**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 changes to these minutes are approved by the CAB. Minutes of the regular meeting of the North Valleys Citizen Advisory Board held January 13, 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 6:00 p.m. by Pat Shea. A quorum was present.

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

**Absent:** Craig Durbin (alternate, not excused); Roger Edwards (not excused)

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

**3. \*PUBLIC COMMENT  –**

Tim Fadda, Lemmon Valley resident since 1964 said he attended the Planning Commission meeting. He said we were told the development was good for us; however, they failed to tell us they raised the property 15 ft and it’s a 39 ft tall building. He said they didn’t take into consideration the impact the building would be on the poor family that lives next to this building. This 55 ft. addition will cause them to be shadowed out. They never told anyone in the middle of this project, the natural drainage was filled in. The run off would run into neighbor's property. The staff said it fits the plan and plot. He said its smoke n’ mirrors. He said we don’t need more big warehouses.

Tammy Holt-Still, Swan Lake Recovery Committee, said most of you received a piece of paper regarding Reno-Stead airport precipitation. She said there is a reason that lake is flooding. It’s not because of rainstorms. We have to fight this. High density development in a closed basin is going to flood Swan Lake and Silver Lake. At this time, it's time for us to say no more high density; no more 10-30 homes to a property; no more warehouses. It’s time to fixed our community. It’s time for appropriate development. Come together and speak up.

Ray Lake, Golden Valley resident, said he came to learn about item 6.C. He said his gut feeling is this is a bad idea.

**4. APPROVAL OF AGENDA FOR THE MEETING OF January 13, 2020 –** Teresa Aquila moved to approve the agenda for the meeting of January 13, 2020. Kenji Otto seconded the motion to approve the agenda. The motion carried unanimously.

**5. APPROVAL OF THE MINUTES FOR THE MEETING OF OCTOBER 14, 2019 -** Teresa Aquila moved to approve the meeting minutes of OCTOBER 14, 2019. Kenji Otto seconded the motion to approve the meeting minutes of OCTOBER 14, 2019. The motion carried unanimously.

**6.A. Special Use Permit Case Number WSUP19-0028 (Saving Grace Academy)** - Request for community feedback, discussion and possible action to forward community and Citizen Advisory Board comments to Washoe County staff on a request a 49 child daycare facility within a 30 ft x 52 ft area of the existing footprint at New Life Assembly of God church. (for Possible Action)

• Applicant\Property Owner: Sue Wolcott-Whitten\New Assembly of God

• Location: 11000 Lemmon Drive, Reno 89506

• Assessor’s Parcel Number: 080-289-01

• Staff: Dan Cahalane, Planner, (775) 328-3628; dcahalane@washoecounty.us

• Reviewing Body: Tentatively scheduled for the Board of Adjustment on February 6, 2020

Ken Whitten, applicant representative, said his wife is trying to open a non-profit preschool. She is seeking a SUP to open a preschool. He said there will be a maximum of 49 kids. The preschool will be for low-income kids. They are using the same footprint of the building. The parking lot is per code.

Dan Cahalane said a preschool requires a SUP in this zoning. Pat Shea asked about the concerns with the parking lot. Dan Cahalane said it’s within the existing footprint.

Teresa Aquila asked about traffic. Dan Cahalane said they expect minimal impact with 49 daily trips.

Kenji Otto said he visited the site. He said the parking lot and access is adequate. He said there is a large enough space, kitchen, and playground. He said he doesn’t have a problem.

Bonnie Gaskin said she didn’t recognize this on the agenda and very familiar with this preschool. She said she has provided her credentials with supporting this day care. There will be the same vehicles that go there every day. She said the owner has an awesome business proposal and is highly credible. It’s needed in this community. She said we have the lowest economic neighborhoods. She said we hope you support that special use permit and it will help our future.

With no further public comment, Pat Shea closed the public comment.

