



South Truckee Meadows/Washoe Valley Citizen Advisory Board

Meeting Agenda –REVISED-

January 11, 2018 at 6:00 P.M.

South Valleys Library, 15650A Wedge Parkway, Reno, Nevada

Accessibility. The meeting location is accessible to the disabled. If you require special arrangements for the meeting, call the Office of the County Manager, (775) 328-2000, two working days prior to the meeting.

Following the agenda. All number or lettered items on this agenda are hereby designated for possible action as if the words for possible action were written next to each, except for items marked with an asterisk (*). Items on this agenda may be taken out of order, combined with other items, discussed or voted on as a block, removed from the agenda, or moved to the agenda of a later meeting at the discretion of the Chair.

Public comment and time limits. Public comments are welcomed during the Public Comment period for all matters, whether listed on the agenda or not, and are limited to three minutes per person or as designated by the Citizen Advisory Board Chair at the beginning of the meeting. Additionally, public comment will be heard during individually numbered items on the agenda. Persons are invited to submit comments in writing on the agenda items and/or attend and make comment on that item at the Citizen Advisory Board meeting. Persons may not allocate unused time to other speakers.

Forum restrictions and orderly conduct of business. The Citizen Advisory Board is an advisory body providing community comments and recommendations to Washoe County advisory and governing boards. The presiding officer may order the removal of any person whose statement or other conduct disrupts the orderly, efficient or safe conduct of the meeting. Warning against disruptive conduct may or may not be given prior to removal. The viewpoint of a speaker will not be restricted, but reasonable restrictions may be imposed upon the time, place and manner of speech. Irrelevant and unduly repetitious statements and personal attacks which antagonize or incite others are examples of speech that may be reasonably limited.

Responses to public comments. The Citizen Advisory Board can deliberate or take action only if a matter has been listed on an agenda properly posted prior to the meeting. During the public comment period, speakers may address matters listed or not listed on the published agenda. The Open Meeting Law does not expressly prohibit responses to public comments by the Board. However, responses from Citizen Advisory Board members to unlisted public comment topics could become deliberation on a matter without notice to the public. On the advice of legal counsel and to ensure the public has notice of all matters the Citizen Advisory Board will consider, Citizen Advisory Board members may choose not to respond to public comments, except to correct factual inaccuracies, ask for County staff clarification, or ask that a matter be addressed on a future meeting or district forum. Citizen Advisory Board members may do this either during the public comment item or during the following item: "CHAIRMAN/BOARD MEMBER ITEMS"

Posting locations. Pursuant to NRS 241.020, this notice has been posted at the Washoe County Administration Building (1001 E. Ninth Street, Bldg. A); Washoe County Courthouse (75 Court Street), Downtown Reno Library (301 S. Center St.), Sparks Justice Court (1675 East Prater Way), South Valleys Library (15650A Wedge Parkway), and online at notice.nv.gov and www.washoecounty.us/cab.

Support documentation. Support documentation for the items on the agenda, provided to the CAB is available to members of the public at the County Manager's Office (1001 E. 9th Street, Bldg. A, 2nd Floor, Reno, Nevada), Alice McQuone, Office of the County Manager, 775-328-2722.

AGENDA

1. *CALL TO ORDER/ DETERMINATION OF QUORUM

2. *PLEDGE OF ALLEGIANCE

3. *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.

4. APPROVAL OF AGENDA FOR THE MEETING OF January 11, 2018

5. APPROVAL OF THE MINUTES FOR THE MEETING OF November 9, 2017

6. DEVELOPMENT PROJECTS– The project descriptions are provided below with links to the application. For agenda items 6.A. and 6.B. the case applications can be found by clicking [here](#).

6.A. Special Use Permit Case Number WSUP17-0023 (Williams Residence Grading)- Request for community feedback, discussion and possible action to make an advisory recommendation for approval or denial, with potential comments on specific project components concerning a special use permit to allow Major Grading, including previous grading and additional grading and earthwork totaling approximately 197 cubic yards of excavation, 765 cubic yards of fill and disturbance of a total area of approximately 80,940 square feet (1.86 acres). Grading of more than one acre on a parcel that is less than six acres in size is Major Grading in accordance with the Washoe County Development Code at 110.438.35(a)(1)(i)(A).

