



# Warm Springs\Rural Citizen Advisory Board – Neighborhood Meeting\*

## Meeting Agenda

July 10, 2019 6:00 P.M.

Palomino Valley Auxiliary Fire Station,  
6015 Ironwood Road, Palomino Valley, NV

**\*Note: The neighborhood meeting for Agenda Item 7.A. is tentatively scheduled to be conducted as part of the Warm Springs\Rural Citizen Advisory Board (CAB) meeting. If a quorum of the CAB is not met, the neighborhood meeting for Agenda Item 7.A. will still be held.**

**Accessibility.** Accessibility. The meeting location is accessible to the disabled. If you require special arrangements for the meeting, call the Community Services Department, (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.** 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/NEXT AGENDA 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), Palomino Valley Auxiliary Fire Station, 6015 Ironwood Road, Palomino Valley, NV, 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 Community Services Department (1001 E. 9th Street, Bldg. A, 2nd Floor, Reno, Nevada), Alice McQuone, 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.

## 4. APPROVAL OF AGENDA FOR THE MEETING OF JULY 10, 2019 (for Possible Action)

## 5. APPROVAL OF THE MINUTES FOR THE MEETING OF MARCH 12, 2019 (for Possible Action)

6. ELECTION OF OFFICERS - Elections by the CAB members will be held to elect the Chair and Vice-Chair for 2019/2020 term, elected officers will be effective immediately. (for Possible Action)

7. DEVELOPMENT PROJECTS – The project description is provided below with links to the application or you may visit the Planning Program website and select the Application tab and then the Applications Commission District Five.

7.A. [Master Plan Amendment Case Number WMPA19-0002 and Regulatory Zone Amendment Case Number WRZA19-0002 \(Marshall Ranch\)](#) – 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 Washoe County Master Plan, Warm Springs Area Plan to change a Master Plan Category on three parcels totaling ±1,088.9-acres to Rural Residential; to establish a character management area (CMA) with a character statement and specific policies governing these properties; and to amend Policy 4.6 to allow Medium Density Rural within the CMA. The subject parcels were recently removed from the City of Reno’s Sphere of Influence, where they had a Reno Master Plan Category of Special Planning Area and which currently have a Washoe County Master Plan designation of Rural per Policy 1.2.16 and the translation table contained in Appendix 7 of the 2012 Truckee Meadows Regional Plan; and

(2) Subject to final approval of the associated Master Plan change and a finding of conformance with the 2012 Truckee Meadows Regional Plan, to recommend adoption of an amendment to the Warm Springs Regulatory Zone Map, changing the Regulatory Zone from General Rural (maximum density one dwelling unit per 40 acres) to Medium Density Rural (maximum density one dwelling unit per five acres) on ±192.9-acres and Open Space (no allowable density) on ±896-acres. These changes would potentially allow for up to 38 dwelling units, compared to the 27 dwelling units allowed by the current regulatory zone. **(for Possible Action)**

- **Applicant/ Property Owner:** Krater Consulting Group\Winnemucca Holdings, LLC
- **Location:** 9055 Winnemucca Ranch Rd., approx. 9 miles north of its intersection with Pyramid Hwy.
- **Assessor’s Parcel Numbers:** 079-220-23 (±244.2-ac.); 079-220-26 (±41.5-ac.); 079-220-37 (±803.2-ac.)
- **Staff:** Kelly Mullin, Senior Planner; 775-328-3608; [kmullin@washoecounty.us](mailto:kmullin@washoecounty.us)
- **Reviewing Body:** Tentatively scheduled for the Planning Commission on August 6, 2019

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

## 8. \*PUBLIC OFFICIAL REPORTS

8.A.\*Washoe County Commission Update — A Washoe County Commissioner may be available to provide updated information on discussions and actions by the Board of County Commissioners (BCC). Following the presentation the Commissioner will be available to address questions and concerns from the CAB and the audience (*This item is for information only and no action will be taken by the CAB*).

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. \*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