



## West Truckee Meadows Citizens Advisory Board

Minutes of the West Truckee Meadows Citizen Advisory Board meeting held at **Caughlin Ranch Elementary School, 4885 Village Green Pkwy, Reno, NV** on June 13, 2016, 6:00pm.

1. **\*CALL TO ORDER/PLEDGE OF ALLEGIANCE** – George Georgeson called the meeting to order at 6:00 pm.
2. **\*ROLL CALL/DETERMINATION OF A QUORUM – Members present:** Sean McCoy, Linda Heiss, George Georgeson, Zelalem Bogale, Charles Guffey.

**Absent:** Joseph Giddings, Dale Lazzarone, Daniel Lazzareschi, Matthew Bueller (excused).

3. **\*PUBLIC COMMENT** - No public comment.

4. **APPROVAL OF THE AGENDA FOR THE MEETING OF JUNE 13, 2016** – Sean McCoy moved to approve the agenda for the meeting of **JUNE 13, 2016**; Zelalem Bogale seconded the motion to approve the agenda.

5. **APPROVAL OF THE MINUTES FOR THE MEETING OF NOVEMBER 9, 2015** – Zelalem Bogale moved to approve the minutes for the meeting of **NOVEMBER 9, 2015**; Charles Guffey seconded the motion to approve the minutes.

### 6. **\*PUBLIC OFFICIAL REPORTS**

A. **\*Washoe County Commissioner** - Commissioner Marsha Berkbigler was unable to attend. She may be reached at 775-328-2005 or mberkbigler@washoecounty.us.

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:  
[www.washoecounty.us/comdev/da/da\\_index.htm](http://www.washoecounty.us/comdev/da/da_index.htm).

A. **The Ridges at Hunter Creek (Tentative Map Case Number TM16-005)** – Request for community feedback, discussion and possible approval of a tentative map for 53 lot common open space subdivision. The project is located on 4 parcels which total 155.01 acres. A related master plan amendment and regulatory zone amendment (MPA 15-005 and RZA 15-008) was previously heard by the West Truckee Meadows CAB on November 9, 2015.

- **Applicant/Property Owner:** Ridges at Hunter Creek LLC and Ridges Development
- **Location:** South of Woodchuck Circle and Hunters Peak Road and West of Hawken Drive
- **APN:** 041-671-01, 041-650-02, 041-662-12 and 41-650-03
- **Staff:** Trevor Lloyd, Senior Planner Washoe County Community Services Department, 775-328-3620 or [tlloyd@washoecounty.us](mailto:tlloyd@washoecounty.us)
- **Reviewing Body:** This item is tentatively scheduled for review by the Washoe County Planning Commission on July 5, 2016

Melissa Lindell, Planner with Wood Rogers, presented the project:

- She said they hosted a neighborhood meeting
- The project is on 155 acres site with common open space
- Phase two of the project had expired.
- TMWA Discovery process stated 50 lots are within service area.
- Preliminary report.
- She said they will pay for water for 53 lots. There is more than enough water.
- People are concerned with capacity at local schools when new development happens, but that isn't a problem in this area. They can handle the development.
- There is a lot of public land surrounding it with a trail head in the north off of Huntercreek.
- Linda Heist asked about the density. Melissa said 53 lots approved under zoning. She said they can make the lots any size. Melissa said its threshold is 80 daily trips to conduct a traffic study. There was existing density. It's under capacity as far as traffic and schools.
- Melissa said they had a meeting at the Dixon Realty. The neighbors within 750 feet of this project were notified.
- Zelalem Bogale asked about public land. He asked if there is a potential to build out later, a possible phase three. Melissa showed a slope map of the area. The red indicates land with slope more than 30%. They can do 1 per 4 acre if they want to develop. It's very steep. There is a little access easement. Trevor said the other land is out of TMWA services area. Especially where it's steep.
- Sean McCoy said he can understand why the units are clustered based on the slope map. Melissa said it was always planned to be clustered. Melissa said when they received the approval, they found additional land that TMWA can serve. If those additional lots don't work, they may end up with 52 or 51 lots instead of 53.

- Trevor Lloyd said there won't be mass grading. Most of the grading has taken place. These will be custom home with natural terrain. Not a lot of grading.
- George asked about private or public roads. Melissa said they are studying the options. It will likely be sold to a developer who will decide if they want public or private roads. It was planned as gated community, but has the option to have a public neighborhood. Washoe County will require road standards. It would be costly for the developers to upgrade the roads.
- Secondary access will be on Caughlin Ranch. It's graded out from the cul-de-sac. It is an established emergency access with turnouts required. Part of the map was approved before it was expired. That's why the utilities are stubbed, roads and access.
- Zelalem Bogale asked about the timeline for when the homes will be built. Trevor said the subdivision and recording has a timeline, but there is no limit on the time they need to build. Custom lot development; people buy lots but don't necessarily start building. Trevor said all necessary infrastructures are in place.
- George asked about the phases. Melissa said there will be phases with attention to utilities and access. It's possible to come in with phases. Roads would have to be paved and utilities installed before lots sold.
- The client has no plan to sell any of the lots yet; they are just getting organized and sorted. No plan to sell lots in the next years.
- The first 16 lots have their utilities in and they are ready to go.
- The applicant said they are just trying to get the package complete. It will be determined by the whole package.
- One developer will put in the infrastructure. It's a small, custom development.
- The cost; these lots will be very expensive. CCRs have been recorded.
- This development is very similar to the Eagle's Nest development in Caughlin Ranch. There will be restrictions per lot.
- The CCRs have been approved on the first 16 lots; the same CCRs will be applied to the remaining 53 lots, for a total of 69 lots. Sean McCoy said that will be the ceiling; but once it's all finish up and hand it off to the development, they can determine it will only be 20 houses, but 53 is the max. The lots can be merged.
- Historical data and recent sales – rough estimate of each lot will be between \$300-\$800K.
- George asked the removal of trees south of Hunter Falls Circle. Melissa clarified it was for the road.

**Motion:** Linda recommends approval with concerns regarding the Plateau and Juniper Ridge traffic. Zelalem Bogale moved to approve with comments regarding traffic. Charles Guffey seconded the motion. Motion carried unanimously.

**7.\*COUNTY UPDATE** – A representative from the Office of the County Manager will provide an update on County services. Staff will be available to answer questions and concerns. Contact the Manager's Office at (775) 328 - 2000. To sign up to receive email updates from the County visit [www.washoecounty.us/cmail](http://www.washoecounty.us/cmail). (This item is for information only and no action will be taken by the CAB).

- Election Day for the primaries is tomorrow (6/14).
- 55 polling locations in Washoe County
- The 16/17 budget passed; increases in staff, however, no increase in budget. Budget funds were shifted for staffing.
- The County Commissioner is focusing on economic development; budget process; parks/open space

**9. \*CHAIRMAN/BOARD MEMBER ITEMS/NEXT AGENDA ITEMS** - No items were discussed.

**10. \*PUBLIC COMMENT** – No public comment.

**11. ADJOURNMENT** – Meeting adjourned at 6:34 pm.

**Number of CAB members present: 5**

**Number of Public Present: 3**

**Presence of Elected Officials: 0**

**Number of staff present: 2**

**Submitted By: Misty Moga**