



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 April 12, 2021 at 6:00 P.M. This meeting was held by teleconference only.

1. *CALL TO ORDER/DETERMINATION OF QUORUM - The meeting was called to order at 6:01 p.m. by Pat Shea. A quorum was present.

Present: Pat Shea, Wesley Johnson, Roger Edwards, Teresa Aquila, Wendy Leonard.

Absent: Craig Durbin (alternate).

2. *PLEDGE OF ALLEGIANCE - The pledge was recited.

3. *PUBLIC COMMENT – There were no requests for public comment.

4. APPROVAL OF AGENDA FOR THE MEETING OF APRIL 12, 2021 – Wesley Johnson moved to approve the agenda for the meeting of **APRIL 12, 2021**. Teresa Aquila seconded the motion to approve the agenda. The motion carried unanimously.

5. APPROVAL OF THE MINUTES FOR THE MEETING OF JANUARY 11 AND FEBRUARY 8, 2021 (for Possible Action) –Teresa Aquila moved to approve the minutes. Wesley Johnson seconded the motion. The motion carried unanimously.

6. DEVELOPMENT PROJECTS- The project description is provided below with links to the application or you may visit the Planning and Building Division website and select the Application Submittals page:
www.washoecounty.us/comdev

6.A. Special Use Permit Case Number WSUP21-0005 (Duarte Grading) – Request for community feedback, discussion, and possible action to provide a recommendation to the Board of Adjustment regarding a request for a major grading permit to build a road across slopes greater than 30%, 3,040cy of cut and 3,040cy of fill on slopes greater than 15%.

- Applicant \ Property Owner: Mark Duarte
- Location: 120 Cobalt Ln, Reno, NV
- Assessor's Parcel Number: 079-371-23
- Staff: Dan Cahalane, Planner, (775) 328-3628; dcahalane@washoecounty.us
- Reviewing Body: Tentatively scheduled for the Board of Adjustment on May 6, 2021

Mark Duarte, property owner and applicant, was present to answer questions. He gave background of his property and his request.

Dan Cahalane, Washoe County Planner, spoke about the request. He said they hit the major grading threshold. He said this request is for the road into the property, the other permits were already approved.

Teresa Aquila asked a clarifying question of road that is being graded, this is a hillside where you are making a cut. She asked if this is being subdivided. Mr. Duarte said its 100 acres. She said the parcels that are being subdivided are staying in the family. He confirmed. Mr. Cahalane said the subdivision of the parcel was already approved two years ago; this is for major grading only.

Pat Shea asked how much of the road is being expanded. Mr. Duarte said the main road won't change much. He said a few feet on each side and to clean up the sage brush. Mr. Cahalane said it is to bring the driveway up to County standards.

MOTION: Teresa Aquila moved to recommend approval for Special Use Permit Case Number WSUP21-0005 (Duarte Grading). Wesley Johnson seconded the motion. The motion carried unanimously.

6.B. Tentative Subdivision Map Case Number WTM21-007 (Village Parkway) – Preliminary request for community feedback, discussion and guidance regarding a tentative map for 166 detached single family dwelling units and 183 attached single family dwelling units in a common open space subdivision, and major grading permit for the proposed tentative map at the request of the applicant. A second CAB meeting will be held after a resubmittal of the application to provide a recommendation to the Planning Commission.

- Applicant \ Property Owner: Lifestyle Homes TND, LLC
- Location: West side of Village Parkway, north of Cold Springs Dr
- Assessor's Parcel Number: 087-400-11, 087-400-23, 087-400-24
- Staff: Dan Cahalane, Planner, (775) 328-3628; dcahalane@washoecounty.us
- Reviewing Body: Tentatively scheduled for the Planning Commission on May 4, 2021

Mike Railey, Christy Corporation, applicant representative, provided a PowerPoint slide show. He introduced the Lissners and Paul Solague.

Dan Cahalane, Washoe County Planner, read the item description.

Wendy Leonard asked if there is a plan for the community to be gated. Mr. Railey said there is no plan to be gated.

