

Ward 2

Neighborhood Advisory Board



DRAFT MEETING MINUTES
Tuesday ~ February 20, 2018
Scheduled Time: 5:30 – 8:30 p.m.
Moana Nursery Design Center
1190 West Moana Lane, Reno, NV 89509

MEMBERS

Cynthia Albright
Barbara Bolton
Patrick Fisher
Mimi Fujii-Strickler
Stephen Funk
Tyler Langdon
Ruth Stacy (Chair)

4 Members pending approval

Council Liaison: Naomi Duerr

Community Liaison: Brad Fitch

1. Call to Order - Roll Call

Chair Stacy called the meeting to order at 5:33 p.m. A quorum was established.

Members Present: Cynthia Albright, Barbara Bolton, Patrick Fisher, Stephen Funk and Ruth Stacy

Members Absent: Mimi Fujii-Strickler and Tyler Langdon

Positions Vacant: None

City Council Liaison: Naomi Duerr (arrived at 5:40 p.m.)

Community Liaison: Brad Fitch

Also Present: Carmen Gage – Resident of Ward 2
Chris Hanson – Resident of Ward 2

- 2. Public Comment** – *Limited to no more than three (3) minutes and is for either public comment on any action item or for any general public comment. The public may comment on agenda items by submitting a **Request to Speak** form to the Chairperson. Comments are to be addressed to the board as a whole and not directed to or at individuals, presenters or staff members.*

Chris Hanson, resident of Ward 2, made the following public comment:

- She is a resident of Double Diamond
- She complemented the City of Reno for their follow up regarding her report of a problem intersection at Big Boulder and Wilbur May
- Vehicles including school busses often run this intersection
- She contacted the Reno Police Department regarding this issue and asked for more enforcement
- The City responded with more speed enforcement and placed new signs at this location
- A photo of this intersection was shown
- In addition, a plant was blocking visibility at this intersection
- The City sent an arborist to cut back the plant
- She has asked the Double Diamond HOA to remove the plant to improve visibility at the intersection
- There is a continuing issue with school busses running this intersection and she asked the NAB for help to resolve this issue

* Denotes **NON**-action item

Carmen Gage, resident of Ward 2, made the following public comment:

- She was asked to attend this meeting by Council Liaison Duerr regarding setting a date for the proposed cleanup at Virginia Lake
- The end of March will be a good time for a cleanup

It was noted that a date has not yet been set up for the cleanup at Virginia Lake and that this topic could be discussed as part of agenda item 9B.

3. Approval of the Agenda - For Possible Action

A. February 20, 2018

It was moved by member Albright; seconded by member Fisher, to approve the February 20, 2018 Ward 2 NAB agenda as presented. The motion carried: members Albright, Bolton, Fisher, Funk and Stacy assenting; members Fujii-Strickler and Langdon absent; and four positions vacant.

4. Announcements (Approximately 5 minutes)

Community Liaison Fitch made the following announcements:

- The City launched its new website interface at www.reno.gov on January 16th
- Feedback can be provided at the website
- The City of Reno is celebrating its 150th Birthday
 - The City will sponsor a free Reno Aces baseball game on Wednesday, May 9th at Greater Nevada Field
 - The baseball game will begin at 6:30 p.m. with activities beginning at 4:00 p.m.
 - There will be fireworks after the game

Council Liaison Duerr arrived at 5:40 p.m.

5. Update and Discussion from Reno City Councilmember Naomi Duerr (Approximately 15 minutes)

Council Liaison Duerr gave the following update:

- City Council recently approved the StoneGate development in Ward 4
 - There has been ongoing discussion for the past two years regarding many concerns about this project
 - It was approved with numerous conditions including that road improvements must be made before or concurrent to development
 - Other conditions address concerns including flood plains, fire service and water
 - Many people are opposed to this project
- The City is developing new procedures for harassment and whistle blower cases
- She was approached by students from Damonte Ranch High School regarding a survey on the wild horse situation in south Reno
 - The students wish to provide the Governor of Nevada with a letter showing the results of the survey
 - The students are working on creating the survey with the help of a mentor
- There was a huge opening held for the Dragonfly at Virginia Lake

