



# North Valleys Citizen Advisory Board

## Meeting Agenda

August 28, 2017 6:00 P.M.

Washoe County Administrative Complex – Caucus Room  
1001 E. 9<sup>th</sup> Street, Building A, Room #A205, Reno, Nevada

**Accessibility.** 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.** 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), North Valleys Regional Park – Community Building, 8085 Silver Lake Road, Reno, Nevada, [notice.nv.gov](http://notice.nv.gov) and online at [www.washoecounty.us/cab](http://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.

# 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 Chair. Comments are to be addressed to the Board as a whole.

## 4. APPROVAL OF AGENDA FOR THE SPECIAL MEETING OF AUGUST 28, 2017

## 5. APPROVAL OF THE MINUTES FOR THE MEETING OF APRIL 10, 2017

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. ELECTION OF OFFICERS — Elections by the CAB members will be held to elect the Chair and Vice-Chair for 2017/2018 term office which will be effective from August 28, 2017 through June 30, 2018.

8. \*COUNTY UPDATE — Dave Solaro, Community Services Director representing the Office of the County Manager will provide an update on County services. Staff is available to answer questions and concerns. Please feel free to contact Director Solaro at dsolaro@washoecounty.us or (775) 328-2000. To sign up to receive email updates from the County visit [www.washoecounty.us/cmail](http://www.washoecounty.us/cmail). *(This item is for information only and no action will be taken by the CAB)*.

9. \*RENO STEAD AIRPORT MASTER DEVELOPMENT PLAN — Tina Iftiger, Reno Tahoe Airport Authority and Laura Robb will provide a status and overview on the development for the Reno-Stead Airport. Ms. Iftiger or Ms. Robb will be available to answer questions from the Citizen Advisory Board. For more information please contact Ms. Iftiger at (775) 328-6417. *(This item is for information only and no action will be taken by the CAB)*.

10. DEVELOPMENT PROJECTS – The project description is provided below with links to the application.

10A. STONEGATE MASTER PLAN AND PLANNED UNIT DEVELOPMENT ZONING MAP AMENDMENTS (LDC17-00008 & LDC17-00009) – Request for community feedback, discussion and possible recommendation to Washoe County to support approval of a Planned Unit Development (PUD) on a site that is ±1737.9 acres in size that includes ±5,000 residential units, associated public facilities, open space and nonresidential development. This request includes:

10A1) [Master Plan Amendment](#) from ±1,034.93 acres of Industrial, ±238.19 acres of Unincorporated Transition, ±412.34 acres of Single Family Residential and ±52.44 acres of Urban Residential/Commercial to ±41.2 acres of Industrial, ±658.2 acres of Mixed Residential, ±215.2 acres of Urban Residential/Commercial, ±338.1 acres of Single-Family Residential and ±485.2 acres of Parks/Recreation/Open Space;

10A2) [Zoning Map Amendment](#) from ±1,034.93 acres of Industrial Commercial (IC), ±118.59 acres of Unincorporated Transition-40 Acre (UT40), ±412.34 acres of Large Lot Residential - 1 acre (LLR1), ±52.44 acres of Arterial Commercial (AC), and ±119.6 acres of Open Space (OS) to PUD; and

10A3) [Planned Unit Development Handbook](#). This request is considered a Project of Regional Significance for: (a) housing (exceeds 625 units), (b) traffic (exceeds 6,250 average daily trips), (c) water use (exceeds 625 acre feet per year), (d) sewage (exceeds 187,500 gallons per day), (e) student population (exceeds 325 students) and (f) employment (exceeds 938 employees).

- **Applicant Representative:** Angela Fuess, CFA
- **Location:** Four parcels, southwest of US-395/White Lake Parkway Interchange, South of US-395/Frontage Road, and East of Sto Lat Lane. 2 additional parcels on northwest side of the intersection of US-395 and White Lake Parkway.
- **APN:** 081-010-13, &18 and -081-110-32 &33
- **City of Reno:** Heather Manzo, Assistant Planner, (775) 334-2668, [manzoh@reno.gov](mailto:manzoh@reno.gov)
- **Reviewing Body:** Tentatively scheduled to be heard by City of Reno Planning, August 30, 2017.

## 11. \*PUBLIC OFFICIAL REPORTS

11A. \*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](mailto:jherman@washoecounty.us). *(This item is for information only and no action will be taken by the CAB)*.

12. \*CITY OF RENO NEIGHBORHOOD ADVISORY BOARD UPDATE — CAB member Ray Lake will provide an update regarding the development projects and community updates heard by the Reno NAB. *(This item is for information only and no action will be taken by the CAB.)*

13. \*CHAIRMAN/BOARD MEMBER ITEMS — This item is limited to announcements by CAB members and topics/issues posed for future workshops/agendas.

14. \*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 is requested to submit a “Request to Speak” form to the Board chairman. Comments are to be addressed to the Board as a whole.

## ADJOURNMENT