

West Truckee Meadows/Verdi Township Citizen Advisory Board

Agenda

September 17, 2018 at 6:00 P.M.



Roy Gomm Elementary School - Multipurpose Room

4000 Mayberry Drive

Reno, NV 89523

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, moved to another agenda of another later meeting as discretion by the Chairman.

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 Commission. 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. CAB 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); Roy Gomm Elementary School (4000 Mayberry Dr) 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 Community Services Department (1001 E. 9th Street, Bldg. A, 2nd Floor, Reno, Nevada), 775-328-2722.

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 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 SEPTEMBER 17, 2018 (for Possible Action)

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

6. APPROVAL OF THE MINUTES FOR THE MEETING OF JUNE 18, 2018 (for Possible Action)

7. DEVELOPMENT PROJECTS – The project description is provided below with links to the application.

7.A. City of Reno LDC18-00087 (Meridian 120 South Villages 3 & 4) – Request for community feedback, discussion and possible action to forward community and Citizen Advisory Board comments to City of Reno staff on a request for: 1) a tentative map to develop a 285 unit single family attached residential townhouse subdivision; and 2) special use permits for: a) single family, attached condominium/townhouses (over 100 dwelling units) in the Arterial Commercial (AC) zone; and b) grading with fills of 10 feet or more. The ±42.1 acre project site is located south of Interstate 80, west of the intersection of Boomtown Garson Road and Blue Heron Circle in the Arterial Commercial (AC) Mortensen-Garson Overlay District (MGOD) zones. The site has Master Plan Land Use designations of Suburban Mixed-Use, Mixed Employment and is within the Mortensen-Garson Neighborhood Plan. **(for Possible Action)**

[Supporting Information 1](#)

[Supporting Information 2](#)

[Supporting Information 3](#)

[Supporting Information 4](#)

[Supporting Information 5](#)

[Supporting Information 6](#)

- **Applicant/Property Owner:** BT South, LLC
- **Location:** Southwest corner of Interstate 80 and Garson Road
- **Assessor's Parcel Number:** Portions of 038-120-03, 10, and 13
- **Staff:** Nathan Gilbert, City of Reno Planner;
- **Reviewing Body:** Reno Planning Commission, Date TBD

7.B. City of Reno Meridian 120 South Villages 5 & 6 – Request for community feedback, discussion and possible action to forward community and Citizen Advisory Board comments to City of Reno staff. Application documents will be provided at the meeting. **(for Possible Action)**

- **Applicant/Property Owner:** BT South, LLC
- **Location:** Approximately 1,800 lineal feet southwest of the corner of Interstate 80 and Garson Road
- **Assessor's Parcel Number:**
- **Staff:** Nathan Gilbert, City of Reno Planner;
- **Reviewing Body:** Reno Planning Commission, Date TBD

8. *CAB MEMBER ANNUAL TRAINING – Annual CAB Training presentation by Washoe County staff which includes an overview about the County and the CAB program; and introduction to Nevada Open Meeting; and the Planning Application Process. The presentation will be followed by a question period for CAB members about the training.

9. *PUBLIC OFFICIAL REPORTS

9.A. *Washoe County Commissioner - Commissioner Marsha Berkbigler (District 1) will provide updated information on discussions and actions by the Board of County Commissioners (BCC). Commissioner Berkbigler may be reached at

775-328-2005 or mberkbigler@washoecounty.us . *(This item is for information only and no action will be taken by the CAB).*

9.B. *Washoe County Commissioner - Commissioner Jeanne Herman (District 5) will provide updated information on discussions and actions by the Board of County Commissioners (BCC). Commissioner Herman may be reached at 775-501-0001 or landfindercountry@gmail.com *(This item is for information only and no action will be taken by the CAB).*

10. *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).*

11. *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. *(This item is for information only and no action will be taken by the CAB).*

ADJOURNMENT