



## 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 these minutes are approved by the CAB. Minutes of the regular meeting of the North Valleys Citizen Advisory Board held April 9, 2018 at the North Valleys Regional Park, 8085 Silver Lake Road, Reno, NV.

**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, Jean Harris, Jennifer Salisbury, Roger Edwards (arrived at 6:20 p.m.)

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

**3. \*PUBLIC COMMENT –**

April Conway from the Reno Tahoe Airport Authority provided an update. She said it's the 75th Anniversary of the Reno/Stead Airport. Memorial Bricks are available to the public to purchase with an unveiling in the fall.

Chief Charlie Moore from Truckee Meadows Fire Protection District said they are revising their strategic plan. The Fire Station in Stead is surrounded by City of Reno. Chief Moore showed a map. He said wants to close Station 13 and make two new career stations, 221 and Lemmon Valley Volunteer Stations. It will take time to develop. There will be a need for extra fire protection due to development. He said they conducted a response time study and Silver Knolls and Lemmon Valley have a poor response time of 10-11 minutes. He said they will keep the volunteer and career station running in the same station. He said they will need public input during the strategic process this summer.

Michael Welling said he is a Silver Knolls resident adjacent from Silver Hills development. The developer wants to increase the project from 574 houses 2340 houses. The infrastructure doesn't support that plan. In 2010, the plan stated in the vision statement that through collaboration, they will manage growth in the North Valleys. Its location provides Silver Knolls residents with more isolation from the rest of the valley. The developers are asking you to give away 1 unit per acre. They are proposing 680 homes on 780 acres.

Tammy Holt-Still said the previous meeting minutes were approved that stated you approved the project, but rather it needs to go to the planning commission. She said Dwayne Smith said they were recharging aquifers after the USGS told them not to do it. We have flooding. The aquifers are too full to take in the water. The water has to evaporate. She said if you don't like what the Planning Commission and Commissioners are doing, vote them out. Hopefully we will get someone in that will do something including staff.

Carolyn Sasek said she is disappointed in the CAB for approving Lemmon Heights projects. There needs to be a moratorium on development in Lemmon Valley. She said her father was a developer and she wish he was here because he understood water systems. More people need to voice their opinion.

Danny Cleous said these speakers are speaking the truth. Building keeps getting approved. A moratorium would be the biggest thing to happen out here. There is flooding, and we have to say no to this. The problem isn't going away.

Bonnie Klud submitted a statement. Please continue reviewing the process for developing housing, transportation, recreation, emergency and fire issues. The master plan requires respect or it is hard for groups to work together. Surely we can work out good answers to development with consideration for unique issues of Silver Knolls and Red Rock communities which are affected. Please oppose proposed changes at this time.

Casey Neaden submitted a statement. Need a building moratorium until water/flood issues, traffic on 395, spaghetti bowl traffic, zoning issues are really dealt with in a meaningful way. Red Rock Road is nearly impossible during morning commute. There's so much traffic you can't turn on to Red Rock. Everything backs up. Need a moratorium on development until Stead Sewage plant is at least doubled in size. Tripled would be better.

Eric Kuhn submitted a statement. It is absurd to think 3700 sf lots and "equestrian character" can be seen in the same development description. 2,340 homes in Silver knolls will completely change its character. The smallest lots in Silver Knolls currently are ½ acre lots. The average is over 2 acres. 2700 sf townhome lots, + 5-12,000 sf lots are not within the proper density target for this area. Small lot development should go in infill areas within the McCarran loop – not way out in Silver Knolls. Stop bowing to developers greed. This area can be developed responsibly, with similar sized lots as is currently existing in this area. Quit allowing "specific plan" zoning which is not meant to be used as a blank check for developers to decide their own density standards. Housing need does not and should not trump proper planning standards. We are headed down the wrong path allowing unchecked density increases on the periphery of town. This stretches services and negatively impacts residents.

**4. APPROVAL OF AGENDA FOR THE MEETING OF APRIL 9, 2018** – Jean Harris moved to approve the agenda for **APRIL 9, 2018**. Teresa Aquila seconded the motion to approve the agenda. The motion passed unanimously.

**5. APPROVAL OF THE MINUTES FOR THE SPECIAL MEETING OF MARCH 12, 2018**– Jean Harris moved to approve the minutes of **MARCH 12, 2018**. Teresa Aquila seconded the motion to approve the minutes. The motion passed unanimously.