Roger Edwards said way too high of density. He said you are only using half the acreage with all the homes. You are you using the whole size of lot but putting them all of one size of the lot. Mr. Railey said they aren't transferring density on the lot.

Teresa Aquila asked if it is off of Mud Springs Drive. Mr. Railey said yes. She asked about traffic in the cul-de-sac, if everyone wants to use that route to access the open space. Mr. Railey said it's open to the public with parking along the street. We would maintain that as public access. She said it will get congested because a lot of people use it. She said it's a lot of houses. She asked about traffic. Paul Solague, traffic engineer, said we analyzed this and did an accumulative analysis. The result was that the access still met the county policy levels of service. The intersection is working and we are meeting service standards. She asked how many people would be accessing this. She said it's going to be more like 700 cars along with the current traffic. The traffic out north is already a problem. The spaghetti bowl needs to get fixed first beyond all the other things that need to get fixed. Mr. Solague said the traffic is contained within the development. The traffic not prudent to this development would be to access the Peterson mountain. It's not enough traffic to impact this. He said the intersection of Village Parkway is still working with all the added traffic.

Wendy Leonard asked if the Mud springs Drive is going to be accessible. Mr. Railey said there is an easement further to the north but that is private property. The civil engineer, Robert Gelu, said it's not going to be impeded. There will still be access to off-road activities. Mr. Railey said there is private property. Mr. Gelu said there is an access easement. Mr. Railey showed the zoning/development area map. He said we are not pulling any density from the slope side. He said all the density is currently zoned. He said we are actually below the number of homes that is allowed. He said for HDS zoning for attached products, he said we can do 9, but we are proposing 7.5. Roger Edwards said what is allowed isn't always appropriate.

Pat Shea asked about the south side where the density is. He asked is there code or protection for those current homes and matching density. Mr. Cahalane stated there isn't a code for matching density, they are required to have a buffer and there is an access easement that the current residences abut. It's the discretion of the board to recommend density matching. Pat Shea asked how big the buffer area is between the existing and proposed development. Mr. Cahalane said there is a 15 ft. easement that is owned by the homeowner association. He said there is also tree landscaping. He said you also have the road and the attached single-family residences. Mr. Railey spoke about a heavily landscaped buffer. Mr. Gelu said the distance is minimum 30 feet including sidewalk to property line, not to the fence.

Pat Shea said the existing homeowners are backed up to natural area and are accustomed to the noise level and now we are proposing new home structures near them. He asked how that will impact the new homeowners. Mr. Railey said the townhouse are facing away from the existing homes. He said there are no real activities. Mr. Gelu said the distance between the existing fences and proposed buildings is at least 100 ft. Pat Shea said that's much bigger than mentioned earlier. Mr. Gelu said the fence line is 45 feet to boundary line. The distance from fence to building is at least 100 ft. Roger Edwards asked what are the size of the lots south of the tree line. Mr. Railey said they are 1/3rd acre, zoned MDS. Roger Edwards said he thinks the density is way too high. He said he believes the zoning is wrong. High density suburban zoning should be at the top of the development. Roger Edwards said at the most, the highest zoning should be MDS. That's a lot of cars on that road. Mr. Cahalane said the parcels to the south are 1/2 acre.

Bob Lissner said we have built on everyone's back fences in Sun Valley and in the North Valleys. He said after we are done, we get phone calls thanking us because we got rid of the motorcycle buzzing their back fence. Wendy Leonard said she thought access for dirt bikes would still be maintained. She said the north east corner of the site goes through Mud Springs Road access and that road is a major access point for those on dirt bikes and other recreators. She said she has more concerns now. Mr. Lissner said we won't block Mud Springs. He said he promises that. We are allowing dirt bikes through the middle of the subdivision. He said we are just removing them from the back of the fences. Mr. Railey said the easement and road will stay in place. Wendy thanked him for answering her question.

Teresa Aquila said there is access in the cul-de-sac which will allow a lot of dirt bike activity in that area. Mr. Railey said he can make that a disclosure for new home buyers. She said dirt bikers often speed down the street. It's a traffic concern on Village.

Q&A section on the chat:

Where will water be coming from? Mr. Railey said water will be supplied by Great Basin Water Company.

