

# West Truckee Meadows/Verdi Township Citizen Advisory Board

## Agenda

September 16, 2019 at 6:00 P.M.

**\*New Location: Boomtown Hotel Casino – Ballroom**

**2100 Garson Rd., Verdi, NV 89439**



**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); Boomtown Casino 2100 Garson Rd. and online at [notice.nv.gov](http://notice.nv.gov) and [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), 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 SEPTEMBER 16, 2019 (for Possible Action)**

**6. APPROVAL OF THE MINUTES 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 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.

**7.A. [City of Reno LDC20-00003 \(Stan Lucas' Mortensen Ranch\)](#)** – 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 for a 676 lot single family residential subdivision; and 2) special use permits for: a) grading that results in cuts greater than 20 feet in depth and fills greater than ten feet in height; b) hillside development; and c) disturbance of major drainage ways. The ±955 acre site is located north of Highway 40 West and to the west of Del Webb Parkway and has base zoning designations of Single Family Residential – 6,000 Square Feet (SF6) and Open Space (OS) within the Mortensen Garson Overlay District (MGOD). The site has Master Plan land use designations of Single Family Neighborhood (SF) and Parks, Greenways, and Open Space (PGOS) 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](#)

[Supporting Information 7](#)

[Supporting Information 8](#)

[Supporting Information 9](#)

- **Applicant Representative/Property Owner:** Tom Gallagher, Summit Engineering/Stan Lucas
- **Location:** North of Highway 40 West and to the west of Del Webb Parkway
- **Assessor's Parcel Numbers:** 038-830-02 and 038-010-05
- **Staff:** Heather Manzo, City of Reno Associate Planner; [manzoh@reno.gov](mailto:manzoh@reno.gov); 775.334.2668
- **Reviewing Body:** Reno Planning Commission, TBD

**7.B. City of Reno LDC20-00013 (Meridian 120 South Villages 1 & 2 Cluster Development)** – 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 a special use permit for cluster development in association with a single family residential subdivision, as permitted in the Mortensen Garson Overlay District (MGOD). The ±80.6 acre site is located south of Interstate 80 (I-80), southeast of the terminus of Boomtown Garson Road. The site is located within the MGO and has zoning designations of Large Lot Residential – 1 acre (LLR1), Single Family Residential – 15,000 square feet (SF15), Open Space (OS), Arterial Commercial (AC), and Public Facility (PF). The site has Master Plan land use designations of Large Lot Neighborhood (LL), Single Family Neighborhood (SF), Parks, Greenways, and Open Space (PGOS), Suburban Mixed Use (SMU), Mixed Employment (ME), and Public/Quasi Public (PQP), and is within the Mortensen-Garson Neighborhood Plan. **(for Possible Action)**

**Supporting Information 1**

**Supporting Information 2**

**Supporting Information 3**

**Supporting Information 4**

- **Applicant Representative/Property Owner:** Andy Durling, Wood Rogers/BT South, LLC
- **Location:** Southwest corner of Interstate 80 and Garson Road
- **Assessor's Parcel Number:** 038-132-33
- **Staff:** Heather Manzo, City of Reno Associate Planner; [manzoh@reno.gov](mailto:manzoh@reno.gov); 775.334.2668
- **Reviewing Body:** Reno Planning Commission, October 3, 2019

**7.C. City of Reno LDC20-00011 (Verdi Village)** - 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 special use permits to allow for: 1) construction of 242 apartment units; and 2) grading with fills in excess of 10 feet in depth. The ±10.75 acre site is located on the east side of Cabela Drive ±840 feet northeast of its intersection with Boomtown-Garson Road in the Multifamily-14 units per acre/Mortensen-Garson Overlay District (MF14/MGOD) zones. The site has a Mixed Neighborhood (MX) Master Plan land use designation and is within the Mortensen-Garson Neighborhood Plan. **(for Possible Action)**

**Supporting Information**

- **Applicant Representative/Property Owner:** Derek Wilson, Rubicon Design Group/Verdi Village, LLC
- **Location:** Cabela Drive at South Verdi Road
- **Assessor's Parcel Number:** 038-430-53 and -54
- **Staff:** Nathan Gilbert, City of Reno Associate Planner; [gilbertn@reno.gov](mailto:gilbertn@reno.gov) ; 775.334.2698
- **Reviewing Body:** Reno Planning Commission, October 3, 2019

**8. \*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).*

**9. \* 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**