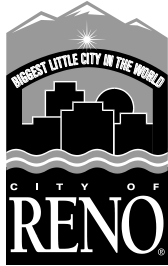


Ward 4
Neighborhood Advisory Board
Joint Meeting with the North Valleys Citizen
Advisory Board (NV CAB)



DRAFT MEETING MINUTES
Tuesday ~ January 16, 2018
Scheduled Time: 5:30 – 7:30 p.m.
Reno-Stead Airport, Meeting Room
4895 Texas Avenue, Reno, NV 89501

**NORTH VALLEYS CITIZEN
ADVISORY BOARD MEMBERS**

Teresa Aquila
Roger Edwards
Jean Harris, Vice Chair
Ray Lake, Chair
Jennifer Salisbury

NAB – WARD 4 MEMBERS

Corey Bond
Andrew Caudill
Kathleen Eagan
Bryan Harvey
Thomas Hill
Partick Shea
Irene Tudor

Council Liaison: Paul McKenzie

Community Liaison: Cynthia Esparza-Trigueros

1. CALL TO ORDER

Chair Shea of the Ward 4 NAB and Chair Lake of the North Valleys Citizen Advisory Board called the meeting to order at 5:30 p.m.

2. ROLL CALL FOR NORTH VALLEYS CITIZEN ADVISORY BOARD (NV CAB) AND WARD 4 NAB

NV CAB MEMBERS PRESENT: Teresa Aquila, Roger Edwards, Jean Harris and Ray Lake
NV CAB MEMBERS ABSENT: Jennifer Salisbury
WARD 4 NAB MEMBERS PRESENT: Corey Bond, Andrew Caudill, Kathleen Eagan (arrived at 6:25 p.m.), Bryan Harvey, Thomas Hill, Patrick Shea and Irene Tudor
WARD 4 NAB MEMBERS ABSENT: None
WARD 4 NAB POSITIONS VACANT: Four
NV CAB POSITIONS VACANT: Two
CITY COUNCIL LIAISON: Paul McKenzie
COMMUNITY LIAISON: Cynthia Esparza-Trigueros

* Denotes **NON** action item

ALSO PRESENT: Jeanne Herman – Washoe County Commissioner

A quorum was established for both the Ward 4 NAB and for the North Valleys Citizen Advisory Board (CAB) for this meeting.

3. PLEDGE OF ALLEGIANCE

- 4. PUBLIC COMMENT** – *Limited to no more than three (3) minutes and is for either public comment on any action item or for any general public comment. The public may comment on agenda items by submitting a **Request to Speak** form to the chairperson. Comments are to be addressed to the board as a whole and not directed to or at individuals, presenters or staff members.*

The attachments to these minutes include request to speak forms submitted at the meeting.

5. APPROVAL OF JOINT MEETING AGENDA - For Possible Action

- A. January 16, 2018

It was moved by Ward 4 NAB member Bond, seconded by CAB member Aquila to approve the joint meeting agenda for November 14, 2016 with the aforementioned changes. The motion carried: Ward 4 NAB members Bond, Caudill, Harvey, Hill, Shea and Tudor assenting; Ward 4 NAB member Eagan absent; and four positions vacant. The motion carried: CAB members Aquila, Edwards, Harris and Lake assenting; CAB member Salisbury absent; and two positions vacant.

6. PUBLIC OFFICIAL UPDATES

Reno City Councilperson Paul McKenzie spoke about the Stonegate project and efforts to mitigate the impact of said project. Major concerns include traffic, water and environmental impacts.

County Commissioner Jeanne Herman was also present.

7. JOINT MEETING BUSINESS

- A. Regional Transportation Commission updates on the North Valleys Improvement Project including the construction of improvements to both pedestrian safety and intersection efficiency identified in the North Valleys Corridor study and intersection improvements at Lemmon Dire/US 395 and Red Rock Road/Moya Boulevard – Jeff Wilbrecht, Regional Transportation Commission Project Manager

A presentation was made detailing the three packages in this project. Pedestrian safety is already completed. Signal upgrades are under construction and additional signals and street lane modifications are in the planning stage.

