



South Truckee Meadows/Washoe Valley 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 South Truckee Meadows Citizen Advisory Board held June 9, at 6:00 P.M. at the South Valleys Library at 15650A Wedge Parkway, Reno, Nevada.

1. *CALL TO ORDER/ DETERMINATION OF QUORUM

Member Present: Jason Katz, Jim Rummings, Patricia Phillips, Thomas Judy, Bob Vaught (alternate for Steven Kelly). A quorum was determined.

Absent members: Steven Miles, Kimberly Rossiter, Marsy Kupfersmith (excused), Steven Kelly, Daryl Capurro.

2. *PLEDGE OF ALLEGIANCE - Jim Rummings led the Pledge of Allegiance.

3. *PUBLIC COMMENT –

Tom Tizzan spoke about the medicinal marijuana establishment. He said he is opposed it. It will impact the quality of life in the area. He asked if a study has been conducted about the impact to the businesses and the environment. He said right now, there are recalls in the states that have already approved medical marijuana. He asked what the State's stance on this. There are a lot of issues that need to be addressed. The County is trying to drive this through. He said he is frustrated. He said we are the tax payers and the voters. The businesses are getting preferential treatment. More discussion needs to be happening. These things were set forth without notice. It's not fair.

Marilyn Naylor said she is speaking as a concerned citizen regarding the Medical Marijuana dispensary. She said they don't have an ensure way to handle the money; cash held at MME dispensary invite crime. Denver had robberies and burglaries. Washoe Valley is a scenic byway. Inform all residents for input for a proactive process. She said she would like to thank Commissioner Berkbigler for answering questions.

Maureen O'Collins said she lives in Washoe Estates and the President of the Old Washoe Estates association. She spoke about the moving permit to move the establishment across the street. The neighborhood is 90% residents. She said to let the County commissioners know; we haven't been asked about this. She asked if there has been an impact study conducted. MME is not consistent with character of the area. It would not provide quality services to our residents. When 580 hwy opened, the traffic reduced, businesses have left the area. It's mainly residential now. Scenic Nevada said it's a beautiful valley, and not the setting for MME megaplex.

Patricia Casagrande said she echoes what Maureen said. It's 95% residential in the valley. She spoke about the density for MME ratio in Washoe Valley. It would be more accessible on Virginia St. She asked who conducted the impact study; who made comments regarding the study. She asked, please, on the behalf of 200K residents, who signed the petition; please don't allow the MME to be built where safety and home values will be impacted. Please talk to tax payers, you are our representatives.

(Written statement by Tracy Huber) - We are opposed the MME in Old 395. This is a residential area; keep it in the commercial area. 3 others MMEs are being built in Reno. Read the RGJ article. This will impact the property values.

Ginger Pierce said she had been a CAB board member. She is the HOA president for Pleasant Valley Steamboat. She asked how many people went to look at it (item #9). She asked the public if they have visited the site. She told them to go look at it.

Douglas Studwell said he is a resident of Old Washoe Estates. He said he traveled the world as pilot. He said he is a tax payer, but he hasn't been able to give input. It's a large megaplex; they are moving from the gas station location. He asked where the water is coming from. This is a bike friendly community, but not after this is built. He said he opposes this.

Jim Fisher asked about a letter from the Old Washoe association. The county manager staff is recommending the move. Why would the county management staff recommend it.

