

Community Services Department
Planning and Building
APPEAL TO BOARD OF COUNTY
COMMISSIONERS (BCC)
APPLICATION



Community Services Department
Planning and Building
1001 E. Ninth St., Bldg. A
Reno, NV 89512-2845

Telephone: 775.328.6100

Washoe County Appeal of Decision to Board of County Commissioners

Your entire application is a public record. If you have a concern about releasing personal information please contact Planning and Building staff at 775.328.6100.

Appeal of Decision by (Check one)	
Note: Appeals to the Washoe County Board of County Commissioners are governed by WCC Section 110.912.20.	
<input checked="" type="checkbox"/> Planning Commission	<input type="checkbox"/> Board of Adjustment
<input type="checkbox"/> Hearing Examiner	<input type="checkbox"/> Other Deciding Body (specify) _____
Appeal Date Information	
Note: This appeal must be delivered in writing to the offices of the Planning and Building Division (address is on the cover sheet) within 10 calendar days from the date that the decision being appealed is filed with the Commission or Board Secretary (or Director) and mailed to the original applicant.	
Note: The appeal must be accompanied by the appropriate appeal fee (see attached Master Fee Schedule).	
Date of this appeal: <u>December 20, 2024</u>	
Date of action by County: <u>December 3, 2024</u>	
Date Decision filed with Secretary: <u>December 10, 2024</u>	
Appellant Information	
Name: Garrett Gordon, Esq. on behalf of Lifestyle Homes TND, LLC	Phone: 775-321-3420
Address: 1 East Liberty Street, Suite 300	Fax:
	Email: ggordon@lewisroca.com
City: Reno State: NV Zip: 89501	Cell:
Describe your basis as a person aggrieved by the decision: Appellant is the Applicant of the project.	
Appealed Decision Information	
Application Number: WRZA24-0004	
Project Name: Regulatory Zone Amendment for Osage Road	
State the specific action(s) and related finding(s) you are appealing: See attached letter.	

Appealed Decision Information (continued)

Describe why the decision should or should not have been made:
See attached letter.

Cite the specific outcome you are requesting with this appeal:
See attached letter.

Did you speak at the public hearing when this item was considered?

Yes
 No

Did you submit written comments prior to the action on the item being appealed?

Yes
 No

Appellant Signature

Printed Name: **Garrett D. Gordon, Esq.**

Signature: *Garrett D. Gordon*

Date: **December 20, 2024**

O. 775.823.2900
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Reno, NV 89501-2128
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Garrett D. Gordon
Partner
Admitted in Nevada
775.321.3420 direct
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December 20, 2024

VIA HAND DELIVERY

Chair Alexis Hill & Honorable Commissioners
Board of County Commissioners
Washoe County
1001 E. Ninth Street, Bldg. A
Reno, Nevada 89512

RE: Appeal of Planning Commission of Regulatory Zone Amendment Case No. WRZA24-0004 (Osage Rd.)

Dear Chair Hill and Honorable Commissioners:

As you know, this Firm represents Lifestyle Homes TND, LLC, the applicant in the above-referenced matter (“Applicant”). The Applicant is in receipt of the Washoe County Planning Commission’s Action Order of Denial for the Applicant’s request for a Regulatory Zone Amendment, which was denied at the December 3, 2024 Planning Commission hearing (the “Denial”). The Applicant’s request was for a Regulatory Zone Amendment for Washoe County Assessor’s Parcel Numbers 086-350-37, 086-370-09, 086-370-18, and 086-370-10, located at 10600 Osage Road, 10100 Osage Road, 10101 Osage Road and 0 Osage Road, respectively (collectively, the “Subject Properties”).

The Subject Properties consist of a combined ± 47.15 acres of land located in the Red Rock – Silver Knolls area of North Valleys. Specifically, the Subject Properties are located east of Red Rock Road, north of Silver Lake, west of the Reno-Stead Airport, and south of Silver Knolls Boulevard. Currently, APNs 086-350-37, 086-370-09, and 086-370-18 are all zoned Low Density Suburban (“LDS”) and are made up of mostly vacant land with a ± 2,683 single-family residence located on the parcel ending in -18. APN 086-370-10 is a private dirt road currently zoned Public/Semi-Public Facilities (“PSP”). The Applicant is requesting to rezone the Subject properties to Medium Density Suburban (“MDS”).

