



Incline Village/Crystal Bay Citizen Advisory Board Meeting Agenda

JULY 24, 2017 at 5:30 P.M.

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

Accessibility. The meeting location is accessible to the disabled. If you require special arrangements for the meeting, call the Office of the County Manager, (775) 328-2000, two working days prior to the meeting.

Following the agenda. All number or lettered items on this agenda are hereby designated for possible action as if the words for possible action were written next to each, except for items marked with an asterisk (*). Items on this agenda may be taken out of order, combined with other items, discussed or voted on as a block, removed from the agenda, moved to another agenda of another later meeting as discretion by the Chairman.

Public comment and time limits. Public comments are welcomed during the Public Comment period for all matters, whether listed on the agenda or not, and are limited to three minutes per person or as designated by the Citizen Advisory Board Chair at the beginning of the meeting. Additionally, public comment will be heard during individually numbered items on the agenda. Persons are invited to submit comments in writing on the agenda items and/or attend and make comment on that item at the Citizen Advisory Board meeting. Persons may not allocate unused time to other speakers.

Forum restrictions and orderly conduct of business. The Citizen Advisory Board is an advisory body providing community comments and recommendations to Washoe County governing boards. The presiding officer may order the removal of any person whose statement to other conduct disrupts the orderly, efficient or safe conduct of the meeting. Warning against disruptive conduct may or may not be given prior to removal. The viewpoint of a speaker will not be restricted, but reasonable restrictions may be imposed upon the time, place and manner of speech. Irrelevant and unduly repetitious statements and personal attacks which antagonize or incite others are examples of speech that may be reasonably limited.

Responses to public comments. The Citizen Advisory Board can deliberate or take action only if a matter has been listed on an agenda properly posted prior to the meeting. During the public comment period, speakers may address matters listed or not listed on the published agenda. The Open Meeting Law does not expressly prohibit responses to public comments by the Commission. However, responses from Citizen Advisory Board members to unlisted public comment topics could become deliberation on a matter without notice to the public. On the advice of legal counsel and to ensure the public has notice of all matters the Citizen Advisory Board will consider, Citizen Advisory Board members may choose not to respond to public comments, except to correct factual inaccuracies, ask for County staff clarification, or ask that a matter be addressed on a future meeting or district forum. CAB members may do this either during the public comment item or during the following item: "CHAIRMAN/BOARD MEMBER ITEMS/NEXT AGENDA ITEMS"

Posting locations. Pursuant to NRS 241.020, this notice has been posted at the Washoe County Administration Building (1001 E. Ninth Street, Bldg. A); Washoe County Courthouse (75 Court Street), Downtown Reno Library (301 S. Center St.), Sparks Justice Court (1675 East Prater Way), Incline Village General Improvement District (893 Southwood Blvd.), and online at notice.nv.gov and www.washoecounty.us/cab.

Support documentation. 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, Nevada), Sarah Tone, Office of the County Manager, 775-328-2721.

AGENDA

1. *CALL TO ORDER/ DETERMINATION OF QUORUM

2. *PLEDGE OF ALLEGIANCE

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. 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 AGENDA FOR THE MEETING OF JULY 24, 2017

5. APPROVAL OF THE MINUTES FOR THE MEETING OF OCTOBER 14, 2016 AND MARCH 27, 2017

6. ENVIRONMENTAL IMPROVEMENT PROJECT UPDATE – Kris Klein, Washoe County Community Services Department Engineering Division will provide an update on environmental improvement projects in the Incline Village area including construction timeline. For more information, please contact Washoe311 at (775) 328–2003 or 3-1-1.

7. TAHOE AREA PLAN UPDATE – A representative from Washoe County Community Services Department – Planning and Development Division will provide an update on the Tahoe Area Plan including the current status and timeline. For more information please contact Eric Young, at (775) 328- 3613, eyoung@washoecounty.us or Washoe311 at (775) 328–2003 or 3-1-1

8. DEVELOPMENT PROJECTS – The project description is provided below with links to the application or you may visit the Planning and Development Division website and select the Application Submittals page:

www.washoecounty.us/comdev/da/da_index.htm.

8A. Variance Case Number WPVAR17-0004 (Greenview HOA) - Request for community feedback, discussion and possible recommendation to approve a variance to reduce the front yard setback from 15 feet to 1 foot and both side setback from 5 feet to 1 foot to construct 2 double car garages in the common area

- **Applicant:** Greenview HOA
- **Property Owners:** Jean Venneman , John & Doreen Maria Hash, Tao Fung, George & Nancy Learmonth
- **Location:** 692 Palmer Ct.
- **Assessor's Parcel Number:** 128-310-05
- **Staff:** Eva Krause or Julee Olander, 775-328-6100, ekrause@washoecounty.us, Jolander@washoecounty.us.
- **Reviewing Body:** Tentatively scheduled to be heard by the Board of Adjustment, August 3, 2017.

8B. Variance Case Number WPVAR17-0005 (McLendon Residence) Request for community feedback, discussion and possible recommendation to approve a variance to reduce the required front yard setback from 20-feet to 3-feet for the garage portion of a new residence.

- **Applicant/Developer:** Walton AE Attn: Tara Santos
- **Property Owner:** Bryon and Tania McLendon 2006 Trust
- **Location:** 487 Eagle Drive, approximately 600 feet south of its intersection with Cross Bow
- **Assessor's Parcel Number:** 131-224-07
- **Staff:** Kelly Mullin, Planner, 775-328-3608, kmullin@washoecounty.us.
- **Reviewing body:** Tentatively scheduled to be heard by the Board of Adjustment on August 3, 2017.

8C. Variance Case Number WPVAR17-0006 (The Chalets) – Request for community feedback, discussion and possible recommendation to approve a variance to reduce the front yard setback from 15 feet to 3 feet, 8 inches to construct an 5 vehicle carport.

- **Applicant/Property Owner:** The Chalets HOA
- **Location:** 944 Northwood Blvd.
- **Assessor's Parcel Number:** 131-290-00
- **Staff Planners:** Eva Krause Julee Olander, 775-328-6100, ekrause@washoecounty.us, Jolander@washoecounty.us.
- **Reviewing Body:** Tentatively scheduled to be heard by the Board of Adjustment, August 3, 2017

9.*COUNTY UPDATE – Dana Searcy, Management Analyst from the Office of the County Manager will provide an update on County services and is available to answer questions and concerns. For additional information, please feel free to contact Washoe311 at (775) 328-2003 or 3-1-1. 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).*

10. *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).*

11. *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.

ADJOURNMENT