**6. DEVELOPMENT PROJECTS** – The project description is provided below with links to the application or you may visit the Planning Program website and select the Application tab and then the Applications Commission District Five. [https://www.washoecounty.us/csd/planning\\_and\\_development/index.php](https://www.washoecounty.us/csd/planning_and_development/index.php)

**6.A. Administrative Permit Case Number WADMIN18-0005 (Nay Shop/Garage)** – Request for community feedback, discussion and possible action to forward community and Citizen Advisory Board comments to Washoe County staff on a request to allow the construction of a detached accessory structure (shop/garage) that has a larger building footprint than the main dwelling on the same parcel of land, in accordance with WCC Section 110.306.10(d). (for Possible Action)

- Applicant/ Property Owner: Charles & Nicole Nay
  - Location: 10205 Silver Knolls Blvd.
  - Assessor's Parcel Number: 086-212-11
  - Staff: Julee Olander, Planner; 775-328-3627; [jolander@washoecounty.us](mailto:jolander@washoecounty.us)
  - Reviewing Body: Tentatively scheduled for Board of Adjustment, May 3, 2018
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- Roger Pelham, Washoe County Planner, introduced himself. This request is to allow a shop bigger than the house. He said they reviewed the architecture of the shop to ensure it blends with the neighborhood.

- Russell Earle said the proposed shop is 50x80, which is the size of a small commercial warehouse size. He said he understands Mr. Nay has an excavating business and stores equipment in front of the house. Mr. Earle said he is concerned the equipment will be stored in this warehouse. It's not a home based business. Mr. Nay has 1.5 acres, and the shop would look disproportionate.
- Charles Nay said he has a hot rod, camper, and a boat to store in the storage garage. He said there isn't any equipment stored in the yard. He said there was equipment because he was working on his house.
- Jean Harris said it's a sizable garage - 4,000 square feet. Mr. Nay said there are larger garages in the neighborhood than the proposed structure. Roger Pelham said the structure is a percentage of the lot size, up to 25%, and this structure is within that percentage. In low density suburban, maximum height is 35 feet. Mr. Nay said his structure would be 16 feet tall. Mr. Nay said he wants to build his hot rods inside his garage; at this time, he could build them outside.
- Susan Eden said she feels bad for Mr. Nay's neighbor. We come here for the view, no lights, no sidewalks, and the ability to ride horses. The neighbor has to look at the back of the garage. She said the applicant should buy a different lot.

Ray Lake said he will forward comments to the Planning Commission. No action was taken by the board.

**6.B. Tentative Subdivision Map Case Number WTM18-004 (Lemmon Drive Estates)** – Request for community feedback, discussion and possible action to forward community and Citizen Advisory Board comments to Washoe County staff on a request for a 98-lot single-family residential, common open space subdivision. Lot sizes are proposed to range from a minimum size of 5,218 square feet ( $\pm .12$  acres) to a maximum size of 10,811 square feet ( $\pm .25$  acres) with an average size of 6,011 square feet ( $\pm .14$  acres). Front yard setbacks are proposed to be reduced from a minimum of from 20 feet to a minimum of 10 feet adjacent to a public street or common driveway, and maintain 20 feet in front of each garage. Rear yard setbacks are proposed to be reduced from a minimum of 20 feet to a minimum of 10 feet. Side yard setbacks are proposed to be reduced from a minimum of 8 feet to a minimum of 5 feet. Required lot widths are proposed to be reduced from a minimum of 80 feet to a minimum of 75 feet. (for Possible Action)

- Applicant: Lakes at Lemmon Valley, LLC.
- Property Owner: Lakes at Lemmon Valley, LLC.
- Location: On the east side of Lemmon Drive, approximately 700 feet south of its intersection with Military Road.
- Assessor's Parcel Number: 552-201-18
- Staff: Roger Pelham, Senior Planner; 775-328-3622; [rpelham@washoecounty.us](mailto:rpelham@washoecounty.us)
- Reviewing Body: Tentatively scheduled for Planning Commission, May 1, 2018

- Roger Pelham, Washoe County Planning, introduced himself. He said he is available for process and procedure questions. He said the tentative subdivision map is the first step for a developer.
- Roger Edwards asked about utility; where will the sewer be pumped. A public member said Stead.

