



## 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 October 12, 2017 at 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 Jim Rummings at 6:00 p.m.

**Member Present:** Jim Rummings, Kimberly Rossiter, Steven Kelly, Jason Katz. A quorum was determined.

Absent: Patricia Phillips (excused); Bob Vaught (Alternate).

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

**3. \*PUBLIC COMMENT** -

Lonnie Detrick talked about access of Virginia and Zolezzi. She showed a map. She said we use to be able to drive on to Zolezzi with a sweeping turn. She showed a plot of land that will be a shopping mall. It will increase the traffic immensely. She said there is traffic at the Montessori School on Zolezzi. She showed pictures. She said she hopes the CAB will voice their concern. We have this traffic every morning and every day. It's extremely danergerous.

Kim Roberson introduced herself; she said she is the Truckee Meadows Regional Planning Executive Director. She said we are updating our regional plan for the next 20 years. She said they are conducting a survey to get input about growth and development in our area. She invited everyone to take the survey.

Mary Keys spoke about traffic accidents. It will get worse. We have to defend ourselves against these.

**4. APPROVAL OF AGENDA FOR THE MEETING OF OCTOBER 12, 2017** – Steven Kelly moved to approve the agenda for **JULY 13, 2017**. Jason Katz seconded the motion to approve the agenda for **OCTOBER 12, 2017**. Motion passed unanimously.

**5. APPROVAL OF THE MINUTES FOR THE MEETING OF SEPTEMBER 14, 2017** – Jason Katz moved to approve the minutes of **SEPTEMBER 14, 2017**. Jim wanted to note there were 100 people in attendance at the last meeting; it should be entered into the record. Steven Kelly Seconded the motion to approve the minutes. Motion passed unanimously.

**6. 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: [https://www.washoecounty.us/csd/planning\\_and\\_development/index.php](https://www.washoecounty.us/csd/planning_and_development/index.php)

**6A. Master Plan Amendment Case Number WMPA17-0011 (Autumn Wood – Phase 2)** - Request for community feedback, discussion and possible recommendation to Washoe County on an amendment to the Washoe County Master Plan, Southwest Truckee Meadows (SWTM) Area Plan to modify the Vision and Character Management policy SW.1.8(f) for the Thomas Creek Character Management Area by replacing the language stating “MDS- Three units for acre” with “MDS” to allow the full range of residential densities allowed by Code in the Medium Density Suburban (MDS) regulatory zone.

- **Applicant/ Property Owner:** D.R. Horton/ Reno Catholic Bishop of Reno
- **Location:** On the west sides of Jeppson Lane, 500 feet north of the Zolezzi Lane intersection
- **Staff:** Julee Olander, 775-328-3627, [jolander@washoecounty.us](mailto:jolander@washoecounty.us).
- **Reviewing Body:** Tentatively scheduled for Planning Commission, November 7, 2017.

Roger Pelham, Washoe County Planner, Planning and Building Division, gave an update:

- He introduced Julie Oleander
- We are here to answer code, policy, process, evaluation, and future approval/denial. We are not for or against the project.
- Whitney Freeman asked about the change to the Master Plan Amendment initiated by developer. Roger said every citizen has the right to apply to change the Master Plan. Whitney asked about the OML process. Roger said the same requirements exist for no matter who requests the amendment. She asked what are the next steps. Roger said staff will collect comments from citizens and other reviewing agencies and will create a staff report that will go to the Planning Commission. The Planning Commission will meet the first of the month, but this application may go to December. The Planning Commission will have a public hearing after reviewing findings and code, and will determine if it goes or doesn't go with this area.
- A public member asked if they will receive a notification for Planning Commission meeting. Roger said he doesn't believe there will be neighborhood notifications, but it will be posted and in the paper. Another public member told them to sign up for Cmail to get notifications and agendas.

John Krmpotic, KLS Planning, Representing DR Horton, introduced himself and Thomas Warley, the land developer.

- He showed the area map – 2,906 parcels that were notified via postcard.
- He took 20 phone calls and numerous emails.
- He said hydrology won't be discussed because they aren't at that stage in the process; it's a master plan amendment. He said they are asking for clarification.

Summary of this request:

- There is no zone change or land use change; it's a policy change. Change to address single family attached (townhomes) only.
- We are requesting clarification to the policy to be consistent with the development code. The area plan is in conflict with the development code, consistency is part of the equation here.
- This will allow townhomes at 5 DU per acre in the MDS zone. No other zoning is affected.
- Townhomes are already allowed in Area Plan. Single Family attached is almost always higher density than Single Family detached because of more efficient use of land and product type.
- Net effect of the change would add 10 townhome units to the parcel.
- There are 5 other vacant parcels (of thousands) zoned MDS in the Thomas Creek Character management area that could develop in a similar fashion.

John showed a map with blue border; Entire Thomas creek suburban creek management area, a subset of the area plan.

- He showed a map of Character Management Area. He said this suburban creek management area plan is 1 of 8 of the area master plan.

