



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 August 2, 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 6:00 p.m.

Member Present: Jim Rummings, Steven Kelly, Jason Katz, Patricia Phillips, Kimberly Rossiter (arrived at 6:02 p.m.), Tom Burkhart (alternate). A quorum was determined.

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

3. *PUBLIC COMMENT - No public comments were made.

4. APPROVAL OF AGENDA FOR THE MEETING OF AUGUST 2, 2018 (for Possible Action) – Steven Kelly requested to move item 7 to item 10. Jim Rummings moved to approve the agenda for **AUGUST 2, 2018** as revised. Jason Katz seconded the motion to approve the agenda for **AUGUST 2, 2018** as revised. Motion carried unanimously.

5. APPROVAL OF THE MINUTES FOR THE MEETING OF JULY 5, 2018 (for Possible Action) – Patricia Phillips moved to approve the agenda for **JULY 5, 2018**. Jason Katz seconded the motion to approve the agenda for **JULY 5, 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.

6.A. Special Use Permit Case Number WSUP18-0016 (Club at Arrowcreek) – 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 to allow for grading and landscape modifications to enable expansion of the outdoor sports and recreation uses on the property. The special use permit will also allow for the expansion of the outdoor sports and recreation uses, which includes a new pool, pool building, bocce ball courts, outdoor fitness area, short game practice area and a putting green. The grading includes cuts and fill in excess of 10 feet in height and recontouring of approximately 13 acres of the 149.06 acre site. (for Possible Action)

- Applicant/Property Owner: Lucky Star Golf, LLC
- Location: 2905 E. Arrowcreek Parkway
- Assessor’s Parcel Number: 152-021-03
- Staff: Julee Olander, Planner, 775-328-3627; jolander@washoecounty.us • Reviewing Body: Tentatively scheduled for the Board of Adjustment September 6, 2018

Dave Snelgrove, CFA, representative and presenter for the application:

- 149.6 acres total area; the subject area: pool/backyard area behind the existing club house is 13 acres

- Requesting a Special Use Permit for a pool, pool building, commercial kitchen, concessions, member events. Also requesting a Special Use Permit for grading per County Code for only the 13 acres.
- He showed a map of the existing backyard grounds and parking lot. The current parking is underutilized.
- He showed a map of the backyard grounds renovation plan: non-golf and enhanced golf facilities; pool; members patio; bocce ball; outdoor fitness area; golf performance center; increased golf cart parking in backyard grounds. Existing golf practices areas are enlarged, enhanced and relocated around the backyard.

Wendell Pickett, landscape architecture firm, spoke about the request:

- 7.5 acres are already disturbed with existing activities
- Elements are expanded, more maintenance friendly, more fun
- Mr. Pickett showed a fly-through simulation video
- He said they promise to plant some trees
- He said they are expanding the driving range; golf learning center; golf circulation area; expansive views out of the club; expanding turf for outdoor recreation; bocce courts; area for large events; water feature.
- As far as the grading, only a few homes will see the graded area. Approximately 1.5 feet of grading will occur. He said the grading will reshape contours.

Gary Pestello, Chair of Friends of Arrowcreek, said he took the club out of bankruptcy. He said 180 million gallons of wastewater is used for \$315,000. The club was recently sold to Ray and Jeanne Conrad of Lucky Star, LLC. Their goal is to improve the club. The club needs to grow and sustainable. He said the 3 years the Friends of Arrowcreek owned it, it didn't make money. It's a family friendly social center. It's resident conscious. He encouraged the CAB Board recommended approval to the Board of Adjustment

Steven Kelly said he received several letters in favor of this project. He asked if anyone was in attendance in opposition of this project. There was no one in attendance that was in opposition of the project.

Public Comments:

Jeff Jones said he is very happy with the project.

Tom Motherway said he is a 17 year resident, who has been elected to Arrowcreek board of directors twice. He said this project will increase property values, which will provide greater Washoe County taxes which will benefit the greater Washoe County. He asked the CAB to please vote unanimously.

Joyce Seelen said this is a great project. She said she asked questions of owners for over a month.

Joe Petite said he submitted a letter for the record.

There was discussion by the board.

MOTION: Jim Rummings moved to recommend approval of the Special Use Permit Case Number WSUP18-0016 (Club at Arrowcreek). Jason Katz seconded the recommendation of approval. Motion passed unanimously.

A brief recess was taken.

