



## South Truckee Meadows/Washoe Valley Citizen 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 regular meeting of the South Truckee Meadows/Washoe Valley Citizen Advisory Board held July 5, 2018 6:00 p.m. the South Valleys Library at 15650A Wedge Parkway, Reno, Nevada.

**1. \*CALL TO ORDER/ DETERMINATION OF QUORUM** - Meeting was called to order at by Steven Kelly at 6:02 p.m.

**Member Present:** Jim Rummings, Steven Kelly, Jason Katz, Patricia Phillips, Tom Burkhart (alternate). A quorum was determined.

Absent: Kimberly Rossiter (excused).

**2. \*PLEDGE OF ALLEGIANCE** - Steven Kelly led the Pledge of Allegiance.

**3. \*PUBLIC COMMENT** -

Kelly Mullin, Washoe County Planner, invited everyone to take the survey to provide feedback on the growth in the County. The survey will be open for another month.

**4. APPROVAL OF AGENDA FOR THE MEETING OF JULY 5, 2018** (for Possible Action) – Jim Rummings moved to approve the agenda for **JULY 5, 2018**. Patricia Phillips seconded the motion to approve the agenda for **JULY 5, 2018**. Motion carried unanimously.

**5. APPROVAL OF THE MINUTES FOR THE MEETING OF JUNE 14, 2018** (for Possible Action) – Jim Rummings moved to approve the agenda for **JUNE 14, 2018**. Jason Katz seconded the motion to approve the agenda for **JUNE 14, 2018**. Motion carried unanimously.

**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](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](mailto:ekrause@washoecounty.us)
- Reviewing Body: Tentatively scheduled for Board of Adjustment, August 2, 2018
  - Kelly Mullin, Washoe County Planner, said if anyone has comments about this request, she encouraged them to contact Eva. Her contact is on the agenda. This project will go to the Board of Adjustment
  - Jeff Farr, owner and applicant, said he is seeking to build a detached garage on his property.

- Jim Rummings said some of the easement roads aren't paved, and they may need to pave them in the future and this structure will be on the encroachment. Trevor Lloyd, Washoe County Planner, said this request is to reduce the standard setback from 30 feet down to 12 feet. Staff is requested to look at the unique features and hardships to justify the variance or impacts to neighbors, traffic, roadway, etc.
- Jeff Farr said there is a 30 foot setback with a 32 foot easement.
- Jason Katz asked about the placement of the proposed. Jeff Farr said it's proposed in that specific location because of the triangle shape of the property and the side yard setback is 12 feet.
- Kelly Mullin said we are focusing on the setback. There are two 33 foot easements on either side of Mr. Farr's property; 66 foot total of government access easement. She said it's uncertain how wide the pavement would be if they want to pave the easement in the future.
- Jeff Far said a fence has not been proposed but if it was constructed, it would be on the setback.
- Pat Phillips said she wanted to know where the garage will be constructed. The garage will be on the northeast side next to the solar panels currently on the property.

Comments:

- Greg Silva said he lives on Taos on the west of Mr. Farr's lot. He said he has lived there for 14 years. He said it's the government homes site which is meant to be rural that is why we have 30 setbacks. He said we don't want to see a precedent set by changing the setback. It will change the character of the neighborhood. The roads were installed 20 years ago, and could be paved in the future. There could be drainage installed. The roads get washed out. He said he doesn't see a hardship; he said Mr. Farr already has plenty of parking with his current garage. This proposed garage could fit 10 cars. There is bathroom proposed to be included in the garage. It's bigger than most of the houses in the area. Putting it 12 feet next to the roadway, it's not within the character of the neighborhood. He said it will impede his view. He said he has made changes to his own property but within the 30 foot setback.
- William Mandeville said he lives on Taos Lane. Anyone who has designed and build in that area, they have had to build within the setbacks. If you deviate from that, you have failed everyone. Please build within the setbacks.
- Jim Rummings said it's difficult because he has experienced something similar with his neighbors. His neighbors received a variance on a setback. He said you don't realize how close a 16 foot setback is until it's right on your fence. He said he understands the comment about the neighborhood character being changed by these setback variances. He said the setbacks ensure you aren't living on top of your neighbor. It destroys the character of the neighborhood. Jason Katz said there is a reason for setback to keep the character of the neighborhood. He said he understand if something is a hardship. This is a huge structure that is being proposed.

