



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 OCTOBER 9, 2017 at the Washoe County Administration Office.

1. *CALL TO ORDER/ DETERMINATION OF QUORUM - The meeting was called to order at 6:00 p.m. by Ray Lake. A quorum was present.

Present: Teresa Aquila, Ray Lake, Roger Edwards, Jennifer Salisbury

Absent: Anna Williams, Jean Harris (excused).

2. *PLEDGE OF ALLEGIANCE - Ray Lake led the pledge.

3. *PUBLIC COMMENT –

Roger Pelham, Washoe County Planner, said both of the items (Golden Mesa and Silver Hills), will be postponed. The applicant wasn't prepared to discuss the item. Silver Hills is not going forward as currently proposed. It will change substantially. It's would be premature to take comment on that project due to substantial changes.

Mike Railey, representative with Rubicon Design Group (Silver Hills), said there will be changes to plan. He said they didn't want to create confusion with the changes. We will send out notices for a November neighborhood meeting, and will come back to this CAB in December. If you have questions or comments, he said we will be here. He had business cards. Mike's contact information is: 775-425-4800.

Mrailey@rubicondesign.com.

Jeff Knudtzon said he lives in Sky Vista. He said he isn't directly affected. He said he isn't seeing the infrastructure supporting the project. He asked if there plans to straighten and widen the roads. He said it will be a parking lot. He wants to know about the plan.

Frank Schenk thanked Ray Lake. He said he attended the Planning Commission. There isn't money to expand the freeway. We need to work together; the City and County need to come together. We need to get our County Commissioner to fight for us. We need the infrastructure: roads, schools. They have a proposed school on a flood plain. He encouraged everyone to go to every meeting. Call for a recall if the commissioner doesn't fight for us.

John Gualano said he is concerned about a letter he received for the removal of culvers on Knobhill Drive. He said he is yet to receive a phone call to set up a meeting to discuss it. The culverts are being removed due to localized flooding. These culverts have been in for over 15 years purchased by homeowners. No homes in Golden Valley had flooding. Lemmon Valley lost their house with water running through their yards. He said he is concerned about impact to the neighborhood. He is concerned about trees and parking. We have been able to design parking on culverts; the school bus stop, the kids will be waiting in the dark ditch. None of us have received a call from engineering.

Sarah Chvilicek she said you that your commissions and CAB listens to you; use due diligence. Don't let the system wear you down. Track these projects. Read your area plan; it takes precedence over the other plans. The Washoe County Planning Commission is dedicated to you. We have a County code that we have to follow. We will ask your questions and get your answers. We do hear you; we live out here in the North Valleys. Stay connected. Don't let them wear you down.

Victoria Edmondson she said she is glad everyone is here. The Stonegate people are committed on the project. It depends on Washoe County sewage treatment. They need a letter from the County before moving forward. They are being hoodwinked. 187,000 gallons of sewage, it goes up to 4.2 million gallons. The total capacity of White Lake is 2,500 acre feet; 4.2 million gallons would fill the White Lake twice a year. She spoke about entering and exiting the valley during emergencies. Stonegate wants to take out Old North Virginia. She said she wants Old North Virginia widened. Let's get a carpool lane and bus lane in the evening for alternate transportation.

Tammy Holt-Still said she is part of the Swan Lake Recovery Committee. She said any infrastructure needs to be put into place before more development: Roads, sewer, schools, and fire. We should not be paying for it. Every developer who wants to put homes in this area needs to step up and put in infrastructure. We need to stick together and tell them what we want. It's important you speak to the Commissioners. Washoe County 311 – anytime you have an issue, call 311. They make issues hot topics to be addressed when you call about it and get something done.

Kathleen Eagan said she is a proud owner and a City of Reno resident. She volunteered on the ward. She said first meeting agenda – Stonegate. They did a nice presentation of current developments in City of Reno. She said she reviewed the map and her boundary with the County. She said she didn't get a notice, but her neighbor received a notice because they are in the County. We are all family here. All the CAB members are volunteers. She said she served as a CAB member years ago. She said there were thousands of hours of putting into the area plan with input from engineers and neighbors. They recommend expansion, widening roads; this was discussed 7 years ago. She asked why we amend a plan when nothing has changed.