6.B. Tentative Parcel Map Case Number WTPM18-0008 (Eastlake Parcel Map) – 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 second subsequent tentative parcel map to create three (3) parcels from one existing 44.86 acre parcel. The change will result in one (1) 5.05 acre parcel, one (1) 5.02 acre parcel, and a 34.79 acre remaining parcel. The property is currently vacant and is located at 0 Eastlake Blvd. (for Possible Action)

- Applicant: TEC Civil Engineering Consultants
- Property Owner: Lake & Mountain Views LLC
- Location: 0 Eastlake Blvd
- Assessor's Parcel Number: 050-210-51
- Staff: Chris Bronczyk, Planner; 775-328-3612; Cbronczyk@washoecounty.us
- Reviewing Body: Tentatively scheduled for the Parcel Review Committee September 13, 2018

J. Gilles, representative for the application, provided a brief presentation:

It's a 45 acre parcel. The parcel proposed to be split into two 5 acre, and one 35 acre parcel

Jim Rummings asked how this fits into the South Valleys Plan. Mr. Gilles said this is located on Skinner drive, zoned for 5 acre parcels. He said it's the strip of land along Eastlake. The hill remains 35 acre. Jim Rummings asked if they plan to come back to ask for another subdivision in the future. Mr. Gilles spoke about another subdivision previously approved in 2016. Jim Rummings ask about drainage. Mr. Gilles said that he wasn't aware of drainage issues. Trevor Lloyd, Washoe County Planning Manager said Washoe County Engineering will make sure drainage issues will be addressed through parcel map process.

Public Comment:

Bill Naylor said this plan has been here before. It doesn't involve subdivision planning. It's a common loophole so they don't have to give you a good subdivision plan. He said the developer Loudon did something similar. He said application isn't complete – item 8 regarding water rights wasn't filled out property. He said he request that the application needs to be complete as a stipulation. He said the parcels are in a floodplain. He said according to a map, two flood zones converge in that parcel. Additionally, the application doesn't indicate open space. It is part of a floodplain, and they are required to show the map in the application. The item about hydrologic resources wasn't addressed in the application. These questions need to be completed before the planning department should accept it. He said he would love to see the County to do away with the small subdivision parcel requests. They get around doing things by submitting in small sections.

Jim Peters said he agreed with Mr. Naylor. He said we are running out of water in Washoe Valley. It will impact the wells. The property owner knew it was zoned for 40 acres when he bought the property. They are not local. Washoe valley people would like to maintain its rural-ness.

Discussion:

Jim Rummings asked Chris Bronczyk about impacts on the wells. Mr. Bronczyk said the owner has to have the appropriate evidence they meet the water standards. The water plan takes into account the water issues. They are limited to 5 acres per zoning. Mr. Gilles, representative, said the water rights have to be dedicated to the County before this is approved. He said they coordinate with State and TMWA for water. It's part of the conditions of approval; goes with all development. He said the first map was recorded back in January. They have enough water.

Jason Katz asked about multiple applications to circumvent plans. Trevor Lloyds said its state law. Minimum lot size is 5 acres per zoning.

Patricia Phillips said she is concerned about the application questions were not completed. Chris Bronczyk said there are a number of questions missing, staff still has to do a thorough review and analysis before it's approved. He said the questions are crosschecked. It's incomplete, but it's not a deal breaker for the process. Patricia Phillips asked why this application wasn't completed before brought before this board. Chris Bronczyk said it's the second consecutive parcel map. This use to be internal review, now its part of the CAB review.

Bob Headdy said if someone fills out application, it needs to be complete before it's brought before a committee. Something must be wrong and it needs to be reviewed. Mr. Headdy said the applicant representative didn't even know this was part of a floodplain. He said he had to acquire flood insurance to be able to build in that area.

Jason Katz said he doesn't understand how we can make an informed judgment if it's incomplete.

Trevor Lloyd said there were 3 questions not completed, and he said the answer would have been 'no.' Jason Katz said we don't have the same expertise to understand that. He asked how can we opine on something we don't know the answers to.

Motion: Jason Katz moved to defer action because the application is not complete; we encourage these are completed. Patricia Phillips seconded the motion to defer action because the application was not completed.

7. *CAB MEMBER ANNUAL TRAINING – Annual CAB Training presentation by Washoe County, staff Trevor Lloyd, which includes an overview about the County and the CAB program; and introduction to Nevada Open Meeting; and the Planning Application Process. The presentation will be followed by a question period for CAB members about the training.

8. ELECTION OF OFFICERS - Elections by the CAB members will be held to elect the Chair and Vice-Chair for 2018/2019 term, elected officers will be effective immediately. (for Possible Action)

CHAIR: Jason Katz nominated Steven Kelly to serve as chair. Patricia Phillips seconded the motion. Motion passed unanimously.

VICE CHAIR: Steven Kelly nominated Jason Katz to serve as vice chair. Jim Rummings seconded the nomination. Motion passed unanimously.

9. *CHAIRMAN/BOARD MEMBER ITEMS -

Steven Kelly said he will not be in attendance at the next CAB meeting.

10. *PUBLIC COMMENT – No public comments were made.

ADJOURNMENT – the meeting adjourned at 7:24 p.m.

Number of CAB members present: 6

Number of Public Present: 85

Presence of Elected Officials: 0

Number of staff present: 2