

# SOUTHWEST TRUCKEE MEADOWS CITIZEN ADVISORY BOARD



## NOTICE OF MEETING

MAY 17, 2007

6:30 p.m.

South Valley Library - 15650A Wedge Parkway, Reno

### AGENDA

- 1.\* **CALL TO ORDER**
- 2.\* **ROLL CALL/DETERMINATION OF QUORUM**
- 3.\* **CERTIFICATION OF POSTING OF THE AGENDAS FOR MAY 17, 2007**
4. **APPROVAL OF AGENDA FOR THE MEETING OF MAY 17, 2007**
5. **APPROVAL OF THE MINUTES FOR THE REGULAR MEETING OF APRIL 19, 2007**
- 6.\* **UPDATES/ANNOUNCEMENTS/CORRESPONDENCE** – (CAB files and correspondence which are part of the public record are on file in the Washoe County Department of Community Development and are available for public review. Written correspondence and testimony will be included in the public record when a request is made to make the document a part of the public record and when a copy is provided to the CAB Chair, who forwards the document to the County. Copies of correspondence should be on file in the Washoe County Department of Community Development and are available for public review).
- 7.\* **PUBLIC COMMENT:** Comment heard under this item will be limited to items not on the agenda and will also be limited to three minutes per person. This three-minute rule shall also apply to public testimony given during an agenda item. The Chair may modify this time limit for all public comment and testimony at the beginning of the meeting, but the time limit per person shall be no less than three minutes. Testimony during an agenda item shall be limited to the subject of the agenda item. Comments are to be made to the CAB as a whole.
- 8.\* **FIRE SAFETY ISSUES** - Reno Fire Department and Sierra Fire Protection District - Report on fire safety issues including recent calls for service and information related to residential fire safety.
- 9.\* **WASHOE COUNTY SHERIFF'S DEPARTMENT** – Deputy Jeff Masten, South District Community Liaison – Report on area law enforcement topics/issues and announcements from the Washoe County Sheriff's Dept. (5 min)
- 10.\* **REGIONAL DISPATCH REPORT**– Report on the 9-1-1 Emergency Communications and Dispatch.
- 11.\* **COUNTY COMMISSIONER/COMMUNITY LIAISON UPDATES:** Sarah Tone, Community Outreach Coordinator, will be providing an update on Washoe County issues.
12. **NEW BUSINESS** - (The staff contact listed on items for Community Development may not be in attendance but can be contacted with code and policy questions.)
  - A. **Special Use Permit SB07-003 Gary Elrod** – Review and recommendations on the request to allow the importation of approximately 7,300 cubic yards of dirt to be placed as fill material for the construction of a single family residence located at 2740 Holcomb Ranch Lane. The ±6.45-acre parcel is designated High Density Suburban (HDS). Trevor Lloyd, Staff Representative, 328-3620, Angela Fuss, CFA, Inc. Consultant (This item was rescheduled from the March agenda).
  - B. **Special Use Permit SB07-005 Mark and Erin Hamlin** – Review and recommendations on the request to construct a ±1,182 square foot detached accessory dwelling. A ±2,451 square foot residence exists on the property located at 10700 Dryden Drive which is approximately 150 feet south of the intersection of Dryden Drive and Lamay Lane. Roger Pelham, Staff Representative 328-3822
  - C. **LDC07-00310 (Evergreen Trailer Park)** - Review and recommendations on the request for annexation of ±1.5 acres located on the west side of South Virginia Street, ±1,100 feet south of its intersection with Damonte Ranch Parkway in the GC (General Commercial) zone within Washoe County. Upon annexation the property will be zoned AC (Arterial Commercial). Steven Morton, Summit Engineering
13. **OLD BUSINESS**
  - A.\* **Area Plan Update** – Review of any updated information on the Area Plan Update, if available.
- 14.\* **CHAIRMAN/BOARD MEMBER ITEMS**
  - **Next Agenda Items** – (Items for the June 21<sup>st</sup> meeting must be submitted to the Chair. by June 7<sup>th</sup>)
15. **ADJOURNMENT**

Unless otherwise indicated by asterisk (\*), all items on the agenda are action items upon which the CAB will take action.

