



West Truckee Meadows Citizens Advisory Board

Minutes of the West Truckee Meadows Citizen Advisory Board meeting held at Roy Gomm Elementary School, 4000 Mayberry Drive, Reno, NV on June 29, 2017, 6:00pm.

1. ***CALL TO ORDER/PLEDGE OF ALLEGIANCE** – George Georgeson called the meeting to order at 6:05 pm.

2. ***ROLL CALL/DETERMINATION OF A QUORUM** –

Members present: George Georgeson, Zelalem Bogale, Daniel Lazzareschi, Dale Lazzarone, Joseph (Andy) Giddings.

Absent: Charles Guffey, Shelia Peuchaud (no longer with the CAB), Matthew Buehler. Excused: Carly Borchard

3. ***PUBLIC COMMENT** – No public comment

4. **APPROVAL OF THE AGENDA FOR THE MEETING OF JUNE 29, 2017** – Zelalem Bogale moved to approve the agenda for the meeting of **JUNE 29, 2017**; Andy Giddings seconded the motion to approve the agenda. The motion passed unanimously.

5. **APPROVAL OF THE MINUTES FOR THE MEETING OF NOVEMBER 14, 2016 and MARCH 3, 2017** – Dale Lazzarone moved to approve the minutes from November 14, 2016 and March 3, 2017. Zelalem Bogale seconded the motion to approve the minutes. The motion passed unanimously.

6. ***PUBLIC OFFICIAL REPORTS**

6A. *Washoe County Commissioner - Commissioner Marsha Berkbigler was unable to attend. Commissioner Berkbigler may be reached at 775-328-2005 or mberkbigler@washoecounty.us. (This item is for information only and no action will be taken by the CAB).

6B. *Washoe County Commissioner - Commissioner Jeanne Herman. Commissioner Herman may be reached at 775-501-0002 or jherman@washoecounty.us. (This item is for information only and no action will be taken by the CAB).

Jeanne introduced herself. Thanked the CAB and encouraged them to call her with their comments and concerns.

7. **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:

http://www.washoecounty.us/comdev/da/da_index.htm.

7A. Meridian 120 South Village 1&2 Tentative Map, Special Use Permit LDC17-00061, and Zone Change (Case LDC17-00052) (Meridian 120 South Village 1 & 2) - Request for community feedback, discussion and possible recommendation for development located at the intersection of Boomtown Garson Road and Blue Heron Circle on a ±53.6 acre site in the Mortensen-Garson Overlay District. The proposal includes the development of a 78 lot single family residential subdivision. The project requires a tentative map, special use permit and zone change through the City of Reno.

• **Applicant:** Andy Durling, 1361 Corporate Blvd. Reno NV 89502

• **Property Owner:** BT South LLC. 6001 Talbot Ln., Reno, NV 89509

• **Location:** 200 Old Town Rd., Reno NV 89523

• **Assessor's Parcel Number:** 038-132-25 and portion of 038-120-10

• **Staff Member:** Nathan Gilbert, Associate Planner, City of Reno, (775) 334-2698

• **Reviewing Body:** This project is located within a joint planning area of the City of Reno and Washoe County. Comments from the CAB will be shared through staff to the reviewing body, City of Reno Planning Commission, July 2017. This item was presented to the Reno Neighborhood Advisory Board on May 9.

Andy Durling, Planner with Wood Rodgers, gave an overview:

Representing the development, Meridian, located near Boomtown.

Two items that will go to Reno planning commission at the end of August.

- Tentative Map – South Villages 1 & 2 – 87 lots.
- Special use permits: fills 10 feet in height; Disturbing a major drainage way
- Mortenson Garson Planning area – Existing zoning
- Single family – 9,000 Square Feet
large Lot residential – 1 acre and open space

- Mixed of 9,000 square feet and large lot residential land
- 2,000 units remain of 3,000 overall allowed within the Mortensen-Garson (MG) plan.
- Total project area allowable units=158
- Total proposed units = 78
- 64 units with 9,000 SF
- 14 units with 1 acres lots
- Average lot size is 17,498 SF
- 9,000 lots average = 11,338 SF

Proposed development

- 25% open space/common area
- Private gate community
- Emergency access only on Deer Mountain
- Trail Connection to Steamboat trail
- Maintain access to public land
- Perpetuate existing irrigation ditches
- 2.9 AC set aside for future fire station at Boomtown and 580 interchange
- Planned elementary school site in MG planning area 3 – another property owner in the south.
- Steam boat ditch with a dedicated trail along the ditch.
- Amendment to map between lot 8 and 9 and 12 and 13 to leave open. Ditch will remain in natural state

Discussion:

- George asked about the Sewer. Andy Durling said it will be tied into the substation and will align behind Cabelas. Pump to Cabelas. Public lift station. The water is on the west water system, the Boomtown water system. A number of the wells feed into the Boomtown area. It will have its own private water system. We have a discovery into with TMWA to extend the main to cross the river to hook into system. One acre system will be hooked in the sewer system.
- Andy Giddings asked about the entrance. Andy Durling said there is only one entrance because it's a small division and want to be sensitive to the neighboring community.
- Zelalem asked about the laterals. Andy Durling he showed on them on the map – small ditches. Water right holders can get their water during their specific times. We have to make sure they have the water and perpetuate the water flow. It will be in-pipe under the roadway. 273 lots were approved last year for this service. We have to assure a certain cubic feet of water to move through the pipes.
- George asked about drainage. He asked what will you do with hydrocarbons from the streets. Andy Durling these are city standard streets with curb and catch basins. We will have detention facilities up stream. It will ultimately reach the river. It will be piped into the drainages. George asked about easements. Andy Durling said there will be existing and preexisting channels, drainage channels. They aren't irrigation channels, drainage only. The flow will get knocked down in detention basins.
- George asked about traffic. Andy Durling said a traffic study are currently being conducted for the greater area. We should have it by next week.
- George asked for a grading plan.
- Daniel asked about major drainage. Andy Durling spoke about irrigation lateral and drainage. Some pull water rights off that source. It's not uncommon. Daniel asked about paved roads up stream.
- George asked about drainage from street, roofs, driveways into the detention basin. Andy Durling showed the flows. It will be piped, but not outside the subdivision. We will have a headwall.
- Daniel asked about flooding. Andy Durling said we they are looking at it closely. He said we will have a few different structures on the ditches and others up stream; during storm events, we will be able to control it. There is a lot of water that comes off the mountain. They don't have planned overflow location, and that's what we are looking at. We can knock down the flow.
- Daniel said we have a lot of overtopping around the City and County. H asked about diversion swales? He said yes, there is a gap ditch in the back of the properties to catch it.
- Daniel asked about traffic. For the MG development area, when will they update the bridge? Andy Durling said we are looking into that during the traffic study. Other feedback was drainage, water, and traffic. In general, they were ok with it. there is some concern.
- Zelalem asked about school zoning. He asked if it will pull kids from Verdi elementary. Will it pull from Roy Gomm and other schools? Will there be a school zoning change. Andy Durling said the school district will determine it once more development goes in.

- Andy Durling showed the city boundaries. The City is the Fire service responder. Andy Durling said the closest station is off of Mae Anne. Maureen, public member said the stations in that area aren't staffed 24 hours; they have been browed out. She asked about response time. Andy Durling said 8 minutes. These homes will need to have fire sprinkler.
- Zelalem asked if it straddles county and reno jurisdictions. Andy Durling said it's city. Judge Hardisty said in a settlement agreement stated that any development that happens in this area needs to come to County and Reno. It's part of the muni code.
- Andy Giddings asked about fire plugs. Andy Durling said it's a wet fire system. He said 1.5 million water tank next to the existing one. It will feed for MG area for City of Reno.
- Zelalem asked about jurisdiction. Andy Durling said decisions that are made are by the City of Reno. In an effort to bridge City and County, since it's a transition area, they want to inform the County residents, and get their opinion regarding development in the area.
- Service for law enforcement is the north patrol. There are mobile patrols.
- Daniel asked about water and sewer main sizes and what happens when the water wells dry up. Are you sizing to accommodate for residents to get off of wells and onto municipal. Andy Durling said TMWA is the extension cord to provide water from boomtown area. Its built to TMWA standards with long term goals. 16 or 18" main. TMWA might be planning for future, but not necessarily for our individual development.

Zone change request discussion:

- Current zoning: Hatched area on map that is hotel/commercial/industrial commercial currently
- Proposal is to down zoning to arterial commercial – retail commercial type zoning. 35 – 40 acres total.
- Hotel/commercial zoning to commercial zoning.
- Daniel asked about arterial commercial will allow apartments. Andy Durling said yes.

MOTION/DISCUSSION: There are too many other things that they are working on to make a recommendation. Our current questions are being addressed. We are concerned about drainage. We don't have enough information. The board requested their discussion to be forwarded to the City of Reno planning.

8. *COUNTY UPDATE – Dana Searcy, Management Analyst from the Office of the County Manager will provide an update on County services and is available to answer questions and concerns. Please feel free to contact the Office of the County Manager at (775) 328- 2003. To sign up to receive email updates from the County visit www.washoecounty.us/cmail. (This item is for information only and no action will be taken by the CAB).

- Assistant County Manager, Kevin Schiller's last week with the County is next week. He has taken a position with Clark County. Kate Thomas will be taking his position.
- There is an open position for this CAB – we need someone from Verdi.
- Working to find a meeting location near the school.
- Back to Roy Gomm for the September meeting.
- Andy said a back up location is fire station or Reno alumni.

9. *CHAIRMAN/BOARD MEMBER ITEMS/NEXT AGENDA ITEMS - This item is limited to announcements by CAB members and topics/issues posed for future workshops/agendas. (This item is for information only and no action will be taken by the CAB).

- George said he received an update from Andrea Tavener from Washoe County Library that there has been approved change to operating hours of Verdi Community library.

10. *PUBLIC COMMENT – Maureen O'Brien from the Truckee Meadows Fire Protection District, on behalf of chief Charlie Moore, gave an update. She said we have set a community forum meeting date set for July 26, 7pm; fire district will provide information and answer questions. Located in the County chambers. There are concerns with this year's season. She said our crews have been on a fire everyday since May 15th. She said there are restriction with target shooting.

ADJOURNMENT – meeting adjourned at 6:56 p.m.

Number of CAB members present: 5

Number of Public Present: 1

Presence of Elected Officials: 1

Number of staff present: 1

Submitted By: Misty Moga