



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 4, 2018, 5:30 P.M.

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

2. *ROLL CALL/DETERMINATION OF A QUORUM - Pete Todoroff, Tom Cardinale, Gerry Eick, Mike Sullivan, Gene Brockman. A quorum was determined.

Absent: Kevin Lyons, Judy Miller (Not excused).

3. *PUBLIC COMMENT –

Andrew Whyman said at the IVGID Trustee candidates' forum, one question was about supporting the idea of taking over land use and enforcement from the County. The question was asked because if you look the evolution of Incline Village, the population has become increasingly 2nd homeowners. The aspects of what makes a town/village are slowly dying away. The question was if IVGID was interested in taking over those issues; all four candidates said no, they didn't think it was a good idea. He asked the CAB board the same question. He said this community will decline.

Steve Dolan said he wanted to inform the board about a topic regarding the increase number of piers on the lake. There has been refuting argument about piers damaging the fish habitat which they don't. He said the Lahontan Board wants to eliminate a sentence regarding this pier issue. He said he spoke with one of the directors – Mr. Larsen. He said they agreed on eliminating piers in areas of spawning and high areas of fishery production near streams. Stream zones are important areas to protect. The proposal by California is to eliminate that near the stream zone. We need to pay attention to that. He said Mr. Larsen wants to be in line with TRPA, but Mr. Dolan said he doesn't believe TRPA is going in that direction. He said it's a redundant law.

Wayne Ford handed out information regarding MOU with TRPA and Washoe County to process plans with certain projects in this area. He said MOU could be handled by a local office. He said this should be on a future agenda regarding its impacts. He said he met with several other people regarding the MOU including the Commissioner. Mr. Ford said Mr. Slaughter was supposed to have a draft review for us by the end of August. He said we haven't heard a word. This building community could suffer. People need to work. These projects are getting held up, and the workers are going elsewhere. We need to get this on the agenda. We need this MOU back in place.

4. APPROVAL OF AGENDA FOR THE MEETING OF SEPTEMBER 4, 2018 – Gerry Eick moved to approve the agenda. Mike Sullivan seconded the motion to approve the agenda for **SEPTEMBER 4, 2018**. Motion carried unanimously.

5. APPROVAL OF THE MINUTES FOR THE MEETING OF JULY 2, 2018 – Gerry Eick moved to approve the minutes of **JULY 2, 2018**. Tom Cardinale seconded the motion to approve the minutes. Gene Brockman abstained. The motion carried 4 to 1 in favor of approval.

6. *WASHOE COUNTY UPDATE- Commissioner Berkbigler was unable to attend. She can be reached at (775) 328-2005 or via email at mberkbigler@washoecountu.us.

7. 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

7.A. Variance Case Number WPVAR18-0005 (Blaszyk-Wittman) – Request for community feedback, discussion and possible action to forward community and Citizen Advisory Board comments to Washoe County staff on a request to reduce the front yard setback from 15 feet to: 1) 8 feet to build a roof over the staircase to the front entry; 2) 11'-4" build a roof over the front entry deck; and 3) 11' 2" to extend the roof eaves over the front of the garage. (for Possible Action)

- Applicant/Property Owner: Michael Blaszyk and Leslie Whittman
- Location: 455 Fairview Blvd., Incline Village, NV
- Assessor's Parcel Number: 131-221-05
- Staff: Eva Krause, AICP, Planner; 775-328-3628; ekrause@washoecounty.us
- Reviewing Body: Tentatively scheduled for the Board of Adjustment on October 4, 2018

Mr. Blaszyk, homeowner, showed proposed house concepts, elevations, and site plan

- The property is on the steep slope
- Requesting setbacks to provide shelter from inclement weather, new architecture
- He showed pictures of similar architecture

Gerry Eick asked Eva Krause about the code reference on why we are approving the variance. Eva Krause said she will look at the conformances with codes and the hardship of the land.

