



## **South Truckee Meadows/Washoe Valley Citizens 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 South Truckee Meadows/Washoe Valley Citizens Advisory Board meeting held via zoom on April 1, 2021, 6 p.m.

**1. \*CALL TO ORDER/ PLEDGE OF ALLEGIANCE** – Tom Burkhart called the meeting to order at 6:00 P.M.

The pledge was recited.

**2. \*ROLL CALL/DETERMINATION OF A QUORUM** – Shaun O’Harra, Marge Frandsen, Tom Burkhart, Dave Snelgrove, Rob Dunbar. Wesley Mewes arrived late. A quorum was determined.

Absent: Kimberly Rossiter

**3. \*PUBLIC COMMENT** –

With no requests for public comment, Chair Burkhart closed the public comment period.

**4. APPROVAL OF AGENDA FOR THE MEETING OF APRIL 1, 2021** – The agenda was approved.

**5. APPROVAL OF THE MINUTES FOR THE MEETING OF FEBRUARY 4, 2021 AND MARCH 4, 2021** – Chair Burkhart noted that Shawn was in attendance even though the minutes indicate he was absent. Upon the correction of the roll call to include Shawn O’Harra, Chair approved the minutes as corrected. Marge Frandsen seconded the motion. The motion was carried unanimously.

**6.A. Special Use Permit Case Number WSUP21-0007 (Hidden Valley Reclaimed Water Tank)** – For possible action, hearing, and discussion to modify and vary grading standards and approve major grading to facilitate the construction of a 1-million-gallon water tank. The proposal includes the excavation of 22,863 cubic yards of earthen material, the importation of 6,000 cubic yards of earthen material, and the disturbance of 5.8 acres.

- Applicant\Property Owner: Washoe County
- Location: Southern terminus of Parkway Drive at Hidden Valley Regional Park – 4740 Parkway Drive
- Assessor’s Parcel Number: 051-330-01
- Staff: Chris Bronczyk, Planner, cbronczyk@washoecounty.us , 775-328-3628
- Reviewing Body: Tentatively scheduled for the Board of Adjustment on May 6, 2021

Chris Bronczyk, Washoe County Planner, was available to answer questions. He introduced the applicants.

Mike Railey, applicant representative, provided a PowerPoint slideshow. He introduced representatives. Scott Benedict, Alan Jones, and Sophia Kirschenman, park planner, are available to answer questions.

Chair Burkhart asked if there are any issues or concerns the neighbors have. Chris Bronczyk stated he hasn’t received any correspondence.

Marge Frandsen stated the neighbors have contacted her and asked if the tank will be partially buried and if it will be behind the ridgeline. Mr. Railey stated it's tucked in and saddled between the ridgelines. She asked why this wasn't placed where the other tanks are located. Mr. Railey stated it's coming from STMWRC and has a higher hydraulic grade line. The engineer, Scott Benedict, expanded on that and said it needs to be at a higher elevation because it is operating at a higher-pressure zone. It will gravity-feed the park adjacent, golf course expansion and UNR farms irrigation. It has to do with elevation of the tank. Ms. Frandsen said she can't remember the last time they were working on the tank. They aren't planned for re-painting or maintenance for another 3-4 years. She asked about the maintenance schedule for this tank. She asked if there can be coordination with Washoe County and TMWA to get the other tanks painted. Mr. Benedict said the other tanks are welded steel tanks and are on 20-year schedule but will probably get recoated in the next 3 years. He spoke about the concrete pre-stressed tanks that don't need to be recoated as often. There are aesthetic benefits. He said they will be chocolate brown, but the simulation doesn't show how well it blends. He said the berm will be built back up too. It is on a 20-30 year cycle since it's not steel. Ms. Frandsen asked about the retaining wall materials. The engineer stated it will be block material that blends with dark green and dark browns. Mr. Railey showed the darker brown tank that is proposed. Ms. Frandsen said she lives in Hidden Valley. She asked if the road is paved or gravel. Mr. Railey said it's a compacted road with gravel. Scott Benedict said it will be gravel and well drained. Ms. Frandsen asked about native vegetation. Scott said they aren't proposed to put landscaping around the tank because that won't be as natural. He said we will do a natural seed mix and it could take a few years to reestablish vegetation. Ms. Frandsen said our hillsides have not burned. She said she has lived here since 1975. She asked if there is possibility that Truckee Meadows Fire could access. Scott said the hydrant by the park is the closest. He said he can discuss with the fire district. He said there isn't the pressure to support fire fighting off the tank line. He said he wasn't sure if they want to use reclaimed for firefighting. Ms. Frandsen stated she will ask Chief Moore. Scott said it's a resource but needs to be vetted with fire district. Allen Jones thanked everyone. He said he doesn't see an issue with a fire hydrant. It needs to be lower for the pressure. He said we are allowed to use reclaimed for fire suppression. Scott said down where the access road meets the other road. It might be a good solution to fill their trucks. Ms. Frandsen said as a resident and CAB member, is there an issue with pursuing that with Chief Moore. Alan Jones invited her to talk to Chief Moore. The hydrant will be purple to indicate reclaimed.