**NOTE: Items on the agenda may not necessarily be considered in the order that they appear.**

Facilities in which this meeting is being held are accessible to the disabled. Persons with disabilities who require special accommodations or assistance (e.g. sign language, interpreters or assisted listening devices) at the meeting should notify Washoe County Community Development, at 328-3600, 24 hours prior to the meeting.

PURSUANT TO NRS 241.020, THIS NOTICE HAS BEEN POSTED AT THE FOLLOWING LOCATIONS: WASHOE CO. LIBRARY, 15650a WEDGE PARKWAY – SCOLARI'S MARKET ON SOUTH VIRGINIA, RALEY'S MARKET ON MT. ROSE HWY. and the WASHOE COUNTY ADMINISTRATIVE BUILDING

Robert Wideman, Chair. 684-2645 (w) CAB Program - 328-3623 CAB Agendas can be accessed at: [www.washoecounty.us](http://www.washoecounty.us) (Citizen Advisory Boards)

# SOUTHWEST TRUCKEE MEADOWS CITIZEN ADVISORY BOARD



## NOTICE OF MEETING

APRIL 19, 2007

6:30 p.m.

South Valley Library - 15650A Wedge Parkway, Reno

## AGENDA

- 1.\* **CALL TO ORDER**
- 2.\* **ROLL CALL/DETERMINATION OF QUORUM**
- 3.\* **CERTIFICATION OF POSTING OF THE AGENDAS FOR APRIL 19, 2007**
4. **APPROVAL OF AGENDA FOR THE MEETING OF APRIL 19, 2007**
5. **APPROVAL OF THE MINUTES FOR THE REGULAR MEETING OF MARCH 15, 2007**
- 6.\* **UPDATES/ANNOUNCEMENTS/CORRESPONDENCE** – (CAB files and correspondence which are part of the public record are on file in the Washoe County Department of Community Development and are available for public review. Written correspondence and testimony will be included in the public record when a request is made to make the document a part of the public record and when a copy is provided to the CAB Chair, who forwards the document to the County. Copies of correspondence should be on file in the Washoe County Department of Community Development and are available for public review).
- 7.\* **PUBLIC COMMENT:** Comment heard under this item will be limited to items not on the agenda and will also be limited to three minutes per person. This three-minute rule shall also apply to public testimony given during an agenda item. The Chair may modify this time limit for all public comment and testimony at the beginning of the meeting, but the time limit per person shall be no less than three minutes. Testimony during an agenda item shall be limited to the subject of the agenda item. Comments are to be made to the CAB as a whole.
- 8.\* **FIRE SAFETY ISSUES** - Reno Fire Department and Sierra Fire Protection District - Report on fire safety issues including recent calls for service and information related to residential fire safety.
- 9.\* **WASHOE COUNTY SHERIFF'S DEPARTMENT** – Deputy Jeff Masten, South District Community Liaison – Report on area law enforcement topics/issues and announcements from the Washoe County Sheriff's Dept. (5 min)
- 10.\* **9-1-1 EMERGENCY COMMUNICATIONS REPORT** – JoAnne Deane, Public Outreach Coordinator, Emergency Communications Division - Report on public safety issues including recent calls for service.
- 11.\* **COUNTY COMMISSION UPDATE** – Sarah Tone, Community Outreach Coordinator/staff representative. Report and possible discussion on Washoe County issues and concerns. (5 min)
12. **NEW BUSINESS** - (The staff contact listed on items for Community Development may not be in attendance but can be contacted with code and policy questions.)
  - A.\* **District Health Department Update** – Judith Saum, Environmental Health Services will give a brief update for the Vector-Borne Diseases Program of the District Health Department. The presentation will include an introduction to the USDA Wildlife Services urban biologist and the services he provides. (This item is informational only and no action will be taken).
  - B. **Election of a Vice Chair** – Election will be held for a Vice Chair to complete the 2006-2007 term of office.
13. **OLD BUSINESS**
  - A.\* **Area Plan Update** – Review of any updated information on the Area Plan Update, if available.
- 14.\* **CHAIRMAN/BOARD MEMBER ITEMS**
  - **Next Agenda Items** – (Items for the May 17<sup>th</sup> meeting must be submitted to the Chair. by May 3<sup>rd</sup>)
15. **ADJOURNMENT**