The purpose of this letter is to appeal the Denial and respond to the Planning Commission Action Order that concludes, “*the Washoe County Planning Commission denied the above referenced case number based on its inability to make all the findings required by Washoe County Code Section 110.821.15(d).*”

When making a recommendation to the Washoe County Board of County Commissioners to adopt a regulatory zone amendment, Washoe County Code (“WCC”) requires all of the findings in Section 110.821.15(d) be made by the Planning Commission (the “Findings”).

As stated in our presentation to the Planning Commission and in the staff report,¹ all Findings can be made to support the Regulatory Zone Amendment as discussed below:

I. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan and the Regulatory Zone Map.

The proposed amendment is in compliance with the policies and action programs of the Envision Washoe County 2040 Master Plan (the “Master Plan”). The Master Plan specifically provides that the Silver Knolls community is “characterized by a residential land use pattern that provides for a variety of housing options to meet the area’s population needs while preserving the area’s character, allowing densities up to three units per acre.” The requested MDS zoning allows for a maximum density of three (3) dwelling units per acre, which will provide for the area’s rising population needs while also preserving the area’s suburban residential, semi-rural character.

The request to rezone the Subject Properties to MDS is consistent with the Master Plan’s growth strategy for the North Valleys Planning Area while still maintaining the area’s scenic resources. More specifically, the Silver Knolls area is characterized primarily by suburban residential development², with larger lot sizes and a semi-rural feel. Under the Master Plan, the “Suburban Residential” category is intended primarily for a residential lifestyle with a goal to “protect the stability of existing unincorporated neighborhoods and to encourage compatible smart growth development, while allowing diversity in lifestyle that is manifested in a variety of lot sizes, density, levels of mixed-use and land use patterns.” The request to rezone the Subject Properties to MDS is consistent with many of the Master Plan’s policies, including its policies on smart growth, balanced land use, and increasing housing supply in Washoe County.

II. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.

The proposed MDS zoning is a compatible land use with the adjacent land uses, and provides an appropriate middle ground between the suburban residential uses within Washoe County’s jurisdiction to the north and west and the industrial and multi-family uses within the City of Reno’s jurisdiction to the east and south. The residential uses located to the north and west of the Subject Properties are lower density, with larger lot sizes with a mix of suburban and rural characteristics.

¹ Staff concluded in its report that the application is in compliance with all required findings under WCC Section 110.821.15(d).

² The Subject Properties are located in the Suburban Residential area of the North Valleys Master Plan Land Use Map.

The rezoning to MDS allows for the Subject Properties to remain consistent with the area's character while allowing for a gradual increase in residential density. Because the Subject Properties are located in a transition area between residential uses and industrial and multi-family uses, the rezoning to MDS is consistent with the typical preferred zoning practice of avoiding sharp contrasts in density while still allowing for a development that will increase the availability of housing in the area whilst also maintaining the desired suburban residential character of the area.

The Applicant enlisted Headway Transportation to provide a preliminary traffic evaluation for this rezoning. This traffic evaluation concluded that under Baseline Plus Project Conditions, the study roadway segments are anticipated to operate within the level of service policy. Additionally, the evaluation concluded that under Future Plus Project Conditions, the study roadway segments are anticipated to operate within policy level of service thresholds with the planned Red Rock Road widening from 2 to 4 lanes between Osage Road and Moya Boulevard. It is anticipated that the regional improvements on Red Rock Road will be adequate to carry the Silver Hills project plus additional traffic generated with this Regulatory Zone Amendment. The Applicant will provide a project specific Traffic Impact Study and recommendations regarding access will be provided when the Applicant submits an application for a tentative map.

In response to comments raised at the Planning Commission hearing, the Applicant promptly enlisted a civil engineer that specializes in flooding and water rights, with experience working in the North Valleys. The engineer's report is attached hereto as **Exhibit "A"**. The engineer evaluated the possible changes in runoff based on the proposed density and Washoe County Code requirements. Because the Applicant's request is only for a zone change and there is no development plan yet, the engineer created a "worst case scenario" calculation of runoff. Even under the "worst case scenario" the engineer concluded that a future development on the Subject Properties following Washoe County's regulations will actually improve drainage conditions, not worsen them because the construction of new stormwater control infrastructure by the Applicant would reduce the risk of flooding in the neighborhood.

Additionally, the information for this zone change request was provided to Northern Nevada Public Health, Truckee Meadows Fire Protection District, Washoe County Sheriff's Office and Washoe County Engineer. Of all the above agencies, only the Truckee Meadows Fire Protection District provided a comment, as follows:

"This project shall meet and comply with all requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of construction to include infrastructure for fire apparatus access roads and water supply."

