



South Truckee Meadows/Washoe Valley Citizen Advisory Board

Meeting Agenda

July 5, 2018 at 6:00 P.M.

South Valleys Library (Olympic Room)
15650A Wedge Parkway, Reno, Nevada

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, or moved to the agenda of a later meeting at the discretion of the Chair.

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 advisory and 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 Board. 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. Citizen Advisory Board members may do this either during the public comment item or during the following item: "CHAIRMAN/BOARD MEMBER 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), South Valleys Library (15650A Wedge Parkway), 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), Alice McQuone, Office of the County Manager, 775-328-2722.

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. 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. Additionally, during action items [those not marked by an asterisk (*)], public comment will be heard on that particular item before action is taken.

4. APPROVAL OF AGENDA FOR THE MEETING OF JULY 5, 2018 (for Possible Action)

5. APPROVAL OF THE MINUTES FOR THE MEETING OF JUNE 14, 2018 (for Possible Action)

6. 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.

6.A. [Variance Case Number WPVAR18-0002 \(Farr Garage\)](#) – 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 30 feet to 12 feet to facilitate the construction of a detached 3-car garage at 1605 Taos Lane. (for Possible Action)

- **Applicant/Property Owner:** Jeffrey and Deanna L. Farr
- **Location:** 1605 Taos Lane
- **Assessor's Parcel Number:** 142-260-10
- **Staff:** Eva M. Krause, AICP, Planner; 775-328-3628; ekrause@washoecounty.us
- **Reviewing Body:** Tentatively scheduled for Board of Adjustment, August 2, 2018

6.B. [Administrative Permit Case Number WADMIN18-0010 \(Art of Childhood\)](#)— Request for community feedback, discussion and possible action to forward community and Citizen Advisory Board comments to Washoe County staff on a request for an Outdoor Community Event, the annual fundraising gala for the Children's Cabinet. The event will be held on the Montreux Golf Course, near the third practice hole on the evening of August 24, 2018, from 4:30 p.m. till 8:30 pm. Parking will be located on one side of De Chardin Lane and at the Montreux Clubhouse at 18000 Bordeaux Drive. Set-up for the event will commence on August 22, 2018 and take-down and clean-up will be completed on August 25, 2018. (for Possible Action)

- **Applicant/Property Owner:** The Children's Cabinet/Montreux Golf and Country Club Inc.
- **Location:** Third Practice Hole, Montreux Golf Course, approximately 600 feet north of the intersection of Bordeaux Drive and De Chardin Lane, on the north side of De Chardin Lane.
- **Assessor's Parcel Number(s):** 148-010-55
- **Staff:** Eva M. Krause, AICP, Planner; 775-328-328-3628; ekrause@washoecounty.us
- **Reviewing Body:** Tentatively scheduled for Board of Adjustment, August 2, 2018

6.C. [Special Use Permit Case Number WSUP18-0014 \(Madole Construction\)](#) – 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 Special Use Permit for Madole Construction to allow for Operable Vehicle Storage in the General Commercial Regulatory Zone. Madole Construction is classified as Building Maintenance Services which is allowed in the General Commercial Regulatory Zone, per WCC Table 110.302.05.3; and is allowed per the South Valleys Area Plan. (for Possible Action)

- **Applicant/Property Owner:** Madole Construction/Gurnea Family Trust
- **Location:** 0 Joy Lake Road
- **Assessor's Parcel Number:** 046-170-24
- **Staff:** Chris Bronczyk, Planner; 775-328-3612; cbronczyk@washoecounty.us
- **Reviewing Body:** Tentatively scheduled for Board of Adjustment, August 2, 2018

6.D. [Variance Case Number WPVAR18-0001 \(Taylor\)](#) – 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 required front yard setback along Drake Way to 0-feet. The variance would allow for the construction of a driveway bridge and walkway bridge of up to 6-feet in height connecting a proposed home to the property line on a parcel with slopes of over 20%. The home itself meets the required front yard setback and is not part of this request; the variance pertains to the bridges only. **(for Possible Action)**

- **Applicant/Owner:** Gary and Melanie Taylor, Taylor Living Trust
- **Location:** 4340 Drake Way, approximately, ¼ mile north of its intersection with Jumbo Grade in east Washoe Valley
- **Assessor's Parcel Number:** 050-435-08
- **Staff:** Kelly Mullin, Senior Planner; 775-328-3608; kmullin@washoecounty.us
- **Reviewing Body:** Tentatively scheduled for Board of Adjustment, August 2, 2018

6.E. [Administrative Permit Case Number WADMIN18-0009 \(Lodge at Galena\)](#) – Request for community feedback, discussion and possible action to forward community and Citizen Advisory Board comments to Washoe County staff on a request to allow for two separate uses each requiring an administrative permit on the property: (1) Snowind Sports, classified under the Retail Sales – Specialty Stores use type; and (2) a wine/coffee bar, classified under the Liquor Sales – On-Premises use type. **(for Possible Action)**

- **Applicant/Owner:** Burkhardt Management Group LLC
- **Location:** 17025 Mt. Rose Hwy, approximately ½ mile southwest of the intersection with Timberline Dr.
- **Assessor's Parcel Number:** 047-161-13
- **Staff:** Kelly Mullin, Planner; 775-328-3608; kmullin@washoecounty.us
- **Reviewing Body:** Tentatively scheduled for Board of Adjustment, August 2, 2018

6.F. [Variance Case Number WPVAR18-0004 \(Eekhoff Residence\)](#) – 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 east front yard setback from 30 feet to 20 feet, to reduce the west front yard setback from 30 feet to 20 feet and to reduce the north side yard setback from 15 feet to 8 feet. The setback reductions are needed to bring a home into conformance with Washoe County code requirements that was permitted by Washoe County and is currently under construction. **(for Possible Action)**

- **Applicant/Owner:** Todd and Marci Eekhoff
- **Location:** 5545 East Hidden Valley Drive, Hidden Valley
- **Assessor's Parcel Number:** 051-293-07
- **Staff:** Trevor Lloyd, Planning Manager; 775-328-3617; tlloyd@washoecounty.us
- **Reviewing Body:** Tentatively scheduled for Board of Adjustment, August 2, 2018

7. *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).*

8. *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