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Robert Wideman, Chair. 684-2645 (w) CAB Program - 328-3623 CAB Agendas can be accessed at: [www.washoecounty.us](http://www.washoecounty.us) (Citizen Advisory Boards)

# **SOUTHWEST TRUCKEE MEADOWS CITIZEN ADVISORY BOARD**



## **NOTICE OF MEETING**

**MARCH 15, 2007**

**6:30 p.m.**

**South Valley Library - 15650A Wedge Parkway, Reno**

## **AGENDA**

- 1.\* CALL TO ORDER**
- 2.\* ROLL CALL/DETERMINATION OF QUORUM**
- 3. CERTIFICATION OF POSTING OF THE AGENDAS FOR MARCH 15, 2007**
- 4. APPROVAL OF AGENDA FOR THE MEETING OF MARCH 15, 2007**
- 5. APPROVAL OF THE MINUTES FOR THE REGULAR MEETING OF FEBRUARY 15, 2007**
- 6.\* UPDATES/ANNOUNCEMENTS/CORRESPONDENCE** – (CAB files and correspondence which are part of the public record are on file in the Washoe County Department of Community Development and are available for public review. Written correspondence and testimony will be included in the public record when a request is made to make the document a part of the public record and when a copy is provided to the CAB Chair, who forwards the document to the County. Copies of correspondence should be on file in the Washoe County Department of Community Development and are available for public review).
- 7.\* PUBLIC COMMENT:** During this item, public comment will be only on matters not scheduled on this agenda. Comments are to be made to the Board as a whole.
- 8.\* FIRE SAFETY ISSUES** - Reno Fire Department and Sierra Fire Protection District - Report on fire safety issues including recent calls for service and information related to residential fire safety.
- 9.\* WASHOE COUNTY SHERIFF'S DEPARTMENT** – Deputy Jeff Masten, South District Community Liaison – Report on area law enforcement topics/issues and announcements from the Washoe County Sheriff's Dept. (5 min)
- 10.\* 9-1-1 EMERGENCY COMMUNICATIONS REPORT** – JoAnne Deane, Public Outreach Coordinator, Emergency Communications Division - Report on public safety issues including recent calls for service.
- 11.\* COUNTY COMMISSION UPDATE** – Sarah Tone, Community Outreach Coordinator/staff representative. Report and possible discussion on Washoe County issues and concerns. (5 min)
- 12. NEW BUSINESS** - (The staff contact listed on items for Community Development may not be in attendance but can be contacted with code and policy questions.)
  - A.\* District Health Department Update** – Judith Saum, Environmental Health Services will give a brief update for the Vector-Borne Diseases Program of the District Health Department. The presentation will include an introduction to the USDA Wildlife Services urban biologist and the services he provides. (This item is informational only and no action will be taken).
  - B. Special Use Permit SW07-002 Clearwire** – Review and recommendations on the request to construct an unmanned broadband wireless telecommunications facility with 3 antennas and 1 microwave antenna mounted within a 60-foot-high stealth flag pole 26" in diameter, equipment cabinet and all related appurtenances located at 16255 Mt. Rose Highway at the Galena Volunteer Fire Station, just east of Timberline Drive. Sandra Monsalvè, Staff Representative, 328-3608, Clearwire US LLC, Applicant, Galena Volunteer Firemen, Inc. Property Owner
  - C. Variance Case VA07-005 Thomas Taxon** – Review and recommendations on the request to reduce the rear yard setback from 30 feet to 24 feet 1 inch to allow an addition to an existing garage located at 12785 Fellowship Way. The ±9-acre parcel is designated Low Density Suburban (LDS). Trevor Lloyd, Staff Representative, 328-3620,
  - D. Special Use Permit SB07-003 Gary Elrod** – Review and recommendations on the request to allow the importation of approximately 7,300 cubic yards of dirt to be placed as fill material for the construction of a single family residence located at 2740 Holcomb Ranch Lane. The ±6.45-acre parcel is designated High Density Suburban (HDS). Trevor Lloyd, Staff Representative, 328-3620, Angela Fuss, CFA, Inc. Consultant
  - E. Discussion and Possible Action Regarding Time Limits during Public Comment Periods.** The CAB will discuss and adopt a rule regarding time limits during public comment periods for all future meetings. The CAB may elect to adopt a rule establishing time limits, with such time limits to be not less than two minutes per speaker. The CAB may also elect to allow the CAB Chair to grant additional time for speakers representing groups during public comment periods.