Sophia Kirschenman stated we need to run that by park and ranger staff about installing it on a trail system as a visual impact. Chris Bronczyk noted Fire District did comment on this project but didn't indicate they needed a hydrant. Ms. Frandsen stated it was just an idea for safety factor. Chris Bronczyk advised her to speak with Dale Way instead of Chief Moore. Ms. Frandsen said she will also reach out to Sophia.

Shawn O'Harra asked if there are plans for the golf course to expand or is this just in case. Allen said the golf course doesn't have plans to expand but would like to use the reclaimed water as a resource. The hope would be to use the reclaimed water. Ms. Frandsen asked if parks plans to develop the regional park. Sophia said we are excited to undertake the Hidden Valley Regional master plan process. We will get input on additional development at the park and amenities that could be created with this additional water supply. She said she will provide additional information once a timeline is created.

**MOTION: Shawn O'Harra moved to recommend approval of Special Use Permit Case Number WSUP21-0007 (Hidden Valley Reclaimed Water Tank). Marge Frandsen seconded the motion to approve. The motion carried unanimously.**

## **6.B. Tentative Subdivision Map Case Number WTM21-008 (Braesview Custom Lot Subdivision)**

– For possible action, hearing, and discussion to approve a tentative map to allow the subdivision of 75.88 acres into 24 lots, with lot sizes ranging from 2.5 to 4.89 acres.

- Applicant\Property Owner: Thomas Foothill, LLC\ Thomas Foothill, LLC & Casazza Ranch Estates, LLC
- Location: 1455 Foothill Rd. & parcels north of Foothill Rd. to west of Eli Drive
- Assessor's Parcel Number: 044-391-26, 28, 29 & 162-240-01
- Staff: Julee Olander, Planner, jolander@washoecounty.us , 775-328-3627
- Reviewing Body: Tentatively scheduled for the Planning Commission on May 4, 2021

Dave Snelgrove recused himself as a CAB board member as he is the applicant representative with CFA and Associates. He said Ed Thomas and Laura are also on the call. Mr. Snelgrove provided a PowerPoint slideshow.

Chair Burkhart asked if the gates will be staffed. Mr. Snelgrove said they won't be staffed but will be remote controlled. Chair Burkhart asked about other gated communities in the area or single-family subdivisions. Roger Davidson, applicant representative, Diamond J and Pecetti Ranch are also gated. They have one entry and exit.

Shawn O'Harra asked about HOA fees for continuous maintenance for the drainage. Mr. Snelgrove said he wasn't sure about the drainage and other maintenance. Will be determined during CCRs, if it will be the community responsibility or individual homeowners. New CAB member, Rob Dunbar, asked about each home being responsible for their own impervious area. Ed Thomas said there will be a combination of two different situations to address and handle run off. Run-off changes with common development. The roads will be maintained by the Community HOA; however, each individual homeowner will be responsible during building their property to provide stormwater retention on their lot. That will be determined with each lot improvements.

Ms. Frandsen asked with the potential of creek flooding, will there be any requirement for homeowners to have flood insurance. Mr. Snelgrove showed the flooding map. He said there will be areas with some lots in the flood area. It is predominately outside of flood zone. If they are classified within the zone, they will get insurance. He spoke about the hydrological zone and buffer area in the sensitive stream zone with restrictions with main structures.

Chair Burkhart asked if they received feedback for surrounding neighbors. Mr. Snelgrove stated he spoke with Nancy who was concerned with speeds on Foothill Road. He said Mr. Thomas and applicant have spoken to other property owners. They may be on the call to register their comments.