- He showed MDS map
- He showed a vision and character management land use (page 6) of the area plan and policies (1.8).
- Regulatory zones
- 3 regulatory zones: HDR – high density rural (1 to 2.5 acres); LDS 1 per acre; MDS 3 per acre for single. He said we want to change it to 5 per acre, townhouses. He said 3 dwelling per acre for single family detached, and 5 dwellings per acre for single family attached (townhouses).
- 1,800-2,800 two story townhouses. The code allows for two story.
- Single family attached, mobile home – trailer overlay zone which doesn't have to do with our request.
- Mr. Warley said in phase one, single family townhomes have been approved. Phase one is zoned already for 5. It was approved 10 years ago. Zoned for 10 to the acre. We are not talking about Phase 1.

Autumn Wood said Phase 1 was already approved for townhomes. They want to roll this piece of land into it. Mr. Warley said they are not asking for zone change, only a policy change to allow 5 to the acre for townhomes. Less than 1% increase in traffic generation.

**PUBLIC COMMENT:**

Steve Leddy said the traffic bottles up on Zolezzi onto Arrow Creek. He talked about the surrounding uses; people are parking on the street by the school. He said we have a problem from 3 to 5 per acre. It is quite a bit. It's more than what we set up this plan for. Everyone bought their property up there for a reason, and so this wouldn't happen.

Fred DiRienzo said he said he isn't clear how this process works. We have over 100 people here. Most everyone here is oppose to this or wouldn't be here. Does it make a difference what we say. They can decide what they want regardless if we don't want it. Why are we here. Multifamily use makes the traffic worse.

Whitney Freeman thanked the board for their time. She said she has collected 100 names for an online petition and 63 in hard copy. She said yes, the traffic will be bad, but we are here to talk about the character management plan. She read from her information flyer. Definition of MDS from Washoe County code: maximum is 3 units per acre. Application states they are trying to get it to regulatory zoning. It's false. Within our master plan and other areas, it's listed over and over again. MDS 1 per acre.

Velma Mathias said she has lived on Jepson lane for a long time. She said she lives on one acre, across from the property. 20 years ago, this property was sold. They came in and started digging and found Native American artifacts. How will they go in there and bypass these artifacts. The property has sat there for 20 years. Will they change their first assessment.

Lonnie Detrick she said she doesn't want to reiterate what others have said. She showed the Washoe County regional map. It's an interactive map. She showed the parcel and what is proposed and showed the Washoe County master plan. Southwest Truckee Meadows Area Plan was reviewed in 2010. She told the board to look at the plan and remind the County this is what we want. She said she spoke with staff and that company plans to turn it into a shopping center.

Lars Jensen said he opposes any policy changes. We have to consider this kind of plan; someone is going to lose. Why do we change to benefit one person and we lose. We have to pay for it. That's why we moved out here to begin with.

Steve Brennan said he lives at the end of Jepson lane for 17 years. He said he almost been flooded many times. He asked about the school. He said there are always accidents. He asked if they were going to widen that road. That is my concern. He said he likes living on his acre.

Debbie Russell thanked the board. She said she is second generation Nevada and Reno citizen. She said we lived out her for the space. We want to preserve the area and environment. She spoke about the overcrowding school. They won't be able to handle it at all.

Matthew Gomez said others have already said what he wanted to say. He spoke about the traffic in the area. The Montessori traffic, additional apartments will increase to the traffic. He said that is his concern.

Vance Allen said this is the worst thing ever. This street is overburden. This project is for greed. We live here for the low density. You want to screw that up for money in your project. This is a ridiculous proposition. It's too much on that road. It won't work. What about school, fire, sheriffs. You want to put more on a land made for low density. Make the wishes of the people instead of demand of business. Greed; they will make more money per acre. We have to resist it. Those who want to overrule the people, they may not have a job after this. There are phases. He said the precedent will change, there will be more development. The developers will dictate what happens in our area. If someone votes this through, they need to lose their job. Respect the wishes of the people.

Nancy DelBon said it takes 7 minutes to get to the freeway. She researched the Rider homes and the traffic study. 65X6 will be coming in and out of that area onto Zolezzi. She said we should change the plan to 1 house per acre.

Woody Brown said they have one acre of land. He said we wanted to live in a place where horses are zoned in. Who knew it was approved in phase 1 for 10 per acre. It's crazy. It will be lousy for us except for those making money. Think of this as a change to the constitution. There will be unintended consequences. We don't want to set the consequences. It won't be in our favor. They will set this as precedence. To be residences of zero lot line – traditionally for low income buyers, urban renewal setting, high population density. The buyer pays for lot large enough for a house and those who can't afford a larger lot. They are close to property line for useable space, not leaving room for yard for maximum sq ft for the house. Not allowing for yard, garden, play area for the kids. There are major disadvantages.

