



NOTICE OF MEETING AND AGENDA

JANUARY 19, 2012

6:00 P.M.

**South Valleys Library
15650A Wedge Parkway, Reno, Nevada**

Items for possible action. All numbered or lettered items on this agenda are hereby designated **for possible action** as if the words "for possible action" were written next to each item (NRS 241.020), except for items marked with an asterisk (*). Those items marked with an asterisk (*) may be discussed but action will not be taken on them.

Possible changes to the agenda order and timing. Discussion may be delayed on any item on this agenda, and items on this agenda may be taken out of order, combined with other items and discussed or voted on as a block, removed from the agenda, moved to the agenda of another later meeting, and/or moved to or from the consent section. Items designated for a specified time will not be heard before that time, but may be delayed beyond the specified time.

Public Comment; disrupting of meeting. During the "Public Comment" periods listed below, anyone may speak pertaining to any matter either on or off the agenda. Additionally, during action items (those not marked with an asterisk), public testimony will be heard on that particular item before action is taken. In either event, each speaker must fill out a "Request to Speak and/or Submit Comments for the Record" and give it to the Chair. Public comment is limited to three minutes per person unless extended by questions or actions of the CAB. Unused time may not be reserved or transferred. Comments are to be directed to the CAB as a whole and not to one individual. The presiding officer may (with or without advance warning) order the removal of a person whose conduct willfully disrupts the meeting to the extent that its orderly conduct is made impractical.

Public comment by email. If you are unable to attend this meeting, you may provide your comments and thoughts to the CAB by email at SWTMCAB@washoecounty.us. The Nevada Open Meeting Law precludes CAB members from responding to your email, but your comments may be read and/or entered into the record at the meeting by the CAB members.

Special accommodations. Facilities in which this meeting is being held are accessible to the disabled. Persons with disabilities who require special accommodations or assistance (e.g. sign language, interpreters, or assisted listening devices) at the meeting should notify Washoe County Community Development, at 775.328.3600, two working days prior to the meeting.

County Liaison. Your County Liaison is available to answer your questions and concerns. Please contact Sarah Tone at STone@washoecounty.us or 775.328.2721.

Posting of agenda; website location. Pursuant to NRS 241.020, this notice has been posted at the Washoe County Administration Complex, 1001 E. Ninth Street, Reno, Nevada; and the following locations: South Valleys Library, 15650A Wedge Parkway; Scolari's Market, 8165 South Virginia Street; Raley's Market, 18144 Wedge Parkway; Huffaker Elementary School, 980 Wheatland Road; and Elizabeth Lenz Elementary School, 2500 Homeland Drive. The agenda may be accessed on the County's website at www.washoecounty.us/cab, then choose this CAB's Home Page link.

1.* CALL TO ORDER/PLEDGE OF ALLEGIANCE

2.* ROLL CALL/DETERMINATION OF QUORUM

3.* PUBLIC COMMENT – Any person is invited to speak on any item on or off the agenda during this period. Action may not be taken on any matter raised during this public comment period until the matter is specifically listed on a future agenda as an action item. Comment under this item will be limited to three minutes per person.

4. APPROVAL OF AGENDA FOR THE REGULAR MEETING OF JANUARY 19, 2012. – Any modifications to the three minute per person time limits for public comment and/or public testimony will be set by the Chair during this item, but will be not less than two minutes per person.

5. APPROVAL OF MINUTES FOR THE REGULAR MEETING OF NOVEMBER 17, 2011.

6.* REPORTS AND UPDATES – **The following reports and updates will be limited to five minutes each.** (These items are informational only and no action will be taken by the CAB.)

A.* Updates/Announcements/Correspondence – This item is limited to updates and announcements from CAB members, or review of correspondence received by the CAB. The CAB will not discuss or take action on matters raised during this item. CAB files and correspondence, which are part of the public record, are on file in the Washoe County Community Development Department and are available for public review. Written correspondence and testimony will be included in the public record when a request is made to make the document a part of the public record and when a copy is provided to the CAB Chair, who forwards the document to the County.

B.* Fire Safety Issues – A representative of the Sierra Fire Protection District may be available to provide a report on fire safety issues in the CAB area, including recent calls for service and information related to residential fire safety. If a representative is not present, please refer to the written County Update provided by County Liaison as noted below under County Commissioner/County Liaison Updates for their item.

C.* Washoe County Sheriff's Office – A representative of the Washoe County Sheriff's Office may be available to report on public safety issues in the CAB area including recent calls for service. If a representative is not present, please refer to the written County Update provided by County Liaison as noted below under County Commissioner/County Liaison Updates for their item.

D.* Washoe County Update

- Commissioner David Humke and/or Commissioner John Breternitz may be present to provide an update on County issues.
- Sarah Tone, County Liaison is available to answer questions and concerns. Contact her at STone@washoecounty.us or 775.328.2721. To sign up to receive email updates from the County visit www.washoecounty.us/cmail. The written County updates are available online at www.washoecounty.us/cab (follow the link to your CAB).

7. NEW BUSINESS- (The staff contact listed on items for Community Development may not be in attendance but can be contacted with code and policy questions.)

A. Variance Case No. VA11-008- Arrowcreek Homeowners Association – Review and recommendations on the request to reduce the side yard setback on the east side of the subject property from 15 feet to 3 feet to facilitate construction of a maintenance building as authorized in Article 804, Variances, to vary the standards in Article 406, Building Placement Standards on property located at the northeast corner of the Alpine Frost Court/West Arrowcreek Parkway intersection. APN:152-482-03 Within Section 23, T18N, R19E, MDM Washoe County, NV. The ±0.78 acre parcel is zoned High Density rural (HDR) in the Southwest Truckee Meadows Area Plan. Staff representative: Grace Sannazzaro, Planner. 775-328-3771 gsannazzaro@washoecounty.us this application is tentatively scheduled to be heard at the February 2, 2012 Board of Adjustment meeting.

B.* Proposed Commercial Development - Jared Krupa, representing the applicant is proposing a commercial development located at 2500 & 2540 Crossbow Ct. which will include an 8,000+ sq.ft. commercial building, a pedestrian dog park and various site improvements. The client is proposing an approved zone change to Washoe County to allow for commercial tenants such as small boutique stores, commercial education services, full service restaurants and professional services which will serve the immediate needs of the residents and the adjacent schools. The client is proposing to improve and add pedestrian friendly amenities and to also improve the adjacent median landscaping and sidewalk areas on ArrowCreek Parkway north, east, and west of the proposed development to create a safe and cohesive environment consistent with ArrowCreek standards. A formal application has not been submitted to Washoe County. The application will be brought back to the CAB for recommendations when it has been submitted to Washoe County. (This item is informational only and no action will be taken by the CAB.)

8. OLD BUSINESS – There are no Old Business items scheduled for presentation.

9.* CHAIRMAN/BOARD MEMBER ITEMS - This item is limited to announcements by CAB members of topics/issues posed for future workshops/agendas. The CAB will not discuss matters raised during this item.

- **Next Agenda Items:** (Items for the March 15, 2012 agenda meeting must be submitted to the Chair. by March 1, 2012.)

10.*PUBLIC COMMENT – Any person is invited to speak on any item on or off the agenda during this period. Action may not be taken on any matter raised during this public comment period until the matter is specifically listed on a future agenda as an action item. Comment under this item will be limited to three minutes per person, unless modified by the Chair during the approval of this agenda.

11. ADJOURNMENT