencing can be wood.
- Moira Ginn asked about the lot sizes. Perry said 300 acres, 900 homes, 3 units to the acre. The minimum lot will be a mixture with open spaces. There will be walking path and open spaces and parks. Topography is great with views.

**8. DEVELOPMENT PROJECTS – The project description is provided below with links to the application or you may visit the Planning and Development Division website and select the Application Submittals page: [www.washoecounty.us/comdev/da/da\\_index.htm](http://www.washoecounty.us/comdev/da/da_index.htm).**

**A(1). Master Plan Amendment Case Number MPA16-003 (Southeast Truckee Meadows Area Plan / Toll Road Character Management Area) – Update and request for community feedback, discussion and possible action of an amendment to the Southeast Truckee Meadows Area Plan / Toll Road Character Management Area, to increase the allowable residential density from two dwelling units per acre to two-and-a-half dwelling units per acre. AND**

**A(2). Development Code Amendment Case Number DCA16-003 (Southeast Truckee Meadows Area Plan / Toll Road Character Management Area) – Update and request for community feedback, discussion**

and possible approval to amend the Southeast Truckee Meadows Area Plan Modifiers to increase the allowable residential density from two dwelling units per acre to two-and-a-half dwelling units per acre within the Toll Road Character Management Area, and to provide development standards regarding required lot area and adjacency with existing lots. • Applicant: Silver Crest Homes, Attn.: Rich Balestreri, 16500 Wedge Parkway, Bldg. A, Suite 200, Reno, NV 89511 • Property Owner: Charles B. Maddox, PO Box 70577, Reno, NV 89570 • Location: Toll Road Character Management Area – between Geiger Grade and Toll Road • APN: various • Staff: Roger D. Pelham, 775-328-3622, rpelham@washoecounty.us • Reviewing Body: This case is tentatively scheduled to be heard by the Planning Commission. This case was previously heard by the STM/WV CAB on June 9 and July 14, 2016 meeting.

Stacy Huggins, Wood Rogers with Ryan Newman, Silver Crest Homes were present to answer any questions:

She said they are working on what they plan on doing. She said at the last meeting, they spoke about reducing the area; she doesn't believe whatever they decide will impact the entire area plan. She hopes to be back next month with a plan.

Barbara Rainey thanked the developers for working with community. She said it makes sense they can focus on their specific area. Any potential federal lands bill fall out - 50 acres that will be transferred to the County in the Toll Road area with different size. Any density increase, the amount of land available to be impacted by the density will be increased. She said she wanted to make sure the CAB stays on top of it. It's in a high flood area. The BLM is transferring to Washoe County Lands Bill. It will be open for development, park, or open space. Local control. We need to keep an eye on it.

**B. Regulatory Zone Amendment Case Number RZA16-005 (Marango Road)** – Request for community feedback, discussion and possible approval of an amendment to the South Valleys Regulatory Zone Map, changing the regulatory zone from Low Density Rural to Medium Density Rural on three adjacent parcels totaling 40.12 acres in size. • Applicant/Owner: Harry Fry • Location: Steamboat Rural Transition Mixed Use Character Management Area; South of Marango Road, approximately 3000 feet south of the intersection of Toll Road and Ravazza Road • Assessor's Parcel Numbers: 050-571-24, 050-571-25, 050-571-26 • Staff: Eva Krause, 775-328-3628, ekrause@washoecounty.us • Reviewing Body: The following case is tentatively scheduled to be heard by the Planning Commission in October 2016.

- 40 acres of land
- Low density to medium density rural
- 5 acres ranches
- Private driveways
- 3,000 sq foot
  
- A public member said the easement concerns 3 parcels; the easement through Majestic View Drive – only 3 parcels can be accessed from Majestic View Drive.
- Michelle Spencer she said she is behind the subject property. She said she is land locked. She said he would have to re-route the traffic to the single lane drive. She said she has to take a 4 wheel drive truck to get to her property. She said she would like some improvements. She wants to see the layout first. She has 120 acre land near the property.
- Harry Fry said this is the first step of the process. He foresees that improvement of the roads would be a requirement for development.
- Roger Pelham said there are 3 parcels for 3 dwelling units. He said if the zoning changes, it would double the amount of homes to 8. He said there would be a hearing and it would come before this board and the planning commission. He said if the developer chose to do a serial parcel map, it would be a minor subdivision. He could do 3 and a remainder, and then do another 3 and a remainder to get 8 lots. Parcel maps don't come before the planning commission or the CAB. The parcel map committee would review it.
- Michelle said there are 80 acres with nothing on it; no power, no roads. She said we will go from 3 homes that would be spread out to 8 homes. She said if there are 8 homes approved, that could be potentially 20 cars on that road.

