



Incline Village Crystal Bay Citizens Advisory Board

DRAFT: Approval of these draft minutes, or any changes to the draft minutes, will be reflected in writing in the next meeting minutes and/or in the minutes of any future meeting where changes to these minutes are approved by the CAB.

Minutes of the Incline Village Crystal Bay Citizens Advisory Board meeting held at Incline Village General Improvement District, 893 Southwood Blvd, Incline Village, NV 89451 on September 25, 2017, 5:30 P.M.

1. *CALL TO ORDER/ PLEDGE OF ALLEGIANCE – Gerry Eick called the meeting to order at 5:30 P.M.

2. *ROLL CALL/DETERMINATION OF A QUORUM - Tom Cardinale (alternate filling in for Kevin Lyons), Andrew Wolf, Gerry Eick. A quorum was determined.

Absent: Mike Sullivan, Pete Todoroff. Excused: Kevin Lyons, Judy Miller

3. *PUBLIC COMMENT – No Public Comment

4. APPROVAL OF AGENDA FOR THE MEETING OF SEPTEMBER 25, 2017 – Andy Wolf moved to approve the agenda. Tom Cardinale seconded the motion to approve the agenda. Motion carried unanimously.

5. APPROVAL OF THE MINUTES FOR THE MEETING OF JULY 24, 2017 – Tom Cardinale moved to approve the minutes of **JULY 24, 2017**. Andy Wolf seconded the motion to approve the minutes of **JULY 24, 2017**. The motion carried unanimously.

6. ELECTION OF OFFICERS – Citizen Advisory Board members will select and appoint members for Chair and Vice Chair. Officer positions are one year terms. Officers will assume their role immediately after appointment.

Nominations for CHAIR:

Andy Wolf nominated Gerry Eick as Chair. Tom Cardinale nominated Pete Todoroff as Chair. Gerry Eick nominated Andy Wolf – Andy seconded nomination. Gerry withdrew his nomination of Andy.

MOTION: Tom Cardinale nominated Pete Todoroff for Chair. Gerry Seconded the motion to nominate Pete Todoroff to be appointed as Chair of the IV/CB CAB, pending his acceptance. Motion carried unanimously.

Nominations for VICE CHAIR:

Tom Cardinale nominated Andy Wolfe.

MOTION: Andy Nominated Gerry, Gerry Seconded. Motion carried unanimously.

7. PUBLIC OFFICIALS REPORT

A. *COUNTY UPDATE – A representative from the Office of the County Manager will provide an update on County services and is available to answer questions and concerns. Please feel free to contact the Office of the County Manager at (775) 328-2000. To sign up to receive email updates from the County visit www.washoecounty.us/cmail. *(This item is for information only and no action will be taken by the CAB).*

Dave Solaro, Assistant County Manager, gave an update:

CAB program: He said they have been speaking with the Commissioners about the CAB program and how the CABs have been beneficial to the community as well as planning and development and area plans. He said we

have dedicated staff person for the CAB program, Alice McQuone. We are bolstering the support in community services. You will see changes over the next couple of months. We will be asking for feedback. Your role on the CAB board will be a good source of information and input from citizens.

He gave informational handouts:

- Community/Senior center: Senior services, Library, IVGID, and the Community Services Department are collaborating on this project. You will see construction work at the old library building. They will be working on creating a better entrance.
- Free microchip clinic for Seniors – September 26
- Kids to Seniors Korner – Free immunizations for all ages.
- Senior Center/Community Center Survey
- Human Services participated in the Sheriff's picnic and received good feedback

Questions/comments:

Andy Wolf asked about the drainage project; there have been revisions for it to be safer. Dave said we received complaints of unsafe conditions, and sent out our engineers and contractors to re-design the portions of the project to include the highway safety initiatives. It has been completed; it meets water quality and roadway safety. There are further conversations of pedestrian work adjacent to the work. They are exploring how to work it into the water quality project. He said they have applied for grants. Andy suggested that the Washoe County PIO or a Washoe County Roads/public works official send letter to the local paper about the mitigation and project completion.

