



North Valleys Citizen Advisory Board

Meeting Agenda

June 10, 2019 6:00 P.M.

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

Accessibility. Accessibility. The meeting location is accessible to the disabled. If you require special arrangements for the meeting, call the Community Services Department, (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, or moved to the agenda of a later meeting at the discretion of the Chair.

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 advisory and 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 Board. 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. Citizen Advisory Board members may do this either during the public comment item or during the following item: "CHAIRMAN/BOARD MEMBER 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), North Valleys Regional Park – Community Building, 8085 Silver Lake Road, Reno, Nevada, 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 Community Services Department (1001 E. 9th Street, Bldg. A, 2nd Floor, Reno, Nevada), Alice McQuone, (775)328-2722.

AGENDA

1. *CALL TO ORDER/ DETERMINATION OF QUORUM

2. *PLEDGE OF ALLEGIANCE

3. *GENERAL PUBLIC COMMENT AND DISCUSSION THEREOF — 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 Chair. Comments are to be addressed to the Board as a whole.

4. APPROVAL OF AGENDA FOR THE MEETING OF JUNE 10, 2019 (for Possible Action)

5. APPROVAL OF THE MINUTES FOR THE MEETING OF MAY 13, 2019 (for Possible Action)

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

6.A. 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 to amend the Washoe County Master Plan, North Valleys Area Plan including:

1. Remove four parcels of land totaling ± 780.32 acres from the Silver Knolls Suburban Character Management Area (SKSCMA); and
2. Create a “Silver Hills Suburban Character Management Area” (SHSCMA) and add the four parcels of land totaling the ± 780.32 acres to the SHSCMA; and
3. Amend the North Valleys Area Plan Character Management Area map to reflect the removal of four parcels of land totaling the ± 780.32 acres from the SKSCMA and into the SHSCMA; and
4. Create a Character Statement for the SHSCMA with specified references to issues and concerns that were identified at the three community visioning workshops that have been held in accordance with North Valleys Area Plan policy NV.20.2
5. Create a new Land Use Policy: NV.1.8 to allow the following regulatory zones in the SHSCMA:
 - a. Public/Semi-public Facilities (PSP)
 - b. Low Density Suburban (LDS 1 – One unit per acre)
 - c. Low Density Suburban-Two (LDS 2 – Two units per acre)
 - d. Medium Density Suburban-Three (MDS 3 – Three units per acre)
 - e. Parks and Recreation (PR)
 - f. Open Space (OS)
 - g. Neighborhood Commercial (NC)
 - h. Specific Plan (SP)
6. Create a new “Goal Seven” within the North Valleys Area Plan for the proposed SHSCMA, to establish a land use pattern, site development guidelines, and architectural guidelines that will implement and preserve the Silver Hills community character as described in the North Valleys Vision and Character Statement, as they are proposed to be amended.
7. Renumber the remainder of the North Valleys Area Plan to allow the insertion of the new Goal Seven.
8. Create Policy NV.7.1 to require that at least 50% of the residential parcels located to the east of Red Rock Road and within the SHSCMA are at least one acre in size.
9. Create Policy NV.7.2 to require a minimum lot size of one-half acre for residential parcels located to the east of Red Rock Road and within the SHSCMA, and to allow a residential density of three dwellings to the acre for the area of the SHSCMA located to the west of Red Rock Road.
10. Create Policy NV.7.3 to require new subdivision established within the SHSCMA to include an open space buffer of at least 50 feet in width adjacent to any dwellings existing prior to the adoption of the SHSCMA and to require that all new parcels within 200 feet of existing parcels match the size of the existing parcels.

11. Create policies NV.7.4 through NV.7.11 to establish development standards within the SHSCMA (similar to policies NV.4.6 through NV.4.10 from the SKSCMA) including: varied building setbacks, varied architectural elevations, “open-fencing”, minimum 2-car residential garages, “dark-sky” exterior lighting, new dwellings located adjacent to existing dwellings to be single-story in height, landscaping that emphasizes, native vegetation and implementation of these standards through actions by Washoe County.
12. To incorporate the “Silver Hills Specific Plan Development Standards” as an Appendix to the North Valleys Area Plan with the intent of approving a specific plan allowing the development of 1,872 dwelling units (which equals an overall residential density of approximately 2.5 dwellings to the acre), on the subject site that would currently allow 780 dwellings. **(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 to amend 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 1,872 dwelling units. The overall residential density requested is approximately 2.4 dwellings to the acre. **(for Possible Action)**

- **Applicant\Property Owner:** Lifestyle Homes\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 Number:** 087-309-10, 087-390-13, 086-232-31 and 086-203-05
- **Staff:** Roger Pelham, Senior Planner; 775-328-3622; rpelham@washoecounty.us
- **Reviewing Body:** Tentatively scheduled for the Board of Adjustment on July 2, 2019

7. *PUBLIC OFFICIAL REPORTS

7.A.*Washoe County Commission Update — Washoe County Commissioner, Jeanne Herman, may 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 landfindercountry@gmail.com. *(This item is for information only and no action will be taken by the CAB).*

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

9. *GENERAL PUBLIC COMMENT AND DISCUSSION THEREOF — 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 Board chairman. Comments are to be addressed to the Board as a whole.

ADJOURNMENT