None of the agencies raised any concerns about adverse impacts on public health, safety or welfare – nor did staff raise any concerns in the staff report for this project. Based on the above, the proposed amendment will provide for land uses compatible with (existing or

planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.

- III. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.

The Master Plan emphasizes the significant growth Washoe County has experienced in recent years, and anticipates that the rate of population growth within Washoe County is expected to remain steady over the next twenty years. The Master Plan identifies a need and desire for an increase in availability of housing in the area. The 2022 Consensus Forecast anticipates that unincorporated Washoe County will need to absorb up to a 16,824-person population increase between 2022 and 2043. Washoe County will need to increase housing supply by approximately 6,840 dwelling units within the unincorporated Washoe County to support the population increase and rezoning the Subject Properties to MDS would directly address the need for additional housing in the area. Simply put, the LDS zoning designation is less adequate to meet the current housing needs of the community. The anticipated steady rise in population in Washoe County, particularly in areas like North Valleys, the MDS zoning would allow for more efficient use of the land to meet the increasing need for housing, making the MDS zoning designation a more desirable land use than the current LDS designation.

Additionally, the Subject Properties are located near the Reno-Stead Airport and the Reno AirLogistics Center. Dermody Properties entered into a Development Agreement with the Reno-Tahoe Airport Authority to develop the Reno AirLogistics Park that will “*consist of the development of approximately 1,700-3,000 acres of certain land as set forth in Exhibit A for the construction, operation and/or maintenance of office buildings, flex office buildings, Aeronautic Use, manufacturing, industrial and other approved uses, including all supporting infrastructure necessary for the operation of such uses, including but not limited to roadways, parking areas, curbs, gutters, drainage facilities, water, sewer, gas, telephone, high speed data cables and other utilities sufficient for the same.*”

This zoning amendment directly supports the rapidly growing employment center that is developing in the Reno AirLogistics Park and the employment opportunities already existing around the Reno-Stead Airport. As employment centers in the surrounding area increase, the need for more housing to accommodate those workers rises. The MDS zoning designation would allow for an increase in density that would support the existing employment opportunities in the immediate area and would also support the Reno AirLogistics Center currently under construction. Increasing housing available in the area also offers employees the opportunity to live closer to their workplaces which reduces long commutes and traffic congestion on I-580.

- IV. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed amendment.

The Subject Properties are located within an area that has the infrastructure capacity to support the zone change to MDS, and all the facilities are needed for this regulatory zone amendment are present. Various departments and agencies reviewed the amendment, and no adverse comments were received.

Per a comment provided by Washoe County Engineering, sewer service for the Subject Properties will be provided by the City of Reno. The Reno/Stead wastewater treatment facility is being expanded, and the existing remaining capacity for the existing treatment facility is approximately 1,081 residential units, which is enough capacity to serve the density proposed under this regulatory zone amendment. Additionally, Truckee Meadows Water Authority reviewed this regulatory zone amendment and provided a comment that necessary water services are within the nearby area and can be made available and/or can be extended to serve the subject parcels with water service.

The application that is the subject of this appeal is strictly for a zone change. When the time comes for the Applicant to apply for any future development plans for the Subject Properties, all required facilities needed to support the development plans will be reviewed by all the necessary departments and agencies. At the present time, all needed facilities are present for this regulatory zone amendment.

V. The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan.

The proposed amendment will not adversely affect the implementation of policies and action programs of the Master Plan. On the contrary, the amendment aligns with the goals and policies of the Master Plan, as demonstrated above in Section I.

PLANNING COMMISSION BIAS

In addition to the above, which demonstrates that the Applicant's request meets all Findings required under WCC and this Denial is unsupported, there is also evidence that the Chair of the Planning Commission (the "Chair") exhibited substantial bias during the December 3rd hearing on this request. At the beginning of the hearing on the Applicant's other item, which came before the request that is the subject of this appeal, the Chair disclosed that he is part of a "community organization" in the area and lives near the Subject Properties. The Chair added that his membership in the "community organization" and the proximity of this residence to the Subject Properties would not affect him or his voting in any way. Even when asked by the Deputy District Attorney to elaborate on his involvement in the "community organization," the Chair stated that his involvement is not related in any way to the Applicant's request and vaguely described the "community organization" as a "community-wide effort to help people and to get information out to other residents."