Dave S., Project representative, gave an overview:

- Lemmon Estates, a common open space subdivision
- The flood channel is not being disturbed
- Detention basin is larger than it needs to be
- Proposed common open space subdivision; leaving the scenic features of the natural landscape
- Current project allows for 101 units at medium density. They are proposing 98 units.
- Exploring trail connectivity within common open space
- Expansion of the road

- Subdivision with sidewalks
  - miles of paths around the subdivision.

Public comment:

Danny Cleous said all the runoff will go into Swan Lake. It's full. There doesn't need houses there. Lemmon Drive is always a mess. Stead Sewer Plant is already full. This development is not needed.

Denise Ross said the FEMA application was posted on FB. They have changed the application. We don't need any changes to our flood plan at this time. This project's geotechnical report states concerns. She said there will be more impervious surfaces as a result of more buildings and coverage; where does that water go. It runs into Swan Lake. 50% of water usage in the home leaves as sewage. They will import from Fish Springs. We are in the middle of a catastrophic event. Build infrastructure. There is a need for housing, but not here. Let's figure it out first.

Joe Reinhardt said he is the Silver State Kennel co-owner. The kennel has been in existence since 70s. He said the kennel is good neighbors. He said they are concerned when there will be houses built within 40 feet of the kennel. The new neighbors will complain about barking dogs. He said they are working with the project manager to install a wall, include a disclosure to the new homeowners, and other things. If this does go through, we will work with them to be good neighbors.

Tammy Holt-Still, a member of the Swan Lake Recovery Committee, said follow NRS 278.828, the Health Department says you need to have sewer, water, fire police, and schools. The elementary school is full. 395 is already at capacity. A boy had a seizer, and it took 20 minutes for him to get service.

Maureen O'Brien said she is concerned with fire and emergency medical responses. She asked if this project is in the sphere of influence. The representative said it would be serviced by TMFPD. Reno/Stead corridor plan will be revised.

Teresa Aquila asked about access. The representative said Traffic Worx and RTC have looked at access. It will be right-in, right-out movement. They will work with the geography for a U-turn. Teresa asked about the traffic study. The representative said approximately 900+/- trips. It's less than  $\frac{1}{4}$  mile to the shopping node. It's an opportunity for people to walk to the shopping rather than drive. Teresa said that will create an increase in pedestrian activity.

Roger Edwards said he doesn't have problem with this kind of development. He said he doesn't like that the Setbacks are 10 feet down to 0 feet. He said the open space includes the retention basins. He said this is a way to get away from not dedicating open space. The development will be 1 foot above elevation. Roger said unless there will be excavation, it won't do anything. Roger Edwards said he won't vote for anymore development in this basin.

Chief Charlie Moore of TMFPD said we do not have a mutual aid with the City of Reno for EMT services. He said TMFPD won't be the first to respond if this is in the City of Reno. He said they have automatic aid for brush and structure fire. You won't get rapid service from City of Reno.

Ray Lake asked for clarification regarding the fills of 4-5 feet in-fill on the east end of the property in order to get out of the flood zone. The representative said the elevation will change. Ray Lake said there will be 463 trips per day according to the traffic study, with the majority of the traffic heading south. That means there

will be 417 u-turns at Military Road; there needs to be another way. The sewer and run-off needs to be addressed.

Jean Harris said she echoes what has been said. No more development needs to happen in this basin. There needs to be remediation. There needs to be change. She said the density is too high. Cluster homes don't belong in the North Valley. Not one more thing should be built out here until there is mitigation with flooding.

**MOTION:** Roger Edwards moved to recommend denial; the board is not in favor. The Board will forward comments to the Planning and County Commission. Teresa Aquila seconded the motion to recommend denial. Motion carried unanimously.

**6.C. REVISED APPLICATION Master Plan Amendment Case Number WMPA17-0010 (Silver Hills)** – Request for community feedback, discussion and possible action to forward community and Citizen Advisory Board comments to Washoe County staff on a request for the following amendments to the Washoe County Master Plan: North Valleys Area Plan including: 1) Silver Knolls Suburban Character Management Area (SKSCMA), Character Statement to remove the description as a “low density suburban residential community” and to add a statement that access to equestrian and multi-use trails is an important aspect of the community character, and to add a statement that the community has changed from a “low” to “medium” density suburban residential community and to allow commercial land use designations within the SKSCMA; 2) Amend Policy NV.1.2 to remove the cap of 2000 new dwelling units of residential density to be allowed within the Suburban Character Management Areas of the North Valleys Area Plan; and 3) Amend Policy NV.1.5 to allow Specific Plan as an allowed regulatory zone within the SKSCMA; and 4) Amend Policy NV.4.1 to delete the requirement that 50% of new parcels in a subdivision be at least one acre in size; 5) Amend Policy NV.4.2 to delete the requirement that new parcels in a residential subdivision be at least one-half acre in size; and 6) Amend Policy NV.4.6 to delete the requirement that dwellings in new residential subdivisions include a garage sized for two vehicles. (for Possible Action)

