

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 14, 2020, via teleconference following the zoom <http://ws02web.zoom.us/j/89974446680>.

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

Present: Kenji Otto, Rob Pierce, Pat Shea, Roger Edwards, Teresa Aquila,

Absent: Angie Johnson (resigned from CAB), Craig Durbin (alternate, not excused) Wes Johnson (alternate, not excused).

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

3. *PUBLIC COMMENT –
No public comment.

4. APPROVAL OF AGENDA FOR THE MEETING OF September 14, 2020 – Motion to approve made by CAB member Teresa Aquila, second by chair, unanimous approval.

5. APPROVAL OF THE MINUTES FOR THE MEETING OF MARCH 9, 2019 - CAB member Teresa Aquila moved to approve the meeting minutes of **MARCH 9, 2019**. Member Kenji Otto seconded the motion to approve the meeting minutes of **MARCH 9, 2019**. The motion carried 3-0 with an abstention by Member Roger Edwards.

6. ELECTION OF OFFICERS – Nomination for current Chair Patrick Shea for **CHAIR** to continue to another term. Nomination Roger Edwards for **VICE-CHAIR**. Unanimous selection for both officers.

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

7.A. [Tentative Subdivision Map Case Number WTM20-003 \(Grandview Terrace\)](#) - Request for community feedback, discussion and possible action to forward community and Citizen Advisory Board comments to Washoe County staff on a request for an 18-lot single family subdivision. Lots range from 6,122 square feet to 15,242 square feet. **(for Possible Action)**

- **Applicant\Property Owner:** Doug Baker
- **Location:** 100 Malcolm Ave., 145 Heindel Road and 230 Medgar Ave.
- **Assessor's Parcel Number:** 570-263-13; 082-262-19; 082-262-21
- **Staff:** Chris Bronczyk, Planner, (775) 328-3612; cbronczyk@washoecounty.us
- **Reviewing Body:** Was tentatively scheduled for the Planning Commission on October 6, 2020

Applicant submitted a revised version to staff and will provide another update at a future Citizen Advisory Board Meeting. Derek Kirkland, Wood Rogers presented information on the project on behalf of the project owner.

- Proposing 18 lots, 6000 sq/ft lot size, workforce housing project.
- Jurisdiction: site is surrounded by City of Reno but within Washoe County.

- Applicant shared that the hillside ordinance is triggered based on slopes.
- Applicant described the project proposing common open space development – clustering.
- Applicant stated that they are focused on connecting roadways, no disturbance to drainage ways but doing clean up and improvements the drainage ways
- Applicant noted future variance request will request modifications to the County grading standards. Applicant noted grading meets City of Reno standards.
- Applicant notes attempt to meet 1:1 slope code standard.

Chris Bronczyk, Washoe County Planner provided a staff planning update on process and policy.

- Staff clarified that the existing plans did not meet grading requirements which required the resubmittal and grading variance.
- Staff noted that there is an outstanding CAB question regarding 1:1 mitigation and 1:1.5 mitigation for Engineering.
- Staff clarified that the applicant is in line to go to the November planning meeting.

Citizen Advisory Board member discussion included clarification on traffic control, mitigation for drainage, sewer capacity, sidewalks, permanency of the structures and next steps in the public review process.

- CAB member Teresa Aquila request additional information on sidewalks. The applicant noted that they will add sidewalks on new streets and near community amenities but not on the existing streets.
- CAB member Teresa Aquila requested information on neighbors’ feedback. Derek Kirkland noted that they completed a clean up and that these types of project tend to revitalize the neighborhood.
- CAB member Teresa Aquila requested information on traffic and sewer. Derek Kirkland, Wood Rogers stated traffic impact is minimal with 1 to 18 cars at peak and that the sewer in the area goes to Truckee Meadows sewer treatment facility with capacity. Aquila requested information on mitigation traffic to Virginia Street. There was no requirement or traffic study or requested mitigation for 18 units.
- In response to an additional request for information on the drainage way and clean up, Derek Kirkland, Wood Rogers, noted that they will reshape and clean the drainage way including formal retention area and riprap. Derek Kirkland noted that residences will have 6-foot fences and that it will be protected to a higher degree than a natural drainage way.
- The applicant owner Doug Barker clarified that the modular homes will be on permanent foundations and that there are models in Dayton, Stagecoach and Silver Springs. Also looking in Fernley, Nevada to build.

MOTION: XX moved to approve which did not receive a second. Roger Edwards moved to wait until the next appearance and Teresa Aquila moved to second. The motion was unanimous to wait until the revision.

7.* Commission Update – Commissioner Herman was not available for an update.

8.*Chair/board member items – There were no chair updates or comments. The board members continued comments and discussion on item WTM20-003 related to clarification on process and community feedback.

9.*General Public Comment – Chair Pat Shea opened and closed public comment seeing no public present.

Adjournment – meeting adjourned at 6:41 p.m.

CAB members: 4

Staff members: 1

Elected officials: 1

Public Members: 0