**MOTION: Jason Katz moved to recommend denial. Pat Phillips seconded the motion to deny. The motion passed unanimously.**

**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](mailto:ekrause@washoecounty.us)
- Reviewing Body: Tentatively scheduled for Board of Adjustment, August 2, 2018

- Amelia Lane, Children's Cabinet, 501c3 agency, spokes about the event and answered questions.
- Art of Childhood is the Children's Cabinet largest fundraiser
- 600-700 people will be attending
- Sponsorships throughout community support
- Jason Katz recused himself. He is a member of the Montreux Golf Club and HOA board. He asked if they will be using the security. He said no one from Children's Cabinet has approached the HOA about the use of the security or common space. She said she is working with the head of the Golf Club. Jason said he spoke with people from Montreux, and no one has heard about this event. Amelia said they can work with HOA and Golf Club on the security and can acquire outside security if necessary.
- Jason asked about notices about this event. Trevor Lloyd said the courtesy notice should have gone to neighbors within 500 feet, but notices are required to be mailed before this applicant goes to the Board of Adjustment.
- Pat Phillips asked about parking, and if a van can be used in case the HOA or Golf Club has an issue with parking. Amelia said there is a VIP reception before the event. She said they are using a van, golf carts, and valet services to assist with parking and to shuttle event guests to the club house and event.

**MOTION: Pat Phillips recommended approval with conditions with a security plan. Jim Rummings seconded to motion to recommend approval with conditions. Motion carried 3 to 1 in favor. Jason Katz recused himself from voting.**

**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](mailto:cbronczyk@washoecounty.us)
  - Reviewing Body: Tentatively scheduled for Board of Adjustment, August 2, 2018
- Requesting Special use permit to build an office building for his company
  - The property is vacant at the moment
  - Pat Phillips asked if he has received feedback from other neighbors. He said yes, the feedback has been positive.
  - Trevor Lloyd said this property is already commercial zoning, the particular use requires a special use permit. The area is predominately commercial neighbors. There is some residential.
  - Pat Phillips asked what kind of vehicles will be onsite. Mr. Madole said 8-9 trucks which won't always stored there overnight.
  - 4,800 sq. ft. metal building is proposed

- Nathan Robinson, engineer, showed the building layout.
- The building would be screened with landscaping.

Comments:

- Linda Harrison she said there is a lot of residential near this property. She had several questions for the applicant: Is the access road will be Joy Lake Road; what are the hours of operation? Will this be a grading/excavating company? Will there be more office building? is it just for storage? She said she cannot listen to the beeping sound from the trucks.
- Ginger Pierce asked how far this property is from the marijuana farm.
- Mr. Madole said the road that will goes by the cemetery is already paved up to his entrance. There is dirt access up to the water tank. He said the hours of operations are 7am – 5 pm which is typical. He said he doesn't plan on storing rock or grading engineering. He said they do foundation and crawl space repairs. Some of machines have back-up alarms, which are required by OSHA. It's not out of character of what the other commercial contractors do in the area. He said the rest of property is less conducive to grading and that is why the part of the property is being proposed for the building. It's a tough property to build on.

**MOTION: Jim Rummings moved to recommend approval. Pat Phillips seconded the motion to approve. Motion passed unanimously.**

**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](mailto:kmullin@washoecounty.us)
  - Reviewing Body: Tentatively scheduled for Board of Adjustment, August 2, 2018
- Kelly Mullin, Washoe County Planner, introduced herself. The variance request is for a driveway and walkway bridge
  - Gary Taylor, owner, introduced the proposed variance
  - Bridges proposed are 6 feet off the ground due to the sloping of the property.
  - Steven Kelly said Incline Village has several of these bridges. The applicant said this is a different area than Incline.
  - Kelly Mullin said we are collecting information from other agencies and the public.
  - Jim Rummings asked if this is risky. Applicant said we had a geotech report conducted. It's the best soil to build on.