**AND**

**Regulatory Zone Amendment Case Number WRZA17-0005 (Silver Hills)** – Request for community feedback, discussion and possible action to forward community and Citizen Advisory Board comments to Washoe County staff on a request a change in the regulatory zone on four parcels of land, totaling ± 780.32 acres from Low Density Suburban (LDS) to Specific Plan (SP), with the intent of approving a specific plan allowing the development of 2,340 dwelling units. (for Possible Action) • Applicant/Property Owner: Lifestyle Homes • Location: On both the east and west sides of Red Rock Road, north of its intersection with Silver Knolls Boulevard. • Assessor's Parcel Numbers: 087-390-10; 087-390-13; 086-203-05 & 086-232-31 • Staff: Roger Pelham, MPA, Senior Planner; 775-328-3622;rpelham@washoecounty.us • Reviewing Body: Tentatively scheduled for Planning Commission, June 5, 2018.

Mike Railey, Rubicon Design, Project Silver Hills Representative said the project is currently on hold. He said they want to get input and feedback. He said they will come back next month to show how they have mitigated the issues.

Roger Pelham, Washoe County Planner, said the application has been submitted for master plan and regulatory zone amendment. He said as part of the North Valleys Area Plan, if the project affects the character statement, the applicant has to hold a series of community meetings to receive comments and address the issues before the applications can move forward. It's a visioning process.

Mike Railey showed the current issues stated on flip charts.

Liz Howe provided a copy of her written statement; the proposed master plan for the Silver Hills development does not conform to the Truckee Meadows Regional Plan, whose goals and objectives are to: Lessen sprawl and strongly promote infill and higher density of development within the designated centers, transit corridors, and areas suitable for infill development, optimize existing infrastructure. New communities that are complimentary to existing communities. At a Silver Knolls community meeting on November 15, 2017, Mike Railey of Rubicon Design Group, representing Lifestyle Homes, stated that because the area for the proposed Silver Hills development is within the Truckee Meadows Services area, it's not bound by the regional plan. She said she spoke to Washoe County Senior Planner, Roger Pelham, who assured her that she must have misheard, that definitely the Silver Hills plan must conform to the Regional Plan before it can be approved.

John Howe complimented the Chair for his patients. Read a written statement from John Boone – he is a concerned county resident of Silver Knolls, and strongly objects to Lifestyle Homes' proposed revision of its previously approved Silver Hills development plan. The neighborhood representatives spent hundreds of hours negotiating in order to arrive at the existing development plan which was approved in 2011. To have this effort and result unilaterally disregarded and scrapped by the developer in order to double development density is a breach of faith by the developer and the County.

Joyce Gillespie provided a written statement that was read for the record – Voice concerns and opposition to the zoning changes that are being proposed by Lifestyle Homes: no reads, no schools, no police and fire protection, no water, no sewer, does not adhere to the regional plan of infill, and would be a complete and devastating lifestyle change for the residents of Silver Knolls. Developers depend on their dense housing projects for their livelihood, and we have no problem with folks trying to make a living. We strongly object to a developer purchasing land on which he is fully aware of what the zoning restrictions are; then coming in and making every effort to change them for his sole benefit. It is a sad state of affairs that the bureaucracy is only interested in quantity at the expense of quality of life. We need to take our limited resources into consideration before we give huge tax incentives to entice new industries which will bring in many thousands of new residents.

Michael Welling said 680 homes on 780 acres doesn't pencil out. They said they can't make money on less. He invited everyone to attend a meeting on April 18, 7pm at the Silver Knolls Fire house.

Russell Earle, President of Silver Knolls Association, said the application said we are medium density. This is a high density request. He spoke about the Tubbs fire in Santa Rosa. The density caused the houses to auto ignite each other. 1 unit per acre will allow us to protect our resources. The traffic study doesn't mention 395. Stone Gate said he won't build until 395 is fixed. This project will allow the character plan to be changed and tailored to the developer. We bought into the current zoning. He said we all expected the plan would be held at 1 unit per acre.