The Chair conveniently omitted several critical pieces of information in his disclosure. First, the “community organization” that he is a member of is actually the Silver Knolls Community Organization (“SKCO”), which essentially operates as a “voluntary” defacto homeowner’s association in the Silver Knolls area with a membership of approximately 97 households. Furthermore, the Chair is the President of SKCO. This fact alone creates a clear and direct conflict of interest, despite his claim that his role in the “community organization” would not affect his voting on the Applicant’s request. His leadership position in the SKCO makes him a key stakeholder in the community’s opposition to the proposed regulatory zone amendment. The Chair’s bias was evident throughout the hearing and evidenced by minutes from the SKCO’s August meeting, where the Chair reported on the Applicant’s project and encouraged members of the SKCO to attend the Planning Commission meeting to provide public comment on the Applicant’s projects. Some individuals who provided adverse public comments at the Planning Commission hearing are members of SKCO and hold leadership positions alongside the Chair.

For the Chair to state on the record that his involvement in the “community organization” would have no effect on his ability to remain an impartial, unbiased voter on the Applicant’s requests is simply untrue. Not only is the organization the Chair is a part of clearly opposed the Applicant’s projects months before the public hearing, evidenced by publicly available SKCO monthly meeting minutes, attached hereto as **Exhibit “B,”** where the Applicant’s projects are discussed regularly, but the Chair also spearheaded efforts to encourage members of SKCO to provide public comment on the Applicant’s project during SKCO meetings leading up to the Applicant’s hearing. The frequency with which the Applicant and his development activities are discussed at SKCO meetings demonstrates that there is clear antipathy on SKCO’s part towards the Applicant.

Furthermore, not only did the Chair omit the exact nature of the “community organization” and his role in the SKCO in his disclosure, but he also failed to disclose SKCO’s history of legal action against the Applicant, a significant omission that further exacerbates concerns about his bias and his role in this Denial, despite Staff and the Applicant offering substantial evidence supporting this request and meeting all of the required Findings. In December 2019, SKCO filed litigation against the Applicant and the Washoe County Board of Commissioners (“BCC”) because the BCC overturned the Planning Commission’s denial of the Applicant’s request for a master plan amendment and a regulatory zone amendment in the Silver Knolls area. This history of a legal conflict raises serious, justifiable concerns about the Chair’s impartiality. The prior litigation between SKCO and the Applicant, which pits SKCO’s interests against those of the Applicant, raises reasonable questions about the Chair’s objectivity during the hearing. The Chair’s failure to disclose relevant and critical facts about his history with the Applicant even further undermines the fairness and impartiality of the Planning Commission’s hearing and subsequent Denial.

Lastly, the Chair failed to make another critical disclosure at the hearing. In connection with SKCO’s lawsuit against the Applicant in 2019, the Second Judicial District Court issued an order granting the Applicant’s motion for attorneys’ fees and costs on the Court finding that SKCO

brought its suit against the Applicant without reasonable grounds and an award of attorneys' fees was warranted. This critical fact, which the Chair failed to disclose, adds an additional layer of a conflict of interest during the hearing. Not only was SKCO unsuccessful in its prior litigation against the Applicant, but it was also held financially accountable for pursuing the lawsuit. The Chair's position as President of SKCO gives him a financial interest in the outcome of the Applicant's request—through SKCO's prior lawsuit against the Applicant and the Court's order to pay the Applicant's legal fees—which suggests that the Chair likely had the motivation to influence the decision of the hearing on this application in a way that favors SKCO's interests.

* * * * *

As demonstrated above, as well as in the Applicant's application materials and the staff report, the Applicant's request satisfies all Findings required under WCC. Accordingly, we respectfully request that the Board of County Commissioners reverse the Planning Commission's Denial, and approve the Applicant's regulatory zone amendment request.

Sincerely,

Garrett D. Gordon

Garrett D. Gordon
Lewis Roca Rothgerber Christie LLP

EXHIBIT “A”

FLOOD AND DRAINAGE IMPACT REPORT

December 19, 2024

Washoe County Planning Commission
1001 E. Ninth Street
Building A, Second Floor,
Reno, NV 89512

**RE: WRZA24-0004 Osage Road
Flood and Drainage Impacts**

To Whom It May Concern:

I am a civil engineer specializing in flooding and water rights, with experience working in the North Valleys. I have been engaged by Mr. Robert Lissner to review the potential flood and drainage impacts of the proposed Lifestyle Homes development on Osage Road. The zone change application was denied at the Planning Commission meeting on December 3, 2024, and has been appealed for review by the Board of County Commissioners.

