PLANNING COMMISSION
STAFF REPORT

Date: **May 18, 2016**

To: **Reno City Planning Commission**

Subject: 4.1. **Staff Report (For Possible Action - Recommendation to City Council): Resolution No. 08-15 Case No. LDC16-00025 (Sky Vista Master Plan Amendment) - This is a request for a Master Plan Amendment to remove ±55.55 acres of High Density Suburban/Low Density Residential 3-7 dwelling units/acre from the Reno-Stead Corridor Joint Plan and to re-designate ±55.55 acres to City of Reno Mixed Residential 3-21 dwelling units/acre. The ±55.5 acre site is located along the south side of Sky Vista Parkway, ±900 feet west of its intersection with Trading Post Road. This is an amendment to the Reno-Stead Corridor Joint Plan, which requires joint hearings before the City of Reno and Washoe County. vak**

From: **Vern Kloos, Senior Planner**

Ward #:	**4**
Case No.:	LDC16-00025 (Sky Vista Master Plan Amendment)
Applicant:	Chuck Bluth
APN Number:	086-380-15
Request:	This is a request for a Master Plan Amendment to remove ±55.55 acres of High Density Suburban/Low Density Residential 3-7 dwelling units/acre from the Reno-Stead Corridor Joint Plan and to re-designate ±55.55 acres to City of Reno Mixed Residential 3-21 dwelling units/acre.
Location:	The ±55.5 acre site is located along the south side of Sky Vista Parkway, ±900 feet west of its intersection with Trading Post Road. This is an amendment to the Reno-Stead Corridor Joint Plan, which requires joint hearings before the City of Reno and Washoe County.
Proposed Motion:	Based upon compliance with the applicable considerations, I move to adopt the amendment to the Master Plan by resolution and recommend City Council do the same, subject to conformance review by the Regional Planning Agency.

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 drastically 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of Reno Master Plan and the Washoe County Comprehensive Plan because much of the information in the plan had become out of date or duplicative.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 Road, to the east by the community of Golden Valley, and to the south by the neighborhoods of Horizon Hills and Anderson Acres (Refer to **Exhibit A**, 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. The Regional Planning Commission (RPC) designated this area as a joint plan area in 1996, with recommendations from the workshops. The RSCJP was required to be consistent with the 2007 Truckee Meadows Regional Plan. The joint plan was approved by both Planning Commissions, Reno City Council and Washoe County Commission, and was found to be in conformance with the Regional Plan. The RSCJP amendment must was also be certified by the Reno City Council and Washoe County Commission. 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.

The project site currently has a Master Plan land use designation of High Density Suburban/Low Density Residential 3-7 dwelling units/acre in the RSCJP. The applicant is requesting a Master Plan amendment to remove the property from the Plan and re-designate it to a City of Reno land use designation of Mixed Residential 3-21 dwelling units per acre. To maintain Master Plan and zoning consistency on the site, the applicant is processing a concurrent zoning map amendment from High Density Suburban/Low Density Residential 3-7 dwelling units/acre in the RSCJP to a City of Reno zoning designation of Multifamily-14 dwelling units per acre (MF14). If the Master Plan Amendment is approved, then the property would be removed from the Plan. The Master Plan amendment requires joint hearings by the Reno and Washoe County Planning Commissions and the Reno City Council and Washoe County Commission, as well as conformance review by the Regional Planning Commission. The zoning map amendment hearing is scheduled for the May 18, 2016 Reno Planning Commission after consideration of this

Joint Reno City/Washoe County Planning Commission Master Plan amendment. Should the zoning map amendment be approved by City Council, it would allow the potential for 778 residential and the potential to generate ±.45 million gallons of sewage per day (GPD). If these thresholds are exceeded then the associated project would require conformance review by the Regional Planning Commission as the potential number of units based on the new zoning exceeds the 625 housing unit and 187,500 GPD thresholds for a Project of Regional Significance (PRS). Since there is no project associated with these requests, the PRS would be reviewed at such time as a project comes forward which exceeds these thresholds.

According to the applications, the Master Plan and zoning map amendments have been requested to accommodate a future multifamily development on the site. Development of more than 50 multifamily units on the site would require approval of a special use permit (SUP). The project site is currently vacant and is impacted by three watersheds with multiple channels flowing through the site from south to north. However, only the channel located along the west side of the site is considered a major drainageway because it drains more than 100 acres **(Exhibit B)**. Impacts to the major drainageway would be addressed as applicable, during review of any SUP and/or tentative map to construct a multifamily or any other project on the site.

In general, the Mixed Residential designation is for residential uses from 3 to 21 dwelling units per acre. Based on the location of the site and in conjunction with the zoning map amendment to MF14, this designation is suitable where all urban services and utilities are available and for developments less than 14 dwelling units per acre. This designation provides for single family, additions of units in the rear of single family residences, low and medium density multifamily housing, and cluster residential development. Neighborhood commercial uses less than 4 acres including offices, small-scale retail and restaurants are also appropriate, but would require non residential zoning, which has not been requested (see land use and zoning chart below).

The High Density Suburban/Low Density Residential (HDS/LDR) 3-7 dwelling units/acre in the RSCJP is for predominantly single family detached housing at 3 to 7 dwelling units/acre. Small neighborhood and civic uses to service the needs of residents may also be permitted.

The following table lists the zoning designations that conform to the proposed City of Reno Mixed Residential (MR) and the existing RSCJP HDS/LDR 3-7 dwelling units/acre Master Plan land use designations.

Land Use Designation City of Reno (proposed)	**Conforming Zoning District**
MR (3-21 du/ac and some commercial use)	SF15, SF9, SF6, SF4, MF14, MF21, PO, GO, NC, PUD, SPD, PF, OS (MF14 proposed)
Land Use Designation RSCJP (Existing)	**Conforming Zoning Districts (City of Reno)**
HDS/LDR 3-7 dwelling units/acre.	SF15, SF9 SF6

Analysis:

Land Use Compatibility: The project site has a Master Plan land use designation of High Density Suburban/Low Density Residential 3-7 dwelling units/acre (HDS/LDR) in the RSCJP. This designation is consistent with the HDS/LDR designations on the adjacent properties to the north and east across Sky Vista Parkway. The current HDS/LDR designation is compatible with the General Commercial (GC) designation in the RSCJP to the east, US 395 to the south and the MR and Urban Residential/Commercial (UR/C) City of Reno designations to the west. Although the GC property to the east and MR/UR/C properties to the west are vacant, their existing designations allow the zoning potential for higher intensity residential and commercial uses that would be more appropriate adjacent to the proposed MR designation. A Master Plan amendment to Mixed Residential (MR) will provide a reasonable transition between the HDS/LDR designation to the north and east and be more consistent with the GC and UR/C designations to the east and west, while creating consistency with the MR designation to the west. The MR designation would also be more appropriate adjacent to US 395 as the number and type (multifamily) of units anticipated under the requested MF14 zone could be clustered, screened and buffered to account for the freeway.

The proposed Mixed Residential (MR) Master Plan land use designation also supports zoning designations that are compatible with the existing surrounding zoning designations. The MF14 zoning requested will be consistent with the SF6 zoned properties to the north, east and west and the future commercial uses on the adjacent AC zoned property to the east within the RSCJP. With the exception of the North Valleys Regional Park to the north, all surrounding properties are vacant. As such, any development that will occur on the site will be buffered from the existing single family zoned properties to the north and east by the ±100 foot wide right-of-way for Sky Vista Parkway and to the west by residential adjacency standards in code. This separation provides a reasonable buffer for any potential single family development that could occur on the SF6 zoned properties to the north and east. Additional buffering such as: landscaping, increased setbacks and/or berms or walls could be provided at such time as each site is developed. It is important to note that any project(s) developed on the project site of more than four dwelling units, based on the requested MF14 zoning, would require approval of a Site Plan Review (5-49 apartment units) or a special use permit (SUP) for 50 or more apartment units. Any non-residential development would require a SUP for a non-residential project located adjacent to single family residentially zoned property. As part of the SUP process, the property will be required to comply with all of the current code standards with regard to parking, residential adjacency standards, landscaping, architecture, lighting, screening, noise, etc. Finally, this site contains a major drainageway, which also requires a SUP to be approved should any development disturb the drainageway.

The proposed MR designation would also be appropriate adjacent to the General Commercial property zoned AC to the east as the densities and uses allowed in the conforming MR zoning districts provide a better transition to the office and commercial uses than allowed in the existing master plan and zoning designations (HDS/LDR/SF6) on the site. The MR and UR/C to the west allow the potential for the same or higher intensity zoning and uses as allowed in the proposed MR designation. It should be noted that the proposed MR designation also allows all of the zoning designations (SF15, SF9 and SF6), allowed in the existing HDS/LDR designation on the site.