A. Washoe County Public Lands Bill discussion (Approximately 20 minutes)

Council Liaison Duerr gave a presentation on the Washoe County Public Lands Bill that included the following:

- The process to develop a lands bill began one year ago

* denotes **NON**-action item

- This is a Federal bill regarding transfer of land to government or private property
- The Federal government is allowed to auction land and use the proceeds to purchase other lands needing protection
- A map of Federally owned lands/wilderness areas in South Reno was shown
- Many areas in the Virginia Range are sloped and not developable
- It has been proposed that the undevelopable land be traded for land with existing infrastructure that is less expensive to develop
- The County had a meeting regarding the proposal for the land swap idea
- All three jurisdictions of Washoe County, Reno and Sparks must support the idea for a bill to be created
- There is public interest and interest by conservationists to support the land swap bill
- Washoe County is taking public comment regarding the Public Lands Bill
 - Letters of support can be sent to Washoe County

The Ward 4 NAB members supported the Washoe County Lands Bill and had the following comments:

- Member Fisher made the following comments:
 - Public lands/wilderness areas in Damonte Ranch are widely used by the public
 - The Virginia Range is used for grazing by wild horses
 - There is a sanctuary project seeking public support to create a possible tourist destination to view wild horses in the area
 - More information can be found at the www.vrsanctuary.org website
- The land swap idea fits in with the City's Master Plan and would help developers, the housing market and wild horses
- The bill would provide solutions for the issues of affordable housing and preserving land for wild horses
- Member Albright made the following comments:
 - Much of the Virginia Range land is privately owned
 - She asked if there are other BLM lands outside of Washoe County which could be traded
 - There is an abundance of developable land available for swapping

6. Presentations

- A. Update and discussion on Pesticide-free parks, as well as an update regarding Robinhood Park Community Development Block Grant (for possible action) – Presenter: Jeff Mann, Parks Manager, Parks, Recreation and Community Services (*Approximately 20 Minutes*)

Jeff Mann, Parks Manager for the City of Reno, gave an update which included the following:

- The Pesticide-free parks program was implemented in January of 2016 for a two year trial period
- 12 parks were included in the program
- The Pesticide-free parks in Ward 2 are Virginia Lake (playground and dog park only) and Crystal Lake
- Weed control is a low priority task
- 75% of weed control is done manually
- Herbicide is used only for spot control
- Alternative weed control strategies were tested over the past two years
 - Organic weed control was tested with limited effectiveness
 - Weed burning
- A historical graph of weed control labor time for 2011 to 2017 was shown
 - Weed complaint reports to Reno Direct were up in 2016 and 2017 due to decreased use of herbicides
- The biggest challenge of this program is that weeds are difficult to control manually
- The City has the following recommendations:
 - Continue the current program

- Strategic use of pre-emergent herbicide – signs will be posted for 24 hours after spraying
- Continue testing alternate controls and products
- Implement strategies from upcoming weed management protocol developed for Public Works

The NAB members had the following questions and comments:

- What is a weed burner?
 - The tops of weeds are burned off, but the weed will grow back
- Are there any plans to increase Parks staff?
 - No, there is no indication for more funding for Parks staff

Council Liaison Duerr asked for the weed control time data to bring to TMWA to plot against rainfall to better understand climate growth issues. She suggested that the soil profile be improved to discourage weeds. Mr. Mann replied that the City does not have enough money to modify soil to promote turf.

