

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.

CAB member Ray Lake asked about the annexation of Lemmon Drive. He said he attended the NAB. He asked if it's part of the joint corridor. He said he was surprised they didn't about it at this CAB. He said some people who live out there might object. He said it needs to be compatible with the area. CAB member Teresa Aguila asked if the annexation creates an island. Commissioner Herman said it happens every time. Ray said he didn't believe it would. It will be a continuation.

Robert Strobble asked two questions. He said he emailed her about scheduled ditched maintenance; he said they aren't doing a very good job. They sprayed the tumble weed, but they are plugging up the culverts. He asked about the spring maintenance schedule before the storms. Commissioner Herman said they say there is a shortage of money and there was a damage created due to lack of maintenance because of hard times. She said it depends on finances to improve that situation; the economy is getting better, more income, and we can get better maintenance. She said she has pointed out areas that were missed. Robert spoke about Matterhorn Road; it was never planned. The road maintenance worker cut through the road and the County took it over. A berm dams the water and floods the roads. The roads are the drainage ditches. The Forest Service did the mitigation back in the 60-70s. The County staff knows about the drainage issues. He said the problem was when the guy created a cut. He asked if the planning staff going to look at it in the professional way. It's a huge problem and will get hit again. Commissioner Herman said that was the first place she took the County Manager and staff. She said she is familiar with that area; they promised her to change it back. Commissioner Herman encouraged people attend the County Commission meetings.

Debbie Young said she wanted to reiterate what Robert Strobble said. She said the water comes down Matterhorn and it's creating problems to other homes.

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.)*

Amy Cummings and Xuan Wang, Planners at RTC, gave an update:

Amy said they are developing the 2040 RTC plan which will include the North Valley study. All those things identified during the study will be put into the plan. She said there will be several opportunities for involvement. She said there is a new Surface Bill, fixing America. She said the spaghetti bowl is an important corridor and we need to position our projects for federal funding and implement them. She said the State Transportation Board met and spoke to Governor Sandoval to emphasize the project needs.

Dr. Wang reviewed the MTS of North Valleys:

- The purpose is to identify the short and long term improvements.
- Short term improvements: Summer 2016 – quick fixes to transportation system. Immediate improvements.
- Longer term would be in the RTP plan

- The study area is on the handout: Roads along the 395 corridor – Parr Blvd. up to Red Rock. On the map: The Blue and dots mean they are in the study and RTC will be looking at it.
- A North Nevada Transportation study is being conducted. Collaborated and project meetings are in coordination.
- Analyzing future and existing – reviewing the impact study, land use in this area. Analyze the data.
- Traffic analysis: Peak traffic, daily volume, and possible improvements.
- Land use: Warehouses, residential, development land use – make sure transportation can handle the uses.
- Traffic safety analysis: Identify high crash locations

- Transit analysis: Identify the stops and the amenities at each stop
- Pedestrian and bicycle analysis: Conditions and improvements

Public Agency Involvements:

- Golden Valley's HOA
- Stakeholders meeting
- NAB meetings
- CAB meeting

She said they received comments and feedback regarding:

- Signage: Golden Valleys and 395
- 395 Southbound congestion

She showed a map of known issues in the area.

Goals:

- Develop visions, identify traffic improvements: Roundabout, roadway improvements, lane configuration, intrinsic improvements, amenities at transition stops, new services, bicycle/ped improvements, collect data at intersections. AM & PM peak hour; traffic analysis.

Preliminary problem identifications: Roads and intersections

- Roadway LOS – Annual Average Daily Traffic. Grades: A through F; A – best traffic condition, highest level. F - traffic has reach its maximum capacity. She reviewed the roadway and intersection grades for the North Valleys area.
- Crash data at the interchanges and intersections – Stead and Silver Lake had 56 crashes which is significantly higher than other intersections.

She reviewed the project timeline – 11 months to 1 year

- Kickoff meeting was in November
- Public meetings in progress

She invited to provide their comments and feedback.

- Jean Harris asked when the public comment deadline. Amy said the next public meeting will be at Amazon in January or February. She hopes to receive feedback to develop preliminary concepts. RTCWashoe.com – sign up for alerts or email Dr. Wang. She said we hope to have a specific website regarding these projects. Jean Harris said she wants everyone to be well informed and stay informed.
- Dr. Wang showed a large map of data collection.
- CAB member, Robert Tangren asked how current this information is. Dr. Wang said the NDOT information is from 2009 – 2014. She said peak volumes were collected this past November.

Public Comment:

- Laurie Rodriguez asked Amy if Mr. Marino can give more notice through the newspaper, radio, TV. She said she is happy to help him get the word out.
- Robert Strobble asked about bike trails along Lemmon Drive by the General Store. He said there are sidewalks by the community, but there is no pathway down to Smiths, Buck Drive and Lemmon up to the 7-11, Surge Street. He said he has seen people in wheelchairs on the shoulder of the road. There are no sidewalks. Amy said these are the needs and feedback we need to get.
- Steven Martin said he just heard it on the news tonight. He said there are no bus services out to the warehouses. He asked why are the buildings built, and then transit being installed. Amy said it has to be funding sources and eligibility. She said it's based on sales taxes. Developers pay into the regional impact fee program with percentage. Those dollars are limited to roadway improvements just like the fuel tax – not eligible to transit development. She said we had a committee regarding transit funding. She sees this need for transit in the North Valleys with industrial growth. She said we don't have that funding, but look into it. She said they are conducting a transit short term plan, but are limited to sales tax funds. Steven said there needs new pavement under the Red Rock/395 overpass; there are potholes. He said he wasn't sure what agency takes care for that. Amy said they are reconstructing roadways. RTC tax dollars are used for construction, but not maintenance, but preventative maintenance. She said they work with NDOT. She said the truck volumes are so much higher. Steven said the Silver Lake neighborhood is not serviced by a transit route. Federal funding is predicated in

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

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

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

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

Next steps:

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

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

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

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

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

- Robert Conrad said he would like to get an update on the Waste Management franchise agreement
- Jean Harris would like an update regarding the 800 apartments going in near Walmart
- Francine said she would like the Sky Vista Master Plan amendment to come back

12. *PUBLIC COMMENT – no public comments.

12. ADJOURNMENT –The meeting adjourned at 7:33pm.

Number of CAB members present: 10

Number of Public Present: 28

Presence of Elected Officials: 1

Number of staff present: 1

Submitted By: Misty Moga