Tom Cardinale said he lives in the project area. He said he recommends that curbs or an abutment be installed on Country Club (north to south) so vehicles don't straddle that ditch during high season.

Gerry Eick said the project was remediated before school was in session, which was appreciated. He also mentioned the topic of dirt versus parking spots. Gerry thanked Dave for the follow up and response. It needs to be communicated if the project is completed.

Bill Devine asked how the remediation will be paid for. Dave said Washoe County will pay for it, but will work with designer on who is responsible.

8. 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:

https://www.washoecounty.us/csd/planning_and_development/index.php

8.A. Variance Case Number WPVAR 17-0007 (Izakaya Tahoe) – Request for community feedback, discussion and possible recommendation to the Washoe County Board of Adjustment to permit a variance to reduce the front yard setbacks along State Line Road from 20 feet to 2 feet, to reduce the front yard setbacks along SR 28 from 20 feet to 10 feet, and to reduce the side yard setback from 10 feet to 5 feet to allow the new construction of a 949 square foot building.

- Applicant/ Property Owner: Evo Real Estate Opportunities Inc., Michael Lerch
- Location: 2 N. Lake Ave., Crystal Bay, NV 89402, Intersection of SR 28 and State Line Road
- Assessor's Parcel Number: 123-043-01
- Staff: Trevor Lloyd, 777-328-3617, tlloyd@washoecounty.us
- Reviewing Body: Tentatively scheduled for Board of Adjustment, October 5, 2017.

Trevor Lloyd, Planning Manager, Washoe County Planning and Development, gave an overview:

- Request for variance in Crystal Bay.
- Small piece of property, triangle shape.
- It has constraints, slope, amount of set-back, 2,000 square feet in space.

Andrew Ryan, PR Design and Engineering:

- This project will go before the Board of Adjustment in December instead of October.
- He gave a powerpoint of the variance request
- The property was formally Straddles and Mellowfellow
- Stateline runs through the building – multiple jurisdictions for services/counties
- He showed pictures - Retaining wall is 10.5 feet; road descends with grade adjustment

Gerry Eick asked about the shape of the corner which may affect the view of the driver on the frontage road. Andrew said part of that triangle has been paved and people are driving over the private property to the road. Gerry said that has been a high profile intersection during the Boulder Bay discussion. He said he is concerned from a traffic safety standpoint. Trevor said there are a number of findings that need to be identified including this discussion of safety. Andrew said this doesn't preclude the discussion of safety. We are moving through the process.

He showed a site plan of existing and proposed: The building is on the property line at existing condition. We are not contained in one entity, so we have to go to each jurisdiction for variance request.

Andrew said they want a nice entry or gateway into Nevada. He proposed an accessory building to compliment the building. Whatever seems reasonable with a site with this many constraints. He showed a rough draft of a floor plan of a bar with rough configuration of site. He said they would like a breeze way to marry the two buildings.

He showed existing building with elevation and a rendering of the proposed building with elevation.

Questions/Comments:

Andy Wolf said he was impressed with development packet. He said it addresses sight-line issues. Gerry said the staff report was good; it addresses the detour questions. He said it establishes the criteria. He said the intersection was a high profile discussion with other developments. Andrew said they could remove that pavement and put vegetation, but that's not their intent. He said they are excited for the next step. Andy asked if it would eliminate the pavement. Andrew said yes, it could depending on the size. Tom Cardinale said he is concerned about the traffic safety as well. He said he would recommend prohibiting a left turn. Trevor Lloyd said he can't speak for the traffic engineer, but we can have this discussion with traffic experts and NDOT. That question is still pending.

Andy asked if you cannot construct a structure over a boundary or stateline; is there a scenario a building can be built contiguously. Ryan said yes, as long as we followed fire safety. The state line runs through the wall. It's subject to Placer County as well.