**MOTION: Kenji Otto moved to recommend approval Special Use Permit Case Number WSUP19-0028 (Saving Grace Academy). Wesley Johnson seconded the motion to approve. The motion carried unanimously.**

**6.B. Administrative Permit Case Number WADMIN19-0022 (Lullaby Nursery)-** 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 Child Daycare facility for up to 15 children in an existing commercial building. (for Possible Action)

• Applicant\Property Owner: Lullaby Nursery, LLC\WVC Commercial, LLC

• Location: 18705 Village Center Drive, directly northeast of its intersection with Village Parkway, in the Cold Springs area

• Assessor’s Parcel Number: 566-390-14

• Staff: Roger Pelham, Senior Planner; (777) 328-3622; rpelham@washoecounty.us

• Reviewing Body: Tentatively scheduled for the Board of Adjustment on February 6, 2020

Katerina Jackson, owner, said they are seeking approval to operate an exclusive toddler day care for children 6 weeks to 2 years old. This will provide more available day care for younger kids. She said they aren’t making a change to the building.

Roger Pelham, Washoe County Planner, said this is administrative permit for appropriate use in this zoning. This will go into existing commercial building with landscaping.

Pat Shea said it looks like a great project.

Kenji Otto said he lives up there and familiar with location and said it’s a great location for the project and community will welcome it.

**MOTION: Rob Pierce moved to recommend approval of Administrative Permit Case Number WADMIN19-0022 (Lullaby Nursery). Kenji Otto seconded the motion to recommend approval. The motion carried unanimously.**

**6.C. Master Plan Amendment Case Number WMPA19-0009 and Regulatory Zone Amendment WRZA19-0009 (Reno-Stead Corridor Joint Plan) -** Request for community feedback, discussion and possible action to forward community and Citizen Advisory Board comments to Washoe County staff on a request for (1) To adopt and approve a Master Plan Amendment to the North Valleys Area Plan, a component of the Washoe County Master Plan, to remove all references to the Reno-Stead Corridor Joint Plan (RSCJP) from the North Valleys Area Plan and to sunset the RSCJP, changing all RSCJP land use designations on four hundred and sixteen (416) parcels of land, totaling approximately 734.85 acres, from of Medium Density Suburban/Suburban Residential (MDS/SR), High Density Rural (HDR), General Rural (GR), General Commercial (GC), Public and Semi-Public Facilities (PSP), & Parks and Recreation (PR) to Washoe County master plan categories of Rural (R), Rural Residential (RR), Suburban Residential (SR), Commercial (C), and Open Space (OS). If approved, authorize the chair of the Washoe County Planning Commission and to forward their recommendation on to the Washoe County Commission for possible approval; 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 change the Reno-Stead Corridor Joint Plan designation of Medium Density Suburban/Suburban Residential (MDS/SR), High Density Rural (HDR), General Rural (GR), General Commercial (GC), Public and Semi-Public Facilities (PSP), & Parks and Recreation (PR) to comparable Washoe County regulatory zoning categories of Medium Density Suburban (MDS), High Density Rural (HDR), General Rural (GR), General Commercial (GC), Public and Semi-Public Facilities (PSP), and Parks and Recreation (PR) on four hundred and sixteen (416) parcels of land, totaling approximately 734.85 acres. If approved, authorize the chair to sign a resolution to this effect. This agenda item satisfies the requirements of NRS 278.210 for a neighborhood meeting.

Applicant\Property Owner: Washoe County

• Location: Reno-Stead Corridor Joint Plan area

• Staff: Julee Olander, Planner, 775-328-3627; jolander@washoecounty.us

• Reviewing Body: Tentatively scheduled for the Planning Commission on February 4, 2020

Julee Olander, Washoe County Planner, introduced the item and provided background information.

She said Reno has different goals than Washoe County. She said we would like to bring these properties within the County’s master plan and zoning designation.

Pat Shea said his concern is there are Reno projects that affect the County. He said he believes this is an opportunity to hear about plans that impact us in Washoe County. Julee Olander showed a map of the area and properties effected by the joint area plan. Those would be the only properties that would have a joint meeting. Pat Shea said he doesn’t believe there would be a joint meeting if it wasn’t in the joint area plan. Julee Olander said for this plan, the only time they can meet is for these parcels in green. Pat Shea said if it was up to him, he would expand the joint area plan instead of making it smaller.

Julee showed where the green areas in the joint area plan on the map. If property are zoned GR, you still have to go through the same steps. They would not have to go through both meetings. She said just the green parcels are proposed to change. If you have a property is HDR it will remain that way. We are not up or down zoning anyone.