I've reviewed the written and spoken public comments that were received and will address the drainage concerns to the best of my ability. Drainage is not typically reviewed at the zone change application level, since the final impact is unknown. While there is not a development plan yet since this is at the zone change stage only, I have evaluated the possible changes in runoff based on the proposed density and County development code requirements, so that residents can have more information.

The zone change proposed would re-zone a 3-parcel, 44-acre area from Low Density Suburban to Medium Density Suburban, reducing the minimum lot size from 0.80 acres to 0.28 acres. Both zones are acceptable under the master plan designation of Suburban Residential.

ZONE	MINIMUM LOT SIZE	TYPICAL LOT SIZE
LOW DENSITY SUBURBAN	35,000 square feet (0.80 acres)	1 acre
MEDIUM DENSITY SUBURBAN	12,000 square feet (0.28 acres)	1/3 acre

Washoe County Code requires that any new subdivision in the North Valleys provide retention that will hold a minimum of 130% of the increase in runoff for a 100-year design storm. This requirement was put in place after the devastating 2017 flood in Lemmon Valley and is based on a detailed study of Silver Lake and Swan Lake, available for review on the Washoe County website. Since there is no development

plan associated with this application, I've put together a "worst case scenario" calculation of runoff.

Existing Conditions

- 44 acres, sagebrush (coefficient 0.5)
- 0% impervious area
- 100-year, 10-day storm depth = 12.1 inches
- Existing runoff: 44 acres * 12.1 inches * 0.5 = 22.0 acre-feet.

Future Conditions

- 44 acres, 1/3-acre lots
- 30% impervious area: 44 acres * 0.30 = 13.2 acres
- 100-year, 10-day storm depth = 12.1 inches
- Future Runoff: (13.2 acres * 1.0 + 30.8 * 5) * 12.1 inches = 28.8 acre-feet

Final Conditions

The 130% detention requirement is based on the increased runoff, the difference between future and current conditions.

- Increased Runoff: 28.8 acre-feet - 22.0 acre-feet = 6.8 acre-feet
- Required detention: 6.8 acre-feet * 130% = 8.8 acre-feet
- Final Runoff: 28.8 acre-feet - 8.8 acre-feet = 20.0 acre-feet

Lifestyle Homes TND would be required to detain at least 8.8 acre-feet of runoff, which is equivalent to about 380 thousand cubic yards. At the end of the day, the runoff from these parcels to Silver Lake must decrease by about 9%.

Reducing increased runoff to an amount lower than existing conditions is a standard engineering requirement that we regularly satisfy for developments in Washoe County. There are multiple methods that have been approved by Washoe County engineers. The best method will be determined during the engineering design process. It is my professional opinion that a development following County regulations will improve drainage conditions, not worsen them. The construction of new stormwater control infrastructure by the private developer would reduce the risk of flooding in the neighborhood. Therefore, the findings required for this proposed zone change will be satisfied.

Sincerely,

SANBELL



Claire Evans, PE, CFM, WRS

EXHIBIT “B”

SKCO MONTHLY MEETING MINUTES

SILVER KNOLLS COMMUNITY ORGANIZATION Monthly Meeting
March 21, 2023
Approved Minutes

1. CALL TO ORDER: The meeting was called to order at 1831 p.m. by President Rob Pierce. The meeting took place at the Silver Knolls Fire House and online using the Zoom Conferencing software.
2. Roll Call and Verification of Quorum:
 - a. Board members present: President, Rob Pierce; Vice President Jan Bishop; Recording Secretary, Tami Rougeau; Treasurer Matias Leiva; Corresponding Secretary Shelly Doyle, Membership Chairman Casey Meaden, Pam Becker, Oliver Ryan
 - b. Members Absent:; Carly Ennis; Diane Walizer; Marci Burke
3. Public Attendees: Mike and Nancy Ross; Mickey Thompson; Keith Dayton, Wendy Donahue, _____
4. Approval of Minutes: February monthly minutes
 - a. Corrections made to date and treasurer's report
 - b. Shelly motions to pass minutes with corrections; Casey seconds; motion passes
5. Treasurer Report
 - a. Beginning Balance \$4140.39
 - b. Expenses: Bulk mail permit to be paid soon ~\$290
 - c. Income: None
 - d. Ending Balance \$3670.27
6. Corresponding Secretary Report: Nothing to Report
7. Membership: 105 paid members; 19 Renewals so far for this year
 - a. Question regarding being able to pay on line. This topic will go on the agenda for next month.
8. New Business:
 - a. 2023 Elections: 2 persons are interested in positions (Mickey Thompson long time resident, loves the area, is a good neighbor). Keith Dayton is also interested in being on the board as is Wendy Donahue. Only one household member can be on the board so Keith will be on the board.
 - i. Casey nominates Keith Dayton Diane Seconds; unanimous approval
 - ii. Casey nominates Mickey Tompson Jan Seconds; Unanimous approval
 - b. Term limits – Board members are elected for 2 years limits. If you are an executive member you can only serve 3 two year terms. There is no limit for regular board members.
 - c. 395 North update – email from NDOT with plan presented. Robert made a good presentation of the project at the CAB. Question asked why they will not extend to Lemmon Valley since that is where the majority of the traffic comes from. He had no answer and acted like he had never been here. He is from Carson City. Others present agreed with the suggestion