Based on the descriptions for the existing and proposed Master Plan designations when combined with the requested zoning map amendment to MF14, the primary difference is the potential number of units allowed on the site could be twice what is currently allowed with the SF6 zoning. Both the existing SF6 and the requested MF14 zoning allow multifamily units to be placed on the site, require 20% site landscaping and are limited to a maximum 35 foot building height.

City of Reno Master Plan Amendment: The requested Mixed Residential (MR) land use designation is consistent with the vision of all applicable elements of the Reno Master Plan. Application of specific policies towards project development would be reviewed during the site plan review, special use permit and/or tentative map process, as applicable.

Land Use Plan: The existing HDS/LDR Master Plan land use designation allows for single family residential development with a density of 3 to 7 dwelling units per acre. A change to the Mixed Residential land use designation is appropriate with all locational criteria identified in the Land Use element of the City or Reno Master Plan. Specifically, mixed residential land use designations are appropriate where: 1) all urban services and utilities such as sewer, water, and emergency services are available to the site; 2) a commercial development is less than four acres; 3) access is taken off of an arterial, collector, or local street; 4) bicycle and pedestrian access can link residential to commercial uses; and 5) the site is located within one mile of a community park. The project site has access to all necessary utilities and can be adequately served by both the Fire and Police Departments, as discussed below in the Public Safety and Public Improvements sections. Further, the project will be residential with access directly off of a minor arterial street and will be required to install sidewalk upon development. Finally, the site is adjacent to the North Valleys Regional Park.

Policy Plan: Changing the Master Plan to MR on this site is consistent with the following applicable Master Plan Policies: …support a fiscally responsible urban form…(C&R-5); …work with area service providers to ensure that the water supply, water treatment and distribution capacity, sewage treatment and road network is capable of serving present and future demand within the city (C&R-7); …encourage new development projects in areas with existing streets,

sewer lines and fire stations… (GI-4); Maximum use of existing public facilities and services should be supported through encouraging new development to occur at higher densities, when appropriate, and through the development of vacant and underutilized land (GI-14); … levels of service must be maintained as identified in the Land Use and PSFI plans… (GI-16); and …site access should be safe, convenient and logical… (P-1).

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 a discussion 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 drainageways, floodplains, stream environments and wetlands in accordance with the applicable City or County stream zone protection and conservation ordinances based on zoning jurisdiction.

Staff Comment: Review of any project on the site which disturbs the major drainageway, would require review of a special use permit in compliance with the City's Drainageway 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 drainageways as undeveloped buffers between areas of development is encouraged. Undeveloped drainageways 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 drainageways should include sufficient width for a trail easement. Motorized vehicle access should be restricted where appropriate.

Staff Comment: The issues contained in this policy would be addressed as applicable with review of the Major Drainageway 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 Drainageways Plan and Wetland and Stream Environment Policy, or Article 438, Significant Hydrologic Resources, of the County's Development Code, as applicable in each jurisdiction.

Staff comment: The issues contained in this policy would be addressed, as applicable, with review of the Major Drainageway 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.

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.

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.

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.

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).

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.

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

Transportation: As currently contained in the Plan any project on the site would continue to be reviewed by the City for: consistency with the Regional Transportation Commission Streets and Highways System map and associated current documents; and for provision of public transportation service to the site.

Master Plan Amendment Considerations: In order to approve a Master Plan amendment, certain considerations must be found (please see the master plan considerations located after the legal requirements section at the end of this report for the specific wording of each consideration).

For Planning Commission: Changing the land use designation from High Density Suburban/Low Density Residential 3-7 dwelling units/acre RSCJP to City of Reno Mixed Residential 3-21 dwelling units/acre is consistent with adopted Reno Master Plan policies and placement criteria and bears relation to the planning and physical development of the City **(MP considerations a & b)**.

Public Safety: Reno Fire Department staff indicated that all future development on the site will be required to comply with the 2012 edition of the International Fire Code as amended and adopted by the City of Reno. Such compliance includes, but is not limited to: fire department access, fire sprinkler systems, fire alarm systems and fire hydrant placement. This project is located ±3 miles from Fire Station No 9 with an estimated response time of 6-8 minutes, which falls within the 10 minute response time goal.

Police staff had no comments related to this Master Plan amendment request. However, they indicated that the Stead area is generally patrolled by only one officer during any given shift; and the patrol area ranges from Cold Springs to Lemmon Valley. Based on recent growth in the North Valleys, additional resources to this area will likely be needed to provide quality and timely service. Because this property could generate ±1,700 additional residents, the project will affect the availability of police resources in this area.

Public Improvements: From the application materials presented, the zoning and potential projects resulting from the proposed Master Plan amendment to MR will have an impact on City infrastructure. Required sewer conveyance and treatment is anticipated to increase. There is existing City of Reno sanitary sewer infrastructure available in Sky Vista Parkway, approximately 1,000 feet west of the site at its intersection with Trading Post Road. With future development, the applicant will be required to extend the interceptor from its current terminus to the site as well as construct all required onsite infrastructure to serve the development. Drainage from the site will ultimately discharge to Swan Lake (a.k.a. Lemmon Lake Playa). Future development of the site will need to account for the increased volume of runoff generated. The typical design storm used is the 10-day, 100-year for volumetric mitigation. Onsite detention/retention basins are anticipated to be required with future development. Any new development on the site will be required to obtain domestic water service from Truckee Meadows Water Authority (TMWA) or other recognized public water service purveyor, and connect to the City sewer system. .

The revised application indicates that one major drainageway traverses the site. With future development the applicant will be required to process a SUP for disturbance of a major drainageway; or avoid the drainageways with the development.

Access, Traffic and Circulation: The applicant provided a trip generation letter to assess the increase in traffic that may be generated by a project based on the proposed zoning map amendment to MF14. The letter indicates a multifamily project with 778 units will generate ±5,167 average daily trips (ADT) which is an increase of ±1,330 ADT above what the current SF6 zoning with 403 single family homes on the site (3,837 ADT) would generate. As indicated in the trip generation letter this project would generate more than 200 peak hour trips. Therefore, the applicant will be required to provide a full traffic report with any application for a tentative map or special use permit to determine what traffic and access mitigations and improvements are necessary to support the project. The project design is also required to address safe and adequate vehicular and pedestrian access and internal circulation.

The Regional Transportation Commission (RTC) identifies this section of Sky Vista Parkway as being widened to 4 lanes in the 2023-2035 timeframe in the 2035 Regional Transportation Plan (RTP). The existing right-of-way for Sky Vista Parkway is sufficient to accommodate the proposed widening. However, additional turning lanes, if required by future development of this parcel, may require additional right-of-way. Due to the additional manufacturing and warehousing development occurring in the North Valleys, the City has requested the Regional Transportation Commission (RTC) to perform a corridor study of the North Valleys area. An 800 unit apartment development for this parcel is being included in the RTC modeling for the RTC corridor study. Recommendations from this corridor study may result in additional traffic related improvements in the area or a change in the timing of proposed improvements.

Other Reviewing Bodies:

Washoe County Community Services Department Planning and Development Division: Washoe County staff submitted comments and concerns related to this Master Plan amendment **(Exhibit C)**. County staff's comments included several issues they believe 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 review and development of the site. These included: drainageway 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. The County staff 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 **(Exhibit C)**, were comments from Truckee Meadows Fire Department (TMFD) staff, which indicate TMFD 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.

Washoe County School District: Comments received from the School District indicate that the MF14 zoning associated with this Master Plan amendment is anticipated to generate ±261, K-12 students. This project is located within the attendance zone area of Lemmon Valley Elementary (111 new students), O'Brien Middle (111 new students) and North Valleys High Schools (39 new students). According to School District staff, Lemmon Valley Elementary is projected to be at 103% of capacity (734 students) for the 2015/2016 school year. O'Brien Middle is projected to be at 67% of capacity (1,025 students) for the 2015/2016 school year. North Valleys High is projected to be at 97% capacity (2,061 students) for the 2015/2016 school year. Although two of the schools serving this project are currently under capacity and one is over capacity, School District staff recommends that a condition be attached to any future development project to require the developer/project owner to disclose that students in this apartment complex may be assigned to the nearest school(s) with available capacity in the event that the zoned schools cannot accommodate additional students. This condition can be added to the affected SUP or tentative map.

Neighborhood Advisory Board: This project was reviewed by the Ward Four Neighborhood Advisory Board (NAB) on November 20, 2015. This project was also presented to the North Valleys Citizens Advisory Board (CAB) on December 14, 2015 and February 8, 2016. A copy of the NAB and CAB meeting comments and minutes is attached to this report **(Exhibits D, E & F)**.

Neighborhood Meeting: The applicant noticed and held a neighborhood meeting in accordance with NRS 278.210 at the Stead Elementary School on November 17, 2015, to explain the Master Plan amendment to area neighbors **(Exhibit G)**. Six people were in attendance including City staff, 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 the special use permit process. The applicant also noticed and held a neighborhood meeting on October 6, 2015 prior to submitting the application to the City on October 12, 2015. A copy of both neighborhood meeting comments and minutes is attached to this report **(Exhibit H)**.