**MOTION: Jason Katz doesn't take a position and will defer to the County. Jim Rummings seconded the motion to forward comments and not take a position on this application. The motion passed unanimously.**

**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: Burkhart 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
- 
- Tom Burkhart, Property owner, gave an introduction to the application. Tom disclosed that he has now been accepted to be on the CAB as an alternate.
  - The restaurant was abandoned. It had been closed for 4 years. He posted a sign for sale, Bud Hishman (the boot doctor) will run the snow sport rental shop, which will take 40% of the property. Debi Bolandrini will run and manage the coffee and wine bar. The proposed uses fit the commercial zoning.
  - Greg Erny, showed the proposed site plan. A medical office practice on the upper part of the property is permitted already.
  - He provided some history; Galena Forest Inn was in the original building as restaurant and gaming.
  - Giving the face lift to existing building
  - They have a spirits license
  - Operating hours: wine bar will be 3-9pm; Coffee bar would be open around 7 am.
  - Jim Rummings asked about the special lighting. Greg said lighting will be re-done when the parking lot gets re-done. There is no back lit signs allowed. There are lighting ordinances.
  - Bud Hishman said Tunnel Creek Café in Incline Village is ran by Max Jones. Bud said Max runs a rental shop/cafe. The lodge will be a great a local spot for nature, sports, and friends.
  - Jim Rummings said the wine is rapidly growing in the area, he suggested promoting the local wine area. Tom said Debi is working with Whispering Vines.
  - Greg Erny said this operation will be complementary to the area. It will be a nice neighborhood gathering place.
  - Tom Burkhart said he has been telling the community. He cut and pasted all the positive comments from online.

**Comments:**

- Marc Radow, resident of Galena Forest, he said he has driven Mt. rose since 1980, and he grew up here. He remembers the lodge as a high-end restaurant lodge. It was a bad day when it went out of business. He said he is excited that Tom bought the building. He said it's the responsibility of this governing body and Washoe County to encourage investment, create value, and create growth. He understands the updating code, but this was a restaurant prior. He said he understands the fire issues, but there are reasonable solutions. Tom can address these concerns; it doesn't need to take 2 ½ year of delays. He said he is supporting the lodge and encourage Tom and Bud to add value to community.
- Jason Katz said it was the Health Department that caused the delay.

- Chris Oggerino said he lives in the neighborhood. He said he supports this project. He has lived there since 2007. He said he remembers the restaurant and bar; it was great for the neighborhood, and it was sad when it closed. He said this place is an eyesore now, but in favor of the idea. It fits the neighborhood character.

**MOTION: Pat Phillips said moved to recommend approval. Jim Rummings seconded the motion to recommend approval. The motion passed unanimously.**

**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](mailto:tlloyd@washoecounty.us)
- Reviewing Body: Tentatively scheduled for Board of Adjustment, August 2, 2018
  - Trevor Lloyd introduced the request. He said the original permit was issued in error, construction had already begun, and the County was notified by a neighbor that doesn’t fit the setbacks.
  - Todd Eekhoff said he intended to build his dream home. The permit was requested in 2017, the construction began in February with dirt work. He said on May 24, 2018, they were made aware of issue, and that’s why they are applying for a variance. He said they continued to build with understanding that people will understand the error made. He is asking for support.
  - Jeff, architect, said the error wasn’t caught. He said they have a site plan to build a retaining wall with grading with no variance needed. He said they are asking for variance on setbacks.

**MOTION: Jim Rummings moved to recommend approval and proceed with project. Pat Phillips seconded recommend to approve. The motion passed unanimously.**

**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). No announcements were made.

**8. \*PUBLIC COMMENT** – No public comments were made.

**ADJOURNMENT** – the meeting adjourned at 7:14 p.m.

Number of CAB members present: 4  
 Number of Public Present: 17  
 Presence of Elected Officials: 0  
 Number of staff present: 2