to take the project all the way to Lemmon Valley. Go to NDOT website to see the whole project and send emails with comments.

- i. Rob has made a lot of comments about widening and adding a truck lane at Red Rock and that has been added to the presentation. With all of the new warehouses and apartments being built the traffic is all being funneled to Red Rock Road rather than to Stead Blvd. Rob is working really hard on our behalf.
 - ii. Question regarding the future of the airport. So far there is nothing being said about the future of the airport. Last year for the Air Races. If it does not stay an airport then they may have to pay back money to the general fund. There is rumor of it becoming a shipping/freight terminal but that is not for sure. There are more and more warehouses coming in all around the area.
 - iii. Lissner got the permit to run water and sewer through his properties to his other properties. It has to be done at his expense at this point.
 - iv. There are catch basins being put in to help with the water run off that is being impacted by all of the building.
 - v. The county commissioners that overturned the Planning Commission ruling to deny Lissner's projects have all been removed and we have an all new Commissioners who seem to be more conservative so far.
 - vi. What is the future of Red Rock Road – Nothing at this point it will be a long way off.
- d. Request for services from the Granit Hills Baptist Church. The Pastor inquired if we knew of any needed service projects. If we know of any families in need please let Casey know and she will talk to him
- e. Fire Wise Update – We need to come up with a project to educate the community. One thought is to put the word out about the State Park nursery at Washoe that has all of the native plants. With weather possibly getting better people will want to start planting things and we want them to plant Fire Wise plants to reduce our fire risk.
- i. Casey suggests putting a presentation in the fire house during events like the yard sale. Matias recommends doing a presentation at a board meeting in April and advertise to the community. Need to educate community on what trees to plant and what to avoid
 - ii. Lots of benefits to having a fire wise community like reduced homeowners insurance etc.
- f. Open Burning will continue through April weather permitting. Link to the permit on the Silver Lake Webpage
- g. Dues – currently at \$24; could we consider increasing it to \$25 for next year. Jan makes a motion we increase the dues to \$25; Shelly seconds; unanimously passed
- h. Zoom – time to renew the account. Do we want to continue? Unanimously concurred and will renew
- i. Website Updates – nothing

- j. Flooding Updates – County did a visit and promised to come do a one time clean out if the property owners will let them on the property. Will be working on Plata Mesa, Crockett, Bodie, Osage areas only and not on any of the dirt roads. One time only in April. County will send letters to each of the affected property owners to notify and get permission to enter property and clean out ditches.
 - k. Marshal Riley reports excessive drainage from the property just bought by Mr. Lissner 10165 _____ causing damage to property. Drainage in that area has a history of being an issue and when they build it will be worse.
9. President and Board Items
- a. Next Monthly Board Meeting-Third Tuesday 18 April 2023 at the Firehouse; Zoom option available
 - b. Agenda items due Monday Prior
 - c. CAB is second Tuesday of the month at Library with Zoom option available. Good way to keep up with what is going on locally. There is a new CAB Board incoming. Envision 2040 is coming out and will provide a lot of information for discussion. It will be presented at the CAB meetings and is the future of the unincorporated areas of Washoe County. The intent is to bring all of the city and county entities together to have one cohesive plan.
10. Other Business
- a. Free dumps – Effective 1 May Free Dumps may not be transferred to others. The holder of the free dump must be present to allow the Desert Pigs to use our free dumps. Casey will find out more but it would be sad to loose that when the Desert Pigs do so much work..
 - b. Neighborhood Watch –
 - i. Silver Knolls Park Vandalism – tearing up grass, vandalizing the bathrooms and the porta-potties and tearing out water lines..
 - 1. Parks and Rec is in charge of projects like this. Silver Knolls Property Owners originally paid to put in the water lines for this park.
 - 2. Lissner wants to purchase the park area and is trying very hard to purchase it. He bought Evans Ranch area as well. He is continuing to purchase all along.
 - c. Attending guests are listed above
11. Public Comment
- a. Is there a requirement for new development to include open spaces? Yes
 - b. Is there a plan to widen Red Rock Road and does the developer have to pay for it? Lissner laughed at an open meeting that “those property owners along the road are going to have to give up their property”.
 - c. There has been a lot of truck traffic up to the gravel pit hauling dirt to the Swan Lake area. Trucks speeding through the neighborhood.
 - d. Red Rock Off Ramp cables – fiber optic line going to Herlong and a better traffic monitoring camera. There is a lot of discussion about expanding 395 from the border to the base. Rob keeps bringing up to all agencies