AREA DESCRIPTION			
	LAND USE	**MASTER PLAN DESIGNATION**	**ZONING**
NORTH	Regional Park, Vacant	Special Planning Area/ Reno-Stead Corridor Joint Plan/Parks and Recreation & High Density Suburban/Low Density Residential 3-7 du/ac	Parks and Recreation (Washoe Co.), SF6
SOUTH	US 395	Freeway	N/A
EAST	Vacant	Special Planning Area/ Reno-Stead Corridor Joint Plan/High Density Suburban/Low Density Residential 3-7 du/ac	SF6, AC
WEST	Vacant	Mixed Residential, Urban Residential/Commercial	SF6

Legal Requirements:

RMC 18.05 Master Plan Amendments

Master Plan Considerations:

For the Planning Commission:

(a) Bears relation to the planning and physical development of the City; and

(b) Is so prepared that it may be adopted by the City Council as a basis for the physical development of the City.

For the City Council:

(a) As may be applied practically to the physical development of the City for a reasonable period next ensuing will:

1. Serve as a pattern and guide for that kind of orderly physical growth and development of the City which will cause the least amount of natural resource impairment;

2. Conform to the adopted population plan and ensure an adequate supply of housing, including affordable housing; and

3. Form a basis for the efficient expenditure of funds relating to the subjects of the City of Reno Master Plan.

(b) Master plan amendments shall not be in effect prior to the Truckee Meadows Regional Planning Commission finding the master plan amendments conform to the Truckee Meadows Regional Plan.

Attachments:
Display Map (PDF)
Location of Site in Reno-Stead Corridor Joint Plan (PDF)
Existing-Proposed Master Plan (PDF)
Exhibit A - Corridor Plan Map (PDF)
Exhibit B - Major Drainageway (PDF)
Exhibit C - Washoe County Staff Comments (PDF)
Exhibit D - NAB Comments (PDF)
Exhibit E - CAB Agenda and Minutes from December 14, 2015 (PDF)
Exhibit F - CAB Agenda and Minutes from February 8, 2016 (PDF)
Exhibit G - November 17, 2015 Neighborhood Meeting Minutes and Sign-In sheet (PDF)
Exhibit H - October 6, 2015 Neighborhood Meeting Minutes (PDF)

Resolution No. 08-15

RESOLUTION ADOPTING AMENDMENT TO MASTER PLAN, PLANNING CASE NO. LDC16-00025, ±55.55 ACRES OF PROPERTY, FROM SPECIAL PLANNING AREA/RENO-STEAD CORRIDOR JOINT PLAN/HIGH DENSITY SUBURBAN/LOW DENSITY RESIDENTIAL 3-7 DWELLING UNITS/ACRE TO CITY OF RENO MIXED RESIDENTIAL 3-21 DWELLING UNITS/ACRE LOCATED ALONG THE SOUTH SIDE OF SKY VISTA PARKWAY, ±900 FEET WEST OF ITS INTERSECTION WITH TRADING POST ROAD, AND FURTHER DESCRIBED IN PLANNING CASE NO. LDC16-00025, AS A PART OF THE LAND USE PLAN, AND RECOMMENDING THE SAME TO THE RENO CITY COUNCIL.

WHEREAS, the City Planning Commission was created by the City Council in June of 1981, in part to develop a Master Plan to serve as a guide for City growth and development; and

WHEREAS, the City Planning Commission developed a Land Use Plan as an element of the Reno Master Plan; and

WHEREAS, Nevada Revised Statutes sets forth the procedures for adoption of an amendment to the Master Plan; and

WHEREAS, the City Planning Commission has reviewed the supporting documents, studies and data pertinent to Amendment to Master Plan, Planning Case No. LDC16-00025; and

WHEREAS, the City Planning Commission has given careful consideration to Amendment to Master Plan, Planning Case No. LDC16-00025 on May 18, 2016 and

WHEREAS, the City Planning Commission finds that said Amendment to Master Plan will allow the plan to continue to be a suitable and reasonable guide for the growth and physical development of the City; and

WHEREAS, the City Planning Commission finds it in the best interests of the citizens of Reno to adopt Amendment to Master Plan, Planning Case No. LDC16-00025;

CASE NO. LDC16-00025 (Sky Vista Master Plan Amendment)
APN NO. 086-380-15

NOW, THEREFORE, BE IT RESOLVED by the Reno City Planning Commission that Amendment to Master Plan, Planning Case No. LDC16-00025 is hereby adopted as part of the Reno Land Use Plan; and

BE IT FURTHER RESOLVED, that the City Planning Commission recommends that the City Council adopt Amendment to Master Plan, Planning Case No. LDC16-00025 as part of the Reno Land Use Plan.

Upon motion of Commissioner _____, seconded by Commissioner , the foregoing Resolution was passed and adopted this _____ day of _____, 20__, by the following vote of the Commission:

AYES: _____

NAYS: _____

ABSTAIN: _____ ABSENT: _____

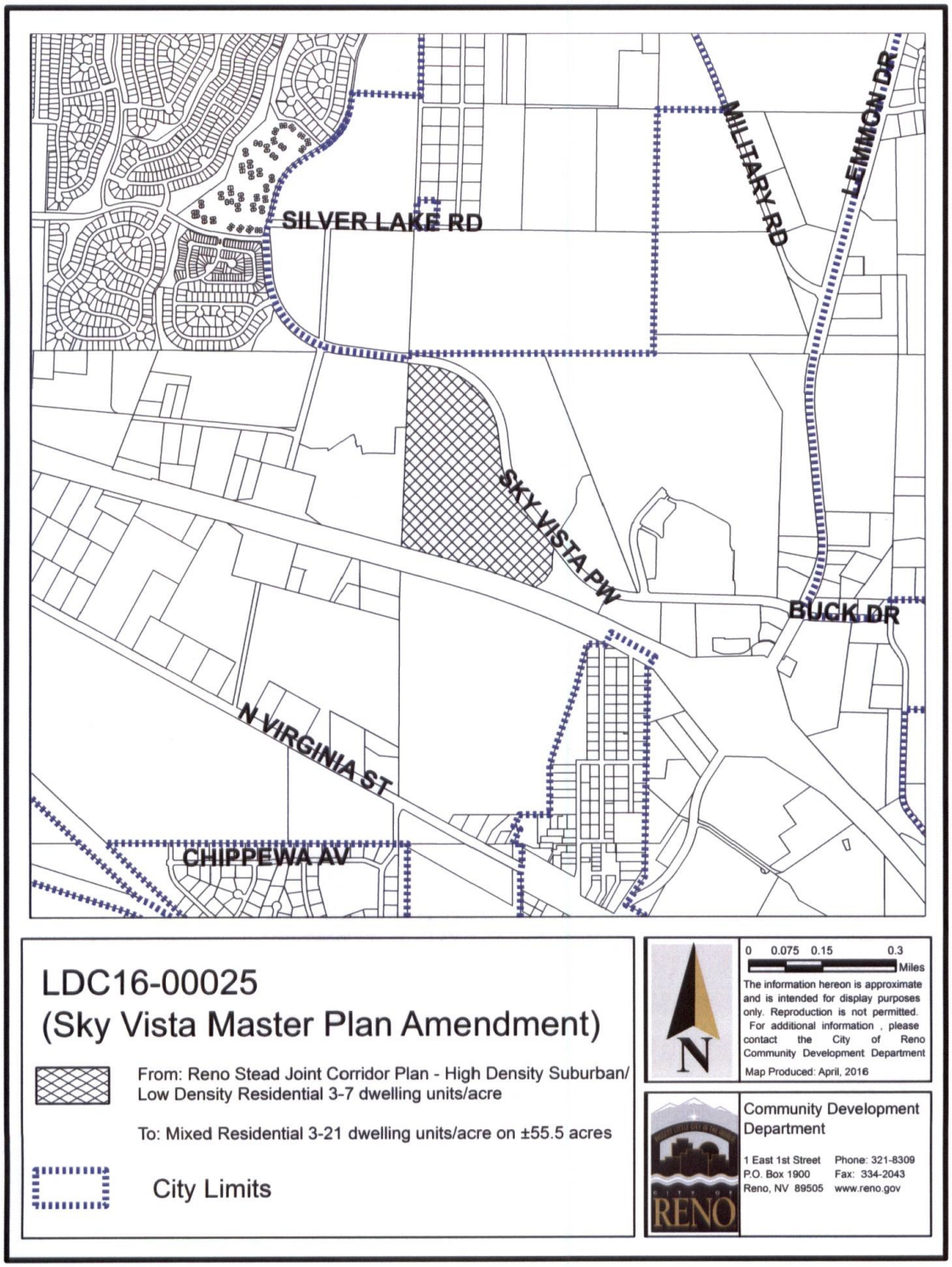
APPROVED this ____ day of _____, 20__.

