



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 November 7, 2019 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 Patricia Phillips at 6:00 p.m.

Member: Patricia Phillips, Marge Frandsen, Kimberly Rossiter, Tom Burkhart, David Snelgrove. A quorum was determined.

Absent (not excused): Wesley Mewes, Shaun O’Harra

2. *PLEDGE OF ALLEGIANCE - The Pledge of Allegiance was recited.

3. *GENERAL PUBLIC COMMENT AND DISCUSSION THEREOF-

Chris Bronczyk announced that item 6B was postponed for re-submittal.

There were no requests for public comment.

4. APPROVAL OF AGENDA FOR THE MEETING OF NOVEMBER 7, 2019 (for Possible Action) - Dave Snelgrove noted 6B was postponed. Dave Snelgrove moved to approve the agenda for **NOVEMBER 7, 2019** with item 6B removed. Marge Frandsen seconded the motion to approve the agenda. The motion passed unanimously.

4. APPROVAL OF MEETING MINUTES FOR THE REGULAR MEETING OF SEPTEMBER 12, 2019 – Tom Burkhart moved to approve the meeting minutes of SEPTEMBER 12, 2019. Dave Snelgrove seconded the motion to approve the minutes. Marge Frandsen abstained. The motion carried 5-0 with an abstention.

APPROVAL OF MEETING MINUTES FOR THE REGULAR MEETING OCTOBER 3, 2019 (for Possible Action) - Tom Burkhart moved to approve the meeting minutes for **OCTOBER 3, 2019**. Kimberly Rossiter seconded the motion to approve meeting minutes. Dave Snelgrove abstained. The motion carried 5-0 with an abstention.

6. DEVELOPMENT PROJECTS– The project description is provided below.

6.A. Administrative Permit Case Number WADMIN19-0021 (The Ditch) - 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 4,232 sq. ft. detached accessory structure to be used as a 4 car garage with a planning room, bathroom and carport. The new structure will be larger than the main residence building footprint of 3,014sq. ft. This structure is part of the first phase of a two phase plan to replace the existing main residence and garage (for Possible Action)

- Applicant\Property Owner: Keyhole Trust
- Location: 30 Cassas Ct.
- Assessor’s Parcel Number: 041-120-43

- Staff: Dan Cahalane, Planner, 775-328-3628; dcahalane@washoecounty.us
- Reviewing Body: Tentatively scheduled for the Board of Adjustment on December 5, 2019

Dan Cahalane, Washoe County planner, introduced the project.

Dave Snelgrove stated he reviewed the application and asked if a new home will be built where the existing home is being demolished. Scott Ryan, applicant representative, said it's a phased project with a house to be built to follow the currently proposed project completion. Dave asked about CCRs and the living structure to the north. Scott Ryan said it's a permitted to be a guest house. Dave asked if they went to neighborhood committee because this needs to be approved by the committee. Chris Bronczyk said this has gone through Washoe County legal counsel; CCRs are a private legal matter. Washoe County doesn't determine if it meets CCRs. it's up to applicant to meet CCRs.

Lynn McClellan read a prepared letter submitted by Vaughn Henning.

Tom Burkhart, in response to concerns stated in the letter, asked why there would be an increase in traffic. Mr. Ryan said there won't be an increase in traffic. There is no warehouse. It's strictly for personal use.

Lynn McClellan, neighbor, said the applicant didn't bother to run this by the neighborhood while they got their architecture done. The neighborhood was subdivided as horse properties with steamboat ditch behind us. She said all of the existing houses are setback from the road. She said there are other out buildings that are garages or barns that aren't over 1,100 sq ft. No property has more than one out building. The structure proposed is so massive. She spoke about the structures in the area that are out of proportion and trying to prevent that from happening in this neighborhood. She said she is concerned about number of outbuildings and size.

Gayle Hurd, neighbor, provided a powerpoint presentation with bullet points expressing concerns about permit. She said the Association of Homeowners of Lone Tree Estates is the HOA for the neighborhood. She stated it doesn't follow procedures in Declaration of Protective Covenants. The proposed structure does not protect the views, harmony and rural nature of the community. None of the current homeowners support the size, location or nature of the structure. If built, the structure will adversely impact the neighbors. She showed picture of the property line. She said this impacts her northern view from adjacent property. She provided a rendering of the impacted view. She showed the westerly view from adjacent property. She proposed an alternative location. Patricia asked where she lived. Lynn is the end of the road. Gayle is on the property line.

