



# Sun Valley Citizen Advisory Board

## Meeting Agenda

February 5, 2018, 6:00 P.M.

115 West 6th Street, Sun Valley, NV 89433

**Accessibility.** 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 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), 115 West 6th Street, Sun Valley, NV 89433, [notice.nv.gov](http://notice.nv.gov) and online at [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, Office of the County Manager, (775)328-2000.

# 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. Additionally, during action items [those not marked by an asterisk (\*)], public comment will be heard on that particular item before action is taken. The public is 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 REGULAR MEETING OF FEBRUARY 5, 2018**

**5. APPROVAL OF THE MINUTES FOR THE MEETING OF APRIL 3, 2017**

**6. \*PRESENTATION AND DISCUSSION ON THE REGIONAL TRANSPORTATION COMMISSION (RTC) TRANSIT SERVICE CHANGE** – A representative from RTC will provide information and receive input on the RTC RIDE and RTC ACCESS Service Change, September 2018.

**7. 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:

[https://www.washoecounty.us/csd/planning\\_and\\_development/index.php](https://www.washoecounty.us/csd/planning_and_development/index.php).

**7.A. Master Plan Amendment Case Number WMPA18-0001 (Sun Valley Area Plan)** – Request for community feedback, discussion and possible action to make an advisory recommendation for approval or denial, with potential comments on a proposal by Washoe County to amend text within Washoe County Master Plan, Volume 2, Sun Valley Area Plan, at Policy SUN.1.2 to remove the sentence, “New single family detached residential, including mobile homes, will not be allowed within the DCMA.

- **Staff:** Roger Pelham, Senior Planner, [rpelham@washoecounty.us](mailto:rpelham@washoecounty.us), (775) 328-3622
- **Reviewing Body:** Washoe County Planning Commission

**7.B. Development Code Amendment Case Number WDCA18-0001 (Sun Valley Area Plan Modifiers)** – Request for community feedback, discussion and possible action to make an advisory recommendation with potential comments on a proposal by Washoe County to amend text within Chapter 110 of the Washoe County Code (WCC) at 110.218.35(a) to remove “Neighborhood Commercial / Office” zoning from the areas in which mobile homes and manufactured homes are prohibited to be placed.

- **Staff:** Roger Pelham, Senior Planner [rpelham@washoecounty.us](mailto:rpelham@washoecounty.us), (775) 328-3622
- **Reviewing Body:** Washoe County Planning Commission

**7.C. [Washoe County Regulatory Zone Amendment 17-0006 \(Valle Vista\)](#)** - Request for community feedback, discussion and possible action to make an advisory recommendation with potential comments on a proposal amend the regulatory zone to allow for the subdivision of 75 homes on a 15.33+/- acre parcel located at 550 E. 4<sup>th</sup> Avenue in Sun Valley (APN 085-122-03). The parcel is currently approved for a 75-unit mobile home park per Washoe County Case No. SB11-004.

- **Property Owner/Applicant:** Landbank Development Company, LLC
- **Location:** 550 E. 4<sup>th</sup> Avenue in Sun Valley (APN 085-122-03), the southeast corner of East 4<sup>th</sup> Avenue and Lupin Street.
- **Staff:** Julee Olander, Washoe County Planner, [jolander@washoecounty.us](mailto:jolander@washoecounty.us), 775-328-3627
- **Reviewing Body:** Washoe County Planning Commission tentatively set for February 6, 2018

**7.D. \* Presentation and Discussion on the Proposed Washoe County Tentative Map (subdivision) Application (Valle Vista)**- Landbank Development Company, LLC representative will provide an overview of the upcoming request for a Washoe County Tentative Map (subdivision) application (Valle Vista Project). (This item is for information only and no action will be taken by the CAB).

**8. ELECTION OF OFFICERS** — Elections by the CAB members will be held to elect the Chair and Vice-Chair for 2017/2018 term office which will be effective immediately.

**9. \*WASHOE COUNTY COMMISSIONER UPDATE** – Washoe County Commissioner Jeanne Herman may be available to provide updated information on discussions and actions by the Board of County Commissioners (BCC). Following her presentation, Commissioner Herman may be available to address questions and concerns from the CAB and the audience. Commissioner Herman can be reached at (775) 501-0002 or via email at [landfindercountry@gmail.com](mailto:landfindercountry@gmail.com).

**10.\*CHAIRMAN/BOARD MEMBER ITEMS** - This item is limited to announcements by CAB members.

**11.\*PUBLIC COMMENT** - Limited to no more than three (3) minutes. Anyone may speak pertaining to any matter either on or off the agenda. Additionally, during action items [those not marked by an asterisk (\*), public comment will be heard on that particular item before action is taken. The public is requested to submit a "Request to Speak" form to the Board Chairman. Comments are to be addressed to the Board as a whole.

**ADJOURNMENT**