



WASHOE COUNTY

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Finance _____

DA _____

Risk Mgt. N/A

HR. N/A

Comptroller _____

STAFF REPORT

BOARD MEETING DATE: August 16, 2016

DATE: July 27, 2016

TO: Board of County Commissioners

FROM: William H. Whitney, Division Director, Planning and Development
Community Services Department, 328-3617, bwhitney@washoecounty.us
Dave Solaro, Arch., P.E., Director
Community Services Department, 328-3600, dsolaro@washoecounty.us

THROUGH: Kevin Schiller, Assistant County Manager

SUBJECT: **Reno-Stead Corridor Joint Plan - Master Plan Amendment (Sky Vista)** – Hearing, discussion and possible action on a request filed by Chuck Bluth for an amendment by the Washoe County Board of Commissioners and the Reno City Council to the Reno-Stead Corridor Joint Plan (RSCJP) by removing the subject property (APN 086-380-15) from the RSCJP. The subject property consists of a ±55.5 acre site that is located along the south side of Sky Vista Parkway, ±900 feet west of its intersection with Trading Post Road. Amending a joint plan requires a joint hearing before the Reno City Council and the Washoe County Board of County Commissioners pursuant to NRS 278.02786. The subject property currently has a master plan designation of High Density Suburban/Low Density Residential (3-7 dwelling units per acre) under the RSCJP, and the applicant is requesting further action, if the subject property is removed from the RSCJP, of the City of Reno to re-designate the property as Mixed Residential (3-21 dwelling units per acre) under the City of Reno's master plan; and if approved authorize the Chair to sign the resolution to adopt the amendment to the Reno-Stead Corridor Joint Plan Master Plan Map, after a determination of conformance with the Truckee Meadows Regional Plan by the Truckee Meadows Regional Planning Commission. (Commission District 5.)

SUMMARY

Master Plan Amendment case Reno-Stead Corridor Joint Plan (Sky Vista) is a request filed by Chuck Bluth for a resolution by the Washoe County Board of Commissioners and the Reno City Council to recommend approval of an amendment to the Reno-Stead Corridor Joint Plan (RSCJP) by removing the subject property (APN 086-380-15) from the RSCJP. The subject property consists of a ±55.5 acre site that is located along the south side of Sky Vista Parkway, ±900 feet west of its intersection with Trading Post Road. Amending a joint plan requires a joint hearing before the Reno City Council and the Washoe County Board of County Commissioners (Board) pursuant to NRS

AGENDA ITEM # _____

278.02786. The subject property currently has a master plan designation of High Density Suburban/Low Density Residential (3-7 dwelling units per acre) under the RSCJP, and the applicant is requesting further action, if the subject property is removed from the RSCJP, of the City of Reno to re-designate the property as Mixed Residential (3-21 dwelling units per acre) under the City of Reno's master plan.

PREVIOUS ACTION

May 18, 2016, Joint County and Reno Planning Commission (PC). The two Planning Commissions held a public hearing on the evening of May 18, 2016 to consider the amendment to the Reno-Stead Corridor Joint Plan. Following staff presentations and public comments each Planning Commission took separate votes and both approved their own resolution to recommend approval to the County Commission and the City Council.

Citizens Advisory Board: This project was reviewed by the North Valleys Citizens Advisory Board (CAB) on December 14, 2015 and February 8, 2016.

This project was also presented to the Reno Ward Four Neighborhood Advisory Board (NAB) on November 19, 2015. A copy of the NAB and CAB meeting comments and minutes is attached to this report (Attachments A, B and C).

Neighborhood Meeting: The applicant noticed and held a neighborhood meeting in accordance with NRS 278.210 at the Stead Elementary School on November 19, 2015, to explain the Master Plan amendment to area neighbors (Attachment D). Six people were in attendance including the applicant, applicant's representative and three neighbors. Those in attendance expressed concerns with access and traffic generation. They were assured that these items would be more specifically evaluated during Reno's special use permit process. The applicant also noticed and held a neighborhood meeting on October 6, 2015 (Attachment E).

BACKGROUND

The purpose the Reno-Stead Corridor Joint Plan (RSCJP) is to identify a framework for future growth and development in this area for residents, property owners, Washoe County and the City of Reno. The initial release of the RSCJP was based on the 1996 Truckee Meadows Regional Plan. In 2010, the RSCJP was significantly updated but maintained the main purpose and goals of the plan. The 2010 update accounted for the many updates to the overall City of Reno Master Plan and the Washoe County Master Plan because much of the information in the plan had become out of date or duplicative.

The 2010 version of the plan was a response to the request by the Citizen Advisory Board and the Neighborhood Advisory Board to improve communications related to development within the subject area. The RSCJP area includes 4,309 acres. The joint plan area is generally described as bounded to the west by Red Rock Road, to the north by properties around Tholl Drive, to the east by the community of Golden Valley, and to the south by the neighborhoods of Horizon Hills and Anderson Acres (Refer to the Vicinity Map).

The joint plan respects the environmental constraints as well as existing and adjoining planned land uses. The joint planning process incorporated citizen input gathered at numerous workshops and public meetings. Citizens, landowners and the City of Reno and Washoe County Planning Commissions helped shape the land use plan and policies that address important land use relationships. The policies contained in the joint plan are designed to preserve desired community characteristics as the area matures during the 20-year plan period.

Since the original adoption of the plan, the City of Reno has processed all discretionary development and ministerial approvals within the sphere of influence. Washoe County administers all discretionary development and ministerial approvals for lands outside of the City's sphere of influence. Parcels within the City's sphere of influence are lands the City plans to annex within the 20-year plan period in accordance with an annexation plan per NRS 268.625. Approval of this amendment will reduce the RSCJP area by ± 55.55 acres and remove this property from the requirements of the Plan. A discussion of the effects of this amendment on the RSCJP policies is provided below in the Reno-Stead Corridor Joint Plan section of this report.

According to the applications, the Master Plan and zoning map amendments have been requested to accommodate a future multifamily development on the site. The project site is currently vacant and is impacted with multiple drainage ways flowing through the site from south to north. However, only the channel located along the west side of the site is considered by Reno Code to be a major drainage way because it drains more than 100 acres. Impacts to the major drainage way would be addressed by Reno as applicable, during review of any Special Use Permit (SUP) and/or tentative map to construct a multifamily or any other project on the site.