Mr. Mann gave the following update on the Robinhood Park Community Development Block Grant (CDBG):

- \$25,000 in CDBG grant money is available for Robinhood Park
- \$150,000 of residential construction tax funding is also available for this project
- He asked the Ward 2 NAB members for their input on potential projects at Robinhood Park
- Construction would begin in the fall of 2018.
- A map of Robinhood park was shown
- Potential projects proposed by the Rotary Club include the following:
 - Removal of the rock wall on the street side
 - Removal of the concrete inside fence that prevents re-planting of trees
 - Replacement of missing trees and addition of new trees
 - Repair caps on interior retaining walls
 - Addition of security cameras
 - Shelter area
 - Replace fabric cover
 - Basketball Court
 - Repave court
 - Repair fence fabric
 - Additional fencing
 - Playground
 - Safety surface to protect tree roots
 - Replacement would cost \$150,000
- Staff recommends using the CDBG funding for the following:
 - Three tables and a shelter cover - \$15,000
 - Security camera - \$8,000
 - Trees - \$2,000
- Staff recommends using the residential construction taxes for the following:
 - Removal and repair of walls and concrete - \$25,000
 - Resurface basketball court - \$60,000
 - Repair and extend fence - \$35,000
 - Resurface playground - \$20,000
 - Other - \$10,000

The NAB members had the following questions and comments:

- Member Albright commented that lighting is a concern at Robinhood Park
 - Mr. Mann replied that based on his experience, lighting does not change behaviors
- Is the Rotary Club active?
 - Yes, the Reno South Rotary is currently active

Council Liaison Duerr noted that the Atlantis Employee Committee wants to adopt Robinhood Park. Additional funding may be secured from other sources for this project. She is interested in holding community meetings

* denotes **NON**-action item

for input regarding Robinhood Park and suggested that Anderson school be contacted regarding interest in a community meeting.

Mr. Mann added that the Food Bank of Northern Nevada sponsors a summer feeding project at Robinhood Park that provides lunch to children in need. The picnic shelter is used for this program.

9. Board Discussion and Action Items - For Possible Action

- A. Discussion and possible action regarding Arbor Day 2018, the Urban Forestry Commission, and ReLEAF Reno Initiatives – *Neighborhood Advisory Board (Approximately 10 Minutes)*

Council Liaison Duerr requested that this agenda item be moved up to follow agenda item 6A.

Council Liaison Duerr gave the following update:

- There is a large amount of interest by 10 to 15 groups regarding tree planting activities
- Tentative dates for tree planting are the following:
 - Saturday, April 14th at Dodson Elementary School
 - Saturday, April 21st on Earth Day
 - Friday, April 27th on Arbor Day
 - May 13th on Mother's Day
- For 2018, three sites, 75 trees and 150 to 200 volunteers are estimated to participate in tree planting events
- The Urban Forestry Commission is coming back together and will be appointing three to four new members in addition to the existing members
- She asked Claudia Hanson, Planning Manager, to give a presentation on proposed changes to NRS to support trees to the NAB
- She asked the NAB members for recommendations regarding tree planting locations in Ward 2

Member Fisher recommended trees be planted in the parking lot area at Damonte Ranch Park. Mr. Mann replied that it is very hard for trees to survive at Damonte Ranch Park due to soil and drainage issues.

Member Albright asked how many trees could be planted at Robinhood Park. Mr. Mann replied that about 12 trees could be planted at Robinhood Park.

7. Development Projects - *Following presentations by a City of Reno planner and/or the project's developer or representative, NAB members and the public will have the opportunity to ask questions about the project and provide feedback. The NAB will not take any action on development projects. NAB members and the public are encouraged to fill out the development project review form with their input. All development project review forms submitted to the community liaison at the NAB meeting or via the online form (<https://goo.gl/cLVC08>) will be submitted to the Reno Planning Commission for consideration in the development review process. All forms must be submitted two weeks in advance of the Planning Commission meeting for input to be included in Planning Commission materials.*

- A. LDC18-00049 (St. Anthony's Church Parking Expansion) - A request has been made for a special use permit to construct a ±6,900 square foot parking lot expansion for an existing church located adjacent to residentially zoned property. The ±1.94 acre site consists of two parcels located immediately west of the Lakeside Drive and Singingwood Drive intersection in the Single Family Residential - 15,000 square foot (SF15) zone. The site has a Master Plan Land Use designation of Mixed Residential.