### **Public Comment:**

Joe Guild said he lives at the terminus of Eli, on Monte Vista Drive. He said he has gone through the application. Access is a big problem. He stated nowhere on any of the maps shows a lateral that comes off of Last Chance Ditch that provides water for 20 shares of the Last Chance Ditch property. He said we have shares and we irrigate a pasture and lawn from that ditch. He said he appreciates Mr. Snelgrove talking about Last Chance Ditch and that some care will be taken for the shareholders of the water rights. He said it's not on the maps. He asked when site work is developed for these properties, what protection is there for the lateral. He asked once the properties are sold, what assurances will there be to inform the new property owners that the current owners have a right of access to maintain that lateral. He said some maps show Eli ends at Monte Vista. The county has never maintained that past Monte Vista. He said he has a driveway that comes onto the undedicated Eli Drive. He asked what protections does he have when the traffic goes by his driveway. If other gated communities have only one ingress and egress, why doesn't this development have more than one.

Mr. Snelgrove said Mr. Guild has an easement for Last Chance Ditch. He said if there is an easement, it will be protected and maintained. The engineer said we need to know where it is so we can protect it. Mr. Guild said it's the east of this development and will cut across somebody's property. There is no formal easement rather 533.465 statute. Joe asked why is there an ingress and egress on the extension of Eli which was never dedicated to the county. The engineer stated it is a dedicated right-of-way and the county owns that. Washoe County will expect it to be reconstructed to county standards. He said we will perpetuate any driveways that anyone has there. Mr. Guild asked what are the standards. Ed, engineer said rural road standard with 26 ft wide asphalt similar to Monte Vista. Mr. Guild requested have conversation. Mr. Snelgrove stated he will have further conversations about the alignment of the easement and how it will be protected. Mr. Guild stated we aren't the only water right holder.

Nancy Greenhalgh said she has lived on Foothill Road for 44 years. She said she is concerned with the traffic. She said she lives next to the subject property. She said people speed down Foothill Road. With 227 trips a day, there will be problems. There needs to be traffic calming devices installed. We very rarely get sheriff support. She said no one rides a bike anymore. The county has a responsibility. It's dangerous. She said we had to drill for water rights after Pecetti development was built. We had short notice on this. We couldn't get organized on this. Mr. Snelgrove thanked her for a conversation he had a day or two ago. He said that will be something we can talk to Washoe County. 227 average daily trips is minor in the total scheme of traffic. He said he drives this way to get to his in-laws house. He understands there is by-pass traffic. He said this development could bring up the conversation about traffic calming. He said we can talk to the county about the speeds on Foothill. Nancy said she drilled right on Foothill. She said we did not have an easement. He said you may be in the right-of-way or on your property. He said they will take a look. Nancy asked about a TMWA water line. Ed said yes there is, towards Boulder Glen.

Vincent Catalano said he is concerned with zoning change from GR, 1 per 40 acres. He asked if that is a request and how will that get approved. How would they allow that. He said he had trouble with seeing the final grading plans to see the cuts. He said what will we see as far of grading changes and elevations. He asked how does it impact the FEMA flood zone. He said our properties are impacted greatly. He asked if you do significant grading, will the FEMA flood map be amended or will there be engineering studies conducted on impact of flooding. He said he doesn't believe the AX boundaries are accurately represented. He echoed Nancy's concern about traffic. He said he believes the average daily trips will be more with yard maintenance crews and other services. He said these are high value homes with lots of services going to these homes. He said look at Pecetti Ranch traffic and see if your number models hold up and are still accurate. He asked about Solvents old Steamboat water rights. He asked if those are going to be turned over to the county. He thanked them for putting them into the dark skies lighting. He asked the county to consider reducing noise pollution with yard maintenance crews. He said we are at home with zoom and listen to mow and leaf blowers. Perhaps work that into the CC&Rs. Mr. Snelgrove said with the zoning, we work with Chris Bronczyk and work through calculations when you have split zone designations. He ran it by the county before we designed layout. 24 lots is appropriate for GR and high density rural. We did use county's rules and regulations. He said the grading you will see with just the roadway itself. He said the home site grading will be done with individual lot owners. Mr. Snelgrove said the ground slopes and is relatively flat, he said he doesn't see a home being built on mounds. He addressed the flood zone question. There are a few properties that would be in the flood plain. There aren't a lot with 100% in the flood plain. Ed said the owners are up to speed with the ditch rights. The owner said we accrued the rights that all of the collective owner had were purchased with the property. Mr. Snelgrove added that the dark skies compliance is something within the county code and will be required.