Eric Johnson said he is speaking on behalf of owners north of this property. He said he wants to reinforce what has been said. It looks like commercial or industrial and obstructs the southerly views and Mt. Rose views.

Marge Frandsen asked if the property owners haven't spoke with surrounding neighbors. Mr. Ryan said they haven't formally spoken with the neighbors. She asked if they will speak with neighbors prior to Board of Adjustment meeting. He said we could that at the desire of the property owner. She recommended they did prior to meeting.

Tom Burkhart spoke about blocking views. Mr. Ryan said renderings presented by Gayle were not correct. It's half of the allowable height. It's dug into the property. He said they want to be good neighbors and harmonious with the rest of the subdivision.

Patricia asked Mrs. Hurd about her location of the well. Mrs. Hurd said 22 feet from the property line. Dan said there are requirements distance from the well from septic from well. Chris Bronczyk said that is health department code; they have to meet all health requirements.

Tom Burkhart asked if anyone is in favor of the project. One person raised his hand who was the property owner. Tom said he doesn't believe the submitted rendering looks industrial. Mr. Ryan said the maximum height is 18 feet, but this is 12 feet. Tom asked about moving it to another part of the lot. Mr. Ryan said its possible, but if we look at actual height with scale of building into the photograph. Mr. Ryan said the cohesive design, but the house will look more residential.

Marge asked the applicant and property owner to have a discussion with the health department. Mr. Ryan said they are required to. Marge said views are subjective. Sometimes the views end at the property line. She encouraged those who plan to do projects to coordinate with neighbors before they get to far in the process.

Dave suggested bringing the buildings into the property closer together to help with the view and would allow for more separation from the parcels. Pulling the buildings together might help soften the view impact issues. Dave said he doesn't believe it looks industrial. The rules of the neighborhood need to be addressed. Mr. Ryan said they were concerned about the views as well; he understands this concern. Dave recommended Mr. Ryan to take pictures from Gayle's house.

Patricia said she noticed this was on a hillside with a gentle slope. She was also concerned with where this was being built and how it may change the neighborhood. Privacy is important. She suggested working with the neighborhood number one.

MOTION: Marge Frandsen moved to forward the comments to Washoe County Staff. Discussion: Dave Snelgrove said he likes the architecture, but it hasn't been a situation with the greatest sensitivity. Things could be moved around. He said they are within code, but might not be in CCRs, which might be a legal battle. He suggested working with neighbors and get approval with CCRs before moving forward with County approval. It has to be conformance with plans. It may be better to take a step back. He said this is private property and have that allowance, but CCRs don't allow blocking the views. Get that worked out prior to Board of Adjustment. Dave Snelgrove seconded the motion to forward the comment. The motion carried unanimously.

6.B. Special Use Permit Case Number WSUP19-0023 (DDC Enterprises) – Request for community feedback, discussion and possible action to forward community and Citizen Advisory Board comments to Washoe County staff on a request a construction sales and services use type within the General Commercial Regulatory Zone in Washoe Valley. The project location is found within the Old Washoe City Historic District (OWCHD) in the South Valleys Area Plan. The OWCHD has its own Allowed Uses, and Construction Sales and Services requires a Special Use Permit. (for Possible Action)

- Applicant\Property Owner: DDC Enterprises
- Location: 470 Old Highway 395 • Assessor's Parcel Number: 050-234-62
- Staff: Chris Bronczyk, Planner, 775-328-3612; cbronczyk@washoecounty.us
- Reviewing Body: Tentatively scheduled for the Board of Adjustment on December 5, 2019

This item was requested by the applicant to be postponed.

7. *UPDATE AND DISCUSSION ON THE RHODES BRIDGE SINGLE LANE CLOSURES – Washoe County staff will provide an update, including timeline, for the Rhodes Bridge single lane closures and will be available to answer questions.

Jennifer Herron, Washoe County Engineering, provided a Rhodes Road single lane closures update.

Joel Goffinboch asked why it's being closed right now. Jennifer said it's closed on the southbound lane but still open. There is issue with erosion with southern south-end piers supports. It's a safety issue.

