



## 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/Washoe Valley Citizen Advisory Board held January 11, 2018 6:00 p.m. the South Valleys Library at 15650A Wedge Parkway, Reno, Nevada.

**1. \*CALL TO ORDER/ DETERMINATION OF QUORUM** - Meeting was called to order at by Steven Kelly at 6:00 p.m.

**Member Present:** Patricia Phillips, Jim Rummings, Kimberly Rossiter, Steven Kelly, Jason Katz. A quorum was determined.

Absent: Bob Vaught (alternate, not excused)

**2. \*PLEDGE OF ALLEGIANCE** - Steven Kelly led the Pledge of Allegiance.

**3. \*PUBLIC COMMENT** -

Kathy Bowling said there is a large development coming forward, and it was swept under the carpet and we weren't considered. She said they wanted to go before the Planning Commission, but had to wait until the development project came to the Planning Commission. She said a group raised \$1,400 to get Ascente' project appealed. There are experts in our neighborhood including geotechs and physicists. She said their testimony was not considered. She said we spoke at the County Commissioners' meeting. We paid \$1400 and only got 3 minutes which wasn't enough. There was no representation because Bob Lucey recused himself because his campaign manager is the Ascente's Project Manager. Commissioner Berkbigler received campaign money and she was mum. It wasn't a fair hearing. This will be another large development that will affect the tax payers; we will have to pay for it when it's not done properly. They aren't doing what needs to be done. We are subsidizing their mistakes. She asked the CAB to think of a way to meet with the commissioners.

Ginger Pierce is the Pleasant Valley/Steam Boat Land Owners President. She showed a displayed. A pumpkin patch is proposed on a tiny space next door to a man's house. She said it's dangerous. There is junk that needs to be cleaned up. She said she spoke to a building inspector, and there are no permits for the barn. The health department has been out there. She invited everyone to contact her to work together.

Julie Davis she said she is here to find out where the cell tower will be installed. She just found out about this meeting.

Gary Houk said he wants an explanation about the Williams residents. A portion of the property is zoned General Rural; he wants to know the potential uses for that portion.

**4. APPROVAL OF AGENDA FOR THE MEETING OF January 11, 2018**– Jason Katz moved to approve the agenda for **January 11, 2018**. Jim Rummings seconded the motion to approve the agenda for **January 11, 2018**. Motion passed unanimously.

**5. APPROVAL OF THE MINUTES FOR THE MEETING OF NOVEMBER 9, 2017** – Patricia Phillips moved to approve the minutes of **NOVEMBER 9, 2017**. Jim Rummings seconded the motion to approve the minutes. Motion passed unanimously.

**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

Garret Gordon, Representing Amour Property Management LLC; Lisa Williams is the client. Lisa Williams owns property up the road from Thomas Creek. She hired Gail Willey Landscape to grade in order to construct a barn or greenhouse. She received a permit to move 700 cubic feet of land. There was a stop work order in 2015; the disturbed area exceeded what was allowed under the permit. Since then there has been conversation with Washoe County Planner, Roger Pelham, to get the project moving forward. He said the applicant submitted a special use permit for grading under the development code. If you grade an excess of 1 acre of land, it requires special use permit. Approximately 80,940 square feet of land was disturbed; no surface water run off can flow onto adjacent parcels above pre-construction conditions. You can construct a wall under 4.5 feet in height.

After the special use permit goes to this CAB, it will go to the Planning Commission. Most of the grading has already taken place. This request is to catch-up the grading into compliance. There may be additional approvals for construction of the structure for personal use. Mr. Gordon said there is an old barn existing on the property. Jim Rummings asked why the applicant would grade the area not knowing they can even get approvals for their potential structure. Mr. Gordon said they will comply with current land use when they request a potential structure.

Gary Houk asked if the owner lives on the property. He asked about the General Rural (GR) zoning on portion of the property. He wants to know if there are commercial intentions. Mr. Gordon said no commercial use intended. Washoe County Planner, Roger Pelham said the General Rural zoning is by the stream. He said it's in a critical stream zone buffer area. Development within the critical stream zone is extremely limited. Roger Pelham said he can't say if there is restrictions on the trail; not sure about the easement. There is no plan in the current application that addresses any easement. The applicant has to rectify the grading and retaining walls. Steven Kelly said if we don't approve this request, we are allowing it to stay out of compliance. Roger Pelham said no, it's a code enforcement case, and they would have to remediate it back to its natural state.