Bill Devine asked about parking; do you have to have a certain amount of parking. Andrew said yes, parking is required. Andrew said they will explore off site or alternate parking; they are here to hear if a building is palatable.

Gerry asked if the 949 ft is being depicted, and if that still up for discussion. Andrew said yes.

MOTION: Andy Wolf moved to recommend the project as presented. Tom Cardinale seconded the motion to approve the project as presented. The motion passed unanimously.

8B. Special Use Permit Case Number WSUP 17-0017 (IVGID Bike Park) – Request for community feedback, discussion and possible recommendation to the Washoe County Board of Adjustment to allow earthen structures that are taller than 6 feet in height to support the proposed grading for the new Incline Bike Park. The proposed earthen structures will be used for jumps and landings for the new bike park. • Applicant/

Property Owner: Brad Johnson

- Location: 969 Tahoe Boulevard, Incline Village, NV; Incline Way between Southwood Blvd. and Country Club Drive.
- Assessor’s Parcel Number: 127-030-31
- Staff: Trevor Lloyd, 777-328-3617, tlloyd@washoecounty.us
- Reviewing Body: Tentatively scheduled for Board of Adjustment, October 5, 2017.

Gerry Eick stated he is an IVGID employee, but doesn’t have a conflict of interest with this project.

Trevor Lloyd gave an overview:

- Asking to construct bike park on IVGID property
- Proposing permanent earthen structures over 6 feet in height. We are hearing and reviewing the earthen structure, not about the park.

Andrew Ryan: PR engineers and Charley Miller, IVGID, gave an overview of the project:

- Earthen structures, ‘jumps’; 18 inches taller than code
- 7 features to exceed the 6’ height
- Existing grade results in certain velocities.
- 1 acre parcel
- TRPA is ok with this project; we have stabilization; they approved this project.
- Andrew showed an area map

Features for height variance:

- Pump track – on grade
- Intermediate and advance flow lines
- Natural screening which are taller than the features proposed

Charley Miller, Principle Engineer, IVGID:

- Public/private donor project
- It’s an EIP project recognized by TRPA – air quality and recreation
- Progression features (beginner to intermediate and advance).
- There are no gaps; safety aspects.

- Andy Wolf asked about the Disc Golf course. Charley said two holes have already been moved.

MOTION: Tom Cardinale moved to approve the project. Andy Wolf seconded the motion to approve the project. The motion passes unanimously.

9. *CHAIRMAN/BOARD MEMBER ITEMS/NEXT AGENDA ITEMS - This item is limited to announcements by CAB members and topics/issues posed for future workshops/agendas. *(This item is for information only and no action will be taken by the CAB).*

- October 2016 minutes need approval; need to be distributed and approved at the next meeting.
- Provide information about alternative parking and red or green days.
- Blight and garbage in community – effort and enforcement
- Dog owners: leash law enforcement – who and how to enforce. Concerns about dogs off leash and erosion of dog park. Communication needs to increase.
- Tahoe Area plan status

10. *PUBLIC COMMENT – Limited to no more than three (3) minutes. Anyone may speak pertaining to any matter either on or off the agenda. 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.

Dave Solaro spoke about Washoe311 to provide answers to the community with a call center and after hour call service. Two staff people are dedicated with information to answer questions. He said they can answer questions and pass along info to the appropriate department.

Dave spoke about community forums; the community wants to hear from partnering agencies such as NDOT, Waste Management, RTC, etc. He said we are discussing a Washoe County fair with seasonal topics to bring info and gather info from the community. He said he will work with community for the 'agenda' of the meeting.

Michelle Bello thanked community, IVGID, Washoe County, and fire district for participating in Washoe County Sheriff's Picnic. Please provide us with feedback.

ADJOURNMENT- Meeting adjourned at 6:43 p.m.

Number of CAB members present: 3

Number of Public Present: 6

Presence of Elected Officials: 0

Number of staff present: 2

Submitted By: Misty Moga