(Robert McAllister submitted a letter for the record) I am Robert McAllister and live in Old Washoe Estates in Washoe Valley. I am a retired Police Inspector from San Francisco. I am a past eight-year president of the Northern Nevada Mensa Chapter. My concern about the generation of a marijuana dispensary may be dismissed as merely 'NIMBY.' Thought that may well be, I feel that my 35 years of police experience and my aforementioned Mensa association give me an analytical perspective that justifies seeing serious red flags in this issue. I have numerous questions regarding the granting of this licensing in a rural, residential area. I'll only bring up two: It's my understanding that the governmental agencies or commissions responsible for having granted or who are giving consideration to granting this licensing have taken this approach without due diligence of proper procedural protocol as Required by law. This needs both addressing and explaining. Secondly, it is further my understanding that a main progenitor of financial backing to this venture is a pawn shop. I find it difficult to see such an entity involved in humanitarian endeavors in the name of 'medicine.' An agency or commission involved in such questionable actions would do well to realize how it reflects on them

4. APPROVAL OF AGENDA FOR THE MEETING OF JUNE 9, 2016 – Tom Judy moved to approve the agenda for the meeting of **JUNE 9, 2016**. Pat Phillips seconded the motion to approve the agenda. The motion passed unanimously.

5. APPROVAL OF THE MINUTES FOR THE MEETING OF MAY 12, 2016 - Jason Katz moved to approval the meeting minutes for the meeting of **MAY 12, 2016**. Bob Vaught seconded the motion to approve the minutes. The motion carried unanimously.

6.*DEVELOPMENT PROJECT UPDATES

A.*Ascente Residential Development Workshop – Angela Fuss, A.I.C.P., Principle, Director of Planning of CFA, invites CAB members and the public to attend the workshops to learn about and provide input on the Ascente residential development project (APN: 045-252-11). Fuss may be contacted via phone (775) 856-1150 or email, afuss@cfareno.com. *(This item is for information only and no action will be taken by the CAB).*

Angela Fuss is working with a residential development that is south of Mt Rose and east of Callahan Ranch Road. She sent out invitations to CAB and 500 property owners in the area. She said we will walk you through development; two community meetings. She invited the public to please sign up to receive information. The project is 638 acres with 632 units.

B.*Carmella Ranch (Planned Unit Development – Approved – 2008) – Presentation from Perry Di Loreto, Di Loreto Homes, regarding Caramella Ranch project located within the City of Reno jurisdiction on the north and south sides of Western Skies Drive north of Reading Street. Citizen Advisory Board members and the public will have the opportunity to ask questions regarding the project. *(This item is for information only and no action will be taken by the CAB)*

APN: 143-120-08, 143-120-07, 143-120-06, 143-120-01

Reviewing Body: *This project is within the jurisdiction of the City of Reno with a previously approved PUD.*

Planned Unit Development (PUD) handbook: www.reno.gov/home/showdocument?id=25142

Perry Di Loreto introduced the project:

- Developing the last 300 acres of the Rilite Lake Pit and 133 acres of alfalfa and dry land sagebrush.
- He said has developed the Damonte Ranch area; he has been developer for 40 years.
- He said the Caramella Ranch was approved for a PUD with specific guidelines with capacity.
- You will see activity in May 2017.
- 830-900 units for the active adult market.
- There are obstructions –transmission powerline.
- He said they are undergrounding the powerline. He said it would be a significant improvement.