- Jim Rummings asked about the CAB conditional recommendation. Roger Pelham, Washoe County Planning and Development, said he is here on behalf of Eva Krause. He said if the CAB decide today that 1 unit per 5 acres is appropriate not knowing what the lot layout looks like, we can't change it later. They have the rights of that zoning. It's either appropriate or not. Once the zoning is there, you have those rights. Step two is tentative subdivision or a series of parcel maps. That is when you get to look at lot layout, utilities, access, and grading, visual impact – those project specifics that you are not deciding today.
- Bob Vaught asked about the criteria we can use to make a decision. Roger Pelham said fact finding and discretion of consistency with community and how we want it to look like. Roger said they look at compatibility, infrastructure exists to reasonability, surrounding zoning for determination. He spoke about spot zoning.
- Harry Fry said he built the neighborhood near this subject property. He said we are looking at 1 per 6 acres down that access road. He said he couldn't provide a lot layout.
- Roger Pelham said critical thing is constraints on the parcel; he said there is a drainage way with steep slopes. Truckee Meadow Regional Planning restrict lots on slopes.
- Michelle said that land is hilly with a creek. It's not a total of 40 acres of buildable land. You are putting homes close to each other. She said her family has been owned that land for 150 years. What about those animals. She said there are a lot of impacts.
- Colleen asked about the lot size. Jim Rummings said if there is unbuildable land, he won't be able to do 8 homes.
- Roger Pelham said the characteristics of development code: MDS - 1 dwelling per 5 acres. Doesn't mean they have to be on 5 acres. It does mean the minimum is 4 acre. That allows for roads, easements, and other infrastructure to serve the subdivision. That is only in terms of lot and block subdivision. There is a common open space subdivision article 608 of development code. If the developer leaves areas open to address natural constraints, common amenities, there is no development lot size in an open space subdivision. He said it's premature to talk about this.
- Steve Kelly asked about the common open space subdivision on the lot using this zoning, how many homes with the proposed zoning. Roger said either way it doesn't change the density.
- Harry Fry said this isn't spot zoning; he spoke about the area zoning. He said most people don't want 5 acres to maintain.
- Jim Rummings said not all lots are flat. He said you might own 5 acres, but part of that land might be on a slope. It's not crowded and it's peaceful. Jim said there is a lot of wildlife around his home. He said he doesn't feel that animals are affected.
- Michelle said there are no homes, fences or power in that area now. There are huge lots out there. It's an impact. She said it may help her in the future because the road would be improved, but she said they graze cattle out there. There are ranchers and farmers.
- Colleen said the property backs up to BLM land. It's misrepresented. She said there are different lot sizes. She is concerned about the 3 lots on her road. The character is to have bigger parcels out there.
- Harry Fry said he was considering running water and sewer out there for higher density, but he said he decided against it to keep it lower density.
- Marsy asked if the neighbors were concerned. Michelle said she didn't know who was notified. She said she doesn't mind homes, but 8 homes is a lot in her back yard.

**MOTION: Steven Kelly moved to approve the zoning change. Kimberly Rossiter seconded. The motion passed unanimously.**

**9. \*CHAIRMAN/BOARD MEMBER ITEMS/NEXT AGENDA ITEMS - No items.**

**10. \*PUBLIC COMMENT – No comments.**

**ADJOURNMENT – Meeting adjourned at 7:10**

Number of CAB members present: 5

Number of Public Present: 15

Presence of Elected Officials: 1

Number of staff present: 2

Respectfully submitted by: Misty Moga