Patricia Phillips asked if there is a flood plain. Roger Pelham said he wasn't sure, but it might be down by the stream. He said there is an elevation change on the property, and showed the grading area and retaining wall on the picture. The grading was only approved for 700 yards, and did additional grading was done without a permit. The grading is up top, level with the highway, not down by the stream. Steven Kelly said if we approve, it will correct the deficiencies. Patricia Phillips asked about sage brush, natural landscaping and the vegetation

was removed during the unpermitted grading; will this affect the neighbors with runoff. Roger Pelham said all the disturbed areas need to be stabilized with native vegetation or landscaping which is already a condition. In regards to the flooding, engineering will review the flow before and after grading.

Cilia Suhayda showed a map; she said her property in the upper right hand corner of the map which is east of the subject property. She said she is concerned about the grading permit. This property was red tagged. Due to grading, vegetation removal, and the retaining wall, runoff has been created which is causing erosion onto her driveway. The County has been to the site several times and can't offer a solution. The contour of land created a swell. She said they have owned the land since the 70s and the land has experienced fire. The special use permit is a concern. The special use permit doesn't explain how the faulty grading will be repaired. She said she doesn't understand the plans, and would like the runoff to stop. The contractor lied in 2015 when he assured the grading would have no affect on her property and driveway. The land owner said she wants to create a beautiful land, but it causes problems. They need to follow the County requirements to prevent negative impacts. The best solution would be returning the property in the natural state.

**MOTION: Jim Rummings recommended proceeding with the work on the basis that the end result is to return the run off to the original condition. We do not want to create erosion or drainage issues for the neighbor. Patricia Phillips seconded the motion to recommend approval. The motion passed unanimously.**

**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

Buzz Lynn represented Verizon Wireless:

Buzz Lynn said Verizon is seeking to improve communication in Southside of Reno near the Virginia Range in order to increased coverage and capacity. There is a tower location at Rattlesnake Mountain, but the technology has changed; Rattlesnake Mountain is too tall and there is interference, and Verizon wants to decommission that tower. The original proposed site was located at the Hidden Valley Park. There are usually commercial properties for alternatives sites. In this case, the Country Club is large enough to host the tower. The height is necessary when determining a site. A stealth monopine is proposed in order to blend with the current pine trees and surroundings. A windmill or water tower design wasn't appropriate for the area. The tower is limited to 70 feet. The County encourages co-location, but we couldn't find the opportunity. Hidden Valley was nice enough to offer their location. It will be an unmanned facility. Service capacity has become a major issue with people downloading documents, facetimeing, high internet use, there just isn't enough capacity.

Jason Katz said the photos are difficult to interpret. He asked about the proximity to the nearest residents. Buzz said the proposed tower is approximately 250 feet from the residences. The proposed monopine will be on the backside of one of the maintenance barn.

Steven Kelly asked about the height of the existing trees in the area. Buzz said the current trees are 45-50 feet high. The proposed monopine is taller in order to accommodate for another carrier who wants to co-locate.

Julie Davis said she shares a property line with the maintenance barn. She wants to know if this will affect her health, and what are the environmental impacts. She asked about the proposed tower regulations with the nearby residential neighborhood. She said she was unaware of this. Buzz showed the tower location on a map in regards to her property. He addressed the safety concerns. He said Verizon is required to adhere to the FCC requirements with electromagnetic field exposure studies. He said they have less than 2% of what the FCC considered allowable as maximum exposure. He said that study is within the project report.

Julie Olander said this project qualifies with height requirements; there is no requirement with specific distance from the residence.

Rene Antonson said he can provide additional history about this project. Nevada County has seen these issues before. The private golf course will benefit from this tower. This is a zone change of land use. This project should have an environmental impact study so that the nearby neighbors know the impact. There are questions that haven't been addressed. Ask yourself if you would want a view of a tower from your property. There are impacts to property values. People live there for a reason, and now these things are being added. The City is dumping everything out there.

