



Agenda
Joint Meeting
North Valleys Citizen Advisory Board
and City of Reno Ward 4 Neighborhood Advisory Board
Tuesday, January 16, 2018 5:30 p.m. – 7:30 p.m.
Reno-Stead Airport, Meeting Room
4895 Texas Avenue, Reno, NV 89506

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, 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: "CHAIR/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), North Valleys Regional Park – Community Building, 8085 Silver Lake Road, Reno, Nevada, Reno-Stead Airport- Meeting Room, 4895 Texas Avenue, Reno, NV and online or 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 @ 328-2722.

AGENDA

1. *CALL TO ORDER

2. *ROLL CALL/DETERMINATION OF QUORUM

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 chair. Comments are to be addressed to the board as a whole and not directed to or at individuals, presenters, or staff members.

5. APPROVAL OF JOINT MEETING AGENDA

A. January 16, 2018

6. *PUBLIC OFFICIAL UPDATES:

A. Update and Discussion from City of Reno and/or Washoe County elected representatives.

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 Drive/US 395 and Red Rock Road/Moya Boulevard - Jeff Wilbrecht, Regional Transportation Commission Project Manager

8. *DEVELOPMENT PROJECTS- The following presentations by a City of Reno planner and/or the project’s developer or representative, CAB members and the public will have the opportunity to ask questions about the project and provide feedback. The CAB will not take any action on development projects. CAB 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/CAB 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

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

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.

ADJOURNMENT