Peter Lissner commented on Teresa's concerns about access and traffic. He said throughout Woodland Village we have the same issues where we are trying to balance between maintaining the access and those concerned with people congregating. We are committed to trying to figure it out while making it safe and easy. It's complicated but we'll figure it out before it's built.

Roger Edward said there is a road in the middle of the development that separates the higher density from the lower. He suggested extending that to the bullhead so the traffic doesn't have to meander through the high density. Mr. Railey said it's detention area but could look at access for off-road. He said it would help the access. Roger Edwards said moving any of the off road through the high density is not a good idea.

Q&A: Rob Pierce asked if Mr. Lissner is willing to put up a tall, sound deterring wall between the homes to the south and the new subdivision. Mr. Railey said we can look and talk about that. Peter Lissner said he is happy to speak or meet with anyone, he stated his number: 813-0046.

Public comment:

Robert, resident in Woodland Village, spoke about continued access to that hillside. He said hang gliders use that. It's important that remains open and accessible to the federal land. Bob Lissner said the mascot is the gliders. He is thrilled they are still there.

Peter Lissner said he likes Roger's suggestion. We have work to do on how to maintain that access. He said can we put time and thought to give better and more answers. He said he goes up on a side-by-side. He said there are people up there all the time. It's imperative to keep the access, but done right. He said he would like to see how it can work for everyone.

Q&A: Where is the traffic plan? The roads can't handle the number of homes proposed with this plan. Mr. Cahalane said the traffic plan is online, but if you reach out to him, he can also email it. Those comments will be passed along to the developer. We have already covered the access and traffic concerns. Mr. Railey addressed those concerns, but those concerns are noted.

Pat Shea closed the item with the recommendations that they have received and said the item will come back to them at another meeting. Pat thanked Mike Railey, Paul Lissner, and Mr. Lissner.

7. *WASHOE COUNTY COMMISSIONER UPDATE- Washoe County Commissioner, Jeanne Herman was not available to provide updated information on discussions and actions by the Board of County Commissioners (BCC). Commissioner Herman can be reached at (775) 501-0002 or via email at jherman@washoecounty.us

8. *CHAIRMAN/BOARD MEMBER ITEMS-

Pat thanked Wendy for being our newest member. She said she is excited to be involved.

9. *GENERAL PUBLIC COMMENT AND DISCUSSION THEREOF –

Pat Shea stated we have been asked to submit comments regarding the Rock Springs Solar project.

Teresa Aquila stated she submitted her comments already, but stated she has concerns over the wet batteries used for that project. She asked about the mitigation in case there was a spill. She said she understands that property is a ways out there, but there is wildlife, and wants to know what mitigation will be used. Also, are they were going to use Pyramid Highway for transporting with 50 trips a day to haul materials with big trucks. She said to add 50 more trucks is a lot. That highway is already a mess. She said she witnessed traffic stuck behind 15 side dumps which backed up traffic down the highway. It will be the same thing in this instance.

Mr. Cahalane said it's all the way by Flannagan. It will come through Fish Springs Road into the property, then go up the Rainbow, then back onto Fish Springs road. The haul route is through California. Teresa Aquila asked where they are getting material out by Honey Lake. She said there are a lot of smashed windows with road

debris from the trucks. Mr. Cahalane addressed her other concern about battery spillage. He said they haven't determined the type of battery yet. There will be a concrete pad and the Fire District requires conditions – hazardous material management plan and statement. NFP8552020 standards have to be met.

Pat Shea said when we used wet battery, you have to have a containment so the battery acid can't spill. He said because you are so far away from emergency services, they might have to have on-site emergency services. Mr. Cahalane said we received all the agency review comments to share with the CAB. Pat Shea said it was a good idea, but who will benefit from the power. Mr. Cahalane showed the substation. He showed where the substation runs through. He said it will help meet Nevada's 50% renewable energy.

Mr. Cahalane stated the members can still send a comment sheet about the project.

There were no requests for public comment.

Adjournment – meeting adjourned at 7:02 p.m.

CAB members: 5

Staff members: 1

Elected officials: 0

Public Members: 6