ANALYSIS

Washoe County Planning and Development Division staff submitted comments and concerns related to this Master Plan amendment (Attachment F). Staff's comments included several issues they believed should be addressed as development occurs including: continuation of cooperative agreements between the City and County for police and fire protection to ensure future residents and businesses in the area receive the most cost effective police and fire services; utilizing proper detention and runoff release methods to protect downstream properties from storm water run-off; provision of appropriate storm water filtration to keep pollutants from impervious surface storm water runoff from entering the Swan Lake Playa and wetlands; and ensuring that the access design to/from the site is as safe as possible. In addition to the above general comments, County staff cited four design criteria in the RSCJP that should be addressed during Reno's review and development of the site. These included: drainage way protection policies; buffering which includes edge matching and building height which both apply only if adjacent properties are developed prior to development of this site; and multifamily development which should be clustered as neighborhood units and provide building articulation. Reno staff responded that County comments related to drainage, access design and the Joint Plan criteria are addressed in City code and would be reviewed as part of any site plan review, special use permit and or tentative map to ensure they are properly addressed and mitigated as appropriate.

Included with the County staff comments (Attachment G), were comments from Truckee Meadows Fire Protection District (TMFPD), which indicate TMFPD is the closest fire responder to the site and would abide by state law provisions to be the first responder to a fire event on this property.

Reno-Stead Corridor Joint Plan (RSCJP): There are several policies in the RSCJP that would be applicable to development of this property should it remain in the RSCJP. The applicable policies are listed below with comments from Reno staff as to how they would be addressed under the jurisdiction the City of Reno should the site be removed from the RSCJP.

Conservation Policies:

- C.2 Protect and preserve water resources including drainage ways, floodplains, stream environments and wetlands in accordance with the applicable City or County stream zone protection and conservation ordinances based on zoning jurisdiction.

Reno Staff Comment: Review of any project on the site which disturbs the major drainage way, would require review of a special use permit in compliance with the City's Drainage way Protection Standards (DPS). This would be required whether the site remains in the RSCJP or under the City's MR Master Plan designation proposed in this application.

- C.2.1 The use of major drainage ways as undeveloped buffers between areas of development is encouraged. Undeveloped drainage ways should also be used for pedestrian, equestrian or bicycle access into the Peavine Mountain area and other open space areas where appropriate. Access routes along major drainage ways should include sufficient width for a trail easement. Motorized vehicle access should be restricted where appropriate.

Reno Staff Comment: The issues contained in this policy would be addressed as applicable with review of the Major Drainage way SUP and as required in City code.

- C.2.2 Development proposals that incorporate wetlands or other stream environments shall comply with the requirements of the City's Major Drainage ways Plan and Wetland and Stream Environment Policy, or Article 438, Significant Hydrologic Resources, of the County's Development Code, as applicable in each jurisdiction.

Reno Staff comment: The issues contained in this policy would be addressed, as applicable, with review of the Major Drainage way SUP and the Wetland and Stream Environment Policy as required in the City code. There are no identified wetlands or stream environments on the site.

- C.3.3 The color of building materials including that of structures, retaining and masonry walls shall be consistent with that of the natural terrain. Reflective material should not be used.

Reno Staff Comment: The issues contained in this policy would be addressed, as applicable, with review of the special use permit. City code and Master Plan Policies also address these issues, which would be required whether the site remains in the RSCJP or under the proposed City MR Master Plan designation.

- C.3.4 Signage, exposed utility poles and billboards that contribute to visual clutter shall be evaluated during development review. Utilities shall be placed underground. Existing billboards shall be removed in conjunction with new development along the U.S. 395 corridor.

Reno Staff Comment: City code requires all new or relocated overhead utilities to be placed underground. Signs would be reviewed for compliance with code with the applicable discretionary review or building permit. There are no off premises signs (Billboards) on the site and they are prohibited in the existing SF6 and proposed MF14 zoning.

Land Use Policies:

- LU.1 Provide clearly defined, effective and efficient procedures for development review in the Sphere of Influence by the City of Reno and Washoe County.

- LU.1.3 The City land use and development standards will apply within the Sphere of Influence as authorized by NRS 278.02788.

Reno Staff Comment: Removal of this property from the RSCJP will maintain the applicability of City land use and development standards for this property. The remaining policies in this sub section related to ensuring compatibility and providing appropriate transitions between existing and new development are not applicable as all surrounding properties are vacant.

- LU.6.1 To avoid monotonous linear development, multi-family development should be designed in small clusters as neighborhood units. Vertical and horizontal offsets should be required to visually reduce building mass and create individual spaces (courtyards, seating arrangements, etc.) for multifamily projects.

Reno Staff Comment: These design elements are addressed in City Master Plan policies and code and would be further reviewed for compliance during the project SUP and building permit process.

- LU.6.2 New development requiring discretionary approval shall be noticed to neighboring property owners within 750 feet, with a minimum of 30 property owners. Development proposals shall be presented to both the City of Reno Ward Four North Valleys Neighborhood Advisory Board (NAB) and the Washoe County North Valleys Citizen Advisory Board (CAB).

Reno Staff Comment: City code requires the same minimum notice as this policy. Current City procedures require development projects to be presented to the Ward

Four NAB and to be presented to the County North Valleys CAB when projects abut Washoe County jurisdiction.

Parks and Open Space:

PSF.2 Encourage that new development in the joint plan area preserve the existing view shed toward Peavine Mountain.

PSF.2.1 New residential, commercial and industrial development applications should include a view shed analysis depicting the implication of building height and mass on existing development as it relates to the views toward Peavine Mountain. The view shed analysis shall enable residents to visualize and determine if their views of Peavine Mountain will be negatively impacted by proposed development.

Reno Staff Comment: Although this policy would no longer apply to this property, the two story, low density nature of what could be developed on the site whether single family, multifamily or commercial would have a minimal impact on the view shed of Peavine Mountain.

FISCAL IMPACT

No fiscal impact.

RECOMMENDATION

It is recommended that the Board hold the joint public hearing with the Reno City Council, authorize the Chair to sign the resolution to adopt the amendment to the Reno-Stead Corridor Joint Plan - Master Plan Map, after a determination of conformance with the Truckee Meadows Regional Plan by the Truckee Meadows Regional Planning Commission by removing the subject property (APN 086-380-15) from the RSCJP. The subject property consists of a ±55.5 acre site that is located along the south side of Sky Vista Parkway, ±900 feet west of its intersection with Trading Post Road. Amending a joint plan requires a joint hearing before the Reno City Council and the Washoe County Board of County Commissioners pursuant to NRS 278.02786. The subject property currently has a master plan designation of High Density Suburban/Low Density Residential (3-7 dwelling units per acre) under the RSCJP, and the applicant is requesting further action, if the subject property is removed from the RSCJP, of the City of Reno to re-designate the property as Mixed Residential (3-21 dwelling units per acre) under the City of Reno's master plan.