8. DEVELOPMENT PROJECTS *Following presentations by a City of Reno planner and/or the project's developer or representative, NAB members and the public will have the opportunity to ask questions about the project and provide feedback. The NAB will not take any action on development projects. NAB members and the public are encouraged to fill out the development project review form with their input. All development project review forms submitted to the community liaison at the NAB meeting or via the online form (<https://goo.gl/nUA9lj>) will be submitted to the Reno Planning Commission for consideration in the*

development review process. All forms must be submitted two weeks in advance of the Planning Commission meeting for input to be included in Planning Commission materials. (Approximately 15 minutes)

- A. LDC17-00043 (Echeverria Peavine Property) – A request has been made 1) to amend the Reno-Stead Corridor Joint Plan to remove ±559.3 acres from the Plan area; and 2) for a City of Reno Master Plan Amendment to re-designate ±143.9 acres of Special Planning Area/Reno-Stead Corridor Joint Plan/High Density Rural (5 to 2.5 acre minimum lot size) and ±418.8 acres of Special Planning Area/Reno-Stead Corridor Joint Plan/General Rural to City of Reno Single Family Neighborhood (2 to 8 du/ac) on ±375.5 acres, Suburban Mixed Use on ±145.9 acres and Parks Greenways and Open Space on ±40.5 acres. The ±559.3 acre site is located ±1,700 feet south of the US 395 and Red Rock Road interchange and has City of Reno and Washoe County zoning designations of Large Lot Residential - 2.5 Acres (LLR2.5) and General Rural (GR). This request amends the Reno-Stead Corridor Joint Plan, which requires joint hearings before the City of Reno and Washoe County and will result in a Truckee Meadows Regional Plan Amendment.

Planner: Heather Manzo, Assistant Planner, (775) 334-2668, manzoh@reno.gov
Applicant Representative: Derek Kirkland, Wood Rodgers, (775) 823-4068
Ward Boundary: Ward 4
APNs: 081-031-39 and 081-024-08
Planning Commission Hearing Date: To be determined

Following a presentation by the City Planner and the Applicant Representative, an extensive discussion was held by the members of the general public and the CAB and NAB members. Primary concerns regarding this project request centered around traffic, water, density, general lifestyle and aesthetic degradation. It was noted that no further action will be taken on this project until the Reno City Council formally adopts the new Master Plan. Comments submitted either on Request to Speak forms or Project Review forms are available from Community Liaison Esparza-Trigueros.

- B. LDC18-00026 (United Federal Credit Union MPA) - A request has been made for a Master Plan amendment within the Special Planning Area (Reno Stead Corridor Joint Plan). The proposed change is from ±2.73 acres of Low Density Suburban/Rural Residential (3-7 dwelling units/acre) to General Commercial and ±0.15 acre of Low Density Suburban/Rural Residential (3-7 dwelling units/acre) to Open Space. The ±3.6 acre site is located on the west side of Lemmon Drive, ±403 north of its intersection with Sky Vista Parkway in the Arterial Commercial (AC), Large Lot Residential - 1 acre (LLR1), and Large Lot Residential - 2.5 acres (LLR2.5) zones. Since this is an amendment to the Reno Stead Corridor Joint Plan, joint hearings before the City of Reno and Washoe County are required.

Planner: Jeff Borchardt, Associate Planner, (775) 677-6882, borchardtj@reno.gov
Applicant Representative: Stacie Huggins, Wood Rogers, (775) 823-5258
Ward Boundary: Ward 4
APNs: 086-380-20 & -21
Planning Commission Hearing Date: To be determined

This request would bring this property into conformance with current zoning and use and was seen as appropriate in that the size and shape and location of the parcel would not allow or be feasible for other uses. Members of the NAB and CAB expressed that they saw this request as appropriate and reasonable

- C. LDC18-00040 (Mountain View Estates) - A request has been made for: 1) a tentative map to develop a total of 75 lots; and 2) special use permits or townhome development. The ±8.01 acre site is located south of the intersection of Ferrari McLeod Boulevard and Remington Park Drive within the Single

Family Residential - 4,000 square foot (SF4) zone. The site has a Master Plan land use designation of Mixed Residential.

Planner: Jeff Borchardt, Associate Planner, (775) 677-6882, borchardtj@reno.gov
Applicant Representative: John F. Krmpotic, AICP, KLS Planning and Design, (775) 852-7606
Ward Boundary: Ward 4
APNs: 003-122-27 and a portion of 003-122-18
Planning Commission Hearing Date: February 7, 2018

Following a presentation by the City Planner and the Applicant Representative, an extensive discussion was held by the members of the general public and the CAB and NAB members. Primary concerns regarding this project request centered around traffic, water, density, general lifestyle and aesthetic degradation. It was noted that no further action will be taken on this project until the Reno City Council formally adopts the new Master Plan. Comments submitted either on Request to Speak forms or Project Review forms are available from Community Liaison Esparza-Trigueros.