_____

CHAIRPERSON

ATTEST:

PLANNING MANAGER
RECORDING SECRETARY



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

N

0 0.075 0.15 0.3 Miles

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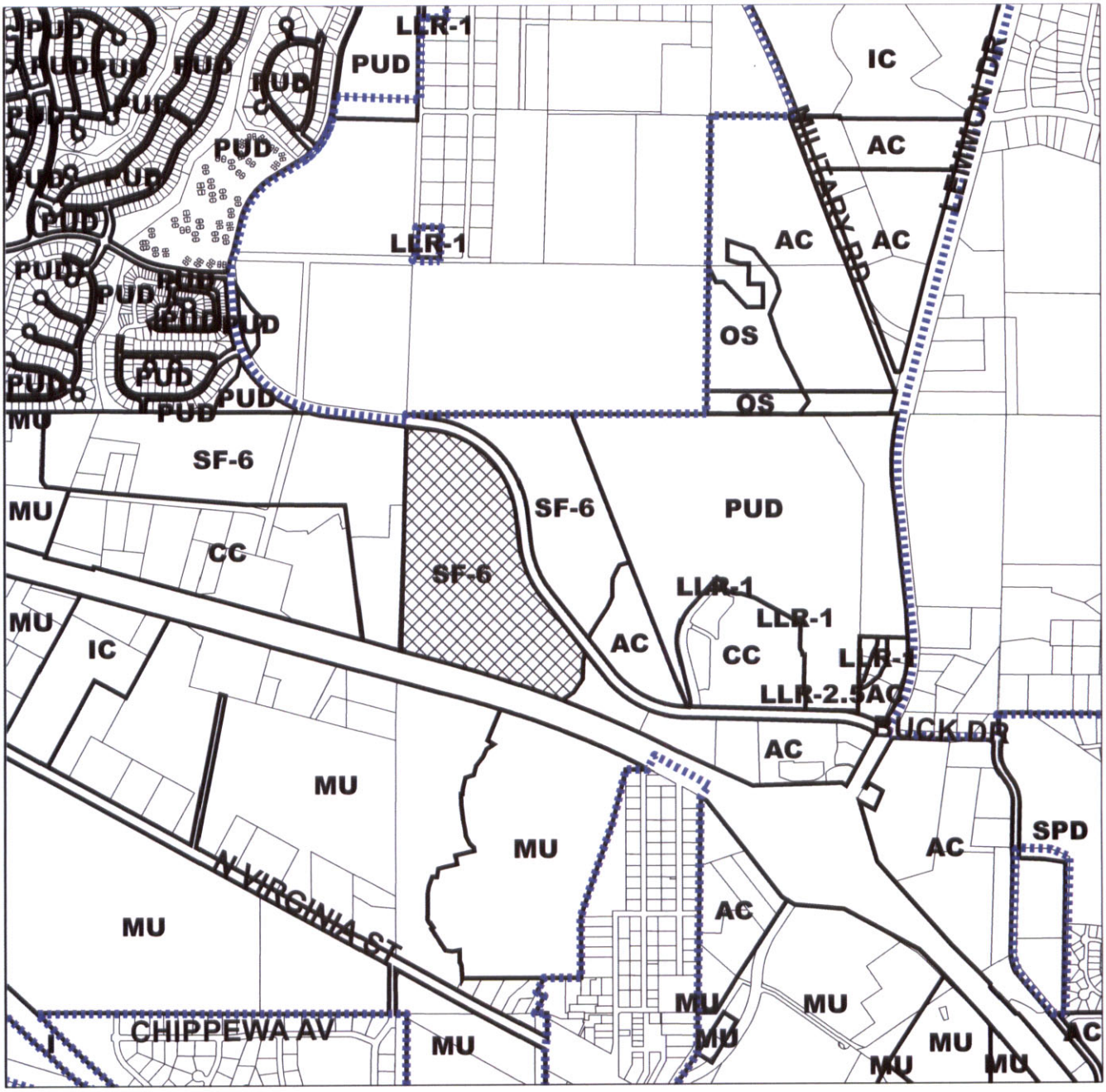
Map Produced: April, 2016

Community Development Department

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



LDC16-00025
(Sky Vista Master Plan Amendment)

Subject Site

City Limits

N

0 0.075 0.15 0.3 Miles

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Map Produced: October, 2015

Community Development Department

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

LDC16-00025
(Sky Vista Master Plan Amendment)

Subject Site

City Limits

N

0 0.075 0.15 0.3 Miles

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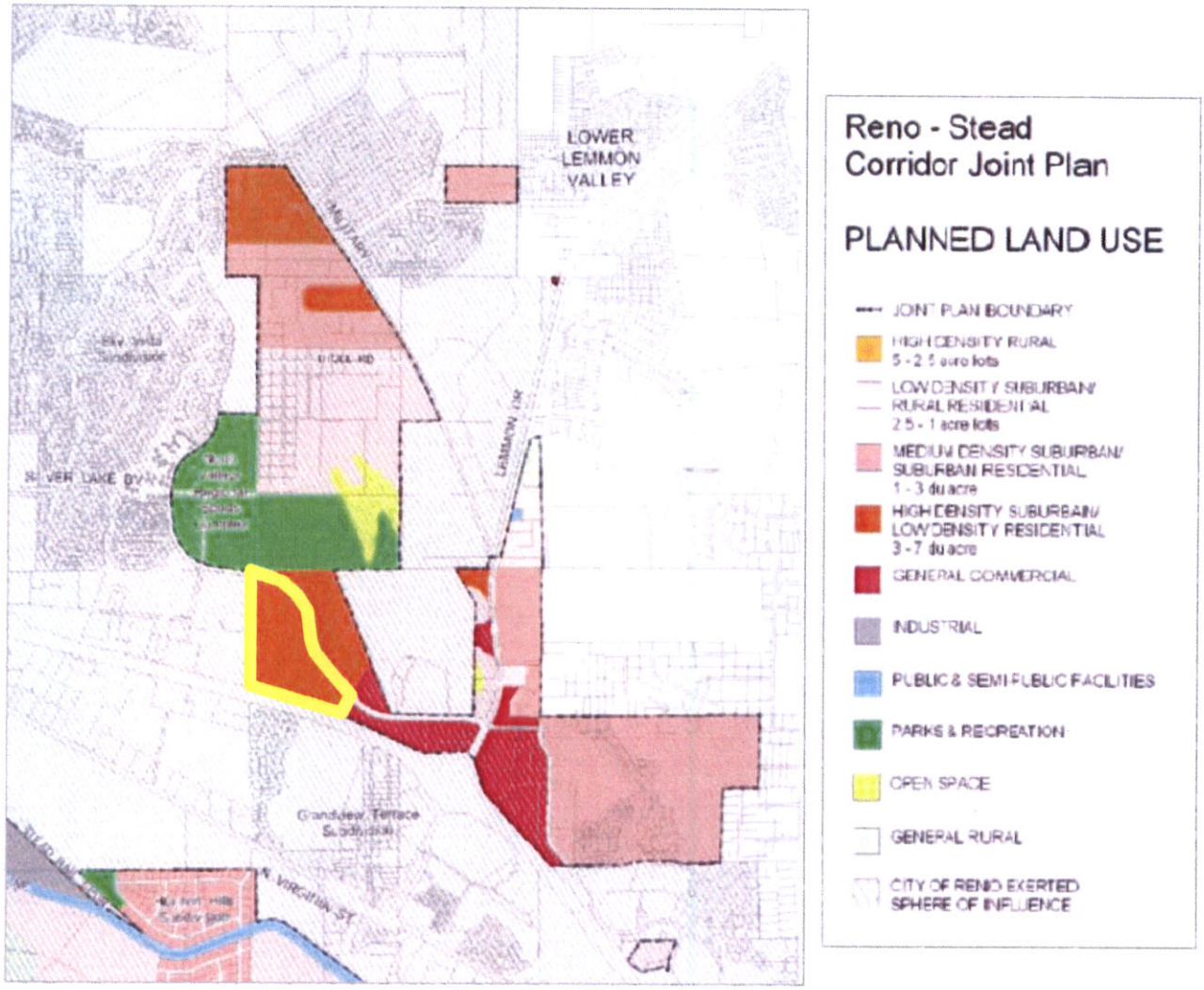


Figure 2 – Reno-Stead Corridor Joint Plan

The parcel is designated in the Reno-Stead Corridor Joint Plan as High Density Suburban/Low Density Residential, which allows for 3-7 dwelling units per acre. The proposed amendment will remove the 55 acre parcel from the Plan area and designate the property as Mixed Residential. The parcels to the south are designated SPA – North Virginia TOD. The parcels to the west are designated Urban Residential/Commercial and Mixed Residential. The parcels to the east are SPA – RSCJP, High Density Suburban/Low Density Residential and General Commercial. The parcels to the north are SPA – RSCJP, High Density Suburban/Low Density Residential and Parks and Recreation.