**13. OLD BUSINESS**

**A.\* Area Plan Update** – Review of any updated information on the Area Plan Update, if available.

**14.\*CHAIRMAN/BOARD MEMBER ITEMS**

- **Next Agenda Items** – (Items for the April 19<sup>th</sup> meeting must be submitted to the Chair. by April 5<sup>th</sup>)

**15. ADJOURNMENT**

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Robert Wideman, Chair. 684-2645 (w) CAB Program - 328-3623 CAB Agendas can be accessed at: [www.washoecounty.us](http://www.washoecounty.us) (Citizen Advisory Boards)

# SOUTHWEST TRUCKEE MEADOWS CITIZEN ADVISORY BOARD



## NOTICE OF MEETING

FEBRUARY 15, 2007

6:30 p.m.

South Valley Library - 15650A Wedge Parkway, Reno

### AGENDA

- 1.\* **CALL TO ORDER**
- 2.\* **ROLL CALL/DETERMINATION OF QUORUM**
3. **CERTIFICATION OF POSTING OF THE AGENDAS FOR FEBRUARY 15, 2007**
4. **APPROVAL OF AGENDA FOR THE MEETING OF FEBRUARY 15, 2007**
5. **APPROVAL OF THE MINUTES FOR THE REGULAR MEETING OF JANUARY 18, 2007**
- 6.\* **UPDATES/ANNOUNCEMENTS/CORRESPONDENCE** – (CAB files and correspondence which are part of the public record are on file in the Washoe County Department of Community Development and are available for public review. Written correspondence and testimony will be included in the public record when a request is made to make the document a part of the public record and when a copy is provided to the CAB Chair, who forwards the document to the County. Copies of correspondence should be on file in the Washoe County Department of Community Development and are available for public review).
- 7.\* **PUBLIC COMMENT:** During this item, public comment will be only on matters not scheduled on this agenda. Comments are to be made to the Board as a whole.
- 8.\* **FIRE SAFETY ISSUES** - Reno Fire Department and Sierra Fire Protection District - Report on fire safety issues including recent calls for service and information related to residential fire safety.
- 9.\* **WASHOE COUNTY SHERIFF'S DEPARTMENT** – Deputy Jeff Masten, South District Community Liaison – Report on area law enforcement topics/issues and announcements from the Washoe County Sheriff's Dept. (5 min)
- 10.\* **9-1-1 EMERGENCY COMMUNICATIONS REPORT** – JoAnne Deane, Public Outreach Coordinator, Emergency Communications Division - Report on public safety issues including recent calls for service.
- 11.\* **COUNTY COMMISSION UPDATE** – Sarah Tone, Community Outreach Coordinator/staff representative. Report and possible discussion on Washoe County issues and concerns. (5 min)
12. **NEW BUSINESS** - (The staff contact listed on items for Community Development may not be in attendance but can be contacted with code and policy questions.)
  - A.\* **Washoe County School District 2007 Legislature School Construction Funding Goals** – A member of the Washoe County School District communications team will present an outline of the school district's financial goals for school construction in 2007. (This item is informational only and no action will be taken).
  - B. **Variance Case VA07-003 William and Katherine Downs** – Review and recommendations on the request to reduce the front and side yard setbacks on a government tract lot from 30 feet to 0 feet for the purpose of constructing a garage located on the south side of Rock Farm Road, approximately 340 feet east of its intersection with Curtis Lane. The ±2.57 acre parcel is designated General Rural (GR) and Low Density Suburban (LDS). Grace Jensen, Staff Representative. 328-3771
