



# Spanish Springs Citizen Advisory Board

Minutes of the regular meeting of the Spanish Springs Citizen Advisory Board held April 7, 2021, 6:00 p.m. via teleconference.

- 1.\*CALL TO ORDER/ DETERMINATION OF QUORUM** – Ken Theiss called the meeting to order. A quorum was determined.
- 2. \*PLEDGE OF ALLEGIANCE** – The Pledge was recited.
- 3.\*GENERAL PUBLIC COMMENT AND DISCUSSION THEREOF** – There were no request for public comment.
- 4. APPROVAL OF AGENDA FOR THE MEETING OF APRIL 7, 2021 (for Possible Action)** – Matt Lee moved to approve the agenda. Sam Metz seconded the motion. The motion carried unanimously.
- 5. APPROVAL OF THE MINUTES FOR THE MEETING OF MARCH 3, 2020** – (No Action)  
There are no meeting minutes on which to take action due to a lack of a quorum at the March 3, 2021 meeting.
- 6. DEVELOPMENT PROJECTS-** The project description is provided below with links to the application or you may visit the Planning and Building Division website and select the Application Submittals page: [www.washoecounty.us/comdev](http://www.washoecounty.us/comdev)
  - 6.A. Special Use Permit Case Number WSUP21-0006 (Moore DAD)** – Request for community feedback, discussion, and possible action to provide a recommendation to the Planning Commission regarding a request for a special use permit to allow a detached accessory dwelling unit on a parcel with the regulatory zoning of Low Density Suburban (LDS), as required by Washoe County Code 110.306.25 at 315 Valpariso Court. (for Possible Action)
    - Applicant\Property Owner: Sean and Linda Moore
    - Location: 315 Valpariso Court
    - Assessor's Parcel Number: 534-132-11
    - Staff: Courtney Weiche, Senior Planner, (775) 328-3608; [cweiche@washoecounty.us](mailto:cweiche@washoecounty.us)
    - Reviewing Body: Tentatively scheduled for the Planning Commission on May 4, 2021

Courtney Weiche, Washoe County Planner, described the item.

Linda Moore, owner/applicant, stated they want to build a small guest house for their parents. Ken Theiss said he looked at the plot map. He asked where the access is for the secondary dwelling. Ms. Moore said they will park in the front driveway. She said her parents are limited in activities. Mr. Moore said there is an access gate they current use for truck and trailer.

Ken Theiss asked about the setback on the corner of the house. He said the proposed unit goes over the 12 ft. setback; therefore, would you be asking for an easement. Courtney Weiche said they have a 15 feet setback. Ken Theiss asked about the eaves of the roofs. Roger Pelham said

the hashed area is the proposed disturbed area of the proposed unit and the unit is within the setbacks.

Matt Lee asked about WUI notes. Courtney Weiche said they are Wildland Urban Interface requirements for vegetation around the home. Roger Pelham said the Fire District provides comments, but this will be completed to code. He said they may have more defensible space depending on their subdivision. He said the exception is used for non-conforming water supply.

Sam Metz asked about the note about existing septic tank that will be abandoned, and they will connect to municipal service. He asked the protocol for abandoning the septic. Roger Pelham said it has to be done in accordance with the processes of the health department. This interim septic disposal system (ISDS) until they could connect to the municipal system. Sam Metz asked if that is an issue for the applicant. The owners said they are aware and understand the guidelines.

**MOTION: Matt Lee moved to recommend approval Special Use Permit Case Number WSUP21-0006 (Moore DAD). Sam Metz seconded the motion to recommend approval. The motion carried unanimously.**

**7.\*WASHOE COUNTY COMMISSIONER UPDATE** – Washoe County Commissioner, Vaughn Hartung was not available to provide updated information on discussions and actions by the Board of County Commissioners (BCC).

**8.\*CHAIRMAN/BOARD MEMBER ITEMS** – None.

**9.\*GENERAL PUBLIC COMMENT AND DISCUSSION THEREOF** – There were no requests for public comment.

**ADJOURNMENT** – The meeting adjourned at 6:20 p.m.