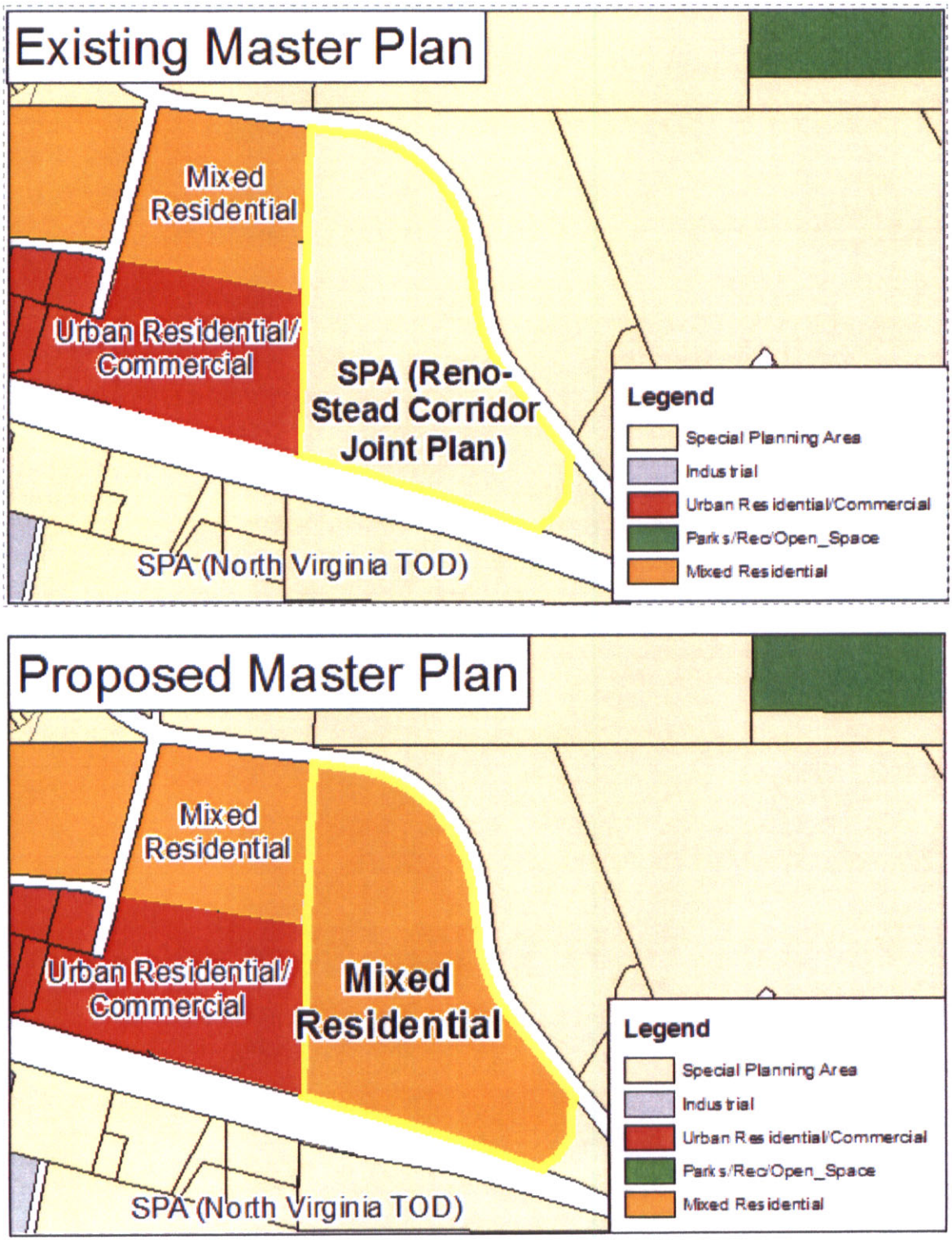
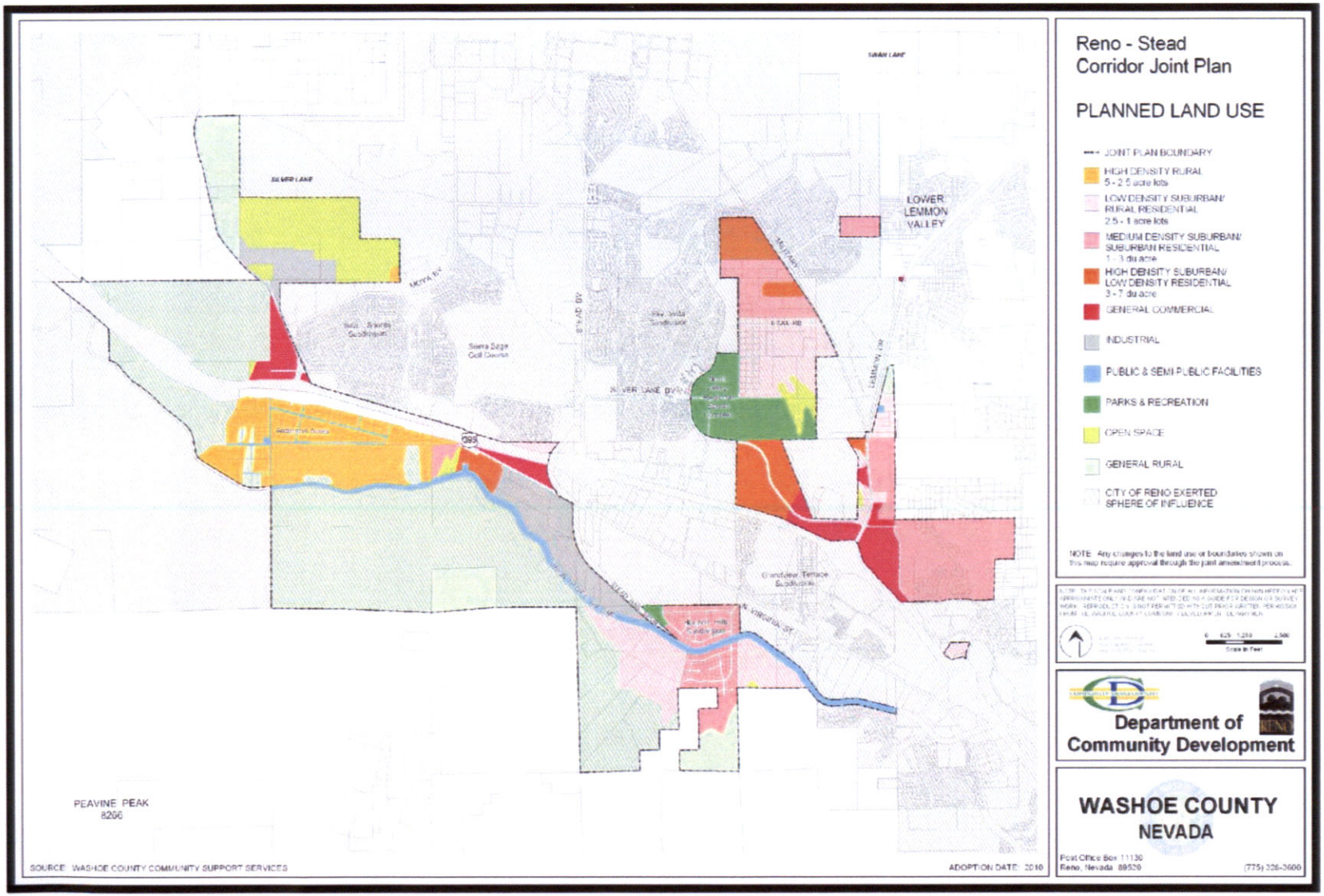