Public comment:

Tim Fadda asked a question referencing the map. He asked if someone could wipe out the small houses and install a warehouse. Julee Olander said if you wanted to do commercial or higher density, you would have to get master plan amendment or zoning change. If the Joint Area plan stays in place, a request for this specific area would have to meet before the Reno City Council and Washoe County Board of County Commissioners. If the Joint Area plan is removed, the request would still go through the same process, but it would remove the City’s involvement. It’s taking out the Reno-Sparks Joint designation. It would just be in the Washoe County North Valleys Plan. Tim said his concern with high density building and warehouses.

Garry Ferro, Horizon Hills resident, said City of Reno was pushing stuff on us. He said if you build next to a neighborhood, you have to mirror the zoning. Adjacency was created to ensure same size parcels were matched during building. He spoke about a recent development. We don’t get respect to our County. He said Horizon Hills is half acre horse property. Julee said they aren’t proposing to change that property. That is MDS zoning. It's the smallest it can be. Garry said there should be matching lots.

Ray Lake said it looks like the green property is adjacent with City of Reno. He asked what happens if a property wants to be annexed. Reno doesn’t give a damn. He asked what will happen will RSCJ zoning. Julee said she cannot speak for Reno. Ray said he agrees with Garry Ferro. He said he is resentful of a planning change without community input. City of Reno will annex this, and we won’t have anything to say.

Bonnie Gaskin, said she doesn’t totally comprehend. She said we need more buffers from big government powers. She said she votes no against this. We need to work to prevent high density. Our infrastructure cannot handle. It’s unnecessary. It puts more risk for property owners without having other boards involved.

Bonnie Gaskin spoke on behalf of Racquel Marchelle, who wrote a letter stating she wasn’t in favor of this. Please vote no.

Rami Pratt, local insurance agent, said neither Reno or Washoe County has the infrastructure. He said Reno and Washoe have a deficit budget. He spoke about an evacuation plan. He said we are on a two-lane road with livestock. He asked how many lives are we willing to lose. He asked if have a plan. He said they build a million homes out here for the benefit of tax revenue. He said if we allow Reno or Washoe County to designate as high population, it will cause problems. He provided a statement from Lloyds of London underwriter. He spoke about ISO standards for insurance. He said your insurance rates are going to go up. He said call your County Commissioner and City of Reno about this.

Russ Earle said he mirrors Ray Lake’s and Pat Shea’s hesitations. If you diverge this and each agency takes their portion, we won’t hear what they want to do, and they won’t hear what we want to do. He showed on the map a specific proposed development. He said that particular development had issues and it was a joint plan. The plan got hung up with conversation and dialogue. There were mismatch designation and zoning. He said he doesn’t believe this is a good idea to eliminate the joint corridor. If eliminated, Reno could do what they wanted to do, and Washoe and no coordination. Julee said only time they meet if it’s regarding the properties in green. Russ said this was a huge issue with commercial and high density. He said he is against changing this. He invited everyone to attend the Board of County Commissioners.

Tammy Holt-Still said she disagrees with this. She said Bob Lucey was tired of dealing with joint corridor. We need to fight him and the Staff. Commissioner Herman fights for us but she can only do so much. Keep it on the corridor.

Donna Robinson, Lemmon Valley resident and flood victim, said she is against this now that she understands it more. Right now, both sides hear decisions. If this goes through, it's just the County to make decisions. She asked if we can we trust them. She asked how many bad decisions have they made. We will have 500 homes with no infrastructure. We need a two-check system. As long as there are multiple people hearing us, we have a shot. She said 4 commissioners are against us. Let's be loud and annoying and let the people here us represent us and commissioner represent us. Keep it as a joint.

Teresa said she agrees with the citizens. We need double representation. She said she isn’t for this request. Things could change with the density and zoning with a quick vote.

Kenji Otto thanked Julee for her presentation. He thanked Ray Lake for his comments. He thanked everyone for showing up. He said hopes to see more voters and property owners show up more often. He said this joint plan is needed to keep things from happening that we don’t want to happen. He said he tried to keep an open mind, but the community doesn’t seem to want it. He said he represents them and he will go with them.

Paula P. asked if MDS is rural. Julee spoke about master plan and zoning. She said within the County, within rural, you can have certain zoning designations. Julee showed a map of current and proposed zoning. Julee said the master plan has 7 designations within Washoe County and within each category, there are zoning standards. Julee provided clarification. Paula said she agrees with everyone else and not change it.

