



NORTH VALLEYS CITIZEN 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 these minutes are approved by the CAB. Minutes of the regular meeting of the North Valleys Citizen Advisory Board held September 9, 2019, at the North Valleys Regional Park – Community building, 8085 Silver Lake Road, Reno, NV.

1. *CALL TO ORDER/DETERMINATION OF QUORUM - The meeting was called to order at 6:00 p.m. by Roger Edwards. A quorum was present.

Present: Kenji Otto, Rob Pierce, Pat Shea, Roger Edwards, Teresa Aquila, Wes Johnson (alternate).

Absent: Craig Durbin (alternate, not excused)

2. *PLEDGE OF ALLEGIANCE - The pledge was recited.

3. *PUBLIC COMMENT –

Tim Fadda spoke about the Hebert garage. He said he doesn't see a problem with it because he has something similar. He said he doesn't see an issue as long as there is no water or sewer services for the garage. It's not a residential structure. He said he would like development to stop in the area. He said our lifestyle is agricultural. They need to go someplace else if the development is less than one acre parcel.

4. APPROVAL OF AGENDA FOR THE MEETING OF SEPTEMBER 9, 2019 – Teresa Aquila moved to approve the agenda for the meeting of September 9, 2019. Pat Shea seconded the motion to approve the agenda for September 9, 2019. The motion carried unanimously.

5. APPROVAL OF THE MINUTES FOR THE MEETING OF JUNE 10, 2019 - Pat Shea moved to approve the meeting minutes of June 10, 2019. Teresa Aquila seconded the motion to approve the meeting minutes of June 10, 2019. The motion carried unanimously.

6. ELECTION OF OFFICERS - Elections by the CAB members will be held to elect the Chair and Vice-Chair for 2019/2020 term, elected officers will be effective immediately. (for Possible Action)

MOTION FOR CHAIR: Roger Edwards moved to nominate Pat Shea to be Chair person. Kenji Otto seconded the nomination for Pat Shea to be chair. Motion carried unanimously. Pat Shea introduced himself.

MOTION FOR VICE CHAIR: Roger Edwards moved to nominate himself to be Vice Chair. Teresa Aquila seconded the nomination for Roger Edwards to be chair. Motion carried unanimously. Roger Edwards introduced himself.

New members, Rob Piere and Kenji Otto introduced themselves

7. DEVELOPMENT PROJECTS – The project description is provided below with links to the application or you may visit the Planning Program website and select the Application tab and then the Applications Commission District Five. https://www.washoecounty.us/csd/planning_and_development/index.php

7.A. 7. DEVELOPMENT PROJECTS – The project description is provided below with links to the application.

7.A. Administrative Permit Case Number WADMIN19-0018 (Hebert Garage) - Request for community

feedback, discussion and possible action to forward community and Citizen Advisory Board comments to Washoe County staff on a request for the construction of a detached accessory structure of approximately 2,400 square feet on a parcel of land with a main dwelling of approximately 1,152 square feet. (for Possible Action)

- Applicant\Property Owner: Scott Hebert
- Location: 11537 Sitka Street, Approx. 500 ft. east of the intersection with Arizona St.
- Assessor's Parcel Number: 080-311-04
- Staff: Roger Pelham, Senior Planner, (775) 328-3622; rpelham@washoecounty.us
- Reviewing Body: Tentatively scheduled for Board of Adjustment on October 3, 2019

Scott Hebert, homeowner, provided a brief overview of the project. He said he has been looking for a property to fix up and build a big garage to retire. He said he has remodeled the house and cleaned up the lot. He applied for a permit to build a garage to store his RV and equipment. He said he plans to run only electrical, not other utility services. He had pictures of his lot. He wanted to reassure the neighbors that he brings value to the area. He had pictures of similar metal buildings in the neighborhood. He wants to keep everything stored inside and keep the yard tidy. He said the proposed garage is 30 feet from the back fence and 40 feet from the current garage and 16 feet tall.

Roger Pelham, Washoe County Planner, said he is available for code, policy, and process questions. He said this is a detached accessory dwelling that is larger than the main dwelling which requires special review. The color of the proposed garage matches the home. It's a simple case.

Roger Edward asked if the owner hired a contractor. Scott said yes. He explained the building process. Rob Pierce asked if there are concerns with encroachment on other neighbors. Scott said no.