that Red Rock has to be expanded to allow more traffic to the on/off ramps.

- e. Space between the apartments and the storage area is owned by the Storage areas. There is no plan for it right now. No plan for anything that we need like tire store, shopping etc so far.

12. Adjournment at 1929

Respectfully Submitted

Tami Rougeau

Tami R. Rougeau
Recording Secretary

**Silver Knolls Community Organization
Monthly Meeting
August 13, 2024 1830
Draft Minutes**

**11525 N Red Rock Rd
Reno, Nevada 89508**

1. Call to order
2. Roll call and verification of quorum, board members (Non-action Item)
 - a. Members Present – President Rob Pierce, Vice-President Jan Bishop (Zoom), Treasurer Matias Leiva, Membership, Oliver Ryan, Corresponding Secretary Charlotte Morgan, Board members, Casey Meaden, Pam Becker, Keith Dayton, Diane Walizer, Mickey Thompson,
 - b. Members Excused – Keith Dayton, Mickey Thompson
 - c. Members Absent – Secretary Tami Rougeau, Lou Christianson
3. Approval of board meeting minutes from July 2024 Not available
4. Treasurers Report (For Possible Action)
 - a. Treasurer’s announcements? \$6282.91 current balance
5. Corresponding Secretary Report (For Possible Action) (**Charlotte**)
6. Membership Report (Non-action Item) (**Oliver**) 97 households
7. New business (For Possible Action)
 - a. Updated Public comment weblink is working again for public comment about projects in the North Valleys, Silver Knolls area. [Osage:](#) and [Red Rock Rd.](#)
 - Rob reports that both of these projects will be in front of the planning commission in September. First Tuesday at 6:30pm. The week prior the agenda will come out and public comment will be open. This is the time and place to make your statements. It really makes a difference.
 - Osage: <https://neighborhood-washoe.hub.arcgis.com>
 - <https://survey123.arcgis.com/share/663c2bbeb4db42da97e608d5fa7e6d46>
 - Red Rock Rd: <https://neighborhood-washoe.hub.arcgis.com>
 - <https://survey123.arcgis.com/share/96d2d2b751714447b2df3>

[c6d452e9c0d](#)

- Night Sky legislation is missing a critical piece of information that may affect us all. There is no bulb limitation. They need 7 people to make comment to get this changed. Go to link on the website to comment. Rob has put everything you need on the webpage
- Come to the meeting and learn what can we do about it before all the homes come out here. After they start on them [it's too late](#).

8. Old Business: (For Possible Action)

- a. Fire Wise update (Jan) Nothing this month

9. President and Board items (Possible-action Item)

- a. President announcements – Firsts Tuesday in County Commissioners room. Put comments in early
- b. Next Monthly Board Meeting/ Next meeting TBD. Firehouse and Zoom option available
- c. Future Agenda items due by Tuesday before meeting
- d. CAB Meeting are available for anyone who is wanting the latest information on what is happening in our area. Normally they are on the second Monday of each month at 6pm. Zoom option is normally available.
- e. For updates on the North Valleys please look at the bottom of our webpage. It is being updated regularly. [silverknolls.org](#)

10. Other Business (Non-action Item)

- a. Neighborhood Watch Report – Fatality accident on RRR at 0530. Person was walking in the middle of the road. No one knows who it was or who the driver was.
- Traffic comment (could not understand the speaker please fill-in) WCSO and RPD gave erroneous information for being able to get out of the community in emergencies.
- b. Board members comments
- c. Names of visitors at meeting for record Wendy Donahue, Lee Grasseschi, Dar Meredith, Tina Pope, Jane Wardlaw

