



# South Truckee Meadows/Washoe Valley Citizen Advisory Board Meeting Agenda

August 11, 2016 at 6:00 P.M.

South Valleys Library, 15650A Wedge Parkway, Reno, Nevada

**Accessibility.** The meeting location is accessible to the disabled. If you require special arrangements for the meeting, call the Office of the County Manager, (775) 328-2000, two working days prior to the meeting.

**Following the agenda.** All number or lettered items on this agenda are hereby designated for possible action as if the words for possible action were written next to each, except for items marked with an asterisk (\*). Items on this agenda may be taken out of order, combined with other items, discussed or voted on as a block, removed from the agenda, moved to another agenda of another later meeting as discretion by the Chairman.

**Public comment and time limits.** Public comments are welcomed during the Public Comment period for all matters, whether listed on the agenda or not, and are limited to three minutes per person or as designated by the Citizen Advisory Board Chair at the beginning of the meeting. Additionally, public comment will be heard during individually numbered items on the agenda. Persons are invited to submit comments in writing on the agenda items and/or attend and make comment on that item at the Citizen Advisory Board meeting. Persons may not allocate unused time to other speakers.

**Forum restrictions and orderly conduct of business.** The Citizen Advisory Board is an advisory body providing community comments and recommendations to Washoe County governing boards. The presiding officer may order the removal of any person whose statement to other conduct disrupts the orderly, efficient or safe conduct of the meeting. Warning against disruptive conduct may or may not be given prior to removal. The viewpoint of a speaker will not be restricted, but reasonable restrictions may be imposed upon the time, place and manner of speech. Irrelevant and unduly repetitious statements and personal attacks which antagonize or incite others are examples of speech that may be reasonably limited.

**Responses to public comments.** The Citizen Advisory Board can deliberate or take action only if a matter has been listed on an agenda properly posted prior to the meeting. During the public comment period, speakers may address matters listed or not listed on the published agenda. The Open Meeting Law does not expressly prohibit responses to public comments by the Commission. However, responses from Citizen Advisory Board members to unlisted public comment topics could become deliberation on a matter without notice to the public. On the advice of legal counsel and to ensure the public has notice of all matters the Citizen Advisory Board will consider, Citizen Advisory Board members may choose not to respond to public comments, except to correct factual inaccuracies, ask for County staff clarification, or ask that a matter be addressed on a future meeting or district forum. CAB members may do this either during the public comment item or during the following item: "CHAIRMAN/BOARD MEMBER ITEMS/NEXT AGENDA ITEMS"

**Posting locations.** Pursuant to NRS 241.020, this notice has been posted at the Washoe County Administration Building (1001 E. Ninth Street, Bldg. A); Washoe County Courthouse (75 Court Street), Downtown Reno Library (301 S. Center St.), Sparks Justice Court (1675 East Prater Way), South Valleys Library (15650A Wedge Parkway), and online at [notice.nv.gov](http://notice.nv.gov) and [www.washoecounty.us/cab](http://www.washoecounty.us/cab).

**Support documentation.** Support documentation for the items on the agenda, provided to the CAB is available to members of the public at the County Manager's Office (1001 E. 9th Street, Bldg. A, 2nd Floor, Reno, Nevada), Sarah Tone, Office of the County Manager, 775-328-2000.

# Meeting Agenda

## 1. \*CALL TO ORDER/ DETERMINATION OF QUORUM

## 2. \*PLEDGE OF ALLEGIANCE

3. \*PUBLIC COMMENT - Limited to no more than three (3) minutes. Anyone may speak pertaining to any matter either on or off the agenda. The public are requested to submit a Request to Speak form to the Board Chairman. Comments are to be addressed to the Board as a whole.

## 4. APPROVAL OF AGENDA FOR THE MEETING OF AUGUST 11, 2016

## 5. APPROVAL OF THE MINUTES FOR THE MEETING OF JULY 14, 2016

6. \*COMMISSIONER UPDATE – Washoe County Commissioner Bob Lucey will provide an update on Board of County Commissioner activities. Commissioner Lucey will be available to answer questions or concerns. Please feel free to contact 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)

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](mailto: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.***

**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](mailto:ekrause@washoecounty.us)
- **Reviewing Body:** The following case is tentatively scheduled to be heard by the Planning Commission in October 2016.

**9. \*CHAIRMAN/BOARD MEMBER ITEMS/NEXT AGENDA ITEMS** - This item is limited to announcements by CAB members and topics/issues posed for future workshops/agendas. *(This item is for information only and no action will be taken by the CAB).*

**10. \*PUBLIC COMMENT** – Limited to no more than three (3) minutes. Anyone may speak pertaining to any matter either on or off the agenda. The public are requested to submit a Request to Speak form to the Board Chairman. Comments are to be addressed to the Board as a whole.

**ADJOURNMENT**