Jay Allen said we complain about traffic, wells running dry, and it doesn't seem like anything happens. It comes down to money. We can complain about traffic and water, but they aren't listening. If it costs the County more, they won't want to improve it.

Lily Gabriel said her family owns the 80 acres in Silver Hills acres, adjacent to the proposed project. The Silver Hills project doesn't mention her property except to call it vacant land. We don't want a developer to determine our character. Silver Knolls is rural characteristic. The developer wants to quintuple the population, add sketchy water, sewer, child care, construction, dust. It will destroy the area. We aren't anti-development; however, we are anti-reckless changing our rural area.

Frank Schenk said if this doesn't get passed, it will be annexed to the city. He wants to know about letter of intent for water. He said he is concerned about high school. They were supposed to pass a high school on the flood plane. The high school at the golf course has been delayed. He asked where will these kids go to school. Stone Gate agreed to wait until infrastructure is ready, will Silver Hills do the same.

Roger Edwards said he spent 8 years on the Planning Commission. He said he thought the original plan was outlandish. If they widen Redrock, people will lose their front yard. He said in 2010, master plan amendment, the master plan was established. He said he understands there is change, some change is reasonable. The changes in Cold Springs were applauded with increase in sewer.

Teresa Aquila said she lives in Silver Knolls near this project. A person's handshake is their word. Mr. Lissner assured everyone after 100s of hours of meetings with residents that this is what he was going to do and true to his word. To have an amended plan is a slap in the face and handshake doesn't mean anything. These are spec homes out there. They bought the lot and built a home. You will bring in cluster homes and take away the country lifestyle. The application said those lots would be equestrian, but you can't put horses on those lots. She said it's outrageous and won't be voting on it.

Jean Harris asked Roger Pelham about Silver Knolls Character Management Statement location on the website. Roger said the Silver Knolls Suburban Character Management Statement is in the North Valleys Area Plan. It's located on the Washoe County website: under departments/planning/master plan/area plans/north valleys. Russell Earle offered to send the file. If you would like a copy for the North Valleys Area Plan, email him at [24fireLT@gmail.com](mailto:24fireLT@gmail.com).

Jean Harris asked about specific plan and zoning. Roger Pelham said we have LDS. A Specific Plan (SP) is a smaller portion within the master plan which is custom to this area and specific to geographic area. It's different than general zoning requirements. Jean Harris asked why it needs to change. Roger Pelham said that proposed zoning isn't allowed in the current plan. She asked why would the County to entertain this change. Roger Pelham said the County doesn't have a choice. The applicant paid to take the application through the process. He said he puts together all the public comments and agency feedback to provide a recommendation in writing before it goes to the Planning Commission. There will more opportunities for the public to be involved during the visioning workshops. A modified application will come back to the CAB and Planning Commission. He spoke about the appeal process.

Teresa Aquila asked Mike Railey if his notes mean anything. Mr. Railey said we will back next month to summarize comments and address concerns.

Roger Pelham's said if you email him your comments, they will go into staff report:  
[rpelham@washoecounty.us](mailto:rpelham@washoecounty.us).

Ray Lake said we are vehemently opposed. It's an extreme measure not to take lightly. The project plan does say the current planning is low density – 1 per acre. The average trip per day is 19,000.

**MOTION: Teresa Aquila moved to forward comments to Planning commission. Jennifer Salsbury seconded. Motion passed unanimously.**

## 7. \*PUBLIC OFFICIAL REPORTS

**7.A.\*Washoe County Commission Update** — Washoe County Commissioner, Jeanne Herman, thanked the community for attending. She said she is happy to have the CAB back.

8. \*CHAIRMAN/BOARD MEMBER ITEMS — This item is limited to announcements by CAB members. Ray Lake said he attended the NDOT meeting. They are planning on widening 580 southbound lanes, south of the interchange to Villanova. It doesn't do much for us up here, but hopefully that will help relieve traffic up here if there are accidents. The project will take 2 years. It will be worse before it will be better. It's independent of main spaghetti bowl project.

9. \*PUBLIC COMMENT — no public comments were made.

**ADJOURNMENT - Meeting was adjourned at 7:53 p.m.**

Number of CAB members present: 5

Number of Public Present: 150

Presence of Elected Officials: 1

Number of staff present: 2

Submitted By: Misty Moga