POSSIBLE MOTION

“Having made the appropriate findings as identified in (Attachment H), I move that the Board approve the amendment to the Reno-Stead Corridor Joint Plan - Master Plan Map, after a determination of conformance with the Truckee Meadows Regional Plan by the Truckee Meadows Regional Planning Commission by removing the subject property (APN 086-380-15) from the RSCJP. The subject property consists of a ±55.5 acre site that is located along the south side of Sky Vista Parkway, ±900 feet west of its intersection with Trading Post Road. Amending a joint plan requires a joint hearing

before the Reno City Council and the Washoe County Board of County Commissioners pursuant to NRS 278.02786. The subject property currently has a master plan designation of High Density Suburban/Low Density Residential (3-7 dwelling units per acre) under the RSCJP, and the applicant is requesting further action, if the subject property is removed from the RSCJP, of the City of Reno to re-designate the property as Mixed Residential (3-21 dwelling units per acre) under the City of Reno's master plan."

Attachments:

- Attachment A – Reno Neighborhood Advisory Board Comment Sheet
- Attachment B – North Valleys Citizen Advisory Board Minutes (12/14/2015)
- Attachment C – North Valleys Citizen Advisory Board Minutes (2/08/2016)
- Attachment D – Sky Vista Neighborhood Meeting Minutes (11/17/2015)
- Attachment E – Sky Vista Neighborhood Meeting Minutes (10/06/2015)
- Attachment F – Washoe County Staff Comments to Reno
- Attachment G – Truckee Meadows Fire Protection District Memorandum
- Attachment H – BCC Master Plan Amendment Required Findings



WASHOE COUNTY COMMISSION

1001 E. 9th Street
P.O. Box 11130
Reno, Nevada 89520
(775) 328-2005

RESOLUTION

ADOPTING THE AMENDMENT TO THE RENO-STEAD CORRIDOR JOINT PLAN (Sky Vista), A PART OF THE WASHOE COUNTY MASTER PLAN

WHEREAS, the Reno-Stead Corridor Joint Plan Amendment Case (Sky Vista) Master Plan Amendment was recommended for approval when it came before the Washoe County Planning Commission in a joint meeting with the City of Reno Planning Commission for a duly noticed public hearing on May 18, 2016; and,

WHEREAS, the Sky Vista Master Plan Amendment request was filed by Mr. Chuck Bluth with the City of Reno and requires an amendment to the Reno-Stead Corridor Joint Plan to remove a ± 55.5 acre property (APN 086-380-15), located along the south side of Sky Vista Parkway, ± 900 feet west of its intersection with Trading Post Road, from the Joint Plan; and,

WHEREAS, the property which is the subject of the Sky Vista Master Plan Amendment request currently has a master plan designation of High Density Suburban/Low Density Residential (3-7 dwelling units per acre) within the Reno-Stead Corridor Joint Plan, and Mr. Bluth is requesting further action by the City of Reno, if the subject property is removed from the Reno-Stead Corridor Joint Plan, to re-designate the property as Mixed Residential (3-21 dwelling units per acre) under the City of Reno's Master Plan, but that such further action can only be taken provided the Washoe County Commission and the Reno City Council vote to remove the subject property from the Reno-Stead Corridor Joint Plan; and,

WHEREAS, amending the Reno-Stead Corridor Joint Plan requires a joint hearing before the Washoe County Commission and the Reno City Council pursuant to NRS 278.02786, which hearing was duly noticed in accordance with law including NRS chapter 278; and,

WHEREAS, the Washoe County Commission and the Reno City Council heard input from both staff and the public regarding the proposed Joint Plan Amendment; and,

WHEREAS, the Washoe County Commission and the Reno City Council gave reasoned consideration to the information received regarding the proposed Joint Plan Amendment; and,

WHEREAS, this resolution was passed by the affirmative vote of a majority of the total membership of the Washoe County Commission and the Reno City Council; and,

Master Plan Amendment
Reno-Stead Corridor Joint Plan (Sky Vista)

WHEREAS, all required findings applicable to master plan amendments, including those in NRS chapter 278 and the Washoe County Development Code, were made at the conclusion of the hearing; now therefore, it is hereby

RESOLVED, BY THE BOARD OF COUNTY COMMISSIONERS OF WASHOE COUNTY, NEVADA that the Board does hereby adopt and endorse the amended Reno-Stead Corridor Joint Plan (Sky Vista) a part of the Washoe County Master Plan, to serve as a guide for the orderly growth and development of Washoe County, Nevada.

ADOPTED this 16th day of August, 2016.