Jenny Snaza thanked the board. She said we live on Sierra Manor Drive. She said she will be affected by Eli entrance. She said people already bypass Foothill by going up Sierra Manor and turn right up towards Eli. She said we have young children and young families in our association. Eli goes through our homeowner association. She said the kids walk to school. There are no sidewalks. Only one car can go over the bridge from south Virginia. She expressed concerns with entrance on Eli. She asked if another entrance point can be considered. It's expanding Eli. People are walking horses. It is getting dangerous. She asked what considerations are there for single entrance and why other access points aren't being considered to help reduce the impacts. She said the daily average trip estimate seems low. Mr. Snelgrove said the development pattern in this rural area. He said he understands the situations with the rural roads with roadside ditches and are narrow. He said we are matching with street pattern that is required by the county. He said choosing the access point, it didn't make sense to have a cul-de-sac or gated access. He said Eli made sense because it's a collector style status. The lot sizes get bigger at the end of the development. He said he anticipates with logical driving patterns, most will go out through Foothill. Ed said emergency services require two access. He said when you have a certain length of road, the fire district requires a secondary access.

Tamsen Fricke said she doesn't want to belabor the issue with the traffic. The county has the responsibility to put in sidewalk and paths. The speeds are dangerous. She said she lives on Thomas Creek by Steamboat. There is nowhere for bikers to go. Its too tight. Even if the developer doesn't do traffic mitigation, the county should. Mr. Snelgrove said we aren't in control of roads beyond the development. Julee Olander said it is challenging without sidewalks. There are two opinions on this. Some people don't want roads to be improved to city standards and that's why they live out there and want the rural type roads. She said she can talk to the traffic engineers if there are any Foothill Road improvements that are possible. She doesn't believe any are planned. She said she will share the concerns with engineering and the sheriff's department. She said she doesn't know if a bike path could be installed on that rural road.

Shawn O'Harra said a lot of people are concerned with traffic and speeding. He asked if anyone can reach out to the sheriff department to ask them to monitor the area. Julee said she will reach out after this meeting. She also encouraged everyone to call or email Washoe 311 and complain about the issues on Foothill. Numerous calls get more patrol. Perhaps they could install a device to remind speeders of the speed limit.

Wesley Mewes asked about Foothill road studies and density. Julee said she can check on that. Mr. Snelgrove said he didn't know but it's worth looking into traffic counts going up Foothill. Julee said she can get those counts if it's RTC. She said it's a rural roadway. We have certain standards for traffic and if it reaches a threshold, it gets upgraded. Wes asked if Foothill daily counts are on the high-end or low-end of traffic standards including the new proposed development. Julee stated engineering didn't comment about the level of service for Foothill. She said she will double check.

S. Briglilia G said we purchased on Foothill Road 7 months ago. He said he has seen people passing on double yellow line and speeding. He said he sees families walking. He suggested a stop sign at Eli drive. Mr. Snelgrove said this will go to the county or RTC. Chris Bronczyk said when people submit issues with 311, the representative of that department will get pinged about the issue. Until the submitter receives a response, the representative will continue to receive notifications. He encouraged everyone to use 311 to get your concerns out there.

Julee Olander shared the 311 address: [washoe311@washoecounty.us](mailto:washoe311@washoecounty.us). The representatives have to respond. 311 is managed in the County Manager's office. It's a good way to get them to respond to your concerns with traffic. She said she will work with Dave and see what we can do internally. She said she reviewed the conditions from engineering, but nothing specifically conditioned for Foothill.