Gerry Eick said he is always concerned with neighborhood esthetics. This particular project doesn't encroach close to the street like many other properties. He said it's within the roof line. 37% slope steepness puts it in a hardship. He said there are several reasons to be considered a hardship.

MOTION: Mike Sullivan moved to recommend approval of Variance Case Number WPVAR18-0005 (Blaszyk-Wittman). Gene Brockman seconded the motion to recommend approval. The motion passed unanimously.

7.B. Variance Case Number WPVAR18-0007 (SYGO – Yount Elevator) – Request for community feedback, discussion and possible action to forward community and Citizen Advisory Board comments to Washoe County staff on a request for a variance to reduce the side yard setback from 5 feet to ±2 inches to allow for the construction of an elevator within a residence along the north side property line. (for Possible Action)

- Applicant/Property Owner: G. Stuart and Geraldine M. Yount Family Trust
- Location: 400 State Route 28, Crystal Bay, NV
- Assessor's Parcel Number: 123-144-12
- Staff: Roger Pelham, Planner; 775-328-3622; rpelham@washoecounty.us
- Reviewing Body: Tentatively scheduled for the Board of Adjustment on October 4, 2018

- Elise Fett, representative, said the existing property is steep and narrow with 49 feet
- The existing house has received a setback variance in the front yard.
- 40% slope on the property
- She showed where the existing deck and elevation where the elevator is proposed.
- She said they spent days in discussion with TRPA regarding allowable height code restrictions.
- She spoke about alternative locations that were not approved by TRPA.
- There is no possible way to use a chair lift with circular stairwell.

- Elise Fett provided a copy from the owner’s primary care physician; a letter of recommendation for an elevator.
- Elise Fett said in regards of placement on the property, this is best we can do. She explained how the owners would access the house with the proposed elevator – they would access through the corner of the garage upstairs, corner of the exterior of the house to the deck, and coming into the kitchen, and into the closet downstairs.
- There is another stairwell from the master bedroom level (3 floors down), and then stairs to bottom level. Elevator is a minimal dig and only goes to the closet level. She said we are not requesting to go all the way to the bottom level.
- Gerry Eick asked if the outer boundary would change with the addition of the elevator. Ms. Fett said there is 1.8 feet from the property line that was already extended. She said we are requesting 6 inches of encroachment. She explained the elevator roof as well.
- Gerry asked Roger Pelham about the qualifiers for hardship.

MOTION: Tom Cardinale moved to recommend approval Variance Case Number WPVAR18-0007 (SYGO – Yount Elevator). Gene Brockman seconded the motion to recommend approval. The motion passed unanimously.

8. *CHAIRMAN/BOARD MEMBER ITEMS- This item is limited to announcements by CAB members. (This item is for information only and no action will be taken by the CAB).

- Pete Todoroff said he hasn’t been receiving the agendas.
- Gerry Eick said there is concern in community about MOU. He would like an update about Community Area Plan as well as an update to address the MOU.
- Tom Cardinale said he is surprised with blacktop sealing project in town; there are no pedestrian lines drawn in yet. He said there are also no turn lane lines with arrows. He said it’s dangerous.
- Mike Sullivan expressed concerns with the crosswalk in front of Hyatt and Country Club Center. He said it’s drawn in as a diagonal.

9. *PUBLIC COMMENT –

Wayne Ford handed out information about TRPA Code Changes that may change how construction is done on certain sites. He said we have been having issues with codes changes. He said Marsha submitted a letter to TRPA staffing and board about large projects and temporary staging. He said large projects require permanent staging with BMPs. He spoke about the State Board of Architecture said TRPA needs to follow state law in rules and guidelines – they are agency to police plans. He said there will be more accountability what comes before you and TRPA level.

Mr. Brockman said Marsha’s memo, there are loose terms in related to the time schedule is too broad and needs to be more specific.

ADJOURNMENT – meeting adjourned at 6:14 p.m.

Number of CAB members present: 5

Number of Public Present: 6

Presence of Elected Officials: 0

Number of staff present: 2

Submitted By: Misty Moga