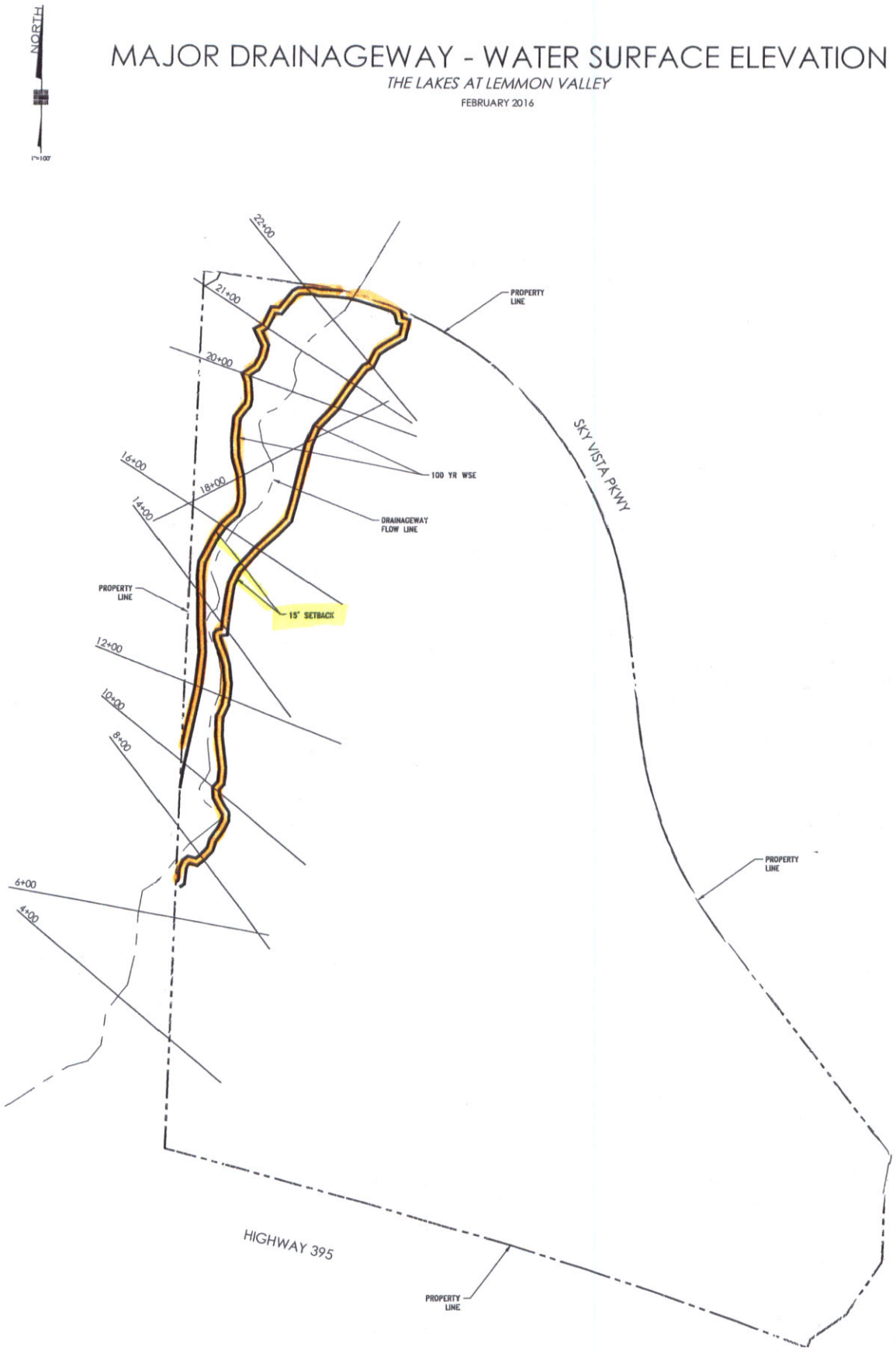
Figure 5 – Master Plan Amendment


Reno - Stead
Corridor Joint Plan
PLANNED LAND USE
JOINT PLAN BOUNDARY
HIGH DENSITY RURAL
5 - 2.5 acre lots
LOW DENSITY SUBURBAN/
RURAL RESIDENTIAL
2.5 - 1 acre lots
MEDIUM DENSITY SUBURBAN/
SUBURBAN RESIDENTIAL
1 - 3 du acre
HIGH DENSITY SUBURBAN/
LOW DENSITY RESIDENTIAL
3 - 7 du acre
GENERAL COMMERCIAL
INDUSTRIAL
PUBLIC & SEMI PUBLIC FACILITIES
PARKS & RECREATION
OPEN SPACE
GENERAL RURAL
CITY OF RENO EXERTED
SPHERE OF INFLUENCE
NOTE: Any changes to the land use or boundaries shown on this map require approval through the joint amendment process.
LOWER
LEMMON
VALLEY
SILVER LAKE
SILVER LAKE BLVD
MOYA BLVD
LEMMON DR
395
Sierra Sage
Golf Course
Grandview Terrace
Subdivision
PEAVINE PEAK
8266
SOURCE: WASHOE COUNTY COMMUNITY SUPPORT SERVICES
ADOPTION DATE: 2010
Department of
Community Development
WASHOE COUNTY
NEVADA
Post Office Box 11130
Reno, Nevada 89520
(775) 328-3600

MAJOR DRAINAGEWAY - WATER SURFACE ELEVATION

THE LAKES AT LEMMON VALLEY

FEBRUARY 2016



MAJOR DRAINAGEWAY - WATER SURFACE ELEVATION

CHRISTY CORPORATION
1000 Kiley Pkwy | Sparks Nevada 89436
775.502.8552

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:

1001 E. 9TH Street · P.O. Box 11130, Reno, Nevada 89520-0027
Phone (775) 328-6100 · Fax (775) 328-6133

- *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

Bill Whitney

Sincerely,

Bill Whitney, Director
Planning and Development Division

TRUCKEE MEADOWS
WASHOE COUNTY, NV
FIRE
PROTECTION DISTRICT

MEMORANDUM

October 11, 2012

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

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

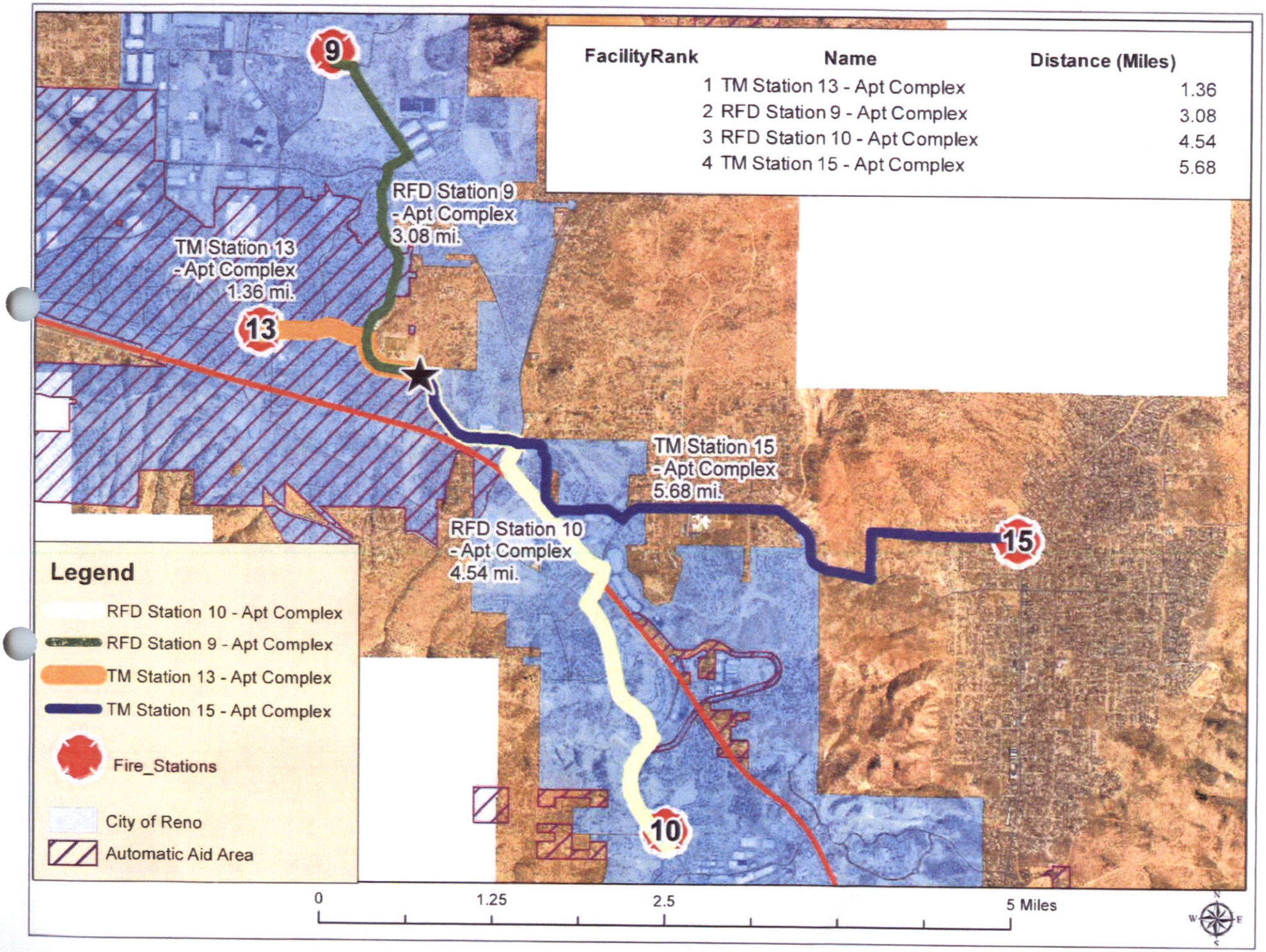
Re: LDC16-00025 (Sky Vista Master Plan Amendment)

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.


FacilityRank 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
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.
9
13
15
10
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
0
1.25
2.5
5 Miles
N
W
E
S

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.