Russell Earle said he is part of the Silver knolls Association. He knows there will be changes. He read from the application. 595 parcels, 2.75 houses per acre. That statement needs to change; it's a false statement. We are rural/agriculture. He said he spoke to a representative from RTC about future plans of Red Rock and 395. It's 10 years out. Even if we are 3 lanes, it will still be gridlock because of the Spaghetti Bowl. County, please take this into consideration. If we add another 10,000-12,000 homes in these proposed developments, keep in mind it's not the only development and expansion. We need to look at these things. He said he looks forward to seeing what they come back with.

Russel Umbraco said he has lived here for 11 years from the Bay Area. The land doesn't support the development. It requires infrastructure. The developer must pay for the infrastructure, not the tax payers. The schools must be paid at the developers' expense. Fire and emergency services must be paid by developer. It's Washoe County property, not Reno. Annexation is not the answer. Issues haven't been addressed by anyone.

Alan Ice said he is strongly against the community density. It's low density and needs to stay that way. He said he understands development will happen, but needs to be responsible. The developer needs to put in all infrastructures before the first house ground breaking. He said the developer disappears or goes bankrupt and doesn't hold to responsibilities. He spoke about land annexation when people are opposed to it. The city council doesn't care. He said they don't listen.

Linda Zimmerman said she has lives on Red Rock road for 28 years. She said the development is ½ miles from her home. She said the justification of minimum 50% at least 1 acre in size, doesn't allow in flexibility to meet diverse needs. There are that thousands diverse housing opportunities. The building in Golden, Lemmon Valley, Spanish Springs. If they want apartment or townhouse, these options are readily available. We ask they drop the consideration of changes in the Character Management Plan. Don't try to minimize or eliminate what we have. We have livestock. We don't live 50 feet from each other. Don't minimize us.

Raeven Johnson said she moved to Silver Knolls area from Hawthorn. It's rural. She said she read the 300 page amendment. It won't maintain the integrity of the original statement of the character and vision of our Silver Knolls neighborhood. We can't let them exploit our planning authority. 680 homes keeps with regulatory zone; to quadruple that doesn't keep with our character. It's greed. Please consider rejecting these amendments that undermine our character of low density and rural.

Liz Howe said she agrees with what has been said.

Ray Lake said he attended the NDOT meeting; not too much said about Spaghetti bowl. The environmental study will be done by 2018. He said other improvements from Parr Blvd. up to McCarren. He said go to: www.NDOTspaghetti.com to get an update. He said we were supposed to have NDOT here tonight. It was cancelled by County managers' office. He said he spoke with Deputy Director to make a presence at this meeting. Ray said he didn't attend the last NAB meeting where they received an updated from NDOT. The Reno meetings are posted on the board at the grocery store down the street. He said we are expecting the Truckee Meadow Regional Plan to give an update. He also said Deputy Bloom showed to give an update to the meeting that was cancelled. We need to put them on the agenda instead of public comment. Alice from the County manager's office said the sheriff won't be on the agenda. We have had other agendas items including an update from the airport, fire district, etc., but they won't be on the agenda. He said he was looking forward to the NDOT update, but they aren't here tonight. He said City of Reno NAB meets once a month with items of interests to the citizens. He said citizens from North Valleys deserve monthly meetings. Why does the County treat us with less regard than City of Reno treat their citizens.

Ray Lake introduced new CAB member Roger Edwards; he has been here before as a member of the CAB and Planning Commission. He said he has been here 24 years, 40 years in Truckee Meadows. He said he has been in the Golden Valley neighborhood. He said don't be deflated. Keep using the tools that are given to you. Go to meeting, meet with commissioner, and request changes. He said he requested a change to the area plan. He spoke about an impact fee; it would cover for infrastructure. He said he has opposed development with lack of infrastructure. He said go to County Commission meeting and raise hell. He said changing the density in an area is exactly how you fight something. We need reasonable development is a necessity.