Planner: Kyle Chisholm, Assistant Planner

Contact Number: (775) 326-6665

Email: chisholmk@reno.gov

Applicant's Representative: Mike Vicks, Monte Vista Consulting

Contact Number: (775) 636-7905
Ward Boundary: Ward 2
APN: 023-194-51 & 023-194-57
Neighborhood Advisory Board Meeting Date: February 20, 2018
Planning Commission Hearing Date: March 7, 2018

Mike Vicks from Monte Vista Consulting gave a presentation which included the following:

- He is representing St. Anthony's Church
- Existing conditions at St. Anthony's Church were shown
- This request is for an expansion to the parking lot only and not to the church
- Two of the three points of access will be eliminated
- Proposed improvements include increased parking, landscaping and screening from the street
- The number of parking spaces will increase from 58 to 175 spaces
- Plans include improved ADA access as well as improved storm water runoff

The NAB members had the following questions and comments:

- Member Albright asked the following questions:
 - How many trees will be removed?
 - As many trees as possible will be salvaged
 - How wide is the planter area?
 - Five to six feet wide
 - She asked that a copy of the site plan be emailed to her
 - She asked if trees would be protected during construction and suggested that a condition of approval be added to save existing trees
- Brook Oswald, Associate Planner, clarified that the street tree requirement is 30 feet on center

Brook Oswald, Associate Planner, added the following:

- This is a request for a SUP due to residential adjacency
- The Planning Commission will address concerns including screening and buffering to the adjacent residential area
- This project is scheduled to go to the Planning Commission on March 7th

- B. LDC18-00037 (Daybreak) – A request has been made for a zoning map amendment on eleven parcels totaling ±980 acres from ±218.1 acres of Planned Unit Development-Butler Ranch (PUD), ±13.7 acres of Specific Planned Development - Alexander Specific Plan (SPD), ±23.6 acres of Large Lot Residential - 1 acre (LLR1), ±147.3 acres of Large Lot Residential - 2.5 acres (LLR2.5), and ±577.3 acres of Unincorporated Transition - 40 acres (UT40) to ±980 acres of PUD-Daybreak. The project site is generally located between South Meadows Parkway and Mira Loma Drive and from the eastern Reno City boundary to Washoe County Huffaker Hills Open Space Vista and Reggie Road and Hombre Way to the west. This project is of Regional Significance for: housing not less than 625 units; sewage not less than 187,500 gal/day; water usage not less than 625 acre feet per year; traffic not less than 6,250 trips daily; student population (K-12) not less than 325 students; and a transmission line that carries more than 60 kilovolts. (*Approximately 20 Minutes*)

Planner: Brook Oswald, Associate Planner

Email: oswaldb@reno.gov

Contact Number: (775) 326-6635

Applicant's Representative: Andy Durling, Wood Rodgers

Contact Number: (775) 823-5211

Ward Boundary: Ward 3

APNs: 021-270-37, 021-270-46, 021-270-48, 021-270-49, 021-760-06, 021-760-09, 165-011-31, 165-

011-32, 165-011-34, 165-011-35, 165-012-02
Neighborhood Advisory Board Meeting Date: February 20, 2018
Planning Commission Hearing Date: Meeting date to be determined

Andy Durling from Wood Rodgers gave a detailed presentation on this project which included the following:

- This project is located in Ward 3
- The project site is 980 acres and was formerly Butler Ranch
- The site is located on the east and west sides of Veterans Parkway
- This project is a request for a Master Plan zoning amendment and PUD for a mix of single family, mixed neighborhood, multifamily neighborhood, suburban mixed use and parks, greenways and open space
- A map of the project site was shown
- This project includes missing middle housing product; single family detached townhomes and duplexes
- The development plan highlights include:
 - 32% open space
 - 4,700 residences with a density of 4.8 dwelling units per acre
 - A mix of residential and commercial
 - Central park facility linking the north and south neighborhoods
 - Trail network
- Schools planned for this project
 - Eight acre elementary school
 - 11 acre K-12 charter school
 - 20 acre high school
- Two existing aggregate pits near the site will provide fill material
 - This will reduce truck traffic during construction
- The site is located in the City of Reno Critical Flood Pool Zone 1
- Mitigation to the 117 year flood event is required
- The project will mitigate 125% of flood impact
- Wetlands will be mitigated at a minimum 1:1 ratio
- Soils have been tested for mercury contamination
 - Four areas with higher than regulated levels were identified
 - These areas were mitigated by excavating to clean soil and burying contaminated soil underneath the clean soil
 - It was noted that the mercury found was not methyl mercury
 - Contaminated soils will not be located in residential areas
- A traffic study was done for this project
 - Traffic improvements are included as part of this project
 - Two traffic signals will be added to Veteran's Parkway
 - Improvements will be made to Rio POCO Road
- Benefits of this project include the following:
 - In-fill development minimizes extension of City services and utilities
 - Provides housing options
 - Addresses missing middle housing
 - Mitigates flood plain
 - Will generate revenue to the City's General Fund and City Street Fund
- The project timeline was shown
 - The Master Plan Amendment was submitted in October
 - A large community meeting was held in January
 - The project was presented to the Ward 3 NAB
 - This project is expected to go to the Planning Commission in March and must also go to the Regional Planning Commission

- Information on this project can be found at the website www.daybreakreno.com
- He can be contacted regarding any questions on this project

Council Liaison Duerr had the following questions and comments:

- Where will the new wetlands that mitigate flooding be located?
 - The new wetlands will be located on Veteran's Parkway
- What type of mercury was found?
 - Elemental mercury was found
- Developers need to make sure that the elemental mercury is not buried too deep where it could convert into the dangerous form of methyl mercury
- The size of this development is comparable to Damonte Ranch
 - Damonte Ranch has ongoing issues regarding the speed limit and location of schools
 - Speed limits and school locations need to be carefully considered for this project
- She suggested food and water mitigation areas for horses in the Virginia Range in addition to fencing
- Have Native American artifacts been addressed?
 - Yes

The NAB members had the following questions and comments regarding this development project:

- Member Fisher had the following questions and comments:
 - Water flow into Steamboat Creek is currently regulated by a dam and would flow unregulated into Steamboat Creek with this project
 - Is the unregulated flow into Steamboat Creek recognized by this project?
 - Yes
 - He requested more details regarding this issue
 - Is the project being reviewed under the new Master Plan?
 - Yes
 - Does the language of the new Master Plan highly discourage development on flood plains?
 - Yes
- Member Funk asked what the traffic impact would be for this project.
 - Veteran's Parkway is built to handle the traffic from this project
- Member Albright asked if the land plan for this project included parks.
 - Plans include one park in the middle of the project as well as pocket parks in neighborhoods
- The NAB members commented there was not enough park area for a 900+ acre development

Brook Oswald, Associate Planner, added the following:

- A fencing plan regarding horses is part of the proposed plan
- Park standards and constraints regarding traffic and flooding are being examined

8. Development Project Updates – *The following items are to provide an update on action taken by the Planning Commission and/or City Council on development projects previously heard by the Ward 2 NAB. NAB and public comments were submitted via the development project form to the Reno Planning Commission. To review past Planning Commission meeting discussions, visit goo.gl/LL7i7S, including projects listed below. (Approximately 10 Minutes)*

- C. ANX18-00002 (Rilite Inc.) - A request has been made for annexation of a ±3.96 acre parcel that is contiguous to the City limits and is located east of the terminus of Banta Avenue, ±550 feet east of its intersection with Western Skies Drive. The subject site has a Washoe County zoning designation of Low Density Suburban (LDS) and a Washoe County Land Use designation of Suburban Residential; and is located within the City of Reno Sphere of Influence.

This update was moved before agenda item 8A.

