



North Valleys Citizen Advisory Board

Meeting Agenda

October 14, 2019 6:00 P.M.

North Valleys Regional Park – Community Building
8085 Silver Lake Road, Reno, Nevada

*Note: The neighborhood meeting for Agenda Item 6.A. (WMPA19-0006 Red Rock Commercial) is tentatively scheduled to be conducted as part of the North Valleys Citizen Advisory Board (CAB) meeting. If a quorum of the CAB is not met, the neighborhood meeting for Agenda Item 6.A. will still be held.

Accessibility. Accessibility. The meeting location is accessible to the disabled. If you require special arrangements for the meeting, call the Community Services Department, (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 to 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), North Valleys Regional Park – Community Building, 8085 Silver Lake Road, Reno, Nevada, notice.nv.gov and online at 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 Community Services Department (1001 E. 9th Street, Bldg. A, 2nd Floor, Reno, Nevada), Alice McQuone, (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. Additionally, during action items [those not marked by an asterisk (*)], public comment will be heard on that particular item before action is taken. The public is requested to submit a “Request to Speak” form to the Board Chair. Comments are to be addressed to the Board as a whole.

4. APPROVAL OF AGENDA FOR THE MEETING OF OCTOBER 14, 2019 (for Possible Action)

5. APPROVAL OF THE MINUTES FOR THE MEETING OF SEPTEMBER 9, 2019 (for Possible Action)

6. DEVELOPMENT PROJECTS – The project description is provided below with links to the application.

6.A. [Master Plan Amendment Case Number WMPA19-0006 and Regulatory Zone Amendment Case Number WRZA19-0005 \(Red Rock Commercial\)](#) - Request for community feedback, discussion and possible action to forward community and Citizen Advisory Board comments to Washoe County staff on a request

(1) To adopt an amendment to the North Valley Area Plan, a component of the Washoe County Master Plan, to approve a Master Plan Amendment to change the land use designation for 41.5 acres of High Density Rural (HDR) and 7.36 acres of Public/Semi Public Facilities (PSP) to 48.9 acres of General Commercial (GC). The subject parcels are located within the Reno-Stead Corridor Joint Plan; and

(2) Subject to final approval of the associated Master Plan Amendment, to recommend adoption of an amendment to the North Valley Regulatory Zone Map, to approve a Regulatory Zone Amendment for 41.5 acres of High Density Rural (HDR) and 7.36 acres of Public/Semi Public Facilities (PSP) to 48.9 acres of General Commercial (GC). The subject parcels are located within the Reno-Stead Corridor Joint Plan. **(for Possible Action) This agenda item satisfies the requirements of NRS 278.210 for a neighborhood meeting.**

- **Applicant\Property Owner:** Peavine Investors, LLC
- **Location:** South of US-395, off Trail Dr. between Copperfield Dr. and 600 feet west of Common Rd.
- **Assessor’s Parcel Number:** 081-031-27, 28, 29, 30, 31, 32, 33, 34, 35, 48, 19, & 50
- **Staff:** Julee Olander, Planner, (775) 328-3627; jolander@washoecounty.us
- **Reviewing Body:** Tentatively scheduled for Joint Washoe County Planning Commission and Reno Planning Commission - TBD

6.B. [Regulatory Zone Amendment Case Number WRZA19-0006\(Lifestyle Homes\)](#)- 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) regulatory zone to the Medium Density Suburban (MDS) regulatory zone on two parcels of land, totaling approximately 14.05 acres. **(for Possible Action)**

- **Applicant\Property Owner:** Lifestyle Homes TND LLC
- **Location:** 0 & 18020 Cold Springs Drive
- **Assessor’s Parcel Number:** 566-041-01 & 02
- **Staff:** Julee Olander, Planner, (775) 328-3627; jolander@washoecounty.us
- **Reviewing Body:** Tentatively scheduled for Planning Commission on November 5, 2019

7.***Washoe County Commission Update** — Washoe County Commissioner, Jeanne Herman, may be available to provide updated information on discussions and actions by the Board of County Commissioners (BCC). Following her presentation Commissioner Herman will be available to address questions and concerns from the CAB and the audience. Commissioner Herman can be reached at (775) 501-0002 or via email at landfindercountry@gmail.com. *(This item is for information only and no action will be taken by the CAB).*

8.***CHAIRMAN/BOARD MEMBER ITEMS** — This item is limited to announcements by CAB members.

9.***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