



South Truckee Meadows/Washoe Valley
Citizen Advisory Board – Neighborhood Meeting*
Meeting Agenda

August 1, 2019 at 6:00 P.M.
South Valleys Library (Meeting Room)
15650A Wedge Parkway, Reno, Nevada

***Note: The neighborhood meeting for Agenda Item 6.A. is tentatively scheduled to be conducted as part of the South Truckee Meadows\Washoe Valley Citizen Advisory Board (CAB) meeting. If a quorum of the CAB is not met, the neighborhood meeting for Agenda Item 6.A. will still be held.**

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 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, Community Services Department, 775-328-2722.

AGENDA

1. *CALL TO ORDER/ DETERMINATION OF QUORUM

2. *PLEDGE OF ALLEGIANCE

3. *GENERAL PUBLIC COMMENT AND DISCUSSION THEREOF- 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 AUGUST 1, 2019 (for Possible Action)

5. APPROVAL OF THE MINUTES FOR THE MEETING OF JULY 11, 2019 (for Possible Action)

6. DEVELOPMENT PROJECTS– The project description is provided below.

6.A. Master Plan Amendment Case Number WMPA19-0004 and Regulatory Zone Amendment WRZA19-0003 (Bennington Court) – 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 Forest Area Plan, a component of the Washoe County Master Plan, to approve a Master Plan Amendment from the Open Space (OS) to Suburban Residential (SR) master plan designation on five parcels of land, totaling approximately 8.32 acres; and

(2) Subject to final approval of the associated Master Plan Amendment, to recommend adoption of an amendment to the Forest Regulatory Zone Map, to approve a Regulatory Zone Amendment from the Open Space (OS) regulatory zone to Low Density Suburban (LDS) regulatory zone on five parcels of land, totaling approximately 8.32 acres. (for Possible Action)

- **Applicant\Property Owner:** Washoe County\St. James Village, Inc. & David Houston 1997 Trust
- **Location:** Bennington Court, Reno, NV
- **Assessor's Parcel Number:** 046-161-09, 046-151-05 & 046-153-08, 09, & 10
- **Staff:** Julee Olander, Planner, 775-328-3627; jolander@washoecounty.us
- **Reviewing Body:** Tentatively scheduled for the Planning Commission on September 3, 2019

This agenda item satisfies the requirements of NRS 278.210 for a neighborhood meeting.

6.B. Tentative Subdivision Map Case Number WTM19-0001 (Pleasant Valley Estates) – Request for community feedback, discussion and possible action to forward community and Citizen Advisory Board comments to Washoe County staff on a request for a 58-lot single-family residential, common-open-space tentative subdivision map, with lots ranging in size from 12,507 to 74,591 square feet. The subject site includes slopes greater than 15% on 20% or more of the site and is subject to Hillside Development standards. (for Possible Action)

- **Applicant\Property Owner:** Pleasant Valley Estates, LLC
- **Location:** Between the eastern terminus of Chance Lane and the southern terminus of Rocky Vista Road
- **Assessor's Parcel Number:** 017-410-39, 017-410-38 and 017-200-30
- **Staff:** Roger Pelham, Senior Planner, 775-328-3622; rpelham@washoecounty.us

Reviewing Body: Tentatively scheduled for the Planning Commission on September 3, 2019

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. * GENERAL PUBLIC COMMENT AND DISCUSSION THEREOF – 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