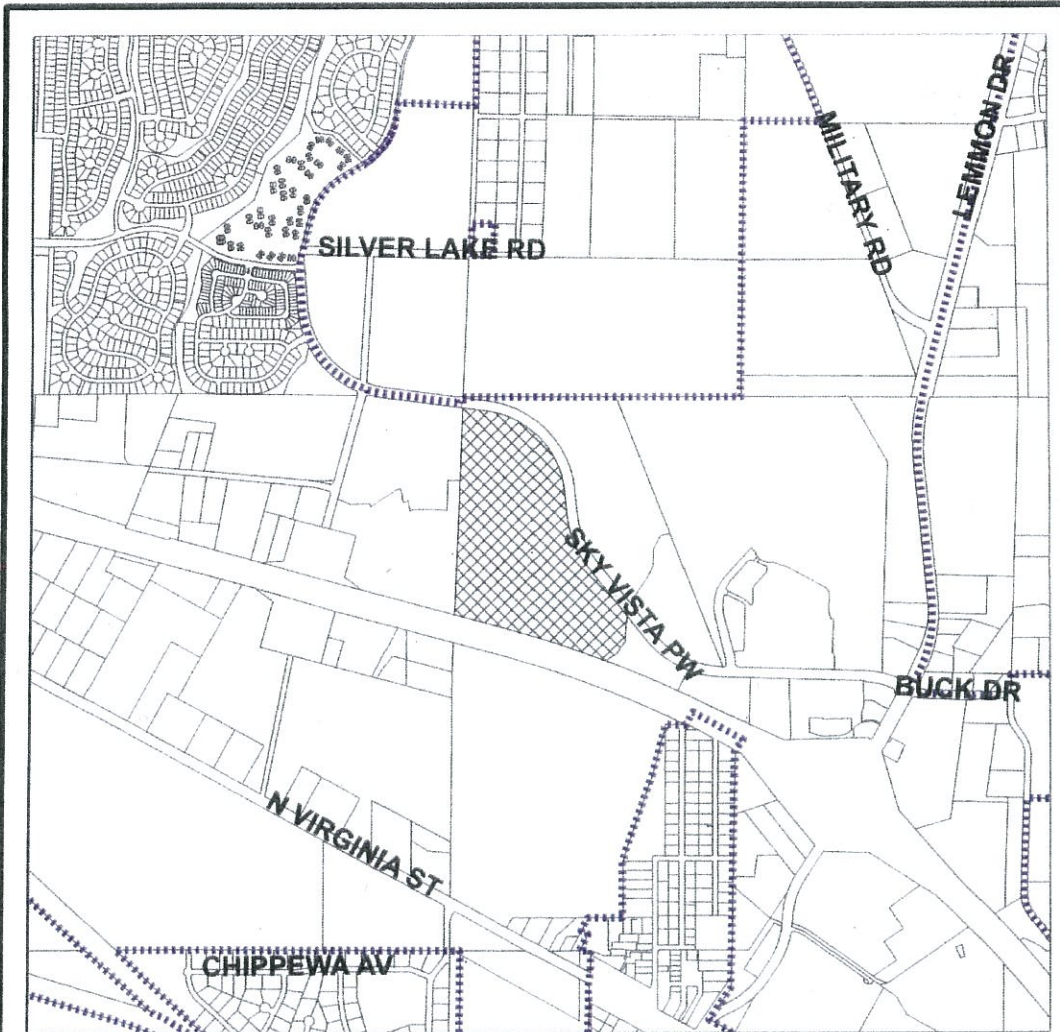
WASHOE COUNTY COMMISSION

Kitty K. Jung, Chair

ATTEST:

Nancy Parent, County Clerk

Vicinity Map



LDC16-00025 (Sky Vista Master Plan Amendment)



From: Reno Stead Joint Corridor Plan - High Density Suburban/
Low Density Residential 3-7 dwelling units/acre

To: Mixed Residential 3-21 dwelling units/acre on ±55.5 acres



City Limits



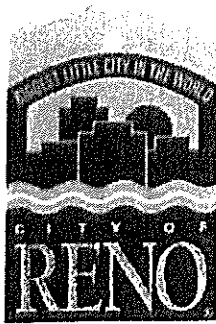
0 0.075 0.15 0.3 Miles

The information hereon is approximate and is intended for display purposes only. Reproduction is not permitted. For additional information, please contact the City of Reno Community Development Department. Map Produced: April 2016.



Community Development Department

1 East 1st Street Phone 321-8309
P.O. Box 1900 Fax 334-2043
Reno, NV 89505 www.reno.gov



RENO NEIGHBORHOOD ADVISORY BOARD
ATTENDANCE/COMMENT REQUEST CARD

FORM MUST BE FILLED OUT COMPLETELY

N. Valleys Annexation AN16-0001
N. Valleys MPA LAC16-00026
SKYVISTA MPA LAC16-00025
SKYVISTA ZC LAC16-00028

DATE: 11/19/15 AGENDA ITEM NO. A-D
NAME: Frank T. ...
ADDRESS: 9650 Stanley Creek Way

I REPRESENT: myself

I AM IN ATTENDANCE CONCERNING: question regarding
school road

DO YOU WISH TO MAKE A STATEMENT? Yes: No:

In Favor: _____ In Opposition: _____

Reno Resident Yes: _____ No: _____

NOTE: GENERAL POLICIES FOR ADDRESSING
NEIGHBORHOOD ADVISORY BOARD:

- * LIMIT COMMENTS TO 3 MINUTES OR LESS
- * 15 MINUTES PER SIDE ON ITEMS WITH OPPOSITION
- * AVOID REPETITIVE REMARKS

THE NEIGHBORHOOD ADVISORY CHAIR AND BOARD REQUEST
THAT ALL CONCERNS BE EXPRESSED IN A COURTEOUS MANNER.

THANK YOU FOR YOUR COOPERATION AND PARTICIPATION.

NAB 4Project Review Form

The Citizen Input and Review is an opportunity for you to tell us what you think about the plans and projects discussed. We hope the presentations from the developers and City of Reno staff on this project has been beneficial and informative. We want your feedback and comments as we gather information to share with the Planning Commission as they make their findings and decisions. As appropriate, please share your comments on these project areas and also on other issues or modifications.

Case No.: ldc16-00025

Date: 11/20/2015

Your Name: Katie Colling

Your Ward: Ward 4

Your Email: kmcolling@gmail.com

Your Cell Phone Number: 775-842-2545

Compatibility of proposal with surrounding area: It is compatible, however the projected idea for the property is 14 per acre, but once the master plan is amended it will allow 21. Is it possible to amend it not to go over 14?

Traffic impacts & pedestrian safety: This will obviously impact traffic as the plan is to add additional housing later on... this area is already having traffic issues.

Proposed design contributes to and enhances the character of the area: I do like the over all idea for this property. I know it doesnt have an affect on the amendment. But, I think the plan is solid. I am worried about importing too many non-native plants to the area, and it would be a bad idea to have more water features, as we are still in a drought. Also, wasnt very excited about the idea of not catering to families, at all.

Environmental Impacts:

Appropriate Signs:

Other Issues/Suggested Modifications: I know that the developer is going to be applying for 14 units per acre. It would be nice not to authorize more than 14.. if possible.

amendment was presented and discussed at the City of Reno Ward 4 Neighborhood Advisory Board meeting held on November 19, 2015. For more information, feel free to contact Ms. Fuss directly at 775-856-1150 or via e-mail at afuss@cfareno.com *(This item is for information only and no action will be taken by the CAB.)*

Angela Fuss, Director of Planning, gave an overview:

- 55 acre property is part of joint corridor plan which has been annexed into City of Reno.
- She said they have to go before the Washoe County Planning, Commissioners, and City of Reno Commissioners
- Timeline: 6 month for approvals
- She spoke about traffic and landscaping.
- The proposed zoning amendment: To change the zoning of the property as single family (SF6) homes to multi-family zoning; limited to 2 story zoning. 14 units per acre, mixed residential master planning. The ultimate end product is apartments.
- Change zoning and master plan amendment designation.
- The developer/property owner, Mr. Blueth said this was a development he previously built in southern California with 22 units per acre. The Lakes at Lemmon Valley will be 14 units per acre which is low density. He showed pictures of similar developments. He said this developed will be for the millenniums. The units will be smaller, studios, one, two bedrooms. He said there are a lot of single women who prefer single bedrooms or studios. There will be a 20,000 sq ft club house with a tech room; indoor/outdoor swimming pool, outdoor tennis courts, sand volleyball, a running track. It will cater to the individual who wants everything in the facility. They want to be around other techies. This project will cater to them. He said the project is not set up to families. It's not catering to families. He said if we did homes, there would be 350 homes which mean 500 kids. These apartments will cater to those coming in to work at the new businesses. We need housing for these workers.
- CAB member, Jean Harris she hopes the landscaping appropriate for desert, water resistant. He said we are bringing in 1000 trees. He said we are looking into reclaimed water for landscaping. The facilities are already there.
- CAB chair, Francine Donshick asked about the ingress and egress. He showed the 3 exits. He said they met with Department of Transportation to put in a center lane for a left hand lane. He said they met with a lot of people including the school district.
- Sarah Chvilicek, Planning Commissioner for District 5 spoke about the 55 acres, 14 to an acre property. She said this is in the joint corridor, which needs to be heard by both bodies. This needs to be an action item. She said she is alarmed when City Annexed property. It's not good land use planning. She said she understands the employment coming. There are a lot more steps with due diligence. She said Fire Station 13 is the closest which is Truckee Meadow Fire. Schools are approaching being overcrowded. She said we need to be forward planning with water, sewer. She said, respect our drought. We need a desert landscape. Ms Fuss said we have to purchase water rights from TMWA. Sarah said we have a finite amount of water. Sarah said she would like them to answer those questions before it comes to the commission. Ms. Fuss said we submitted an application to TMWA and she showed the water lines on the mpa. Sarah said there has been significant water line upgrades. The owner, Mr. Blueth said he owns some of the surrounding land and the rest is commercial in the City of Reno. Sarah said we need to be aware of annexation in the future. Sarah said she is disturbed this isn't an action item. Ms. Fuss said we have time to go come back as an action item in February. Mr. Blueth asked if the location is more appropriate to have apartments versus single family residents with impact on schools, and greater water usage.
- Terry Donshick asked about traffic study. Ms. Fuss said this is a Master Plan amendment. Once this will get approved, we will move forward with those studies.
- Mr. Blueth said the land across the street will be 200 residences. He said the biggest impact will be his own project.

11. ***CHAIRMAN/BOARD MEMBER/NEXT AGENDA ITEMS** - This item is limited to announcements by CAB members and topics/issues posed for future forums/agendas. *(This item is for information only and no action will be taken by the CAB.)*

- Ray Lake asked everyone to sign-in

installing a bike lane. He said he sees people walk down to the bus stop. There are a lot of senior citizens in that area. There is a carbon impact. Amy said she will bring it up when they work with the transit committee when creating a plan.

- Terry Donshick said we have a problem with bicyclists staying in the bike lane. They aren't following the rules. Amy said education plays a huge role. She said they conduct bicycle studies which show there needs to be more education and a lot needs to be done.
- Steve Robinson said 5 years ago, a RTC bus service now turns around at the General Store and it just stops there for 15 minutes. He said it could service the back side of Lemmon Valley. He asked why was that cut out. Amy said she will let the transit people know about it. She said they have experienced service cuts; she said they can only provide enough services that funds can provide.
- CAB member, Anna Williams asked about transit from Stead to Cold Springs. Amy said not at this time; there are no funds to expand the transit system. She said they are looking into re-arranging their routes to be more effective.
- CAB member, Robert Conrad asked about more bike racks on the buses. Amy said she will look into the bus bike racks.
- CAB Chair, Francine Donshick said she is concerned about the new lighting at the intersections. She said she understands the dark sky lighting, but the lighting is so poor and it's hard to see the other cars. The safety level isn't what it should be. Francine said you can't see. Francine said everyone's feedback is very important input. She encouraged them to please contact them. Talk to neighbors to get their input.

9. *STEAD AIRPORT DEVELOPMENT REQUEST FOR QUALIFICATIONS – Ms. Stacie Huggins, Manager of Airport Economic Development will provide a brief informational update regarding the Request for Qualifications process and anticipated next step regarding the undeveloped 3,500 acres at Reno-Stead Airport. Following the update her presentation, Ms. Huggins will answer questions and concerns from the audience and CAB. For more information please contact Ms. Stacie Huggins at 775-328-6487 or shuggins@renoairport.com. *(This item is for information only and no action will be taken by the CAB.)*

Stacie said she doesn't have a lot of new information. This has been a slow process. The conceptual land use plan is consistent with the Stead Master Plan. She showed the proposed map: matches 2010 Master Plan. The hatched area shows the air race courses. The area in color show what could be developed. This has been presented this to the NAB.

Next steps:

Market assessment and due diligence. She said they are getting closer to the next step. She said there are still details and business terms with the financials to be determined; financing infrastructure and partnerships with long term maintenance. The conceptual map will not change.

CAB chair, Francine Donshick asked if this information is on the website. Stacie said they can contact her. Francine asked how close they are. Stacie said they hope to have business terms agreed upon by March or April.

CAB member, Teresa Aquila asked where the projects would start. Stacie said ideally, the project would start with existing infrastructure. She said if they built out, there would be a large endeavor. Teresa Aquila asked about business operations during the air races. Stacie said the businesses would have to shut down under the course during the races and access would be limited. They would be made aware of the closer. The same regulations would apply during the PRS. Mike Dikun said occupied buildings can't be occupied during certain flights. He said some tenants have to stop business during the races already. There are business tradeoffs. However, the entire airport won't be aeronautical businesses. It's primarily aviation businesses. It's a selling point to have the air races.

10. *SKY VISTA MASTER PLAN AMENDMENT and SKY VISTA ZONING MAP AMENDMENT - Ms. Angela Fuss, A.I.C.P., Director of Planning, CFA, Inc., will provide information and gather CAB member and audience input on a proposed Master Plan and Zoning Map Amendment. The project is located within the City of Reno's jurisdiction and is also part of the Reno-Stead Joint Corridor Plan, which requires input and hearings by both the City of Reno and Washoe County. The 55 acre parcel is located south of Sky Vista Parkway and is currently zoned SF-6 (single-family). The proposed

Cargo containers: she said they will review this in the first meeting in march. She said they hope to loosen the regulations which will help those out in the rural areas. She said there will be no permit fee. There will be an administrative permit. They give you a sheet of paper, rules regarding set backs, etc., and sign off on it.

Francine asked if the county will give options for trash service. Commissioner said she wants feedback. If you have specific needs or wants, she wants to know.

Dwayne Huber said those brown containers of 96 gallons from Lowes. He said he likes the idea of recycling. He said they know how many containers and who to pick up, who has paid. He said he hopes they will pick up his containers.

Mike Diken complimented the roads crew on Redrock erosion and ditch clean up. He thanked the county.

