



South Truckee Meadows/Washoe Valley
Citizen Advisory Board

Meeting Agenda

March 5, 2020 at 6:00 P.M.

South Valleys Library (Meeting Room)
15650A Wedge Parkway, Reno, Nevada

Accessibility. The meeting location is accessible to the disabled. If you require special arrangements for the meeting, call the Community Services Department, (775) 328-2722, 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, or moved to the agenda of a later meeting at the discretion of the Chair.

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 advisory and governing boards. The presiding officer may order the removal of any person whose statement or 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 Board. 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. Citizen Advisory Board members may do this either during the public comment item or during the following item: "CHAIRMAN/BOARD MEMBER 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 and 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), Alice McQuone, Community Services Department, 775-328-2722.

AGENDA

1. *CALL TO ORDER/ DETERMINATION OF QUORUM

2. *PLEDGE OF ALLEGIANCE

3. *GENERAL PUBLIC COMMENT AND DISCUSSION THEREOF- 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. Additionally, during action items [those not marked by an asterisk (*)], public comment will be heard on that particular item before action is taken.

4. APPROVAL OF AGENDA FOR THE MEETING OF MARCH 5, 2020 (for Possible Action)

5. APPROVAL OF THE MINUTES FOR THE MEETINGS OF JANUARY 2, 2020 (for Possible Action)

6. DEVELOPMENT PROJECTS– The project description is provided below.

6.B. Special Use Permit Case Number WSUP20-0003 (Truckee Meadows Fire Station #37) – 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 Safety Service use to be redeveloped and improved on parcels with a regulatory zoning of Medium Density Suburban. The proposal involves replacing the existing facilities with a single, larger building that includes administrative offices and an apparatus bay. The proposal also includes improvements to an existing single-family residence that serves as living quarters for on-duty fire crew. **(for Possible Action)**

- **Applicant\Property Owner:** Washoe County\Truckee Meadows Fire Protection District
- **Location:** 3255 W. Hidden Valley Drive
- **Assessor's Parcel Number:** 051-122-08, 051-122-10, 051-192-01, 021-160-38
- **Staff:** Chris Bronczyk, Planner, 775-328-3612, cbronczyk@washoecounty.us ; Dan Cahalane, Planner, dcahalane@washoecounty.us , 775-328-3628
- **Reviewing Body:** Tentatively scheduled for the Board of Adjustment on April 2, 2020

6.B. Administrative Permit Case Number WADMIN19-0003 (Marce Herz Middle School Sign) – Request for community feedback, discussion and possible action to forward community and Citizen Advisory Board comments to Washoe County staff on a request for an exterior 283 sq. ft. sign for Marce Herz Middle School at 13455 Thomas Creek Road. **(for Possible Action)**

- **Applicant\Property Owner:** Washoe County School District
- **Location:** 30513455 Thomas Creek Rd.
- **Assessor's Parcel Number:** 152-921-03
- **Staff:** Julee Olander, Planner, jolander@washoecounty.us; 775-328-3627
- **Reviewing Body:** Tentatively scheduled for the Board of Adjustment on April 2, 2020

6.C Sierra Reflections WAC19-0005 - 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 extension of time for conditions of approval for Sierra Reflections. Amending and restating a development agreement originally approved in 2008 (DA08-003) regarding Sierra Reflections Subdivision (approved in 2006 as Tentative Map TM06-001). This agreement (Case Number WAC19-0005) extends the deadline for filing the next in a series of final maps to June 14, 2022. The project encompasses a total of 29 parcels that total approximately 759.6 acres. **(for Possible Action)**

- **Applicant\Property Owner:** World Properties, Inc.
- **Location:** Bordered on the north by Pagni Lane, on the east by US Highway 395 South and as far south as Little Washoe Lake in the Pleasant Valley area
- **Assessor's Parcel Number:** 046-060-45 and 47; 046-080-40; 046-090-01, 04 through 18, and 23 through 26; and 046-100-02 through 04, 07, 09 and 10
- **Staff:** Julee Olander, Planner, jolander@washoecounty.us; 775-328-3627
- **Reviewing Body:** Tentatively scheduled for the Board of County Commissioners on April 14, 2020

AGENDA

6.D. [Regulatory Zone Amendment Case Number WRZA20-0003 \(Reno Christian Fellowship\)](#) – 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 - 1 unit per acre) regulatory zone to Medium Density Suburban (MDS - 3 units per acre) regulatory zone on three parcels of land, totaling approximately 12.55 acres. **(for Possible Action)**

- **Applicant\Property Owner:** Reno Christian Fellowship Inc.
- **Location:** Terminus of Zolezzi Lane on the southside
- **Assessor's Parcel Number:** 049-153-10, 11 & 12
- **Staff:** Julee Olander, Planner, jolander@washoecounty.us; 775-328-3627
- **Reviewing Body:** Tentatively scheduled for the Planning Commission on April 7, 2020

7. *CHAIRMAN/BOARD MEMBER ITEMS - This item is limited to announcements by CAB members. *(This item is for information only and no action will be taken by the CAB).*

8. * GENERAL PUBLIC COMMENT AND DISCUSSION THEREOF – 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