- **Applicant/ Property Owner:** Gail Willey Landscaping, Inc/ Amour Property Management, LLC
- **Location:** 5435 Mount Rose Highway, on the north side of the highway, approximately 2000 feet east of its intersection with Fawn Lane
- **Staff:** Roger Pelham, 775-328-3622, rpelham@washoecounty.us
- **Reviewing Body:** Tentatively scheduled for Board of Adjustment, February 1 , 2018

6.B. Special Use Permit Case Number WSUP17-0025 (Verizon Tower- Hidden Valley Golf Course)- Request for community feedback, discussion and possible action to make an advisory recommendation for approval or denial, with potential comments on specific project components concerning a request for a special use permit for the construction of a new wireless cellular facility consisting of a 70-foot high stealth monopine structure (aka cell phone tower disguised to resemble a pine tree). Located at the northwest corner of the Hidden Valley Country Club Golf Course maintenance yard, approximately 280 feet from the property line adjacent to properties on the west side of Cedarbrook Court.

- **Applicant/ Property Owner:** Verizon Wireless/Hidden Valley Country Club
- **Location:** 3575 E Hidden Valley Drive
- **Staff:** Julie Olander, 775-328-3627, jolander@washoecounty.us
- **Reviewing Body:** Tentatively scheduled for Board of Adjustment, February 1 , 2018

6.C. City of Reno LDC18-00025 (Daybreak) – City of Reno Development Application. Request for community feedback, discussion and possible action to make an advisory recommendation for approval or denial, with potential comments on specific project components through the applicant’s representative to City of Reno staff concerning a Master Plan Amendment to change the existing land use designation for 11 parcels totaling ±980 acres. The current land designations, using the Reimagine Reno Master Plan, are: ±89.4 acres of Mixed Neighborhood, ±70.3 acres of Single Family Neighborhood, ±25.3 acres of Large Lot Neighborhood, ±734.5 acres of Unincorporated Transition and ±60.5 acres of Parks, Greenways and Open Space. The amendment to the Reimagine Reno Master Plan proposes the land use designations to be amended to: ±278.7 acres of Single Family Neighborhood, ±175.5 acres of Suburban Mixed Use, ±20.9 acres of Multifamily Neighborhood, ±248 acres of Mixed Neighborhood, and ±256.2 acres of Parks Greenways and Open Space. This project is of Regional Significance for: Housing not less than 625 units, sewage not less than 187,500 gal/day, water usage not less than 625 acre feet per year, traffic not less than 6,250 trips daily, student population (K-12) not less than 325 students and a transmission line that carries more than 60 kilovolts and is located within the City of Reno Sphere of Influence.

- **Applicant/ Property Owner:** NPLC BV Investment Co, LLC
- **Applicant Representative:** Andrew D. Durling, Principal Planner, Wood Rodgers, Inc. (772) 823-4068, adurling@WoodRodgers.com

- **Location:** South Meadows Pkwy; 3305 Bella Vista Ranch Rd., Reno - Between South Meadows Parkway and Mira Loma Drive and from the eastern Reno City boundary to Huffaker Hills Open Space, Reggie Road, and Hombre Way to the west.
- **Staff:** Brooklyn J. Oswald, Associate Planner, City of Reno;oswaldb@reno.gov, (775) 326-6635
- **Reviewing Body:** Reno Planning Commission
- **Decision Body:** Reno City Council

6.D. [City of Reno LDC18-00037 \(Daybreak\)](#); [Supporting Information 1](#); [Supporting Information 2](#); [Supporting Information 3](#) - City of Reno Development Application. Request for community feedback, discussion and possible action to make an advisory recommendation for approval or denial, with potential comments on specific project components through the applicant's representative to City of Reno staff concerning a zoning map amendment on eleven parcels totaling ±980 acres from ±218.1 acres of Planned Unit Development-Butler Ranch (PUD), ±13.7 acres of Specific Planned Development-Alexander Specific Plan (SPD), ±23.6 acres of Large Lot Residential-1 acre (LLR1), ±147.3 acres of Large Lot Residential-2.5 acres (LLR2.5), and ±577.3 acres of Unincorporated Transition-40 acres (UT40) to ±980 acres of PUD-Daybreak.

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7. *CHAIRMAN/BOARD MEMBER ITEMS - This item is limited to announcements by CAB members. *(This item is for information only and no action will be taken by the CAB).*

8. *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