Andrea Forbit said she had issues with flooding. She wrote letters to commissioner and Adam. She said she has had these issues for years. Her ditch doesn't drain. She keeps her property clean and doesn't know why it isn't draining. She said if it didn't stop raining, it would have flooded her neighbors. A gentleman from incline roads crew came out to look at the ditches. She said she had freestanding water in July during mosquito season. Commissioner said she has researched and requested at the last meeting to look into grants to have that re-engineered. Lemmon Valley has engineering problems. The county maintains those roads and ditches. It's hard to keep them up and clear. Part of it is to keep them clear. She is getting research for grants for re-design. Andrea said she has been calling for years. Andrea said she likes the old trash service, however, wants recycling and containers. She said they weren't notified out there out in Lemmon valley of the development issues. She wants to know more about annexation of Lemmon Valley. Commissioner said Reno annexes the county and the county doesn't have a lot to say about it. Commissioner said the Reno council meeting and board of county commission as well as the CAB.

Mrs. Huber asked if the commissioner sends out notifications about what is going on. Francine said you can sign up to get notifications for the county and Reno. They will send you email alerts for CAB and NABS.

Dwayne Huber said since they annexed land out here recently; will there be more. Commissioner Herman said yes, until there are laws to change it. As long as there is more development, there will be changes and annexation.

8. *PUBLIC SAFETY AND COMMUNITY REPORTS/UPDATES

A. *Truckee Meadows Fire Protection District (TMFPD) – Fire Chief Charles Moore, or another representative from the Truckee Meadows Fire Protection District, will provide a summary of the District's activities including emergency operations, volunteer firefighter program, cooperative aid agreements with neighboring jurisdictions, and an update to fire services in the area. For more information contact (775) 326-6000 or via the webpage at www.tmfpd.us *(This item is for information only and no action will be taken by the CAB.)*

9. DEVELOPMENT PROJECTS – The project description is provided below with links to the applications:

A. SKY VISTA MASTER PLAN AMENDMENT - Request for community feedback, discussion and possible action to approve a proposed Master Plan Amendment. This is a request for a Master Plan Amendment from ±55.55 acres of Special Planning Area/Reno-Stead Corridor Joint Plan/High Density Suburban/Low Density Residential 3-7 dwelling units/acre to Mixed Residential 3-21 dwelling units/acre. The ±55.5 acre site is located along the south of Sky Vista Parkway, ±900 feet west of its intersection with Trading Post Road. The 55 acre parcel is located south of Sky Vista Parkway and is currently zoned SF-6 (single-family). This is an amendment to the Reno-Stead Corridor Joint Plan, which requires joint hearings before the City of Reno and Washoe County. The proposed amendment was presented and discussed at the City of Reno Ward 4 Neighborhood Advisory Board meeting held on November 19, 2015 and previously presented at the December 14, 2015 North Valleys Citizen Advisory Board meeting. For more information, feel free to contact Ms. Fuss directly at 775-856-1150 or via e-mail at afuss@cfareno.com *(This item is for possible action by the CAB.)*

APN: 086-380-15

Angela Fuss urban planner from CFA and Chuck Blueth, owner/developer.

Angela said every development has to go before the NAB in Reno. Sign up on reno.gov. This development is in the city of Reno, but it's a Reno/Stead joint corridor plan. It will go before both commissions. She said it's vacant around the land. She showed the development map.

Zoning currently: SF6; you can do apartments or single family homes. We want to go to multi-family zoning – up to 2 stories.

The master plan is overarching land use of what it will be. Master planning level: joint corridor plan into mixed residential. It's a long process. We submitted an application last fall

It goes before all the planning commissions with Reno and Washoe county then it goes regional for master plan. Then we address the zoning. Then we go to the details. She said they will come before.

Mr. Blueth said most apartments are 22-30 units per acre. This project is 14 units per acre. This is low density. It will be designed for the 20-40 years old. It's not designed for children. The main room will have a tech room, outside swimming, tennis, volleyball. Reno has become a tech center. They expect 50K new jobs. Google has tied up 18K acres. He said we don't have facilities for that age group. He said 8 units to a building, 4 down, 4 up (two story).

He showed a slideshow; he talked about the concept, power lines, and landscaping. He said trees take less water. He said we are talking about using reclaimed water for landscaping. He said Reno is overcrowded; people want open space. He said we aren't impacting the intercity. Stead has 3,500 acres for industrial planned. He said schools are overcrowded, however, we are catering to young singles; he said 50 kids in this development would be a lot. He said we plan on having a mix of studios, one bedroom, and two bedrooms. A lot of people are working from home. He said it will be a unique project in Reno.

Francine Donshick said she is concerned about how this is catered to millennials; how do you know you won't get families with kids. Mr. Blueth talked about the rent pricing. He said the families can't afford it here. The prices and occupation limitations will deter families. Angela said we don't have a site plan yet. That will address parking. she said when we have the site plan with SUP, we will have school district, parking, traffic plan, etc. He said parking will be around the parameter. he said he has doing this for 45 years.

Anna asked about the sky vista sign. Angela said that doesn't have to do with this project. She said that is a 72 unit apartment project.

Mr. Blueth said he will have a specific plan, but he wanted to give a conceptual idea so you know what you are getting.

Angela said they will tie into the TMWA and sewer line, gas and utilities lines are in place. He will connect when he has a project.

He said they have had meetings with roads, school district, etc.

Jennifer Saliberry said she is concerned that they show picture and talk about landscaping, but we have concerns about water. She doesn't know if its realistic for this area. Many people are going to zero scaping. It's a reality.

Frank said there is a lot of traffic on 395; it's already really bad. He said he hopes they talk to NDOT. How about major trails with NDOW. Angela said they haven't spoken to NDOW. She said only when you are open to open space, that is when they get invovled or when wildlife crosses the highway. We haven't had to discussions.

Mr. Blueth said they will have a left hand land on sky visita. He said he owns all the property across the street that will start development after this one.

November 17, 2015 Sky Vista Neighborhood Meeting Minutes

Angela Fuss, CFA and Chuck Bluth (owner) gave an overview of the project.

The proposed application is a request for a Master Plan Amendment from Special Planning Area (SPA) - Reno-Stead Corridor Joint Plan to Mixed Residential and a Zoning Map Amendment from SF-6 to MF-14. The 55-acre parcel is located south of Sky Vista Parkway, north of Highway 395, east of Stead Blvd and west of Lemmon Drive. The parcel was previously annexed into the City of Reno and has a zoning designation of SF-6.

The parcel and all adjacent parcels are currently vacant. The North Valley's Regional Park is located north of the site. The request to amend the zoning to MF-14 will allow for up to ±778 multi-family units. Future development of the parcel will require approval of a Special Use Permit and is considered a Project of Regional Significance. A full analysis of the project and its impacts will be submitted with the Special Use Permit application.