RENO NEIGHBORHOOD ADVISORY BOARD
ATTENDANCE/COMMENT REQUEST CARD

FORM MUST BE FILLED OUT COMPLETELY

N. Valleys Annexation ANX16-00001
N. Valleys MPA LDC16-00026
SkyVista MPA LDC16-00025
SkyVista ZC LDC16-00028

DATE: 11/19/15 **AGENDA ITEM NO.** A-D

NAME: Irene Tudor

ADDRESS: 9650 Stanley Creek Way

I REPRESENT: myself

I AM IN ATTENDANCE CONCERNING: question regarding school road question

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.

North Valleys Citizen Advisory Board

Meeting Agenda

December 14, 2015, 6:00pm

North Valleys Regional Park – Community Building
8085 Silver Lake Road, Reno, Nevada

Accessibility. The meeting location is accessible to the disabled. If you require special arrangements for the meeting, call the Office of the County Manager,
(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, moved to another agenda of another later meeting as discretion by the Chairman. Support Documentation for the items on the agenda, provided to the CAB is available to members of the public at the County Manager's Office (1001 E. 9th Street, Bldg. A, 2nd Floor, Reno, Nevada), Sarah Tone, Office of the County Manager, 775-328-2721.

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 mot 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), South Valleys Library, 15650A Wedge Parkway, notice.nv.gov and online at 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 County Manager's Office (1001 E. 9th Street, Bldg. A, 2nd Floor, Reno, Nevada), Sarah Tone, Office of the County Manager, 775-328-2721.

Francine Donshick, Chair 775.972.1636; Andrea Tavener, Office of the County Manager – 775.328.2720; Misty Moga, Recording Secretary, mistybray33@yahoo.com

AGENDA

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 is 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 DECEMBER 14, 2015

5. APPROVAL OF MINUTES FOR THE MEETING OF OCTOBER 12, 2015

6. *UPDATES/ANNOUNCEMENTS AND CORRESPONDENCE – This item is limited to updates and announcements from CAB members, or review of correspondence received by the CAB. *(This item is for information only and no action will be taken by the CAB.)*

7. *PUBLIC OFFICIAL REPORTS

A. *Washoe County Commissioner Update – Commissioner Jeanne Herman will provide updated information on discussions and actions by the Board of County Commissioners (BCC). Following her presentation, Commissioner Herman will be available to address questions and concerns from the CAB and audience. Commissioner Herman may be reached at 775-501-0002. *(This item is for information only and no action will be taken by the CAB.)*

8. *REGIONAL TRANSPORTATION COMMISSION (RTC), NORTH VALLEYS REGION MULTIMODAL TRANSPORTATION STUDY – Dr. Xuan Wang, PHD, PE., Transportation Modeling Program Manager at RTC will provide information related to the North Valleys Transportation Study. The study will identify needs and recommend transportation improvements for regional roads in the North Valley areas and identify a strategy for developing transportation improvements that are coordinated with adjacent planned and existing land use. After the presentation Dr. Wang will gather community and CAB member input as it relates to traffic operations analysis and improvements, safety improvements, pedestrian and bicycle connectivity and transit service needs in the North Valleys area. For more information please visit www.rtcwashoe.com. *(This item is for information only and no action will be taken by the CAB.)*

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.)*

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 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.)*

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.)*

12. *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 Chairman.

13. ADJOURNMENT

Francine Donshick, Chair 775.972.1636; Andrea Tavener, Office of the County Manager – 775.328.2720; Misty Moga, Recording Secretary, mistybray33@yahoo.com

NORTH VALLEYS CITIZEN ADVISORY BOARD

DRAFT: Approval of these draft minutes, or any changes to the draft minutes, will be reflected in writing in the next meeting minutes and/or in the minutes of any future meeting where changes to these minutes are approved by the CAB.

Minutes of the regular meeting of the North Valleys Citizen Advisory Board held December 14, 2015, at the North Valleys Community Building, at the North Valleys Regional Park, 8085 Silver Lake Road, Reno, Nevada

1. *CALL TO ORDER/ DETERMINATION OF QUORUM - The meeting was called to order at 6:04 p.m. by Francine Donshick, Chair. A quorum was present.
Present: Francine Donshick, Teresa Aquila, Robert Conrad, Edward "Ed" Hawkins (alternate), Ray Lake, Bonnie Klud (alternate), Jennifer Salisbury, Robert Tangren, Anna Williams, Jean Harris.
Absence: Frank Schenk (excused).

2. *PLEDGE OF ALLEGIANCE – Francine Donshick led the pledge.
3. *PUBLIC COMMENT –
Francine Donshick spoke about the Washoe County CERT training; provides residents with information regarding emergency response. Upcoming CERT Academy is January 21, 22, 23, 28, 29, 30.

4. APPROVAL OF AGENDA FOR THE MEETING OF DECEMBER 14, 2015– Ray Lake moved to approve the agenda for the MEETING OF DECEMBER 14, 2015. Teresa Aquila seconded the motion. The motion passed unanimously.

5. APPROVAL OF THE MINUTES OF THE OCTOBER 12, 2015– Jean Harris moved to approve the minutes from the OCTOBER 12, 2015 meeting with the amendments. Ray Lake said on page two, it should be 'dam,' not 'damn.' Francine said it should be Washoe 'County' not 'Counted.' Ray Lake seconded the motion to approve the minutes with the amendments. The motion passed unanimously.

6. *UPDATES/ANNOUNCEMENTS AND CORRESPONDENCE – This item is limited to updates and announcements from CAB members, or review of correspondence received by the CAB. *(This item is for information only and no action will be taken by the CAB.)*

- Ray Lake said he has been attending Reno's Neighborhood Advisory Board (NAB) and RTC meetings; he has been invited to join the NAB. He said one of things that came up was annexation. He said they will bring water into a closed basin which floods all the time. He said that will go before the City Council. Congress has to approve a Bill and they are looking into short term improvements with Stead and Silver Sage where there have been traffic accidents. He said they are looking into short term 5-10 year range.
- Francine Donshick said that she and CAB members Ray Lake and Jean Harris have been asked to join the RTC task force committee. They attended a meeting last week and reviewed plans, give feedback and impact. She said RTC is starting to update their RTC project booklet. She said she hopes to get some of that funding for this area.

7. *PUBLIC OFFICIAL REPORTS
A. *Washoe County Commissioner Update – Commissioner Jeanne Herman will provide updated information on discussions and actions by the Board of County Commissioners (BCC). Following her presentation, Commissioner Herman will be available to address questions and concerns from the CAB and audience. Commissioner Herman may be reached at 775-501-0002. *(This item is for information only and no action will be taken by the CAB.)*
Commissioner Herman apologized for being late. She said there are properties down by Military road, 700 acres, where they are breaking ground. She said it's in the process of being brought into the City.

She said they have been busy down at the County with issues including animal issues. She said she is still looking into funding to help the flooding in Lemmon Valley. She said she is looking into getting more CABs for the area.

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

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

North Valleys Citizen Advisory Board

Meeting Agenda

February 8, 2016, 6:00 P.M.

North Valleys Regional Park – Community Building
8085 Silver Lake Road, Reno, Nevada

Accessibility. The meeting location is accessible to the disabled. If you require special arrangements for the meeting, call the Office of the County Manager, (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, 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), South Valleys Library, 15650A Wedge Parkway, notice.nv.gov and online at 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 County Manager's Office (1001 E. 9th Street, Bldg. A, 2nd Floor, Reno, Nevada), Andrea Tavener or Sarah Tone, Constituent Services (775)328-2000.

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 is 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 REGULAR MEETING OF FEBRUARY 8, 2016

5. APPROVAL OF THE MINUTES FOR THE MEETING OF December 14, 2015

6. *UPDATES/ANNOUNCEMENTS AND CORRESPONDENCE – This item is limited to updates and announcements from CAB members, or review of correspondence received by the CAB.

7. * PUBLIC OFFICIAL REPORTS

A. *Washoe County Commission Update – Washoe County Commissioner, Jeanne Herman, will be available to provide updated information on discussions and actions by the Board of County Commissioners (BCC). Following her presentation Commissioner Herman will be available to address questions and concerns from the CAB and the audience. Commissioner Herman can be reached at (775)501-0002 or via email at jherman@washoecounty.us *(This item is for information only and no action will be taken by the CAB).*

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

B. SKY VISTA ZONING MAP AMENDMENT - Request for community feedback, discussion and possible action to approve a proposed Zoning Map Amendment. This is a request for a zoning map amendment from ±55.55 acres of Single Family Residential - 6,000 square feet (SF6) to Multifamily (MF14). The ±55.5 acre site is located along the south side of Sky Vista Parkway, ±900 feet west of its intersection with Trading Post Road. The site has a Master Plan land use designation of Mixed Residential. This is also a Project of Regional Significance as the proposed zoning has the potential to exceed the 625 housing unit threshold (778 housing units potential). 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 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

NORTH VALLEYS CITIZEN ADVISORY BOARD

DRAFT: Approval of these draft minutes, or any changes to the draft minutes, will be reflected in writing in the next meeting minutes and/or in the minutes of any future meeting where changes to these minutes are approved by the CAB.