MOTION: Teresa Aquila moved to recommend denial for **Master Plan Amendment Case Number WMPA19-0009 and Regulatory Zone Amendment WRZA19-0009 (RenoStead Corridor Joint Plan)**. Kenji Otto seconded the motion to recommend denial. The motion carried unanimously.

**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).

Jeanne Herman, Washoe County Commissioner, said she has been receiving calls regarding crimes and trespassing. She brought the Sheriff to explain what is going on out here.

Washoe County Sgt. Banks answered questions and concerns from the citizens.

Tammy Holt-Still said a Veteran was flooded, vandalized and burglarized. Sgt. Banks said our deputies will respond to the call and take information to forward to detectives. He said in the last 10 months there have been 2-3 burglaries. He said they were in out-houses. Tammy said she hopes they are looking at those who were recently released. Sgt. Banks said they keep an eye on repeat offenders. He said we keep a good handle on those folks.

Donna Robinson said she is retired law enforcement. She said she has seen more deputies out there. She asked what homeowners can do to make their homes more protected to help prevent crime. Sgt. Banks suggested Ring doorbell will pick up videos from across the street. He said if you have more property, you can put the trail cameras up on your property. Make sure your video is day and time stamped. He said we have a great intel program. It’s a combination of Reno, Sparks, and Washoe county. He said be vigilant. Don’t put yourself in danger but gather information such as a license plate. He recommended installing flood lights with motion sensor on your house.

Bonnie Gaskin spoke about community watch programs and if they exist here. Sgt. Banks said Teresa Aquila is instrumental in forming those groups. Teresa said there are 65 neighborhoods on neighborhood watch. She encourages all ages to participate. Neighborhood watch teaches classes. It’s important to know your neighbors. She said citizens take turns patrolling neighborhoods. It’s very beneficial.

Sgt. Banks said if you see suspicious activity, call sheriff. Danny Cleous said it may take sheriff 30 minutes to 5 hours to respond. Sgt. Banks said Sheriff Balaam is trying to make it more efficient.

Tim Fadda said he has the Washoe app to report dump sites. He said nothing is done because of private properties. He said there is a motorhome out at Chickadee. Tim said we need to put something out there to prevent camping. Sgt. Banks said you can camp 14 days on BLM. He said the front desk have been vigilant with towing abandoned cars. He said he will meet with Tim after the meeting to get more information. He said they have been catching people, and we are working on that.

Gene Bishop thanked Sheriff and Jeanne. He said the Sheriff are spread thin and that problem will be exacerbated by all the condos. If there will be more homes, there will be more cars, traffic. He said they will have to allocate more. Sgt. Banks said as far as traffic issues, sheriff Balaam has worked on restructuring and streamlining.

Joe Reinhart spoke about illegal traffic movements into the Jimboys and dispensary parking lot. Sgt. Banks said he will gather information to make a service call. Joe said there are illegal u-turns and accidents.

A citizen said there was a substation out here. Teresa said it was for City of Reno. Sgt. Bank spoke about having a substation to address issues. He said we lost one down south.

Donna Robinson said two abandoned cars were addressed. She spoke about a cave made by a homeless person. Sgt. Banks spoke about the process for tagging and removing abandoned cars.

Danny Cleous said we need more officers to patrol. He said there was almost a head-on on Lemmon. Sgt. Banks said we were successful last year with getting 6 more deputies. He spoke about the personnel needs at the jail. Danny said deputies come out and say ‘what do you want us to do.’ He said they need to do their job. Sgt. Banks said we need the legal reason to be there – is it a civil issue or criminal. We try to solve the problem the best we can.

Tammy Holt-Still asked when a deputy is patrolling and sees a car on the side of road, why does it take a resident to complain for something to finally happen. Sgt. Banks said violations are complaint drive. He provided the front desk number, 328-3001.

Commissioner Herman encouraged the citizens to complain to the Board of County Commissioners to have sheriff provide updates at meetings. She announced we have a new county manager and getting him up to speed on issues up here.

She said we will have a meeting about 395 on the 23rd. She said she is working with Lassen county. Trying to fix road between here and Susanville.

**There were no board comments or updates.**

**9.\*General Public Comment –**

Paula Popolitous said she is running to be the representative for District 32. She announced the 2020 census.

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

**Adjournment – meeting adjourned at 7:37 p.m.**

CAB members: 5

Staff members: 3

Elected officials: 1

Public Members: 70