Mr. Bluth showed the attendees a Concept Site Plan. The site plan included over 1,000 trees and lots of greenspace. He commented that his intention was to design the project with parking on the outside perimeter and apartment buildings on the inside. He commented that there was a large overhead powerline adjacent to US 395 so it made more sense to put parking on the outside, rather than units adjacent to the freeway and large powerline. Mr. Bluth talked about a previous project he developed in California that incorporated lush landscaping and community amenities, including swimming pools and tennis courts. He intends to develop this project in a similar fashion and wanted to appeal to the millennial crowd. He commented that the younger generation is waiting to get married while they pursue their careers. That demographic is needing a place to live that meets their needs and their personal interests.

This project was only a ten-minute drive to UNR and downtown Reno. Many of the new companies coming to Reno will need a place for their employees to work and this location and project was ideal for that demographic. The project will include a gym, coffee bar and computer lab so that once residents get home, they won't have a reason to leave. He also felt many of the residence would be working from home and would want to live in a place with the amenities.

Mr. Bluth talked about impacts to schools and said he did not think many school aged children would be living in the complex because it would be too expensive. While he can't prohibit families from renting, he can charge extra based on how many people live in each unit. For example, a one-bedroom unit can have an extra monthly fee for two people living there.

The meeting attendees asked about access and traffic. Mr. Bluth showed the Concept Site Plan and showed one main point of access into the property with additional "exit only" points out of the project. A full traffic analysis would be required at the Special Use Permit stage and would identify the requirements to Sky Vista, which would likely include a left turn lane on Sky Vista.

October 6, 2015 Sky Vista Neighborhood Meeting Minutes

Angela Fuss, CFA and Chuck Bluth (owner) gave an overview of the project.

The proposed application is a request for a Master Plan Amendment from Special Planning Area (SPA) - Reno-Stead Corridor Joint Plan to Mixed Residential and a Zoning Map Amendment from SF-6 to MF-14. The 55-acre parcel is located south of Sky Vista Parkway, north of Highway 395, east of Stead Blvd and west of Lemmon Drive. The parcel was previously annexed into the City of Reno and has a zoning designation of SF-6.

The parcel and all adjacent parcels are currently vacant. The North Valley's Regional Park is located north of the site. The request to amend the zoning to MF-14 will allow for up to ±778 multi-family units. Future development of the parcel will require approval of a Special Use Permit and is considered a Project of Regional Significance. A full analysis of the project and its impacts will be submitted with the Special Use Permit application.

Mr. Bluth talked about a previous project he developed in California that included lots of landscaping and community amenities, including swimming pools and tennis courts. He intends to develop this project in a similar design and wants to appeal to the millennial crowd. The project will include a gym and computer facility so that people won't have to leave the complex and can work from home, if desired.

Meeting attendees asked about use of effluent for the landscaping. Mr. Bluth responded that he's looking into the ability to use effluent and will coordinate those efforts with the City of Reno during the Special Use Permit stage.

One meeting attendee owned the parcel to the immediate west and asked how many stories the development would be and what would it look like next door to his property. Angel Fuss responded that the MF-14 zoning limits the development to 2 stories and said the final design and site plan would be developed after the master plan and zoning were approved. They would have to go through the Special Use Permit process, which would include a public approval process.

Mr. Bluth talked about impacts to schools and said he did not think many school aged children would be living in the complex because it would be too expensive.

The meeting attendees asked about access and traffic. Mr. Bluth showed the Concept Site Plan and showed one main point of access into the property with additional "exit only" points out of the project. A full traffic analysis would be required at the Special Use Permit stage and would identify the requirements to Sky Vista, which would likely include a left turn lane on Sky Vista.

Mr. Bluth also commented that he owned the property to the north, across Sky Vista Parkway and intended to develop that site with single family homes.



Washoe County
COMMUNITY SERVICES DEPARTMENT
Planning and Development Division

Mr. Vern Kloos, AICP
Senior Planner
City of Reno

Subject: Proposed Sky Vista Amendment to the Reno-Stead Corridor Joint Plan.

Vern,

Thank you very much for the opportunity for Washoe County Planning and Development Division to comment on this proposed amendment to the Reno-Stead Corridor Joint Plan (RSCJP). The 55.53 acre parcel (APN# 086-380-15) is on the south side of Sky Vista Boulevard and is within both the Reno City boundary and the RSCJP. The applicant has submitted an application to Reno to change the zoning from SF6, which allows for up to 403 single family homes to MF-14, which will allow for up to 777 apartments.

There have been multiple amendments to the RSCJP over the years to change land use designations and also to remove areas of land from the plan so they could be developed under the jurisdiction of Reno. The RSCJP is now smaller in size with irregular boundaries in many areas but still remains as a vehicle for the North Valley's unincorporated residents, County Planning Commission and Board of County Commissioners to have a way to officially comment on development proposals that are within the RSCJP boundaries and in many cases directly adjacent to established unincorporated residential neighborhoods. The 55 acre property and everything around the parcel is already annexed into the City, and development applications will only be required to go before the Reno Planning Commission for review. At no point, will a development application be required to go before the Washoe County Planning Commission which makes this review/comment opportunity important.

County general concerns/comments on the proposed amendment to the RSCJP are:

1. Cooperative agreements between law enforcement agencies of the County and City so both existing and future residents and businesses of the area receive the most cost effective and logical law enforcement available.
2. Cooperative agreements between fire service providers of the County and City so both existing and future residents and businesses of the area receive the most cost effective fire protection available. Please see the attached memo from the Truckee Meadows Fire Protection District.
3. Adequate detention and measured release of storm water run-off generated by impervious surfaces on the developed property to protect down gradient properties and residents.
4. Adequate storm-water filtration for run-off from imperious surfaces to keep pollutants from potentially traveling to the Swan Lake wetlands and playa.
5. Safest possible design for ingress and egress for traffic generated from the property onto Sky Vista Blvd.

There are multiple concerns in terms of design standards in the Reno-Stead Corridor Joint Plan that the City should be aware of and address through the approval process for the specific project once it is submitted for review:

- *Drainage ways* – A large drainage way bisects the property and the City has a more restrictive code for drainage ways than the RSCJP which should be used.
- *Buffering* – The RSCJP calls for lot matching or buffering between existing residential development and proposed development. The adjacent parcels are not developed so this will not apply if this parcel is developed before the surrounding parcels.
- *Building Height* – The RSCJP calls for matching building height. The adjacent parcels are not developed so this will not apply if this parcel is developed before the surrounding parcels are developed. In addition, the proposed MF-14 zoning limits height to 2 stories.
- *Multi-family development* – The RSCJP calls for Multi-family developments to be clustered as neighborhood units and requires building articulation. The Reno Zoning Code calls for stricter articulation standards that would supersede the RSCJP.