Minutes of the regular meeting of the North Valleys Citizen Advisory Board held February 8, 2016, at the North Valleys Community Building, at the North Valleys Regional Park, 8085 Silver Lake Road, Reno, Nevada

1. *CALL TO ORDER/ DETERMINATION OF QUORUM - The meeting was called to order at 6:04 p.m. by Francine Donshick, Chair. A quorum was present.

Present: Francine Donshick, Teresa Aquila, Robert Conrad, Edward "Ed" Hawkins (alternate), Ray Lake, Bonnie Klud (alternate), Jennifer Salisbury, Robert Tangren, Anna Williams, Jean Harris, Frank Schenk (6:11pm).

2. *PLEDGE OF ALLEGIANCE – Francine Donshick led the pledge.

3. *PUBLIC COMMENT –

Trish Swain made announcement about living with coyote. She said she knows it controversy. They are iconic of the west, but some people hate them. Trail safe Nevada works for protection of wildlife. She said they created an alliance. Everyone is welcome to attend and join the alliance. We are for good wildlife management. There are scientific basis. She said people are concerned about their pets. On February 26 there will be a workshop at 3pm, North Valley's Library. We hope this will be a neighborhood to neighborhood approach. Assist neighbors with simple tips. She handed out flyers with information regarding the workshops.

Fauna Tomlinson she said she is with project coyote. She assists with co-existence with wildlife. She said she wants to dispel any fears regarding coyotes. The woman who will be speaking at the workshop is from LA. She said its illegal to relocate wildlife. She said they will help if you call them.

Jana Hofeditz said she lives in Palomino Valleys. She said she is a future educator; please call that number for help.

Bill Horn said he is a candidate for Washoe Valley School District, District G, at large board of trustees. Administration Building, meeting tomorrow. He said there will be an overcrowding committee meeting on Friday. He said they will raise taxes and reviewed by the oversight committee. The legislature allow a ballot measure to increase. 2pm tomorrow afternoon at the Green building at the administration. Friday at the caucus room – the committee will be voting to do sales taxes and or sales tax.

Michelle Bays, Investigating Supervisor, Chris Hicks District Attorney office. She said we are offering an invitation to be on the agenda to give a regulator update during community updates. For every arrest, there is a prosecution. We have civil division, family support division, investigation, fraud, victim advocacy. Michelle handed out her card.

Ed Hawkins said the 4th of Feb – BOA met to discuss our regional park. He said he couldn't attend. What he understood, it would push back the ball fields to get grading permits.

Dwayne Huber said he would like to talk about 3 items. The sidewalks by 7-11 was suppose to continue up by sky vista and buck. He wants to know if those sidewalks can be extended up. At patricia, the cross walk is on the wrong side of the street; it needs a street light. On Matahorn will they continue it out to lemmon drive.

Andrea Tavener, constituent services
Please pick up community services contact sheet and the community updates for winter 2016

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.)*

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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 14units 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 invovoled 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.

Ed Hawkins said there are two major drain ways; he said it's a problem when the [illegible]llies fill up. It will divert everything in a different directions. he hasn't been annexed into Reno yet. Mr. Blueth said they won't allow us to do much with that. That 's why landscaping is important to keeping it look natural. Angela 100 acre feet is a major drainage way; you can't develop on it. it has to stay untouched and undeveloped. Angela showed it on a map. Ed asked about a retention or detention pond. He said that is 55acres that won't absorb water. Angela said those retention and detentions will be determined by engineering and will come back to this board once that has been determined with SUP. Mr. Blueth said he might not be approved with 14 to an acre.

Dwayne Huber asked about the TMWA existing system. What about the honey lake water. Francine explained the disbursement. Angela showed the TMWA line on Sky Vista. Francine said TMWA has taken into consideration the planned development and there will be enough water for the upcoming development with the existing water and water coming in, they will have enough. You have to purchase the water rights first.

Gerald S said he doesn't believe the zoning should be changed. He said the developer can sell the land if he doesn't like the zoning. This will increase the traffic; you should pay for this, not the citizens. We need to control our property values with controlling the roads. TMWA said they have more water on paper than actual. He said we don't have the resources. We need to control the growth. Blueth said traffic studies will be conducted. We already had meetings to make determinations for the condition of the road and flow of traffic and safety. He wants to keep it as safe as possible.

Ed Hawkins said you have entitlements; Blueth said we have commitments in writing; Angela said when you have a project proposal, you submit it to TMWA, and they put the study together with water rights. Blueth said he can put 400homes tomorrow. He said the traffic would be greater than his apartments he is proposing. Ed said what the cost to get into the sewer line is. He said stead has plans to development. They will have to expand their pipes. Want to make sure developer pays for expansion of sewer line instead of the tax payers. Blueth said it will be a $100Million development; a lot of taxes.

Robert Conrad asked about traffic impact; traffic studies. Angela said traffic study will figure out cars on road and what will happen with road. This project will trigger the road to be built to 4 lane; or put in a left turn lane. Anytime you develop, you have to pay an impact fee. They pay rates towards regional rates towards regional roads system. RTC fund that pays for that.

Francine said RTC/NDOT taskforce are looking at these development; get them on the record we are concerned for the roads and issues. She said according your amendments; sky vista parkway could have a future expansion of roadway. RTC is trying to fast track the issues based on the studies. This density is part of their study. Teresa asked about the 4 lanes, what directions it can go. Angela said when sky vista was developed in the 90s, it was developed for with rightaways, two lanes, before all of this development.

MOTION: Teresa/Robert want to make sure all of our comments are submitted to the board.

B. SKY VISTA ZONING MAP AMENDMENT - Request for community feedback, discussion and possible action to approve a proposed Zoning Map Amendment. This is a request for a zoning map amendment from ±55.55 acres of Single Family Residential - 6,000 square feet (SF6) to Multifamily (MF14). The ±55.5 acre site is located along the south side of Sky Vista Parkway, ±900 feet west of its intersection with Trading Post Road. The site has a Master Plan land use designation of Mixed Residential. This is also a Project of Regional Significance as the proposed zoning has the potential to exceed the 625 housing unit threshold (778 housing units potential). 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 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

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.

Ms. Fuss discussed the close proximity of existing water and sewer lines and said the project would tie into lines in Sky Vista. Mr. Bluth commented that he will have to pay over $2 million for water rights and water lines to serve the project.

Mr. Bluth talked about his history as a developer and provided information on his experience with the changes in the market and the highs and lows of the economy. He foresees the increase in employment and the need for more housing to keep up with the demand. He commented that the North Valley's will be the next big housing bubble and wants to start developing in order to capture the demand.

He talked about phasing the project, with approximately 400 units being built in phase I and then the second phase being developed after the first phase was leased out. Angela reiterated to the group that the Conceptual Site Plan was only a concept drawing and the actual final design of the project would be addressed during the Special Use Permit phase. Once the master plan and zoning map were approved, the specific building layout and design would begin. This project was part of the Reno-Stead Corridor Joint Plan and would require a lengthy review and approval process by both the City of Reno and Washoe County. The project would be required to go before the NAB, CAB, Reno and Washoe County Planning Commissions, Reno City Council, Washoe County Commission and finally before the Regional Planning Governing Board. The Special Use Permit would go back before the NAB and Reno Planning Commission but they would also present in front of the CAB, as an informational item.

November 17th, 2015 Sign-in Sheet

Name	E-mail
JERRY FINCH	JERRYFINCH@AOL.COM
BRITT EVANS	wcbi123@aol.com
UCRN KLOOS	KLOOSU@NLFWD.GOV

PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS
SURVEYORS • CONSTRUCTION INSPECTION

November 6, 2015

A community meeting is being held on Tuesday, November 17th at 6:30 p.m. to discuss a Master Plan Amendment from Special Planning Area – Reno-Stead Corridor Joint Plan to Mixed Residential on a 55 acre parcel on Sky Vista Parkway (APN 086-380-15). The property is located south of Sky Vista Parkway and is currently zoned SF-6 (single-family). The property is located within the City of Reno's jurisdiction and is also part of the Reno-Stead Corridor Joint Plan, which requires input by both the City of Reno and Washoe County.

I invite you to attend the **neighborhood meeting on Tuesday, November 17th at 6:30 p.m.** The meeting will be held at the Stead Elementary School multi-purpose room located at 10580 Stead Blvd. For more information, feel free to contact me at 856-1150 or by e-mail at afuss@cfareno.com. I look forward to seeing you at the community meeting!

Sincerely,

Angela Fuss

Angela Fuss, AICP


North Valleys Park
Sky Vista Parkway
US 395
Walmart

October 6, 2015 Sky Vista Neighborhood Meeting Minutes

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

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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.