



# Incline Village/Crystal Bay Citizens Advisory Board

## Special Meeting Agenda

Tuesday, May 6, 2014, 5:30 P.M.

Incline Village General Improvement District, 893 Southwood Blvd, Incline Village, Nevada

Pursuant to NRS 241.020, this notice has been posted at the Washoe County Administration Building (1001 E. 9th Street, Bld. A); Washoe County Courthouse (75 Court Street), Washoe County Central Library (301 S. Center St.), Sparks Justice Court (1675 East Prater Way), Incline Village General Improvement District (893 Southwood Blvd.), and online at [www.washoecounty.us/cab](http://www.washoecounty.us/cab). Facilities in which this meeting is being held are accessible to the disabled. Persons with disabilities who require special accommodations or assistance should notify Washoe County CAB Program, at 775.328.2720, two working days prior to the meeting. All numbered or lettered items on this agenda are hereby designated for possible action as it the works 'for possible action' were written next to each item, except for items marked with an asterisk (\*). Items on this agenda may be taken out of order, combined with other items, discussed or voted as a block, removed from the agenda, moved to another agenda of another later meeting at the discretion of the Chairman. Support documentation for the items on the agenda, provided to the CAB is available to members of the public at the County Manager's Office (1001 E. 9th Street, Bldg. A, 2nd floor, Reno, NV), Andrea Tavener, CAB Program Assistant, 775.328.2720.

**1. \*CALL TO ORDER/ PLEDGE OF ALLEGIANCE**

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

**3. \*PUBLIC COMMENT** – *Limited to no more than three (3) minutes. Anyone may speak pertaining to any matter either on or off the agenda. Additionally, during action items [those not marked by an asterisk (\*)], public comment will be heard on that particular item before action is taken. Members of the public are requested to submit a "Request to Speak" form to the Board Chairman. Comments are to be addressed to the Board as a whole.*

**4. APPROVAL OF THE AGENDA FOR THE MEETING OF MAY 6, 2014**

**5. APPROVAL OF THE MINUTES FOR THE SPECIAL MEETING OF MARCH 24, 2014**

**6. \*UPDATES/ANNOUNCEMENTS AND CORRESPONDENCE** – This item is limited to updates and announcements from CAB members, or review of correspondence received by the CAB.

**7. \*PUBLIC OFFICIAL REPORTS**

**A. Washoe County Commissioner Update** – Commissioner Marsha Berkbigler will provide updated information on discussions and actions by the Board of County Commissioners (BCC). Following her presentation, Commissioner Berkbigler will be available to address questions and concerns from the CAB and audience. Commissioner Berkbigler may be reached at 775-328-2005 or [mberkbigler@washoecounty.us](mailto:mberkbigler@washoecounty.us).

**8. \*PUBLIC SAFETY AND COMMUNITY REPORTS/UPDATES**

**A. Washoe County Sheriff Office (WCSO)** – Report on public safety issues and concerns. Information about WCSO is available online at [www.washoesheriff.com](http://www.washoesheriff.com) or 775-328-3001.

**B. North Lake Tahoe Fire Protection District (NLTFPD)** – Report on fire issues and concerns. Information about NLTFPD is available online at [www.NLTFPD.net](http://www.NLTFPD.net) or 775-831-0351.

**9. NORTHWOOD PEDESTRIAN PATH** – Clara Lawson, PE, PTOE, Washoe County Community Services Dept., Engineering & Capital Projects Division, will give a presentation regarding Northwood Pedestrian Path between 801 Northwood Blvd & SR 28 - The existing pedestrian path along Northwood starts at Village Blvd and continues west along the south side of Northwood. Seeking board approval and public feedback on proposal to construct the Northwood Pedestrian path between 801 Northwood and SR 28 to the south and east side of the road. [clawson@washoecounty.us](mailto:clawson@washoecounty.us), 775 328-3603.

**10. \*DEVELOPMENT PROJECTS** – All development project applications are available online at [www.washoecounty.us/comdev/da/da\\_index.htm](http://www.washoecounty.us/comdev/da/da_index.htm). Staff may not be available to attend, but please call if you have any process questions.

**A. Special Use Permit Case Number SB14-006 (Incline Village/Crystal Bay AT&T Mobility Wireless Facility)** – To install a 120 foot tall mono-pine wireless facility, located 625 Mt. Rose Highway, Incline Village, for the purpose of providing wireless coverage in the surrounding area.

**Assessor's Parcel Number:** 124-032-34

**Staff representative:** Trevor Lloyd, Senior Planner, Washoe County Community Services Department, Planning and Development Division, 775-328-3620, [tlloyd@washoecounty.us](mailto:tlloyd@washoecounty.us).

**Tentative Meeting Date:** Board of Adjustment, June 5, 2014.

**B. Special Use Permit Case Number SB14-009 (Alibi Ale Works)** – To permit the use of a commercial building as a crafty brewery and tasting room at 204 E. Enterprise Street, Incline Village.

**Assessor's Parcel Number:** 132-222-18.

**Staff representative:** Eva Krause, AICP, Planner, Washoe County Community Services Department, Planning and Development Division. Phone: 775-328-3796; email: [EKrause@washoecounty.us](mailto:EKrause@washoecounty.us)

**Tentative Meeting Date:** Board of Adjustment, June 5, 2014.

**C. Variance Case Number VA14-004 (Ronning Side Yard Setback Reduction)** – To reduce the required side yard setback from 8 feet to 3 feet for construction of a new single-family dwelling located on 400 Gonowabi Road, Crystal Bay, NV.

**Assessor's Parcel Number:** 123-145-04.

**Staff representative:** Roger Pelham, MPA, Senior Planner, Washoe County Community Services Department, Planning and Development Division. Phone: 775-328-3622; email: [rpelham@washoecounty.us](mailto:rpelham@washoecounty.us).

**Tentative Meeting Date:** Board of Adjustment, June 5, 2014.

11. **LAND EXCHANGE** – Report and discussion and possible action on a proposed land exchange between Washoe County, Nevada Pacific Development Corporation and the Ponderosa Ranch LLC. Gary D. Midkiff, Principal Planner for Midkiff and Associates, Inc. Consultants will present information on the proposed land exchange whereby Washoe County would convey to adjacent property owners the County's interest in a narrow strip of land and adjoining roadway stub in Crystal Bay (extending from Somers Loop -- approximately .25 miles south of Crystal Drive—down to Lake Tahoe) in exchange for approximately 16.5 acres of Ponderosa Ranch land along Incline Flume Trail. The location of the County property is between APNs 123-032-21 and 123-032-22 and the 16.5 acres of exchange property is a portion of APN 130-010-10 located Southeast of Tunnel Creek Station and includes approximately 1,100 feet of the Incline Flume Trail along with historic features. Mr. Midkiff will be available to answer questions from the board and the audience. The project is tentatively scheduled to be reviewed by the Board of County Commissioners on May 13, 2014. For additional information, please visit: web site [www.ponderosaranch.com](http://www.ponderosaranch.com). \*\*For this agenda item only, public comment is limited to no more than ten (10) minutes per person.
  12. **\*CHAIRMAN/BOARD MEMBER ITEMS** – This item is limited to announcements by CAB members of topics/issues posed for future workshops/agendas.
  13. **\*PUBLIC COMMENT** – *Limited to no more than three (3) minutes. Anyone may speak pertaining to any matter either on or off the agenda. Members of the public are requested to submit a "Request to Speak" form to the Board Chairman. Comments are to be addressed to the Board as a whole.*
14. **ADJOURNMENT**