Kenji Otto said he saw the satellite photo and the neighbor has a similar garage. He asked if it's for personal use. Scott said yes.

Mr. Fadda recommended 200 amp electrical for the shop for the machinery. Teresa said it depends on the transformer and its additional charge if he has to get that changed.

Tim Jeter said he is a neighbor and he is in support of the garage. He said the garage will block the view of other lots that aren't as nice.

Roger Pelham said the neighbors received notice. This will be heard at Board of Adjustment on October 3.

MOTION: Teresa Aquila moved to recommend approval and forward community and Citizen Advisory Board comments to Washoe County Staff on a request for the construction of a detached accessory structure of approximately 2,400 square feet on a parcel of land with a main dwelling of approximately 1,152 sq. ft. Roger Edwards seconded the motion. The motion carried unanimously.

7.B. Special Use Permit Case Number WSUP19-0014 (Columbia Hill Grading)- Request for community feedback, discussion and possible action to forward community and Citizen Advisory Board comments to Washoe County staff on a request for grading of a driveway, building pad, and arena associated with a single family residence. The total graded area proposed is 130,921 square feet, 4,031 cubic yards of cut, and 4,147 cubic yards of fill. (for Possible Action)

- Applicant\Property Owner: Rubicon Design Group\Teru Langsdale
- Location: 120 Columbia Ct.

- Assessor's Parcel Number: 079-342-09
- Staff: Chris Bronczyk, Planner, (775) 328-2612; cbronczyk@washoecounty.us
- Reviewing Body: Tentatively scheduled for Board of Adjustment on October 3, 2019

Derek Wilson, Rubicon Design Group, provided an update of the project. He said the grade quantity tripped the threshold for a special use permit. He said it will be graded for a single house, driveway, and horse area. He said there was an informal driveway made years ago. The driveway wasn't up to standards and this project will bring it up to current standards.

Roger Edwards asked where will the bulk of the dirt come from. Chris Bronczyk, Washoe County Planner, said the dirt will come from the new driveway. Chris said this triggered a SUP because they are grading, percentage of slopes, and it exceeds 5,000 cubic yard major grading. Between cut and fill, they are at 8,000.

No public comment.

MOTION: Roger Edwards moved to recommend approval to forward community and CAB comments to Washoe County staff on a request for grading a driveway, building pad, and arena associated with a single family residence. Rob Pierce seconded the motion. The motion passed unanimously.

7.C. Special Use Permit Case Number WSUP19-0017 (Cold Springs Elementary Grading) - Request for community feedback, discussion and possible action to forward community and Citizen Advisory Board comments to Washoe County staff on a request to allow for grading of a ±10.07-acre area, including excavation of ±1,617 cubic yards of earthen material and importation of ±93 cubic yards of fill material to facilitate the construction of Cold Springs Elementary School. (for Possible Action)

- Applicant\Property Owner: Washoe County School District\Woodland Village Phase 22 LLC
- Location: Northeast of the intersection of Briar Dr. and the future New Forest Dr.
- Assessor's Parcel Number: 556-290-32
- Staff: Sophia Kirschenman, Park Planner, (775) 328-3623; Skirschenman@washoecounty.us
- Reviewing Body: Tentatively scheduled for Board of Adjustment on October 3, 2019

Andy Durling, Wood Rogers, provided a project overview. He said he is representing the School District. He showed a map of the proposed site of a new elementary school. County codes states for sites for more than 4 acres for a certain amount of disturbed dirt during grading triggers a special permit. Decomposed granite will be put around the play area. 26% of site will be decomposed granite. It's used as ground cover, but not considered a landscape ground cover in this case.

Sophia Kirschenman, Washoe County Planner, introduced herself and was available to answer questions. She said we are just considering grading and decomposed granite.

No public comments.

MOTION: Teresa Aquila moved to recommend approval and forward comments to Washoe County Staff. Roger Edwards seconded the motion. The motion carried unanimously.

8. *Update on and Discussion of the Upcoming US 395 North Valleys Improvement Project- Pedro Rodriquez, NDOT Project Manager, will provide an update and lead a discussion on the US 395 North Valleys Improvement Project (Project limits are on US 395 from Lemmon Drive to McCarran Blvd.)

