



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 **March 9, 2020**, 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 6:03 p.m. by Pat Shea. A quorum was present.

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

Absent: Craig Durbin (alternate)

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

3. *PUBLIC COMMENT –

Denise Ross spoke on behalf Tammy Holt-Still read from a prepared statement which is included below: Cold Springs is another Closed Basin with Whites Lake full. Why?

It was NOT "Unprecedented" precipitation as Washoe County and City of Reno has tried to lead everyone to believe. The Last three years are as follows per Reno/Stead Airport: 2017 12.31 inches; 2018 9.56 inches; 2019 11.22 inches. Per the airport the average is 10.35 inches. Those are not unprecedented.....

It's because of all of the high-density development around the lake and rapid infiltration of the Cold Springs sewer plant.

The flooding of Whites Lake will only increase if high density development continues either by it being homes or commercial development.

There is also the issue of water rights for this development or any other.

Washoe County and the City of Reno have destroyed the ECO balance.

Another Swan Lake on the way with no fix.

Thank you for your time.

Tammy Holt-Still

Lemmon Valley Swan Lake Recovery Committee

775 450-1204

There were no more requests for public comment. Pat Shea closed the public comment period.

4. APPROVAL OF AGENDA FOR THE MEETING OF MARCH 9, 2020– Teresa Aquila moved to approve the agenda for the meeting of **MARCH 9, 2020**. Roger Edwards seconded the motion to approve the agenda. The motion carried unanimously.

5. APPROVAL OF THE MINUTES FOR THE MEETING OF January 13, 2020 - Roger Edwards moved to approve the meeting minutes of **January 13, 2020**. Teresa Aquila seconded the motion to approve the meeting minutes. The motion carried unanimously.

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

6.A. Administrative Permit Case Number WADMIN20-0002 (Mommies & Daddies Daycare) - 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 daycare facility for 45 children at 100 Deli Street in an existing 2,932 sq. ft. building. (for Possible Action)

- Applicant\Property Owner: Nikole Jacob-Jones
- Location: 100 Deli Street
- Assessor’s Parcel Number: 080-191-06
- Staff: Julee Olander, Planner, (775) 328-3628; jolander@washoecounty.us
- Reviewing Body: Tentatively scheduled for the Board of Adjustment on April 2, 2020

Nichole Jacobs Jones, owner, said she currently owns a daycare located in Sparks for 7 years which is licensed for 99 kids. She said the one on the Deli Street will be licensed for half the amount of kids. She said this will be a preschool for kids ages 0-12. She said families travel from Cold Springs, Lemmon Valley for day care. She would like to offer this service for our community. She said we hope to have a meal program.

Julee Olander, Washoe County Planner, said this location is currently zoned GC which requires administrative review for this use type. It’s an opportunity for the board and staff to review if the facility meets the needs. She said the owner needs the admin permit to get a business license.

Teresa Aquila asked about access with 40 vehicles in and out to drop off and pick up the kids. Julee Olander said traffic engineer is reviewing it. She added this space was previously used by a church. Teresa Aquila asked if any homeowners in the area had any resistance. Julee Olander said it’s located with other commercial.

Nichole Jacob Jones said drop off is usually around 6-6:30 and sporadic throughout the day; she said there won’t be 40 cars in the parking lot at one time. It might be a busy during pick up time. She said she doesn’t see parking being a big issue. She said she will get permission from the strip mall for overflow parking when necessary.

Kenji Otto asked about the space upstairs. Nichole Jacob Jones said she hopes to have employee meetings, office space, break room, washer and dryer. It won’t be rented out.

Public comment:

Denise Ross said this is really needed in the area; to have someone experienced is beneficial. We need responsible and experienced care takers.

There were no further requests for public comment. Pat Shea closed the public comment period.

MOTION: Roger Edwards moved to recommend approval of Administrative Permit Case Number WADMIN20-0002. The motion was seconded by Kenji. The motion passed unanimously.