11. Public Comment (Non-action Item) 3 Minutes

- a. Discussion regarding using the “bridge to nowhere”. If the development goes in this could become an actual access road. This will also be on the Planning Commission meeting in September.
- b. Request is to re-zone to become 4 houses per acre or apartments
- c. Very important to speak out about development issues, traffic, safety, water etc.
- d. In order to pass regulatory zone amendment all 7 issues topics must be dealt with:
- consistency with master plan
 - Compatible land use

- Response to change condition to more desirable uses
 - Availability of facilities
 - Desired path of growth
 - No effects on military installations
- e. Lengthy discussion with Tina regarding history and issues with development
- f. Casey requests assistance with putting together newsletter to go out that is clear and easy to understand. Casey will get it out by August 25
- g. Go to Silverknolls.com for all of the needed information for Regulatory Zone amendment and Dark Skies bulb restriction.

Adjournment 1852

Respectfully submitted,

Tami Rougeau
Secretary

**Silver Knolls Community Organization
Monthly Meeting
September 10, 2024 1830
DRAFT Minutes**

**11525 N Red Rock Rd
Reno, Nevada 89508**

1. Call to order 1830 by President Rob Pierce
2. Roll call and verification of quorum, board members (Non-action Item)
 - a. Members Present – President Rob Pierce, Vice-President Jan Bishop, Secretary Tami Rougeau, Membership, Oliver Ryan, Board members, Casey Meaden, Pam Becker, Keith Dayton, Mickey Thompson,
 - b. Members Excused – Corresponding Secretary Charlotte Morgan, Diane Walizer
 - c. Members Absent – Treasurer Matias Leiva, Lou Christianson
3. Approval of board meeting minutes from July, August 2024 did not get sent out for review
4. Treasurers Report
 - a. Beginning Balance: \$6282.91
 - b. Ending Balance \$6332.91
5. Corresponding Secretary Report (For Possible Action) (**Charlotte**) – No report
6. Membership Report (Non-action Item) (**Oliver**) 97 Households
7. New business (For Possible Action)
 - a. New meeting date suggestions. Mondays – 2nd, 3rd, or 4th. Tuesday – 3rd, Thursday- 2nd
 - Discussion resulted in selection of third Monday of the month.
 - Rob will present the request and confirm next week
 - b. update on planning in the area.
 - Mr. Lissner pulled his re-zoning plan request from the September agenda for the planning commission, it may come back in December
 - The request is to go from LDS to MDS
 - There may be a conflict with the deeds and property lines on Osage
 - Affordable Housing 2.5 was approved and will come back again for comment. Residents must comment or the changes will just continue

to happen

8. Old Business: (For Possible Action)

- a. Night Sky legislation is missing the max bulb rating which is a critical piece of information that may affect us all. They still need [public comment](#) on this item.
 - Dark Skies still needs public comment regarding wattage of bulbs. Go to silverknolls.org and click on link to make comment
- b. Fire Wise update (Jan)
 - Pastor Mike Smith contacted Jan to let her know that the Granite Hills Baptist Church will be having a workday on 21 September and would like to help with the 2 addresses on Aldebaran that requested help.
 - Tami still working on JotForm to submit work hours and costs for Fire Wise Certification

9. President and Board items (Possible-action Item)

- a. President announcements
- b. Next Monthly Board Meeting/ Next meeting Date TBD at this time until confirmed by Rob at 1830 or 630pm. Firehouse and Zoom option available
- c. Future Agenda items due by Tuesday before meeting
- d. CAB Meeting are available for anyone who is wanting the latest information on what is happening in our area. Normally they are on the second Monday of each month at 6pm. Zoom option is normally available.
 - CABs are being reformatted due to lack of participation
- e. For updates on the North Valleys please look at the bottom of our webpage. It is being updated regularly. silverknolls.org

10. Other Business (Non-action Item)

- a. Neighborhood Watch Report
 - Update from the Stead Airport as of 9 Sept they have provided 142,000 gals of retardant and have 6 different types of planes supporting Davis Fire efforts. They have been very busy and expect to be busier over the next few days
 - Be aware that there are a lot of evacuees in the area staying with residents so please be kind and helpful.
- b. Board members comments
- c. Names of visitors at meeting for record: Wendy Donaghue

11. Public Comment (Non-action Item) 3 Minutes
Adjournment 1901

Respectfully submitted
Tami Rougeau