Pedro Rodriguez, project management, provided an updated North Valleys 395 project. He noted he has been here a few meetings ago to provide an update. He said the scope of work originally include improvements between McCarren to Lemmon Drive, new bridge at Parr, new southbound general purpose lane, auxiliary lane, braided ramp, and DDI at Lemmon drive. He said we spoke about balancing the design of project and the budget. He reported they are over budget. It was budgeted at \$80million; he said they are at \$97million. He said they have to look at changing the limits. He said they will now look at McCarren to Golden Valley. Golden Valley to Lemmon will be phase two. The project is more money and less of a scope. He said the lane configuration will stay the same; braided ramp. He said he has been promoted, and he introduced Jae Pullen, project manager. Pedro said the updates will be reflected on the website.

Rob Pierce asked if south bound Golden Valley would get a signal or roundabout. Pedro said the studies showed signals would suit that area, but won't happen in this phase.

Pedro spoke about a traffic study two years ago. Jae spoke about what warrants signals. He said a signal is \$1million dollars.

Teresa asked about Parr Blvd north bound ramp that backs up on the freeway with TMCC traffic. Pedro said the auxiliary lanes will help. Jae said we are widening the road, and engineers are working on the bridge. Pedro said we are analyzing that.

Kenji asked if Cold Springs would be included or if there are any future projects to address future traffic. Pedro said projections were included in the model, but nothing is planned for future in Cold Springs. Jae said the developer would have to pay for interchange improvements. Kenji said he is concerned with the traffic getting worse. Pedro said they have projections that are included in this model, but they don't know exactly what will be developed in the future. Kenji said the population has doubled since the last census, and would like them to stay on this study as future growth happens. Pedro said if these improvements didn't happen 395 would be a parking lot and it helps clear the concerns that have been expressed. Pedro said a new study would be conducted if there were major new developments happen. Jae said NDOT said RTC is the glue that holds all the agencies together. Pedro said this study was spurred when Ray Lake notified them of the need. They said they started receiving complaints. Kenji said he is concerned with emergency services responses with traffic.

Ray Lake asked what takes place at Golden Valley bridge. He said that it tappers from 3 lanes to 2 lanes. He is concerned that the diverging diamond is being deferred. Pedro said Phase one will get additional auxiliary lane on both north and south bound which will help alleviate the traffic. He said they can wait a few years until they are widen. Ray said traffic takes alternate routes which impacts Golden Valley off-ramp. Pedro said the braided ramp at Panther will provide additional storage.

Tim Fadda said traffic studies from two years ago are skewed due to new development. There was an accident on Friday morning that backed up the traffic to Border Town. It needs to be 4-lanes to the state line. There is no access for emergency vehicles.

Pat Shea said turn-outs would be good for emergency vehicles between the interchanges so they can turn around sooner to help an accident. Jae said they will speak with NHP and Sheriff's office.

Kenji asked if North Virginia is NDOT. Jae explained the portions that are maintained by Washoe County and portions are NDOT.

9. *Presentation and Discussion of the Hazard Mitigation Planning Process – Washoe County will provide a brief overview of the hazard mitigation planning process, including the goals of the updated hazard mitigation plan, discussion of the priority hazards that have been identified, the process for developing mitigation strategies, and next steps, including ways members of the public can get involved.

Aaron Kenneston, Washoe County Emergency Manager, provided a presentation of hazard mitigation plan. He said it's updated every 5 years. In this region, wildfires and closed basin flooding are the two areas of focus.

Matthew Lieuallen, project director on this plan, provided materials and an overview of mitigation planning. Pat Shea asked for his contact information so he can call him about a specific topic. Matthew's contact information is mlieuallen@ene.com.

Roger Edwards asked about the survey. He said he can help get the word out about the survey. He spoke about the frustration of the FEMA process. He said these plans help to get FEMA funding.

Tim Fadda spoke about FEMA flood plain. He said he has issues with Petco building built on 67 acres of a flood plain which exacerbated the flooding in the area. He said an old engineering study stated not to build in the flood plain. Aaron said there have been changes in codes to address these issues. Tim Fadda said retention basins and ponds do not work. They need a comprehensive storm drain system to address the run-off.

10.* Commission Update – Commissioner Herman was not in attendance.

11.* Chair/board member items – There were no chair updates or comments.

12. *General Public Comment – There were no public comments.

Adjournment – meeting adjourned at 7:31 p.m.

CAB members: 6

Staff members: 4

Elected officials: 0

Public Members: 15