Buzz Lynn addressed the land use question - the tower would be located in a public facility; therefore, it's considered approved use. It's an unmanned facility to provide service to nearby users and backup to existing landlines. Mobile phone use is important for public safety, emergencies, and natural disasters. We have become dependent on mobile service. This project is in compliance with the County codes.

Patricia Phillips said this area is changing. She asked Buzz if Verizon considered a tower by the Southeast corridor versus putting it in the neighborhood. Buzz said the needs for communication, radio tower and frequency have been taken into consideration when determining a location. Buzz said we can't provide coverage and capacity for the Hidden Valley from a corridor.

Manuel Martinez said his brother lives up the street from the proposed tower location. He said they were born and raised in Tonopah. His brother runs a lab for cancer research, and is concerned about the health issues. This project needs to research the impact on the neighbors before any decision is made.

Gary Houk said he has been part of tower installations before. He said he doesn't understand why Verizon can't co-locate on existing towers. There is a profit motive to lease to other companies. Buzz said we can and do locate on existing towers; infrastructure gets expensive. Radio physics play a huge part where a tower structure is located. Buzz said they always try to co-locate and use each other towers when we can.

Ginger Pierce asked who is responsible for the maintenance of these towers. Buzz said if they receive the entitlements for zoning and construction, specific conditions can be placed on special use permit to require maintenance.

Julie Davis asked if the tower can be located closer to the club house which would be farther away from the residents. She said she doesn't want it to block her view. Buzz said it's a matter of physics; we can't reach areas if we were located at the club house. Buzz said the golf pro and members of the county club are present in the audience. It's been approved by them.

Jason Katz said there were conflicting answers with the alternate locations. Buzz Lynn said the country club didn't work with physics and the country club agreed to have it located at the maintenance yard. Both parties agreed.

Jim Rummings said these towers are popping up all over the County and City; he asked the County Planners about the safety. Julie Olanders said the Federal government, the FCC, regulates the locations. They conduct the research, findings for safety, and provide direction to local governments. The County is not required to conduct its own research.

Buzz Lynn said Verizon would be happy to co-locate; however, there aren't any co-locatable sites in that area.

Patricia Phillips asked about future plans with more development. Buzz said he can't speculate on future develop.

**Motion: Jason Katz made a recommendation of approval for a special use permit for the construction of a new wireless cellular facility consisting of a 70-foot high stealth monopine structure. Jim Rummings seconded the recommended approval. Motion passed 4 to 1. Patricia Phillips opposed the recommendation for approval.**

**6.C. City of Reno LDC18-00025 (Daybreak)** – This project is a 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](mailto: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](mailto:oswaldb@reno.gov), (775) 326-6635
- **Reviewing Body:** Reno Planning Commission • **Decision Body:** Reno City Council

Andrew Durling gave an overview of the Day break project:

Location: Southeast Reno; it 980 acres of a former ranch on the Southside of South Meadows Parkway, and on the east and west sides of Veterans Parkway  
Connects South Meadows and Donner Springs/Hidden Valley

Andrew Durling said two different agenda items will be covered in one presentation.

#### Master plan amendment – mix uses

- Single family
- Mixed neighborhood
- Multifamily neighborhood
- Suburban mixed use
- Parks, greenways and open space
- This is part of the City of Reno re-imagine plan.
- The majority of the Reno housing market is single family with back fill of single family units. He said the market is missing the higher density development such as town homes, duets, and commercial.
- Median home prices are stagnant; this will meet the needs of the growing community.
- This project will be 8-15 units; higher density single families.
- He showed the categories of zoning on the map. Multifamily would be in the top left corner MFN neighborhoods.
- 32% of the plan is set aside for open space. It's divided into north and south. Huffaker hills will be open space.
- Proposed 4,700 mixture of residential and commercial products; 4.8 dwelling units per acre
- There will be a central park facility linking north and south neighborhoods with a trail network
- Patricia Phillips asked about the dotted line for a future connector; Mr. Durling said RTC has a long term roadway plan extension and/or connection.
- Jason Katz said its approximately 1,000 acres with 4,700 residences. Damonte Ranch is adjacent to this project.