Buzz Lynn said he lives on Mallory lane on the Nevada-shaped lot outside of the subdivision on the south east corner. He said we are next door on 4 acres. He said he works from home. He watches traffic through his window. There is a lot of speeding. He asked if they could address the planned building envelope with regard to the 40 ft easement. He asked is it between Braesview and 40ft access easement or contemplating building anywhere they can get to it. Roger, owner, said it anticipated in a normal common sense basis, we are holding that at the end of those lots, where we can easily collect the storm water that runs down from your neighborhood and deal with it. We are trying to encumber the most usable part of the lot and trying to maintain the flow of water. It's anticipated by the owner, developer, the primary building area is between the drainage structure and the front street. The lots are very big. No home is going to be large enough to need a larger area. The slope in the back gets inhospitable to build. If they wanted to relocate the structure, they would have to demonstrate it wouldn't diminish the functionality in total. He said Ed designed it there for a reason because we believe that is the appropriate place. The structure will be worked into the landscape land to the rear of the house. Ed agreed. He said you probably aren't going to tell people they can't cross the drainage channel but it would be impractical. He said we pushed the drainage channel far east as we could. We want the development near the street. Buzz Lynn said he understands what you are trying to propose here is hard to please everyone. He said the neighbors have their own concerns. He says he happens to live on the south end of the cul-de-sac where there is a plateau for construction with a fantastic view on part of eastern end of lot 19 on subdivision map. He said it sits 45-50 feet away from his patio. He asked if something is built there, could there be an architectural review committee that the neighbors could be part of. He said if the smaller issues could be dealt with, you have a great thing here.

Lina Tanner said she lives in Sierra Manor Association. She said there are good things about this project. The density is great compared to other things our HOA has had to face. She said her concern is traffic. The proposal seeks to change a dirt driveway to homes into a thoroughfare into a community. She said she isn't sure there is anything that could be done with Foothill. She said our kids walk to school. She said to make Sierra Manor a thoroughfare is wrong. They will be urged to cut through Eli. Our association could put up a fence. It's not fair. The property values will diminish on Eli or within the entire association. She said she understands Foothill is rural. Expanding it is a pie in the sky idea. There are irrigation ditches that run through it. Julee suggested contacting the school about the Safe Route to school program. They sometimes have solutions and mechanisms.

Cory Edge said he shares concerns about Foothill and proposed Eli extension. He asked if there is a specific length that requires two access points. Ed said anything over 600 feet requires two access points. Cory asked if Eli could be emergency access only. Ed said that is an option yes. Cory asked if the developers would consider that. Roger said we haven't been knowledgeable that would be an option. He said we could consider that. Safety and easy access for emergency vehicles is important for where people and families live. He said he understands the incremental impact for your subdivision. He said it is a dedicate right of way. He said we will talk amongst ourselves and marketing team. He said he cannot commit tonight. Cory said he appreciates that. He said from a marketing perspective, those people might enjoy not having multiple drivers going by the larger, more expensive properties in the back. He said it would be nice not to have UPS and amazon trucks drive through. Ed said it's a gated community, Amazon does not have access through the gate.

Brooke Miller Clarkson said she lives in Sierra Manors subdivision on Monte Vista. She said she is concerned with Eli entrance to this neighborhood. She asked the developer about maintaining the existing character of the neighborhoods. To have a thoroughfare through would change its character. Roger, owner, said your neighborhood with range of lot sizes, up-zoned from ours, allowed to have lots of 1 acre. We thought 3 acres would diminish or hurt your properties. We thought it wasn't within the character. Part of it was a fallow ranch with cows. It's not a working ranch like it was 50 years ago. He said we tried to be mindful of doing something enduring, attractive, and fits with the

character. He said we understand any incremental house adds to the traffic, numbers of kids in schools, bicycles, but we asked for no exceptions. We tried to go by the book and do the best job we could do. We know everyone has ideas of how to do it better. We try to make it an asset and not a liability for Reno.

Rob Dunbar, said he believes two gates are good, perhaps gates on Eli remained to be closed.

**MOTION: Rob Dunbar moved to recommend approval as presented. Wesley Mewes seconded the motion. The motion carried unanimously.**

Mr. Snelgrove thanked the community and CAB for their feedback that will help make the community better. Julee Olander clarified this is not a zone change. She explained the interpretation. It's a tentative subdivision map. Those along the creek are GR and HDR closer to the proposed road.

Wesley Mewes he said we recommend this development to move forward; however, we asked that Washoe County review traffic on Foothill Road for traffic mitigation, traffic controls, and sidewalks.

**7. \*CHAIRMAN/BOARD MEMBER ITEMS** – There were no items.

**8. \* GENERAL PUBLIC COMMENT AND DISCUSSION THEREOF** – With no requests for public comment, Chair Burkhart closed the public comment period.

**ADJOURNMENT** – meeting adjourned at 7:46 p.m.

Number of CAB members present: 5

Number of Public Present: 10

Presence of Elected Officials: 0

Number of staff present: 2

Submitted By: Misty Moga