- D. LDC18-00043 (Reno-Tahoe Storage Expansion) - A request has been made for a special use permit to expand an outdoor storage facility on a property located adjacent to residentially zoned property. The ±2.90 acre site consists of three parcels located ±340 feet southeast of the intersection of Carson Lane and Orrcrest Drive in the Industrial (I) zone. The site has a Master Plan land use designation of Industrial.

Planner: Brook Oswald, Associate Planner, oswaldb@reno.gov, (775) 326-6635
Applicant Representative: John Munson, (775) 825-9898
Ward Boundary: Ward 4
APNs: 003-084-05, 003-084-16 and 003-084-17
Planning Commission Hearing Date: February 7, 2018

Following the applicant's presentation, members of the NAB and CAB asked questions about drainage, traffic and lighting. The applicant stated that the owner was going beyond the requirements with this project and anticipated no issues.

9. DEVELOPMENT PROJECT UPDATES – *The following items are to provide an update on action taken by the Planning Commission and/or City Council on development projects previously heard by the Ward 4 NAB. NAB and public comments were submitted via the development project review form to the Reno Planning Commission. (Approximately 5 minutes)*

- A. LDC17-00008 & LDC17-00009 (Stonegate Master Plan and PUD Zoning Map Amendments) - A request has been made for a Planned Unit Development (PUD) on a site that is ±1737.9 acres in size that includes ±5,000 residential units, associated public facilities, open space and nonresidential development. This request includes: 1) a Master Plan Amendment from ±1,034.93 acres of Industrial, ±238.19 acres of Unincorporated Transition, ±412.34 acres of Single Family Residential and ±52.44 acres of Urban Residential/Commercial to ±41.2 acres of Industrial, ±658.2 acres of Mixed Residential, ±215.2 acres of Urban Residential/Commercial, ±338.1 acres of Single-Family Residential and ±485.2 acres of Parks/Recreation/Open Space; 2) a zoning map amendment from ±1034.93 acres of Industrial Commercial (IC), ±118.59 acres of Unincorporated Transition-40 Acre (UT40), ±412.34 acres of Large Lot Residential - 1 acre (LLR1), ±52.44 acres of Arterial Commercial (AC), and ±119.6 acres of Open Space (OS) to PUD; and 3) tentative approval of a PUD Handbook. Four parcels totaling ±1,378 acres in size are located southwest of the US-395/White Lake Parkway interchange, south of the US-395/Frontage Road and east of Sto Lat Lane. Two parcels totaling ±360 acres in size are located on the northwest side of the intersection of US-395 and White Lake Parkway. This request

is considered a Project of Regional Significance for: (a) housing (exceeds 625 units), (b) traffic (exceeds 6,250 average daily trips), (c) water use (exceeds 625 acre feet per year), (d) sewage (exceeds 187,500 gallons per day), (e) student population (exceeds 325 students) and (f) employment (exceeds 938 employees).

Heather Manzo, Assistant Planner, reported that this project is still being considered by the City Council.

- 10. PUBLIC COMMENT** – *Limited to no more than three (3) minutes and is for either public comment on any action item or for any general public comment. The public may comment on agenda items by submitting a **Request to Speak** form to the chairperson. Comments are to be addressed to the board as a whole and not directed to or at individuals, presenters or staff members.*

Various members of the audience spoke. A majority of the comments expressed concerns with development within the North Valleys area and a concern for lifestyle, views and the environment. Public Comment forms submitted at this meeting are available from Community Liaison Esparza-Trigueros.

Paul McKenzie, Reno City Councilperson, spoke about the potential US 395 project and stated that he believed that it would be phased in based on traffic capacity.

- 11. ADJOURNMENT (For Possible Action)**

It was moved by NAB member Harvey, seconded by CAB member Aquila to adjourn the meeting at 7:37 p.m. The motion carried: Ward 4 NAB members Bond, Caudill, Eagan, Harvey, Hill, Shea and Tudor assenting; no Ward 4 NAB members absent; and four positions vacant. The motion carried: CAB members Aquila, Edwards, Harris and Lake assenting; CAB member Salisbury absent; and two positions vacant.