#### Comparable communities:

- Kiley Ranch – 6,7333 du (4.3 du/acre)
- Damonte Ranch – 4,905 du (5 du/acre)
- Wingfield Springs – 4,824 du (4.7 du/acre)
- Double Diamond – 3,300 du (4.1 du/acre)

Patricia Phillips asked about water rights and restrictions. Mr. Durling said there are hundreds of TMWA water rights (ground and surface) for this new development. TMWA will be selling rights for this project at time of development. Patricia Phillips said the community has been notified to watch their water rights.

#### Development plan highlights:

- He showed a conceptual plan of the downtown commercial plan.
- There is existing hiking trail connectivity. It will include the Alexander Lake.

Mr. Durling said they are working with Washoe County School District. An elementary school will be built south of this project at Bella Vista. An additional elementary school is needed in the south side; a site will be set aside for a charter school which will be dedicated to the City. Jason Katz asked about dedicated emergency services. Mr. Durling said there is already a station, but there won't be a new dedicated station. Jason Katz asked about dedicated roads. Mr. Durling said South Meadows Parkway will be extended. Veterans Parkway will displace some of that project's traffic.

Mr. Durling said schools sites dedicated include:

- 8 acres have been dedicated for an elementary school
- 11 acres have been dedicated for a charter school
- 20 acres have been dedicated for a high school (BLM aggregate pit) The two existing aggregate pits will provide all the fill material required for the project which will greatly reducing heavy truck traffic during construction.
- RTC is currently constructing improvements under CLOMR for the Southeast Connector.
- Portions of this project are located in the City of Reno Critical Flood Pool Zone 1 which requires mitigations for a 117-year flood event. The project will mitigate 125% of flood impact. The developer is being extra conservative with flood plain mitigation.

He showed a map of flood plain mitigation.

- Wetlands - Various waters of the United States associated this as historic ranching activities for irrigation; will be mitigated at minimum 1:1.
- The mitigation area will include flood plain areas and re-establish Thomas Creek.
- Alexander Lake is a stock. Army Corp of Engineering proposed to remove the dam, and let Thomas Creek go back to its natural state and produce a wetland.

Patricia Phillips asked about water and open space. Mr. Durling said they are working with the wildlife coalition partners about best practices. City of Reno will develop a plan for a guide for development. He said they will consider types of fencing to keep the wildlife in the Virginia Range. He said they want to be a good steward.

Mr. Durling discussed the soil at the development site:

- He showed a map. Steamboat Creek has historically transferred contaminated soils containing mercury from former mining operations.
- Steamboat Creek water was utilized to flood and irrigate pastures on the ranch.
- All the areas that were subjected to flood irrigation were tested
- Only four areas were identified for having mercury levels above regulated levels. He said they will bury the contaminated soil with 2 feet of dirt. He said the contaminated area will be encapsulated in roadways, not where there would be a residence.

A traffic impact analysis was conducted:

- Primary access to the project will be two signalized intersections on Veterans Parkway
- Signalized South Meadows/Echo Valley intersection
- Extension of Rio Poco Road.

Traffic improvements includes:

- Two traffic signals on Veterans Parkway at the project entry roads
- A traffic signal on South Meadows at Echo Valley
- Intersection improvements at the Rio Poco/Mccarran intersection
- Traffic calming and safety improvements at Rio Poco

Mr. Durling reviewed the project timeline:

- This project will go before the Regional Planning Commission
- If you have any questions or comments, please contact Andy Durling, Wood Rodgers, [adurling@woodrogers.com](mailto:adurling@woodrogers.com)

Public comment:

Tom Judy said he would like a copy of the plan for this project. The flood issues aren't adequately addressed. The neighborhoods are impacted. He said he wanted to see the flood plan for this project. When the connector was constructed, they found a lot of water and contamination. There isn't enough information for the public to adequately ask questions. He said the issues were by the connector and those should have been mitigated. He said he wants to see the traffic study. The Rio POCO intersection was flooded. Traffic and flooding isn't adequately addressed. The Hidden Valley Elementary school would be used according to the report, and it's already at capacity. He said the Southeast Connector was to be built over it Alexander Lake Road. He said he wanted more information. He asked when this project will go before the Reno Planning Commission. It will go to the neighborhood advisory board; it's nice to know those dates so we can all attend.