  - C. **LDC07-00197 (The Alexander at South Virginia)** – Review and recommendations on the request to annex ±15.16 acres located between South Virginia Street to the west and Old Virginia Road to the east ±4,000 feet south of their intersections with South Meadows Parkway. This property is currently zoned GC (General Commercial) in Washoe County and will be zoned AC (Arterial Commercial) upon annexation. Billy Doyle, Summit Engineering
  - D. **LDC07-00198 (The Alexander at South Virginia)** - Review and recommendations on the request for a special use permit to construct a 350 unit apartment complex. The ±15.16 acre site is located between South Virginia Street to the west and Old Virginia Street to the east, ±4,000 feet south of their intersections with South Meadows Parkway in the GC (General Commercial) zoning. Billy Doyle, Summit Engineering
  - E.\* **Installation of Trail Bridges along Whites Creek** – Presentation of information on the installation of trail bridges along the Whites Creek Trail between Timberline and Thomas Creek Road. Although the Parks Commission is seeking public comments, the item is informational only and no action will be requested at this time. Kristine Bunnell, Washoe County Parks Department and Bill Von Phul, Park Commissioner
  - F. **Dorostkar/Mountaingate Condition of Approval Amendment LDC07-00207** – Review and recommendations on the request to amend Conditions of Approval #22 as imposed by the City of Reno to allow two story structures on specific one acre lots. The proposed amendment reads as follows: 22. *To maintain consistency with adjacent residential development, the ±1.0 acre lots (#48 through #70) shall be constructed as one-story homes with a roof peak no taller than 30 feet in height.* Robert Dunbar, Ryder Homes of Nevada

**G. Annexation Application for 400 and 450 Holcomb Ranch Lane (LDC07-00238)** – Review and recommendations on the request to annex three parcels into the City of Reno. The subject parcels are located on the south side of Holcomb Ranch Lane in Washoe County, Nevada and are approximately a total of 5.0 acres in size (APN's 044-292-06, –07 and 044-292-12). The eastern parcel, owned by the Jehovah's Witnesses, is adjacent to the City's boundary (400 Holcomb Ranch Lane). All of the properties are located in Washoe County and are zoned as Low Density Suburban Districts. Currently, the subject parcels are outside of the South Virginia Transit Oriented Development Corridor Plan ("SVTODCP") planned area, and the Applicant is requesting the subject properties be incorporated into the plan when/if the SVTODCP is implemented. At this time, the Applicant is only asking the City to consider the Annexation request and to be included in the SVTODCP. The Applicant does not have a prepared site plan for these parcels and is seeking citizen and Board comments on the proposal (no formal recommendation). Parthenon Construction, Inc., Applicant, Kenny Riley, Lumos and Associates

**13. OLD BUSINESS**

**A.\* .Area Plan Update** – Review of any updated information on the Area Plan Update, if available.

**14.\*CHAIRMAN/BOARD MEMBER ITEMS**

- **Next Agenda Items** – (Items for the March 15<sup>th</sup> meeting must be submitted to the Chair. by March 1<sup>st</sup>)

**15. ADJOURNMENT**

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**NOTICE OF MEETING**

**JANUARY 18, 2007**

**6:30 p.m.**

**South Valley Library - 15650A Wedge Parkway, Reno**

**AGENDA**

**Public Comment** during this meeting will be only on matters not scheduled on this agenda and will be limited to two minutes per person. Additionally, comment of two minutes per person will be heard during individual agenda items, however, the total time allowed for comment on any one agenda item may be limited by the chair in the event more than 10 speakers wish to be heard.