Kimberly Gomez thanked the board. She said her concerns if we approve density of above 3 per acre it will open us up to Reno. She spoke about the increase in density. She said she have been here for 25 years. It may mean something different for City of Reno. The developers have eaten up the area. She spoke about fire evacuation issues; people were lined up on the roads in the area. She said she is concerned about the safety on the hill. There are recreational bikers on these roads. Will the road be widened. She said she is dismayed at this development and affecting our quality of life.

Priscilla Bauer said she lived her for 40 years. Shw said she worked strongly with Steiner sisters. Got through field creek when it was being developed. She said they got the community to work together, and got developers to nothing could be less than ¼ acre. The sisters will turn in their grave if they see this change. It took 4 lights to get to South Virginia. There are semi-trucks coming out of old Virginia. They take up 6 car lengths. We are coming down on a two lane road. 1/3 of acre is the lowest we should go. There should never allow anything like this.

Antoinette DeVore said she said she agrees with all these objection. She said who is looking at all these projects together. She talked about traffic. Creating a block, which ever way we go, we hit a huge block. Impacts to safety and quality of life impact. We want rural space. People are creating higher density and we don't want to live like that. This is unique and want to preserve it.

Question and Answer:

Kimberly Rositer asked John Krmptotic why they didn't host an open house; less formal meeting to talk and ask question. They didn't even know the process of what this project has to go through.

Eric asked if this change would affect the golf course; the golf course could change into high density housing. John said if the golf course went away, its one parcel, but would be eligible to 3 per acre. Eric asked if the developer spoke with the course. Roger Pelham said it's his understanding wolfrun is common open space subdivision, dwelling units were clusters around the edge, and already built, and no residential can be built without a change. Anything is subject to change through a particular process, but not the case here. Eric said you are establishing a precedent. John said CCRs are also involved.

A public member asked when is the next meeting that will review this project. We need to attend the next meeting. Just being here won't make a big enough impact. She spoke about ecosystem, hydro, flooding. Speak for 3 minutes to show the impact. We need to speak up. John Krmptotic said the developer is required to have a second meeting. Roger said master plan requests requires a series of meetings. This is one and there will be another meeting. Roger encouraged everyone to be familiar with area plan. This is one of the many aspects that will go into evaluation before producing recommendations. Roger encouraged everyone to get a Cmail for notification. Roger said we do what state law tells us to do.

A public member ask do people to sign up for email notification and mail notification. Roger said yes, call the County manager's office. The series of meetings is not required to be at a CAB. It could be a community forum, or they can host one on their own.

Jason Katz asked if there is any reason this is an amendment instead of a variance. Roger said the text 'MDS' is part of character management area plan of the master plan. That's what they asking to amend or change. A variance is setting aside development standard. Roger said we have seen this before with special use permits. Roger said a special use permit allowed a particular use in an area, that doesn't change density. Variance is setting aside (set back 4 feet away). This is regarding the character. They can't seek out something such as spot zoning.

Whitney talked about master plan language. She asked if there will be a change to housing section to housing 1. He said this master plan rules for this area. MDS can mean different things in different areas. In other areas it's 2 per acre, or 4 in the north.

A public member said encroaches on FEMA flood plain. Where will the flood water go?

A public member asked about the tax structure.

Phase one is a done deal. Can't be changed.

Jenelle said on 9/12 board approved unanimously an Olympic size ice rink; there will be a traffic. Issue. A public member asked about the next steps and public recourse. Jim encouraged them to attend all the meetings this subject will be discussed. The comments are collected, and passed along to the planning commission and county commissioners.

Brad Stanley asked about an appeals process. Roger said staff doesn't make a decision, we make a recommendation. If you disagree, it's appealable. There is a fee associated to the appeal. Board of County Commissioners is somewhat final. There is legal recourse.

A public member said phase one is not a done deal. Someone can buy it at a higher offer. It's owned by someone else.

MOTION: Jason Katz said in light of the public comments and the recommended change in overall the plan, I move to recommend that this project not be approved. Steven Kelly seconded motion to deny approval for this project. Motion passed unanimously.

**7. ELECTION OF OFFICERS** — Elections by the CAB members will be held to elect the Chair and Vice-Chair for 2017/2018 term office which will be effective immediately.

MOTION: Steven Kelly nominated himself to be chair. Jason Katz second. Motion passed unanimously.

MOTION: Steven Kelly nominated Jason Katz to be vice chair. Jim Rummings seconded. Motion passed unanimously.

**8. \*CHAIRMAN/BOARD MEMBER ITEMS** - No items were discussed.

**9. \*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.

Lonnie Detrick said she was curious about the freeway and Mt. Rose expansion. They could put Clover Leaves at Damonte Ranch. She saw the writing on the wall. She said she saw this with Zolezzi Lane. She said we need clover leaves in that freeway with the traffic backed up.

**ADJOURNMENT - Meeting adjourned at 7:45pm.**

Number of CAB members present: 4

Number of Public Present: 130

Presence of Elected Officials: 0

Number of staff present: 2