



# South Truckee Meadows/Washoe Valley Citizen Advisory Board Meeting Agenda

January 3, 2019 at 6:00 P.M.

South Valleys Library (Olympic Room)  
15650A Wedge Parkway, Reno, Nevada

**Accessibility.** The meeting location is accessible to the disabled. If you require special arrangements for the meeting, call the Community Services Department, (775) 328-2722, 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 to 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](http://notice.nv.gov) and [www.washoecounty.us/cab](http://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, Community Services Department, 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. Additionally, during action items [those not marked by an asterisk (\*)], public comment will be heard on that particular item before action is taken.

**4. APPROVAL OF AGENDA FOR THE MEETING OF JANUARY 3, 2019 (for Possible Action)**

**5. APPROVAL OF THE MINUTES FOR THE MEETING OF NOVEMBER 8, 2018 (for Possible Action)**

**6. ELECTION OF OFFICERS** - Elections by the CAB members will be held to elect the Chair and Vice-Chair for the remainder of the 2018/2019 term, elected officers will be effective immediately. **(for Possible Action)**

**7. DEVELOPMENT PROJECTS**– The project description is provided below.

**7.A. Master Plan Amendment Case Number WMPA18-0009 and Regulatory Zone Amendment WRZA18-0008** – Request for community feedback, discussion and possible action to forward community and Citizen Advisory Board comments to Washoe County staff on a request:

(1) To adopt an amendment to the South Valleys Area Plan, a component of the Washoe County Master Plan, to add the Master Plan Category of Rural (R) on a ±2.56 acre parcel that was previously part of the Nevada State Department of Transportation (NDOT) right-of-way and currently has no assigned Master Plan Category; and

(2) Subject to final approval of the associated Master Plan Amendment, to recommend adoption of an amendment to the South Valleys Regulatory Zone Map, to add the Regulatory Zone of General Rural (GR) on a ±2.56 acre parcel that was previously part of the Nevada State Department of Transportation (NDOT) right-of-way and currently has no assigned Regulatory Zone. **(for Possible Action)**

- **Applicant/Property Owner:** Washoe County/Michael L D & Penny Sayan
- **Location:** Between I-580 & US395 and adjacent to the west of 1020 US Highway 395 S
- **Assessor's Parcel Number:** 046-051-49
- **Staff:** Julee Olander, Planner, 775-328-3627; [jolander@washoecounty.us](mailto:jolander@washoecounty.us)
- **Reviewing Body:** Tentatively scheduled for the Planning Commission on February 5, 2019

**7.B. Regulatory Zone Amendment Case Number WRZA18-0009 (Club at Arrowcreek)** – Request for community feedback, discussion and possible action to forward community and Citizen Advisory Board comments to Washoe County staff on a request to adoption of an amendment to the South Valleys Regulatory Zone Map, changing the Regulatory Zone from ±140.12 acres of High Density Rural (HDR) and ±8.94 acres of Low Density Suburban (LDS) to ±149.06 acres Park and Recreation (PR).Arrow creek **(for Possible Action)**

**And**

**Special Use Permit Case Number WSUP18-0020 (Club at Arrowcreek – Conventions and Meeting Facilities and Grading)** – Request for community feedback, discussion and possible action to forward community and Citizen Advisory Board comments to Washoe County staff on a request to allow for the use of Conventions and Meeting Facilities as part of the expansion of the Arrowcreek Club House, in accordance with Washoe County Code (WCC) Table 110.302.05.3 and for excavating more than 1,000 cubic yards of material and for an area that will exceed more than 30% slope, in accordance with WCC 100.438.35. **(for Possible Action)**

**And**

**Administrative Permit Case Number WADMIN18-0015 (Club at Arrowcreek – Indoor Sports and Recreation)** – Request for community feedback, discussion and possible action to forward community and Citizen Advisory Board comments to Washoe County staff on a request for an Administrative Permit to allow for the use of Indoor Sports and Recreation as part of the proposed Arrowcreek Club House expansion, in accordance with Washoe County Code Table 110.302.05.3 **(for Possible Action)**

- **Applicant/Property Owner:** Lucky Star Golf, LLC
- **Location:** 2905 E Arrowcreek Pkwy.
- **Assessor's Parcel Number(s):**152-021-03
- **Staff:** Julee Olander, Washoe County Planner; 775-328-3627 and [jolander@washoecounty.us](mailto:jolander@washoecounty.us)
- **Reviewing Body:** WRZA18-0009 tentatively scheduled for the Planning Commission on February 5, 2019; and WSUP18-0020 and WADMIN18-0015 tentatively scheduled for the Board of Adjustment on May 2, 2019.

**7.C. [Special Use Permit Case Number WSUP18-0021 \(Sonoran Roofing\)](#)** – Request for community feedback, discussion and possible action to forward community and Citizen Advisory Board comments to Washoe County staff on request of the expansion of an existing Construction Sales and Services use type. The expansion includes a 3,570 sq. ft. addition to an existing 3,636 sq. ft. metal storage building used for the storage of roofing materials, tools and equipment. The original building was approved under Special Use Permit SB05-014.

- **Applicant/Property Owner:** Rollapart Building, Inc./ John and Brenda Daly
- **Location:** 1565 Geiger Grade
- **Assessor's Parcel Number(s):** 017-051-06
- **Staff:** Kelly Mullin, Washoe County Senior Planner; 775-328-3608 and [kmullin@washoecounty.us](mailto:kmullin@washoecounty.us)
- **Reviewing Body:** Tentatively scheduled for the Board of Adjustment on February 7, 2019.

**8. Presentation and Discussion on the Possible Update of Washoe County Code 110.312, Fabricated Housing -** Washoe County staff will present and lead a discussion to gather input from the CAB and public concerning fabricated housing (modular, manufactured, and mobile housing) requirements and any other issues concerning fabricated housing.

**9. \*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).*

**10. \*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**