6.B. Master Plan Amendment Case Number WMPA20-0002 and Regulatory Zone Amendment WRZA20-0002 (Woodland Village) - Request for community feedback, discussion and possible action to forward

community and Citizen Advisory Board members comments to Washoe County staff on a request:

(1) To adopt an amendment to the Cold Springs Area Plan, a component of the Washoe County Master Plan, to approve a Master Plan Amendment from the Suburban Residential (SR) to Commercial (C) master plan designation on 71% of a parcel totaling approximately 4.2 acres; and

(2) Subject to final approval of the associated Master Plan Amendment, to recommend adoption of an amendment to the Cold Springs Regulatory Zone Map, to approve a Regulatory Zone Amendment from the Public & Semi Public Facilities (PSP) to regulatory zone to Neighborhood Commercial (NC) regulatory zone on 71% of a parcel totaling approximately 4.2 acres. (for Possible Action)

- Applicant\Property Owner: Lifestyle Homes TND LLC\WVC Recreation LLC

- Location: 18400 Village Way

- Assessor's Parcel Number: 556-390-05

- Staff: Julee Olander, Planner, (775) 328-3628; jolander@washoecounty.us

- Reviewing Body: Tentatively scheduled for the Planning Commission on April 7, 2020

This agenda item satisfies the requirements of NRS 278.210 for a neighborhood meeting.

Andy Durling, Wood Rogers, Lifestyle Homes representative, provided a project overview. He showed project maps. He reviewed the Woodland Village spoke design with central core, middle school, large village center park, family center, and commercial. He said they are looking at land by the family center. He said there is ample parking. There were graded pads left over for future development. It's zoned MPSR and Commercial. He said they want to designate the remaining family center into commercial. He said it's part of Cold Springs Area Plan. It's a town center element and will allow for more appropriate uses. He said the public facility zoning is a misnomer.

Julee Olander, Washoe County planner, stated she is available to answer procedural questions.

Teresa Aquila asked about the paved access and the bare and open land on the other side of the family center. Andy Durling showed on a map the vacant area proposed to be rezoned to commercial. She asked what is planned to go in there. Andy Durling said commercial uses or types of housing. He said there could be a mix of uses – commercial and residential together. Julee Olander said the Cold Springs Area Plan has language about mixed use in the area. It is supported by the area plan. It promotes walkability. She provided examples of mix uses such as retail, office spaces with residential upstairs. She wasn't sure they have the density to support that mixed use. Perhaps a coffee shop, duplex, dentist office. It's more like neighborhood commercial type uses such as real estate, lawyer, restaurant.

Andy Durling said commercial is currently 5.5 acre and this will add 3 acres more of commercial; he spoke about existing commercial businesses – tea shop, day care.

Kenji Otto said it might be complimenting the neighborhood with services that are needed. Andy Durling said yes, or smaller housing. Andy Durling said single family attached such as a duplex. He said they are looking at the options and don't have a firm plan.

Rob Pierce stated the application says 4.2 acres, but Andy Durling said 3 acres. Andy Durling said we originally, we included the entire property but backed off to 3 acres. He said the family center will stay the same. Rob Pierce said the application said the project name was 'townhomes.' Andy Durling said we anticipate more commercial. He said attracting commercial use is hard. He said we are looking at a different housing products.

Pat Shea spoke about traffic. He advised they review the drop off and pick up in the roundabout area in morning and afternoon for the middle school. He asked how is this going to change that. Andy Durling said that is good feedback and will look into that.

Public member asked if this will attract jobs to the area; Andy Durling said commercial and residential is proposed.

Kenji Otto said he lives out there and appreciates the idea of more possible businesses that will service the community. The smaller units may provide accent to the community for those who aren't looking for large homes.

MOTION: Kenji Otto moved to recommend approval for Master Plan Amendment Case Number WMPA20-0002 and Regulatory Zone Amendment WRZA20-0002. Wesley Johnson seconded the motion. The motion passed unanimously.

7.*Washoe County Commission Update — Commissioner Herman was not in attendance. 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.

Kenji Otto announced this Saturday, Commission Herman and Kenji will hold a community meeting for 395 corridor project which is a federally funded project. The objective of the project is to improve highway 395 up to Susanville from the Spaghetti bowl. They will attempt to meet once a month. He invited everyone to attend on Saturday, 3/14, 9a.m-12p.m. at the Cold Springs Community Center.

Rob Pierce said he would like the CAB members to watch the Board of County Commissioners' meeting on 1/14/2020 starting at the video time of 1:35:00; he said they expressed we aren't needed anymore. He said we do our due diligence to improve our area.

9.*General Public Comment –

Julee Olander sated she serves on an RTC technical advisory committee. The next meeting is tomorrow night at Lemmon Elementary school, 5:30 p.m., and the next one is at the Spanish Springs high school on Thursday Thursday 3/12, 5:30 p.m.

There were no further requests for public comment, Pat Shea closed the public comment period.

Adjournment – meeting adjourned at 6:32 p.m.

CAB members: 6
Staff members: 1
Elected officials: 0
Public Members: 25