**1.\* CALL TO ORDER**

**2.\* ROLL CALL/DETERMINATION OF QUORUM**

**3. CERTIFICATION OF POSTING OF THE AGENDAS FOR JANUARY 18, 2007**

**4. APPROVAL OF AGENDA FOR THE MEETING OF JANUARY 18, 2007**

**5. APPROVAL OF THE MINUTES FOR THE REGULAR MEETING OF NOVEMBER 16, 2006**

**6.\* UPDATES/ANNOUNCEMENTS/CORRESPONDENCE** – (CAB files and correspondence which are part of the public record are on file in the Washoe County Department of Community Development and are available for public review. Written correspondence and testimony will be included in the public record when a request is made to make the document a part of the public record and when a copy is provided to the CAB Chair, who forwards the document to the County. Copies of correspondence should be on file in the Washoe County Department of Community Development and are available for public review).

**7.\* PUBLIC COMMENT:** Comments are to be made to the Board as a whole.

**8.\* FIRE SAFETY ISSUES** - Reno Fire Department and Sierra Fire Protection District - Report on fire safety issues including recent calls for service and information related to residential fire safety.

**9.\* WASHOE COUNTY SHERIFF'S DEPARTMENT** – Deputy Jeff Masten, South District Community Liaison – Report on area law enforcement topics/issues and announcements from the Washoe County Sheriff's Dept. (5 min)

**10.\* 9-1-1 EMERGENCY COMMUNICATIONS REPORT** – JoAnne Deane, Public Outreach Coordinator, Emergency Communications Division - Report on public safety issues including recent calls for service.

**11.\*COUNTY COMMISSION UPDATE** – Sarah Tone, Community Outreach Coordinator/staff representative. Report and possible discussion on Washoe County issues and concerns. (5 min)

**12. NEW BUSINESS** - (Staff contact listed on items for Community Development may not be the staff attending the meeting.)

**A. Special Use Permit SW06-010 (Washoe County Department of Water Resources/Thomas Creek Diversion Structure)** – Review and recommendations on the request to develop a water diversion structure and associated pipeline within in the Critical Stream Zone Buffer Area of Thomas Creek located on northern side of Ventana Parkway at the crossing of Thomas Creek within Southwest Vistas common area, which is approximately ¼ mile east of the intersection of Ventana Parkway and Sedona Road. The ±7.615-acre parcel is designated Low Density Suburban and General Rural (LDS, GR). Staff Representative: Roger Pelham, Senior Planner, 775.328.3622 Property Owner: David Schweer, c/o Southwest Vistas HOA Applicant/Developer, Tom Kelly, c/o Washoe County Department of Water Resources, Professional Consultant: Steve Walker

**B. Discussion of Countywide CAB Membership and Areas of Responsibility** - County staff will be present to solicit comments and thoughts on possible changes to the membership and area of responsibility of the CABs in Washoe County. Proposed changes may impact one or several of the county's sixteen CABs. Staff will also discuss the possibility of increasing communication between the County's CABs and the City of Reno and City of Sparks neighborhood advisory boards.

**13. OLD BUSINESS**

**A.\* .Area Plan Update** – Review of any updated information on the Area Plan Update, if available.

**14.\*CHAIRMAN/BOARD MEMBER ITEMS**

• **Next Agenda Items** – (Items for the February 15<sup>th</sup> meeting must be submitted to the Chair. by February 1<sup>st</sup>)

**15. ADJOURNMENT**

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