Mary Love said she has the same concerns as Tom Judy. She said there is a high school and elementary school site dedicated but no middle school. All middle schools are currently over crowded. There needs to be another school addressed. She said she is concerned with 4,700 dwellings with an estimated 2.5 people in each unit. She said she is concerned if there be enough water to supply the residents and ensure the wells will sustain the current population. The population is exploding. We need to take a hard look at these projects. It will overwhelm this City. According to the map, it looks like the drainage will go into one area which would create a river in a bad winter. She has seen several major floods.

Jason Katz asked about daily vehicle trips. Andrew Durling said the in-depth hydrology study and traffic studies are in the report. There is the latest and greatest flood plan and a sophisticated hydrology study. Mr. Durling said he can't estimate the traffic trips.

Brook Oswald said he is the City Planner assigned to this project. Several reports have been produced. He said staff is analyzing them, and they are all working with the department heads on impacts on resources. He said the public's comments are important; those comments will go into the file and staff report. We value the input. Jason Katz asked about the traffic study. Brook said it's a private company that conducts the study. Brook said they will analyze it.

Kimberly Rossiter asked if the open space requirements will change based on the Army Corp disturbance of wetlands. Mr. Durling said they had a pre-application meeting with them. He said at a minimum it would be 1:1 and up to 2:1 based on disturbed wetlands and constructed wetlands. He said they have already started incorporating that into the plan.

Patricia Phillips said her son lives south of this proposed project. She asked why the City of Reno doesn't have large parks like San Rafael. Mr. Durling said the County parks have a different mentality with Regional Parks and large facilities. The City has smaller neighborhood parks. In this development, there will be a larger central park with smaller neighborhood parks. It's important to families who want to live there.

Mr. Durling addressed the concerns about the schools. He said in the northwest side of this area, Donner Springs, there are 150 seats open in those schools. The northern part of this development would go to existing schools. They will be Arrow Creek Middle School and Vaughn Middle Schools; they weren't concerned with

middle school zoning. Mary asked if they would transport kids to existing schools. Mr. Durling said the school district dictates where the kids would be going to school.

Steven Kelly asked about staffing needs for emergency services. Brook Oswald said additional 18 police officers would be needed. Mr. Oswald said the Chief of Police wasn't concerned about this project, but wanted to know about access and the location of the multifamily units. Mr. Oswald said a substation won't be needed for this project.

Mr. Durling said according to the physical analysis, this is a 9 million dollar surplus which is a net positive for the City.

Steven Kelly said he is concerned with water and flooding in this area. He said he saw the flood of 1997. The more land we occupy, the better we have to manage the water with deeper ditches. Mr. Durling said there will be 125% flood mitigation for water storage. Steven Kelly said to be to cautions not to create a drowning hazard.

**MOTION for agenda items 6.C. & 6.D.: Jason Katz moved to recommended that this CAB does not approve or deny this project, but rather pass along the comments and concern with flood, traffic, dedication with street, schools, and emergency services. And for the size of this project, communication has been minimal. Jim Rummings seconded the motion to forward the comments and concerns. If this project was proposed 15 years ago, it wouldn't be an issue. The population is getting larger; it's critical to understand the flooding. Look at what happen with Las Vegas flooding. Flooding needs to be analyzed and reviewed. Patricia Phillips asked that they would consider the wellbeing of those who already own their homes in the area. Motion passed unanimously.**

Mr. Durling said next Tuesday, this project will go before the Ward NAB at Moana Nursery on Lakeside, 5:30 p.m. There will be a neighborhood meeting at the Grand Sierra Resort at 6pm on February 8<sup>th</sup>.

Kathy Bowling said in 1989, Double Diamond development came before this CAB where they spoke about mitigation. She said mercury is mitigated in four areas. She asked how would you want to raise your kids around mercury. She said there was flooding under the foundation back in the 80s; she asked if there will be transparency in regards to the mercury levels during sales of these properties. The buyers have a right to this information.

**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 PUDDaybreak.

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- **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

**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).

Jim Rummings requested to hear about the unpermitted barn construction in Pleasant Valley.

**8. \*PUBLIC COMMENT** – There were no public comments.

**ADJOURNMENT - Meeting adjourned at 8:15 p.m.**

Number of CAB members present: 5

Number of Public Present: 40

Presence of Elected Officials: 0

Number of staff present: 2