Letter provided by David Decke: I am opposed to all of the changes outlined in item 6.B of the agenda. Silver Knolls and the extended community to the north along Red Rock road and feeder roads is of a rural, low-density character and it should be protected as the treasure it is in an increasingly urbanized Reno-Sparks cityscape. I believe if Lifestyle homes were to build a subdivision that embraces this character, they would have no problem selling homes on 0.5 acre and larger lots. People out here enjoy a bit more room, no street lights, larger yards with gardens and livestock, and I know others would too if Lifestyle homes and the County would stick to the existing zoning restrictions. Please recommend that the county not make the changes in 6.B on behalf of those who live in Silver Knolls and along Red Rock Rd. I am not opposed to development, I would welcome development that is consistent with the Silver Knolls community and the larger parcels along Red Rock Rd. Thank You, Dr. Dave Decke

4. APPROVAL OF AGENDA FOR THE REGULAR MEETING OF OCTOBER 9, 2017 –Roger Edwards moved to approve the draft agenda for **OCTOBER 9, 2017** with the removal of items 6. Teresa Aquila seconded the motion to approve the agenda with modification. The motion passed unanimously.

5. APPROVAL OF THE MINUTES FOR THE MEETING OF AUGUST 28, 2017 – Teresa Aquila moved to approve the minutes of **AUGUST 28, 2017**. Jennifer Salisbury seconded the motion to approve the minutes. Roger Edwards abstained. The motion passed 3 to 1, with one abstention.

REMOVED 6. DEVELOPMENT PROJECTS – The project description is provided below with links to the application or you may visit

the Planning and Development Division website and select the Application Submittals page:

https://www.washoecounty.us/csd/planning_and_development/index.php

6.A. Tentative Map Case Number WTM17-002 (Golden Mesa South)

6.B. Master Plan Amendment Case Number WMPA-0010 (Silver Hills)

6.C. Regulatory Zone Amendment Case Number WRA17-0005 (Silver Hills)

7. *PUBLIC OFFICIAL REPORTS

7.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).

Herman thanked everyone. She said this is the reason for CABs and that's why we fought for CABs. She said she wishes everyone can come to every Commissioners' meeting. She said she ran for office to give the people a voice. She thanked them for being calm and patient. CABs should meet on a regular basis, every month, good representation, and voice our opinions. She said she fought for each CAB for even members. She said we now have all the CABs back. She said she is proud. The other commissioners don't want to have CABs. She said she doesn't blame anyone for wanting this development. She said the 680 development has been approved. We will have to work on it and get it done right.

At the Commissioners' meeting tomorrow, the garbage will be heard and approved and will go for 20 years. Please come and make comments. It's poor service. It's national control over our service. It's a monopoly. To get a franchise line adjusted so the rural could get their choice like they use to. They have made some changes to what we had before. We need to come down on them. Roger said development code of high density to be an infill item. How did we get away from that. Commissioner Herman said a Reno City council member and she are fighting it. She said we end up with people who will suffer with lack of planning. It's a mess the way its being done. She said she would like to see some heads roll in the county.

She said she visited with John Slaughter – she said she wants our CABs back; regular meetings, participation from the County, service from the County – they need to do the job they are there for.

County meeting is tomorrow – 10 am at the County Chambers. Meetings occurs on the 2nd, 3rd (fire), and 4th Tuesday.

Frank Schenk asked about how the commissioner feel about NAB and CAB joint meeting. Commissioner Herman said the NAB is ran well, and she tells the County that's what we need to do. The structure of the CAB is per the County NRS. The NABs are for City purposes.

Tammy said the NAB members are interested in CAB, and they are trying to come and join without OML violation.

Russell Earle asked about consolidating fire service with all this development. He spoke about the benefit of automatic aid. Commissioner Herman said when she got on the board, Reno wasn't doing their part. They closed fire stations. We were getting the wrong end of the stick. It went away. Now we can get something together to work better together. There is apprehension putting the two together. She said the issue is that they destroyed the volunteer fire system. Some volunteers aren't allowed to go out and fight a fire even if they are capable. That is a main issue she said she is looking at fixing. She said we work well together with Sparks Fire.

Victoria Edmondson asked about Washoe County taking over Stonegates sewage. Who do we need to speak to. Commissioner Herman said to talk to anyone who is involved with Stonegate. Commissioner Herman said water comes from TMWA. There is a balance. Water comes into the basin, becomes sewer, and end up as effluent that goes into Silver Lake, 4.5 million gallons. The lake is in sad shape because of it. Cold Springs will end up the same way with White Lake. Part is due to the rain. The lake hasn't receded. A public member said someone from the City of Reno needs to tour the lakes. She is sick of the city not listening.