County staff would like to acknowledge the applicant and their representatives openness to input from North Valleys residents and their willingness to either have hosted or attended the following neighborhood meetings, including County Citizen Advisory Boards (CAB's) and City Neighborhood Advisory boards (NAB's).

Oct. 6th – Neighborhood meeting prior to submitting the application.

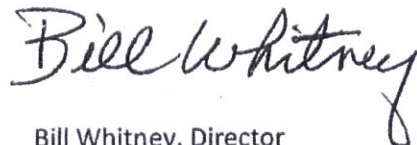
Nov. 17th - Master Plan Amendment neighborhood meeting.

Nov. 19th - City of Reno NAB meeting

Dec. 14th – Washoe County CAB meeting for review

Feb. 8th – Washoe County CAB meeting for vote

Thank you for the opportunity to comment and please feel free to contact me if you have any questions



Sincerely,

Bill Whitney, Director
Planning and Development Division



MEMORANDUM

October 11, 2012

Handwritten signature/initials

To: Bill Whitney, Director Planning and Development
Washoe County Community Services Department

Fm: Charles A. Moore, Fire Chief
Truckee Meadows Fire Protection District

A handwritten signature in blue ink, appearing to be "C. Moore", written over the "Truckee Meadows Fire Protection District" text.

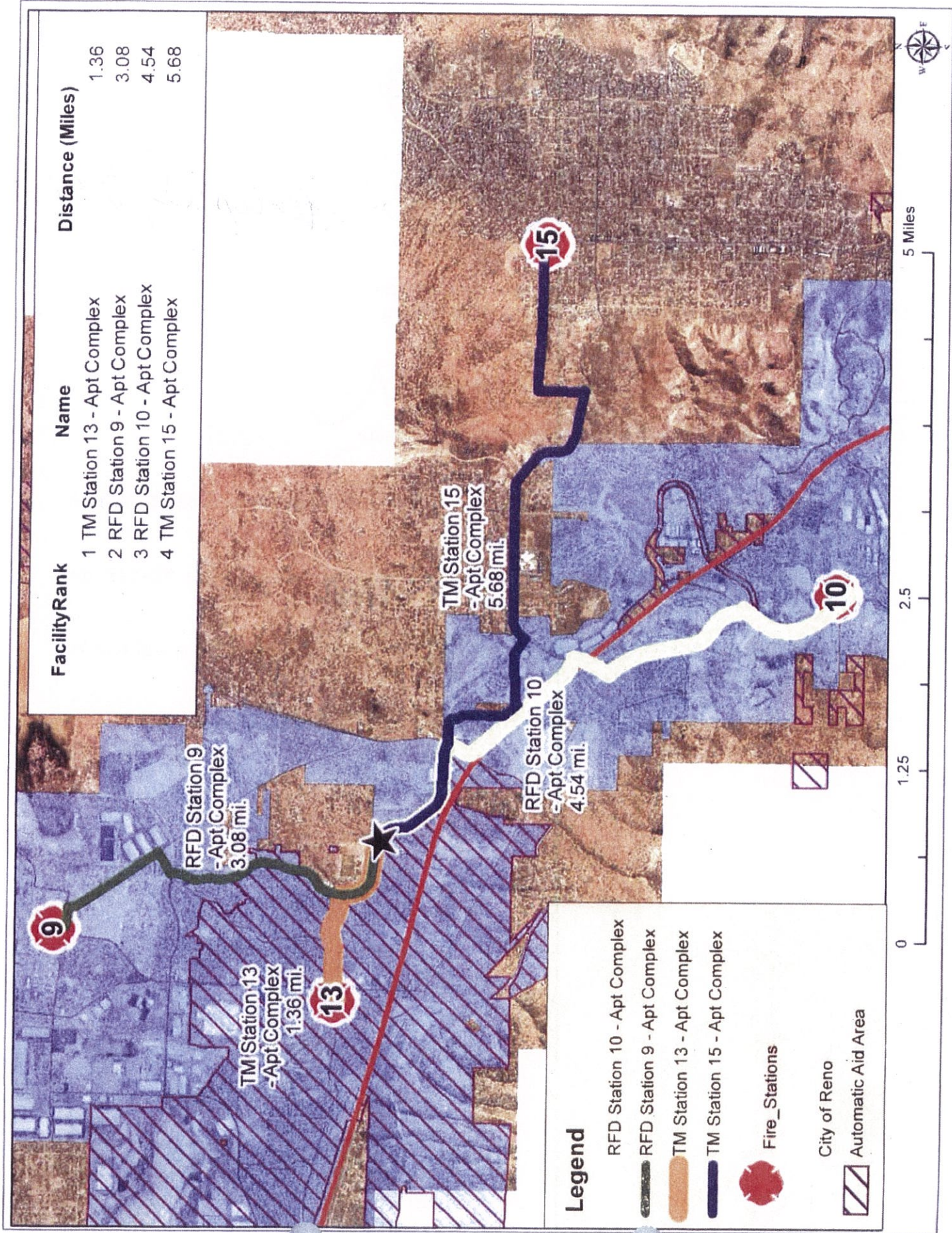
Re: LDC16-00025 (Sky Vista Master Plan Amendment)

Bill, you requested comments from this agency regarding the above referenced Master Plan Amendment.

I have measured response times to this area to determine obligations under SB-185, the automatic aid law. The response time analysis follows this memo.

I have determined that TMFPD is the closest fire response agency to this area and will be required to respond as first due to reports of structure or brush fires.

The District has no objection to providing first response under the provisions of SB-185.



Facility Rank

Name

Distance (Miles)

- 1 TM Station 13 - Apt Complex 1.36
- 2 RFD Station 9 - Apt Complex 3.08
- 3 RFD Station 10 - Apt Complex 4.54
- 4 TM Station 15 - Apt Complex 5.68

Legend

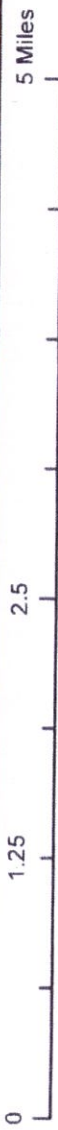
- RFD Station 10 - Apt Complex
- RFD Station 9 - Apt Complex
- TM Station 13 - Apt Complex
- TM Station 15 - Apt Complex
- Fire_Stations
- City of Reno
- Automatic Aid Area

RFD Station 9
- Apt Complex
3.08 mi.

TM Station 13
- Apt Complex
1.36 mi.

TM Station 15
- Apt Complex
5.68 mi.

RFD Station 10
- Apt Complex
4.54 mi.



Findings Required for Master Plan Amendment

Washoe County Development Code Section 110.820.15(d) Master Plan Amendment Findings

- 1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.*

- 2. Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.*

- 3. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.*