



# South Truckee Meadows/Washoe Valley Citizen Advisory Board Meeting Agenda

September 10, 2015 at 6:00 P.M.

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

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), Washoe County Central Library (301 S. Center St.), Sparks Justice Court (1675 East Prater Way), South Valleys Library, 15650A Wedge Parkway, notice.nv.gov and online at [www.washoecounty.us/cab](http://www.washoecounty.us/cab). Facilities in which this meeting is being held are accessible to the disabled. Persons with disabilities who require special accommodations or assistance should notify Washoe County at 775.328.2721, two working days prior to the meeting. 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. 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.

**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 SEPTEMBER 10, 2015**

**5. APPROVAL OF THE MINUTES FOR THE MEETING OF AUGUST 13, 2015**

**6. 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:

[http://www.washoecounty.us/comdev/da/da\\_index.htm](http://www.washoecounty.us/comdev/da/da_index.htm).

**A. Mt. Rose Master Plan Amendment Case No. MPA15-002 and Mt. Rose Regulatory Zone Amendment Case No. RZA 15-003** – Request for community feedback, and discussion on administrative amendments to two maps 1) the *Forest Area Plan map* and 2) the *Forest Regulatory Zone map*. For thirteen parcels along Mt. Rose Highway, the amendment to the Forest Area Plan, Master Plan Map will change the planning category from Open Space (OS) to Rural (R). The amendment on the Forest Regulatory Zone map will change the regulatory zone designation from Open Space (OS) to General Rural (GR). The administrative changes will correct a previous mapping error. The Citizen Advisory Board may take action to summarize public feedback and recommend approval or denial of the administrative amendments to two maps. ***An overview of this item was previously provided at the August 13, 2015 CAB meeting.***

**Applicant:** Washoe County

**Location:** Mt. Rose Highway near Sky Tavern Ski Area

**Assessor's Parcel Numbers:** APN: 048-091-01 & 02 and 048-151-05, 06, 07, 08, 09, 10, 11, 12, 13, 14 & 15

**Staff:** Trevor Lloyd, Senior Planner, 775-328-3620, [tlloyd@washoecounty.us](mailto:tlloyd@washoecounty.us)

**B. Special Use Permit Case Number SB15-004 (LeFriant Family Trust)** – Request for feedback and possible action to approve a special use permit to allow the grading for and construction of a driveway within the Sensitive Stream Zone Buffer Area of Franktown Creek, as well as excavation of approximately 3,300 cubic yards of earthen material in preparation for construction of a single-family dwelling. The Citizen Advisory Board may take action to summarize public feedback and recommend approval or denial of the special use permit request.

**Applicant:** Jacques and Beth LeFriant 1151 Hornblend Street San Diego, CA 92109

**Location:** 55 Will Sauer Road, approximately 3/10 of a mile northwest of its intersection with Franktown Road, in Washoe Valley

**Staff:** Roger Pelham, MPA, Senior Planner Washoe County Community Services Department Planning and Development Division, Phone: 775-328-3622, E-mail: [rpelham@washoecounty.us](mailto:rpelham@washoecounty.us).

**Reviewing body:** Board of Adjustment, October 1, 2015.

**C. Variance Case Number VA15-006 (Yarhi Estate)** – Request for community feedback and possible recommendation of approval of a reduction of the front yard setback from 30 feet to 11 feet on the property at 4880 Franktown Road, and to reduce the front yard setback from 30 feet to 24 feet on the property at 4910 Franktown Road. The intent is to enclose the generators and switching gear located in the front yard of each property. The Citizen Advisory Board may choose to summarize community comments and take action to recommend approval or denial of the variance.

**Applicant:** John R. Lundy Architect

**Location:** 4880 and 4910 Franktown Road, The properties are located on the east side of Franktown Road approximately 3500 feet south of the north intersection of Franktown Road and Old 395 highway.

**Staff:** Eva M. Krause, AICP, Planner Washoe County Community Services Department Planning and Development Division, Phone: 775-328-3628, E-mail: [ekrause@washoecounty.us](mailto:ekrause@washoecounty.us).

**Reviewing Body:** Board of Adjustment, October 1, 2015.

**D. Crossbow Court and Arrowcreek Parkway Commercial Design** – Request for community feedback on a proposal to amend only the architectural design of neighborhood commercial facility previously approved for the corner of Crossbow Court and Arrowcreek Parkway. Regarding the project design, the Citizen Advisory Board may take action to summarize and provide community feedback to the design review committee via a memo. ***This project was previously approved by the Washoe County Board of County Commissioners at the October 28, 2014.***

**Applicant:** Barrett Donovan, (775) 473-9914

**Location:** 2500 and 2540 Crossbow Court, Reno

**Staff:** Bill Whitney, 775-328-3617

**Reviewing Body:** Design Review Committee

**E. Special Use Permit Case Number SB15-005 (Verizon Arrowcreek)** – Review and request for community feedback and approval of the construction of new wireless cellular facility consisting of a 56 foot high monopole utilizing a stealth design disguised as a pine tree with 3 sectors, each with two 8’ tall antennas per sector for a total of 6 antennas, 9 remote radio units (RRU), associated outdoor equipment cabinets, and a 48kw stand-by backup diesel generator, all enclosed within a fenced 30’ x 30’ lease area. ***This is a new request not previously heard before the Citizen Advisory Board (CAB).*** The CAB may choose to summarize community comments and take action to recommend approval or denial of the variance.

**Applicant:** Epic Wireless, dba Verizon Wireless. c/o Andrea Lesa

**Location:** 5829 Melarkey Way

**Assessor’s Parcel Number:** 150-250-04

**Staff:** Chad Giesinger, Senior Planner, 775-328-3626. [cgiesinger@washoecounty.us](mailto:cgiesinger@washoecounty.us)

**Reviewing Body:** Board of Adjustment, October 1, 2015

**F. Abandonment Case Number AB15-005 (MK III Holdings, LLC.)** – Review and request for community feedback regarding a request to abandon a portion of Washoe County public right of way totaling approximately 15,472 square feet to allow for a reduction in the radius of the westbound right turn lane from Arrowcreek Parkway onto Zolezzi Lane to reduce travel speeds entering a residential neighborhood. The Citizen Advisory Board may take action summarizing public feedback and recommending approval or denial.

**Applicant/Owner:** MK III Holdings, LLC Attn: Kent Witt PO Box 6142 Reno, NV 89513

**Location:** Westbound right turn lane from Arrowcreek Parkway onto Zolezzi Lane

**Staff:** Trevor Lloyd, Senior Planner Washoe County Community Services Department Planning and Development Division, Phone: 775-328-3620, E-mail: [tlloyd@washoecounty.us](mailto:tlloyd@washoecounty.us)

**Reviewing body:** Planning Commission on October 6, 2015.

**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.

**12. ADJOURNMENT**