- Western Skies is not dedicated to public access. He said this will be the last link to dedicate that road. It will become public access. He said they will be improving Rio Wrangler with a median with the underground powerline. There will be a full right-a-way.
- There is a 25 KV powerline at Western Skies that extends all the way to the high school and to the elementary school. He said they still have to go through tentative map process.
- Pat Phillips said if Brown School is over capacity, and there funds to build schools and can the developers work together to build a school. It would be a sales pitch if you include a school. Perry said he served on the board for SB134. Je said he worked hard to get more funds for schools. There will be a ballot measure for the schools. We have a problem with school board credibility. He said he works to see this gets passed. Pat said in California, developers have to develop schools, and they get paid back.
- Tom Judy said he received correspondence about this. He asked if Western Skies will be connected to Geiger Grade. Perry said the intersection exists now. Perry said eventually the pit will go away. Perry said they work with those property owners. This is an urban pipe development; is there going to be a District driver between Virginia Foothills. Perry said there will be proper access for a turnaround for emergency vehicles, and that will be improved; drainage will be build along the property line which will separate the development. Each home will have a back yard fence with a drainage channel. Perry said there will be more details with the tentative map process.
- Anna Orchard said she lives on the other side of Geiger Grade and a lot of people have horses. She asked about building perimeter fence to keep horses out. Perry said all property will be fenced as well as on Western Skies. They are all gated communities. They can come down off the hill. Western Skies will be an open street up to Rio Wrangler. There will be fencing along the property line. Anna asked about landscaping. Perry said they are certified green builders. He said he is planning on doing dryscaping. He said they are converting the land water into municipal water.
- Stacey Evensen said she is resident of Western Skies. It's a two lane public road from Rye Lake Pit. Perry explained where the pavement stops, there is dedicated right-a-way, and all the utility will go underground. Perry said the property line will be surveyed; 65 feet wide. 2 travel lanes on Rio Wrangler. The PUD requires the sidewalks.
- Stacy said the maps are hard to see where this development is going in. it sounds like eminent domain of her property and Rio Wrangler neighbors and she asked what happen to her fire hydrant. She said ingress and egress is horrible. You have trucks exiting and traffic for the school. 2 cars per residential unit will be added to heavy traffic area. Perry said the water rights from the ranch will be dedicated to the water authority in exchange for the houses. Stacy said she is unincorporated but asked about this development. Perry said they will ask for annexation into the city. Currently, the area under the jurisdiction of the city. Annexation will happen when the development occurs. The streets will be city. Perry said when they went through the traffic issues when they got the PUD approved; he said he got the high school dedicated because the kids.
- Brad Stanley said in a year, there will be activity on this project, but when people will start residing in there. Perry said all the work has to be done upfront. Western Skies has to be built; utility lines have to go underground. With the Reno market now and the growth, he said he doesn't believe there will be 50K new jobs by 2020. He said we will have 800-900 houses; he thinks 200 houses a year will be bought. Amenities are strong part of the market. It will be 4-5 years once we begin. Brad said is this part of the cooperative planning. Perry said the County isn't involved. However, the sewer will go into WC sewer treatment.
- Perry said he promised a place for people to walk. Perry said pedestrian access down to The Brown school. Mike asked about if the park is open to everyone. Perry said they had spoke with Reno; the parks department said they don't want it. He said they set aside acreage for the park. Perry said we will have 10 acres graded that will be there and belong to city. When they get the money to build the park, they will. He said they dedicated the land for Damonte Ranch Park.
- Mike asked if there will be a roundabout where Geiger Grade meets Western Skies. Mike asked if there is an impact fee to fund schools because Brown is over capacity. The school has 1077 kids but the school was designed for 638 kids. If they go to track schedule, it still isn't enough. He said the impact fee is paid by owner, over 30 years. Damonte Ranch has the biggest growth. There is no capacity for the future. Mike asked if there can there be an impact fee added to the sales price. Perry said Impact fee comes from legislature. He said he was down there asking for them to make legislature on impact

fees. There is a movement for the schools. There are a lot of fees before even paying for the house. The active adult community isn't impacting the schools.

Opportunities to learn more about the plans:

- Amend handbook (change front yard turf)
- Right-a-ways
- 37 foot driveway isn't conducive for active adult community
- Tentative map (August/September 2016) – City of Reno review process, not the County.

Tom Judy asked about City of Reno notifying County residents. Perry said residents within 750 feet will be mailed a notification. Perry said he would like to come back to the CAB.

C.*Palisades – Brief update and status on approved Palisades project located within the City of Reno East of Rio Wrangler Parkway, East and Northwest of Damonte Ranch High School. Presented by Melissa Lindell of Wood Rogers. For additional information please review the approved tentative map and special use permits online at: www.reno.gov/home/showdocument?id=46295.