Brook Oswald, Associate Planner, gave the following update on this project:

* denotes **NON**-action item

- No date has yet been scheduled for City Council
- A. LDC18-00044 (K9 Games Athletic Field) – A request has been made for a special use permit to establish an outdoor recreation facility for a canine training facility that includes a ±7,500 square foot outdoor training facility and a ±6,720 square foot indoor training facility within an existing ±30,000 square foot commercial building. The ±2.03 acre site is located on the south side of Lakeside Court, ±253 feet east of its intersection with Lakeside Drive in the Community Commercial (CC) zone. The site has a Master Plan land use designation of Urban Residential/Commercial

Brook Oswald, Associate Planner, gave the following update on this project:

- This project was approved on February 7th
- The project was appealed by the property owner
 - The property owner does not want to do the required improvements to the site
 - It was clarified that the shopping center owner is responsible for improvements to the site
- C. ANX18-00004 (Sierra Manor Annexation) - A request has been made for annexation of two contiguous parcels totaling ±3.04 acres located on the south side of Holcomb Ranch Lane, ±644 feet west of South Virginia Street. The subject site is not currently located within the City's sphere of influence. The subject site is zoned Low Density Suburban (LDS) in Washoe County and upon annexation would be zoned Large Lot Residential – 1 Acre/Cooperative Planning Area (LLR1/CPA). The current Washoe County Master Plan land use designation is Suburban Residential and upon annexation would be converted to a City Master Plan Land Use designation of Single Family Residential (up to 3 dwelling units per acre).

Brook Oswald, Associate Planner, gave the following update on this project:

- The applicant asked for a continuance to March 28th

Council Liaison Duerr added the following:

- The applicant is questioning if he has to meet HOA standards for Sierra Manor and is suing the residents
- She suggested the City wait for legal interpretation of the lawsuit before a decision is made

The NAB members agreed that the City should deny the annexation until a legal decision is made.

9. Board Discussion and Action Items - For Possible Action

- A Discussion and possible action regarding Arbor Day 2018, the Urban Forestry Commission, and ReLEAF Reno Initiatives – *Neighborhood Advisory Board (Approximately 10 Minutes)*

This agenda item was moved up to follow agenda item 6A.

- B. Discussion and possible selection of Ward 2 NAB projects, initiatives and goals for 2018 – *Neighborhood Advisory Board (Approximately 5 Minutes)*

It was noted that Carmen Gage, resident of Ward 2 proposed that a cleanup be held at Virginia Lake Park at the end of March during earlier public comment. Council Liaison Duerr replied that March may be too soon to hold a cleanup at Virginia Lake Park.

- C. Discussion and selection of a Ward 2 NAB Vice Chair for the months of April, May and June of 2018 – *Neighborhood Advisory Board (Approximately 5 Minutes)*

Member Bolton was selected as the Vice Chair for April, May and June of 2018.

It was moved by member Funk; seconded by member Fisher, to select member Bolton as Ward 2 NAB Vice Chair for April, May and June of 2018. The motion carried: members Albright, Bolton, Fisher, Funk and Stacy assenting; members Fujii-Strickler and Langdon absent; and four positions vacant.

10. Old Business – Updates on Previously Heard Agenda Items or Questions Brought Up by the Ward 2 NAB

A. None at time of posting.

Council Liaison Duerr announced that four members and two alternates of the Ward 2 NAB are currently being appointed.

11. Identification and Prioritization of Items to be Placed on a Future Agenda of the Ward 2 Neighborhood Advisory Board for Discussion and/or Potential Action - For Possible Action

A. None at time of posting.

Council Liaison Duerr suggested that City attorney Julie Towler come to the next NAB meeting to provide an orientation on open meeting laws.

12. Public Comment – Limited to no more than three (3) minutes and is for either public comment on any action item or for any general public comment. The public may comment on agenda items by submitting a Request to Speak form to the Chairperson. Comments are to be addressed to the board as a whole and not directed to or at individuals, presenters or staff members.

None.

13. Adjournment - For Possible Action

It was moved by member Fisher; seconded by member Albright, to adjourn the meeting at 8:26 p.m. The motion carried: members Albright, Bolton, Fisher, Funk and Stacy assenting; members Fujii-Strickler and Langdon absent; and no positions vacant.