Judy Coulter said she lives on Rhodes Road. She said we have been shell shocked with the development with not keeping with the area. She spoke about how Steam Boat meadow is being cleaned up by a developer and Mr. Fry's development. Fire trucks cannot go over the bridge. She wants to know who brought this to the attention to the County. She said it was probably a developer. She said we are losing quiet enjoyment of our area. She wants more information. She asked if there will there be a special assessment.

Curtis Coulter, Rhodes Road resident, said there has been a constant onslaught of development. He said we are tax payers. He said there isn't road work ahead even though there are rented signs that indicate road work. He said he likes the old country bridge. It's been a buffer to stop development. He said we have no confidence this is being done for the benefit of the community. Fix the piers. Let's be fiscally responsible. Let's fix it and not tear it out.

Tom Burkhart said the County is responsible for fixing the bridge.

Betty Kordonoloy said she spoke with staff about the bridge. They were at a meeting in September, and someone from the County is interested with repairing or replacing the bridge. Given this information, she said we all now have the County on radar with interest with repairing that bridge. Why didn't they get interested when we had floods.

Jennifer said the County would be looking at this bridge regardless of development for safety of those using the bridge. It's not influenced by development in the area. She addressed questions about replacing versus repairing. She said they are looking at that process. It will likely to be replaced in-kind which means it will be replaced in the same size with same weight capacity.

Patricia asked if its replacement or repairing legally. Jennifer said they are in the process of identifying that but most likely a replacement.

Marge asked about the size. Jennifer said we are working on the design, but it will maintain two lanes.

Tom asked amount of homes impacted. Steven Hein, Washoe County engineering, said 75 homes are impacted and Alexander Lane road. He said its 14 feet over Steamboat creek but want to design it to be 20 feet long. He spoke about NDOT requirements of 20 feet.

Dave Snelgrove asked about fire truck and emergency access. Jennifer spoke about weight capacity. Steven said this was short notice, but the reader boards were put up to give notice to the neighborhoods.

Rick Blake asked when the bridge was repaired last. Jennifer said they are looking into the records. The roads department may have more records. Rick said in 2004 there was the last major repair. He wants to know the procedures. He said this will go on for another year.

Joel Goffinboch said the signs are so large and he clipped one with his vehicle.

Kimberly Olson-Wilson, resident who lives the bridge, said she pulls her horse trailer, and people don't pay attention. She said there are backing up traffic. The logic is not correct. 12 months of orange barrels doesn't make sense.

Patricia Phillips summarized the comments and said it sounds like the concerns of the public are with the road signs which are causing issues, long waits, and they question the necessity and timing.

Mark Boiyogen said a solution would be to support the bridge so both lanes could be used and take cones away. There must be a way to temporarily support the bridge for use. It's horse country. Find temporary support with permanent solution.

8. *CHAIRMAN/BOARD MEMBER ITEMS –

Patricia Phillips said she is still asking about metal buildings and consideration of the neighborhood. It might be a change in the County standards. She said she receives a lot of calls about the amount of metal buildings going up.

9. * GENERAL PUBLIC COMMENT AND DISCUSSION THEREOF –

Lynn McClellan said the architecture is nice, but what is the back side going to look like. She said there isn't elevation for the backside. She said its still 20 feet. Dave Snelgrove offered the renderings to her. Lynn said there are trees that exist and hope they will maintain the existing landscaping. Lynn spoke about the ambiance of the area. You don't want car collections and large structures with huge footprints. She was concerned why this board didn't consider CCRs. Dave explained the County isn't party to the CCRs. Marge said area plans have to be taken into consideration. Gayle Hurd asked a question about the process. Patricia Phillips explained the process and the next steps.

Judy Coulter asked who she can speak regarding who initiated the repair of the bridge.

Curtis Coulter thanked the board for their time. He said he spoke to Mr. Hein about the bridge. There has to be engineering done. He said he had a project stamped by an engineering in 4 hours. He said he doesn't understand why it will take months to complete this. Things are moving slowly. If the bridge is unsafe, we didn't hear about it. More logic in the process would be better for others. Tom recommended he speak with the Planning Department to get more information and be proactive.

ADJOURNMENT– the meeting adjourned 7:20p.m.

Cab members present: 5

Staff present: 2

Public members present: 22

Elected officials present:0