Melisa Lindell with Wood Rogers gave an overview of the project:

- City of Reno - tentative map project
- Golden Highlands and Palisades. Golden Hills is developed already.
- Lennar project underway for 73 units
- It will be mass graded with a wild horse fence installed.
- People have been cutting the fence; she said they are working with Department of Agriculture to keep the fence.
- Common open space will be maintained by HOA. Trails are open to public.
- Brad Stanley asked about timing, mass grading, 73 units, and traffic. Melissa said mass grading will start later in summer. Lennar will work with Brad to work for access to his property. Brad said conditioning #10 – fencing, that was required before any groundwork would be completed. Melissa said the wild horse fencing was approved along with cattle guard. Melissa said she would have to ask about Lennar about timing. Melisa said the first part of development won't be on Stanley Lane.
- Mr. Horan said 250 units are going in. The first phase will start in August. Melissa said it depends on the market and the timing of the other building. He asked about the impact on Rio Wrangler. Melissa said there will be additional traffic. Traffic impact fees were paid for: \$4K per home.
- Diane Duffer asked what is going on with Stanley Lane. She said they are located on a gravel road parallel to Stanley Lane with utilities down the middle. Melissa said she will get back to Diane.
- Anna Orchard said she looked at the horse fence and attended the town hall meeting and they said there will be an approved fence. The fence north of cattle guard is bent; the horse can walk through there. It's not safe. She said they watched a horse get tangled into the fence. All the wire is on the ground and is a hazard. It goes down from a 5 strand down to a sloppy 3 strand.
- Shannon Wendle said she works with the wild horse fund. She asked if the fencing is complete. Melissa said she will check with the developer. Shannon said the existing fencing is still there and it's not adequate. It hasn't be replaced. She said in the northwest corner, there is a huge gap in the fence that comes from the northeast, and it ends. Shannon said she is concerned that the NDOA approved it. The cattle guards are supposed to be horse safe. The metal slabs are wide and the horse can fall in. That's concerning. Fencing is preventing them from the street. It can't start construction grading yet. Melissa said she will report all of this to the developer.
- Brad Stanley said there is destruction of private property. There are gaps in the fences and people use them daily. There should be no building and construction until the entire parameter fence is constructed. Something needs do happen about using his fence.

9. DEVELOPMENT PROJECTS – The project description is provided below with links to the application or you may visit the Planning and Development Division website and select the Application Submittals page: www.washoecounty.us/comdev/da/da_index.htm.

A(1). Master Plan Amendment Case Number MPA16-003 (Southeast Truckee Meadows Area Plan / Toll Road Character Management Area) – Request for community feedback, discussion and possible approval of an amendment to the Southeast Truckee Meadows Area Plan / Toll Road Character Management Area, to increase the allowable residential density from two dwelling units per acre to two-and-a-half dwelling units per acre.

AND

Brian Newman and Melissa Lindell gave an overview:

- Plan amendment for the Southeast Truckee Meadows area plan to become medium density for 2 units per acre.
- Silver Crest is interested in the land by Geiger and Toll Rd.
- This was an approved tentative map for 57 lots which had expired.
- Melissa said want to do that map again; however, it expired and you can't re-apply with the same criteria from the original approval.
- She said they needed adjust. They proposed to change area of Geiger and Toll to allow 2.5 units per area.
- She said that would be about 31 extra lots for the whole area, but only 8 extra units for this specific land.
- There is restriction on lot sizes.
- Community meeting will be held on June 23, 5-7pm South Valleys library; notices will be sent.
- They are asking that the area between Toll and Geiger go from 2 units to 2.5 units per acre.
- Mike asked about the water rights and approved lots. Melissa said this is a new project since it expired. She said she is asking for amendment to the Southeast Truckee Meadows area plan. It would be approved for 68 lots for the entire area if the plan is amended. It only affects the pink areas on her map. Jim asked about the buildable areas in the pink area on her map. Melissa said it's medium density; it's buildable. There is a 1/3 acre minimum lot size. She said they are asking for 10K sq ft and 1/3 acre if you are next to existing development.
- She said they need to amend the plan to achieve what was proposed before. There is a slight increase. It's TMWA water. It's only 31 more lots; there are enough water rights.
- Raymond P asked about the sewer system; he said all the houses are septic up there. Melissa said there are no septic for this project. The sewer has to be extended to this area.
- Ginger Pierce said there has been flooding there. TMWA lost their huge production wells and don't plan to replace them. Melissa showed the flood plan and the open space on the map. The cross hatch are BLM or forest service. She said there will be 121 units if all 60 acres are developed. They are asking for 31 units. There is some hillside grading; there would be reduced density.
- Brian said they would have to go on sewer and TMWA water service even if they did 2 units per acre.
- Mike asked about the BLM land sold to individuals. He said if that happens then you are setting the precedence for 2.5 per acre. Melissa said that would be a public process. Melissa pointed out the trailers are 7 per acre next to the subject land.
- Roger Pelham said this land is within the character management plan. He said you can approve a 2.5 density specific to these areas and don't have to change the entire character area plan. Roger said this is changing the master plan – rules and regulation for this particular area plan. Roger said TMWA will do a technical analysis. He said this is a policy decision to make a specific area MDS 2.5 and not consider the rest of the plan. He said this isn't about moving dirt.
- Tom Judy asked if this has happen somewhere else. Roger said yes, changes to specific areas within a character area plan, yes.

Motion: Jim Rummings move to suspend item A1 and A2 until the July 10, 2016 CAB meeting.

Ginger Pierce said Kevin with Corp of Engineers said it isn't buildable land.

A(2). Development Code Amendment Case Number DCA16-003 (Southeast Truckee Meadows Area Plan / Toll Road Character Management Area) – Request for community feedback, discussion and possible approval to amend the Southeast Truckee Meadows Area Plan Modifiers to increase the allowable residential

density from two dwelling units per acre to two-and-a-half dwelling units per acre within the Toll Road Character Management Area, and to provide development standards regarding required lot area and adjacency with existing lots.

- **Applicant:** Silver Crest Homes, Attn.: Rich Balestreri, 16500 Wedge Parkway, Bldg. A, Suite 200, Reno, NV 89511
- **Property Owner:** Charles B. Maddox, PO Box 70577, Reno, NV 89570
- **Location:** Toll Road Character Management Area – between Geiger Grade and Toll Road
- **APN:** various
- **Staff:** Roger D. Pelham, 775-328-3622, rpelham@washoecounty.us
- **Reviewing Body:** This case is tentatively scheduled to be heard by the Planning Commission on August 2, 2016.

10.*COUNTY UPDATE – A representative from the Office of the County Manager will provide an update on County services and is available to answer questions and concerns. Please feel free to contact the Office of the County Manager at (775) 328- 2000. To sign up to receive email updates from the County visit www.washoecounty.us/cmail. *(This item is for information only and no action will be taken by the CAB).*

Sarah Tone recognized Tom Judy for his service to the CAB. This is his last meeting; he has been on the board for a long time. Thank you, Tom.

11. *CHAIRMAN/BOARD MEMBER ITEMS/NEXT AGENDA ITEMS - This item is limited to announcements by CAB members and topics/issues posed for future workshops/agendas. *(This item is for information only and no action will be taken by the CAB).*

- Bring back Southeast Truckee Meadows Area Plan item
- MME forum
- Pat Phillips – City of Reno projects that impact the area - sphere of influence. It will become a larger problem. She requested this to be an item at Commissioner Lucey’s meetings.

12. *PUBLIC COMMENT – Limited to no more than three (3) minutes. Anyone may speak pertaining to any matter either on or off the agenda. The public are requested to submit a Request to Speak form to the Board Chairman. Comments are to be addressed to the Board as a whole.

ADJOURNMENT – Meeting adjourned at 7:48

Number of CAB members present: 5
Number of Public Present: 40
Presence of Elected Officials: 0
Number of staff present: 2
Respectfully submitted by: Misty Moga