



## 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 May 10, 2021 at 6:00 p.m. This meeting was held by teleconference only.

**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:** Pat Shea, Wendy Leonard, Derek Schoepf (alternate who filled in as a board member), Roger Edwards (arrived late).

**Absent:** Craig Durbin (alternate), Teresa Aquila, Wesley Johnson,

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

**3. \*PUBLIC COMMENT** – There were no requests for public comment.

**4. APPROVAL OF AGENDA FOR THE MEETING OF MAY 10, 2021** – Pat Shea noted 6C would be heard first. Wendy Leonard moved to approve the agenda for the meeting of **MAY 10, 2021** as amended. Derek Schoepf seconded the motion, which carried unanimously.

**5. APPROVAL OF THE MINUTES FOR THE MEETING OF APRIL 12, 2021 (for Possible Action)** – Wendy Leonard moved to approve the minutes. Derek Schoepf seconded the motion, which carried unanimously.

**6. DEVELOPMENT PROJECTS-** The project description is provided below with links to the application, or you may visit the Planning and Building Division website and select the Application Submittals page: [www.washoecounty.us/comdev](http://www.washoecounty.us/comdev)

**6.A. Special Use Permit Case Number WSUP21-0011 (Golden Mesa North Phase 2 Grading)** – Request for community feedback, discussion, and possible action to provide a recommendation to the Board of Adjustment regarding a request to approve a special use permit to allow the operation of a Restricted Market Temporary Aggregate Facility consisting of surface disturbance of approximately 16.6 acres of land and for excavation of approximately 53,000 cubic yards of earthen material and the associated export of approximately 45,000 cubic yards of earthen material to the site of the Golden Mesa Phase 1 subdivision (Case Number WTM16-002) which is located to the south of the subject site.

- Applicant \ Property Owner: Moonlight Hills Estates, LLC
- Location: North of Indian Lane, west of Rain Dance Way and east of Estates Road, in the Golden Valley area.
- Assessor's Parcel Number: 552-050-01
- Staff: Roger Pelham, MPA, Senior Planner, (775) 328-3622; [rpelham@washoecounty.us](mailto:rpelham@washoecounty.us)
- Reviewing Body: Tentatively scheduled for the Board of Adjustment on June 3, 2021

Roger Pelham, Washoe County Planner, introduced the item and explained the restricted market temporary aggregate facility.

Dave Snelgrove, the applicant representative, provided a PowerPoint presentation.

Wendy Leonard asked to view the earth movement map. She asked if there are existing residences of Rain Dance Way. Mr. Snelgrove showed where the residential properties are located.

Pat Shea asked about the truck route. Dave Snelgrove explained their proposed truck access route. The other options would be Estates and Rain Dance Way south of Indian Lane.

Roger Edwards joined the meeting at 6:20 p.m.

Pat Shea asked about discussing this with the neighbors. Dave Snelgrove said they hadn't had direct outreach with the neighbors. They are getting ready to move forward with the Golden Mesa South project this summer.

Derek asked about housing on the access point and alternative truck routes. Dave Snelgrove showed the options of routes and potential impacts. Dave Snelgrove showed a picture of the access road. Roger Edwards asked if that proposed route could handle the truck traffic because it's not compacted or filled. He asked why we need the dirt. Dave Snelgrove noted the project in the south needs fill dirt. He said they could get fill from other sources but with more impact on North Valleys. Roger Edwards said he has concerns about raising the property in the flood zone and creating more flooding. Dave Snelgrove showed the flood map and spoke about drainage. A CLOMR was filed last week to address the flooding on the import side. He said we would be capturing some of the water and channeling.

A board member asked about the number of truckloads and what improvements will be made to the road. Dave Snelgrove said we anticipate between 2,500-3,500 total trucks. Wendy Leonard asked the timeline of moving that dirt. Mark Herman, the project manager, said the timeline is up to the contractor. They will begin construction in Golden Mesa South by the end of summer. He said the flood plain would be modified with channels and retention and detention ponds. Dave Snelgrove showed the channel location on the map. Mark Herman stated Indian Lane would be replaced when they install storm drains.

Derek said he isn't familiar with the area. He asked about the traffic on Rain Dance Way and the width of the right-of-way of the proposed route. Dave Snelgrove said there are 3-4 houses that are on that route. Derek said it's concerning 2,500 trucks would be near those houses. Dave Snelgrove said the width of the path is as wide as Rain Dance. They discussed alternate routes and potential impacts. Dave Snelgrove spoke about getting as much done without impacting residences. He spoke about hours of construction.

Roger Edwards asked about dust control. Dave Snelgrove said dust control is required.

Wendy Leonard spoke about a focused outreach to those houses impacted. Dave Snelgrove hopes the CAB can help get the word out.

Pat Shea said he spoke with Ray Lake and Homeowners Association about the project.

Dave Snelgrove stated we understand the imposition, but development will happen eventually.

**MOTION: Roger Edwards moved to recommend approval of Special Use Permit Case Number WSUP21-0011 (Golden Mesa North Phase 2 Grading). Wendy Leonard seconded the motion, which carried unanimously.**

**6.B. Tentative Subdivision Map Case Number WTM21-007 (Village Parkway)** – Request for community feedback, discussion, and possible action to provide a recommendation to the Planning Commission regarding a request for a tentative map for 166 detached single family dwelling units and 183 attached single family dwelling units in a common open space subdivision, and a major grading permit for the proposed tentative map.