8. *CHAIRMAN/BOARD MEMBER ITEMS — This item is limited to announcements by CAB members.

Ray Lake reminded the public of the County Commissioners' meeting tomorrow 10/10, 10 a.m., in the Commissioners chambers. He said he made recommendations to keep the CAB. Please contact commissioners and county managers' office. They can't ignore you forever. Please don't yell at them. Be polite. Ward for NAB meeting at valley road at old YMCA

Teresa Aquila thanked the community to attending. She said she looks forward to the next meeting. It's important to speak your voice; come with fact and figures. Sarah from planning commission works hard. Work with developer on an agreeable development to be consistent with existing homes.

Jennifer Salsbury said she has been a CAB member since 2014. She said it's important to attend the meetings regularly which is one way to keep the CAB. It's been a pleasure working with everyone and hearing the comments. Come to every meeting even if there isn't a hot topic.

Roger Edwards said he has a voter registration form. Please register to vote. It's not lip service about attending the meetings. The Lemmon Valley has water recharge program; special assessment district, and we have water. You can fight a project, bad roads. You can make a difference. Show up, please.

Items for future agendas:

- Waste management
- NDOT
- Washoe County Sherriff
- Stonegate update
- RTC Improvements at red rock road and Lemmon Valley; improvements at overpass/underpass, truck traffic gets stuck there.

9. *PUBLIC COMMENT —

Danny Cleous said all this development was planned in the 2000s and grandfathering it into now. The difference between then and now, we have a big problem who doesn't want to address – roads, police, sewer,

drainage, and fire. We have closed basins. The lake got pumped into another lake which made a mess for those residents. He said they are raising properties. The grandfathering in, the county codes need to change. He said he attends the NAB, CAB, county, and city. He said he sees the same 3 people at the meetings.

Joe Johnson spoke about the developer. He said the problem with development – doesn't pencil out. He can't cut it in half. If he can't build 2300 houses, it won't work, how can't he put money into any infrastructure. It doesn't work what his dad made an agreement on. He said he is glad there is work; it was hard when the economy was bad, but we need community planning. We need to preserve our lifestyle. He said he will go door to door and talk to neighbors. He wants his kids to ride their bikes in the desert. He moved out here not to live in track homes. He said he will speak to everyone at church.

Dallin Collier said he wanted to speak about the Gordon mesa project. The schools are over crowded and will become more overcrowded. They need new schools. There are classrooms overcrowded and move 6 graders to O'Brien. There needs a fire department closer to us.

Francine Donschick said it takes all of us together; go to county, get county emails, go to city and get city emails. We need to work as a team. She said she wants the county to provide a portable mic system for public comment and Commissioner Herman's update.

Tammy Holt-Still said use the 311 and email if you can't attend the meeting. White Lake gets effluent water from cold springs; there isn't a water master paying attention. Saturation into the aquifers isn't working. It works during a drought. You need to pay attention. If you can't make it, call the 311 or email. Email all of the commissioners. They will get tired of hearing from us. Be nice, but let them have it.

Victoria Edmondson she said everything that she wanted to say has been covered. Stonegate is not required to conduct the environmental statement. She said she doesn't want glycoside and Round-up to end up in the water. It will impact gardening and causes cancer. She said it's an agent in agent orange. Don't use it. It causes gut problems; it's affecting the bacteria in our gut. EMF and ELF exposures powerlines – they have no business putting schools over there. There needs to be a 2 foot setbacks, they have no business for putting development over there.

Sarah Chvilicek said she wanted to clarify that she isn't meeting with Silver Knolls association after her appointment to Planning Commission.

Frank Schenk said he met with NDOT about bridge for wildlife for deer to pass at Red Rock Road and Cold Springs. He said if you support wildlife put pressure on NDOT and NDOW.

ADJOURNMENT - Meeting was adjourned at 7:41 p.m. (need new name tags for cab members)

Number of CAB members present: 4; Number of Public Present: 100; Presence of Elected Officials: 1; Number of staff present: 1; Submitted By: Misty Moga