- Applicant \ Property Owner: Lifestyle Homes TND, LLC
- Location: West side of Village Parkway, north of Cold Springs Dr
- Assessor’s Parcel Number: 087-400-11, 087-400-23, 087-400-24
- Staff: Dan Cahalane, Planner, (775) 328-3628; [dcahalane@washoecounty.us](mailto:dcahalane@washoecounty.us)
- Reviewing Body: Tentatively scheduled for the Planning Commission on June 1, 2021

Mike Railey, the applicant representative, provided a PowerPoint presentation.

Derek asked if there will be road improvements for Village. Mike Railey said there was a comprehensive traffic analysis with recommendations. He said we are maintaining a service level C which is higher standard than acceptable level D. With mitigation measures, we will maintain that level C.

Roger Edwards said he wouldn’t brag about the traffic level of C. He said he can go with this now.

Wendy Leonard asked if they have received feedback from the community. Wendy B. (applicant representative) stated they heard about public safety concerns with kids crossing the street. She said we agreed we want our community to be safe and discussed installing the flashing crosswalk. She said we reduced density quite a bit and looked at creating affordable homes, part of the regional plan. These townhouse projects allow people to be part of the community. We are following the new regional plan that the County adopted in 2020. These townhomes would satisfy those needs.

Derek asked about how many units were attached. Mike Railey showed the slide of the updated site plan. He said they have five units per building. They share a common wall. Derek asked the price point of the units. Peter Lissner said the lumber pricing had changed things. He said they originally thought high \$200,000 and low \$300,000. Peter Lissner said he could not speculate.

Wendy Leonard asked about the major grading. Mike Railey explained the request for earthwork on the site.

Peter Lissner stated he is happy to meet with anyone who wants to discuss the project.

**MOTION: Roger Edward moved to recommend approval of Tentative Subdivision Map Case Number WTM21-007 (Village Parkway). Wendy Leonard seconded the motion, which carried unanimously.**

**6.C. Tentative Subdivision Map Case Number WTM21-009 (Cold Springs)** – Request for community feedback, discussion, and possible action to provide a recommendation to the Planning Commission regarding a request for a tentative subdivision map to allow the subdivision of ±14.05 acres into 42 lot common open space development ranging in single-family lots sizes from 7,219 SF to 19,740 SF.

- Applicant \ Property Owner: Lifestyle Homes TND, LLC
- Location: 18030 Cold Springs Drive
- Assessor’s Parcel Number: 566-041-01 & 566-041-02
- Staff: Julee Olander, Planner, (775) 328-3627; [jolander@washoecounty.us](mailto:jolander@washoecounty.us)
- Reviewing Body: Tentatively scheduled for the Planning Commission on June 1, 2021

Julee Olander, Washoe County Planner, stated this item was pulled. It will go to the Planning Commission in July. Pat Shea said we would take public comment. There were no requests for public comment.

Bob Lissner and Mike Railey were in attendance to answer any questions.

**7. \*WASHOE COUNTY COMMISSIONER UPDATE-** Washoe County Commissioner Jeanne Herman was available to provide updated information on discussions and actions by the Board of County Commissioners (BCC). Commissioner Herman can be reached at (775) 501-0002 or via email at [jherman@washoecounty.us](mailto:jherman@washoecounty.us)

Jeanne Herman reported they have been busy working on COVID. She said she was available for questions. Roger Edwards said he had been involved with Cold Springs for more than 30 years. Our area needs affordable housing. It's a challenge with the price of lumber and construction. We are adding 300 more houses which will be over 1,000 car trips. More homes up in Cold Springs will create more traffic. Wendy stated she agrees and wishes it would stay rural; however, affordable housing is vital for staying in North Valleys.

Derek inquired about signals and stop signs. Jeanne said we are working on that. Every area in the County has that problem. She said our infrastructure is not catching up with the development. Safety and stop signs are part of the infrastructure. She said she is working hard to address this. She said she would keep nagging about this. Roger Edwards spoke about reaching a certain level of service before a signal can be installed. You must have justification for improvements. It's sad how we have to wait. Jeanne Herman said she has been working with Lassen County on a 395 coalition. She said we had received grants. Herlong has grown immensely. The base is increasing in population. She said grants are available, which will be used to expand 395. It's dangerous on that road. Wendy asked about the level of service and how it's determined. Jeanne Herman spoke about traffic levels. She said we were meeting and making progress until COVID hit. She said transportation is important for trucks to access. Jeanne Herman said she has been working on grant applications for over a year. She said the military base can get grants as well.

**8. \*CHAIRMAN/BOARD MEMBER ITEMS-**

Pat Shea welcomed Derek to the CAB. He announced Wesley Johnson is no longer on the CAB.

**9. \*GENERAL PUBLIC COMMENT AND DISCUSSION THEREOF –**

Randall Chuck asked about traffic for item 6C. He said they are not including the traffic going around White Lakes. Many of those streets are 25 mph, and people are going a lot faster. People are looking for ways to go around traffic. These are the bus routes. The traffic study didn't take into account alternate routes. Roger Edwards said it makes sense to go on the west side of the lake as it's faster than the eastern side. They need to widen the road on the west side of the lake. It's the level of service that dictates improvements. He spoke about traffic modeling. He said those conducting the traffic study need to drive the roads and try it to see how it is. If everyone goes to the east side of the lake, it's a log-jammed. Pat Shea reminded them that the project would come back at a later date.

Wendy Berolli thanked the board for doing zoom meeting and for continuing to serve. She complimented Roger Edwards for his feedback. We need affordable housing and to address traffic issues.

**Adjournment – meeting adjourned at 7:21 p.m.**

CAB members: 4

Staff members: 3  
Elected officials: 1  
Public Members: 10

DRAFT