



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 September 5, 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 6:05 p.m.

Member: Wesley Mewes, Patricia Phillips, Tom Burkhardt, David Snelgrove (arrived late at 6:09 p.m.). A quorum was determined.

Absent: Kimberly Rossiter (excused), Shaun O’Harra (excused)

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

3. *GENERAL PUBLIC COMMENT AND DISCUSSION THEREOF- There were no requests for public comment.

4. APPROVAL OF AGENDA FOR THE MEETING OF September 5, 2019 (for Possible Action) –Tom Burkhardt moved to approve the agenda for **September 5, 2019**. Wesley Mewes seconded the motion to approve the agenda for **September 5, 2019**. Motion carried unanimously.

5. APPROVAL OF THE MINUTES FOR THE MEETING OF AUGUST 1, 2019 (for Possible Action) – Wesley Mewes moved to approve the meeting minutes for **AUGUST 1, 2019**. Tom Burkhardt seconded the motion to approve the meeting minutes. Motion carried unanimously.

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

6.A. Administrative Permit Case Number WADMIN19-0016 (De Martini Garage) – Request for community feedback, discussion and possible action to forward community and Citizen Advisory Board comments to Washoe County staff on a request for 9,000 sq. ft. accessory structure to be used as a garage for antique cars. The new structure will be larger than the main existing residence building footprint and will replace an existing barn. (for Possible Action)

- **Applicant\Property Owner: James R De Martini Trust**
- **Location: 2400 Kinney Lane**
- **Assessor’s Parcel Number: 222-073-03**
- **Staff: Sophia Kirschenman, Planner, 775-328-3623; skirschenman@washoecounty.us**
- **Reviewing Body: Tentatively scheduled for the Board of Adjustment on October 3, 2019**

Architect/Representative, John Matetich, provided an overview of the proposed garage for antique cars. He said the garage will be 1,600 square feet with a second floor. The garage will be 26 feet tall. He said the garage will match the house architecture. He showed the elevation heights of the proposed garage, house and barn. He spoke about architectural accents and renderings of the proposed garage. He said he did an analysis around the site regarding blocking neighbors’ views. He spoke about ridgelines and existing homes surrounding the subject property. He said there is bad soil that will be used around the property to create berms and landscaping to help conceal. 1,500 cubic yards of soil will be brought in as mix. Addressing Tom Burkhardt’s question, John said the exterior of the building is stucco. Tom wanted to see a rendering from

behind the building. John showed the rear of the building. Patricia asked about the barn house elevation. John said the barn and garage will be same elevation. The house is 10,000 square feet. Dave Snelgrove said the vegetation provides nice screening. John said there will be additional screening. He said they will replace trees that will be removed.

Public comment:

Dr. Mitchell Strominger said he is the closest neighbor. He showed his home on the map. He said he faces the structure. John said Mr. Strominger's home is at 4703 elevation. Mitchell said he looked at the plan; it was proposed for 25 cars to work on. He said he saw equipment such as lifts and compressors and mechanic's bay in the application. John said it's for personal use. Mitchell said he didn't notice a fire suppression plan. He said car carriers will come up and down the road. John said there are no garage doors on the side of Mitchell's home. John spoke about the fire retardant building and security. Mitchell said he is concerned about car carriers and people and mechanics coming in and out.

Patricia Phillips asked about noise abatement with the compressors. John said they are inside the building and won't be able to hear it outside. She asked about expected traffic. John said they don't expect to have any additional traffic other than his normal visitors.

Tom Burkhart said he shouldn't able to run a business out there. 25 cars is a big hobby. He understands the concerns.

Mitchell Strominger said his view will be changed due to this project.

David Snelgrove said anytime you have a big building, future buyers could see it as an opportunity. We should put a recommendation conditioning that they are not allowed to operate a business and specific uses with hour limitations. He said the additional 6 feet will be concealed, but you will be able see a building.

John encouraged Mitchell to speak with the home owner.

David Snelgrove recommended consider limited hours and no commercial use.

MOTION: David Snelgrove moved to forward community and Citizen Advisory Board comments to Washoe County Staff on a request for 9,000 sq. ft. accessory structure to be used as a garage for antique cars (Special Administrative Permit Case Number WADMIN19-0016 (De Martini Garage). He recommended staff consider conditions regarding commercial use and limited hours for noise. Wesley Mewes seconded the motion to forward comments for (Administrative Permit Case Number WADMIN19-0016 (De Martini Garage). The motion passed unanimously.

6.B. Special Use Permit Case Number WSUP19-0018 (Foothill Storage) – Request for community feedback, discussion and possible action to forward community and Citizen Advisory Board comments to Washoe County staff on a request for the establishment of a business use to store operable vehicles at 1525 Geiger Grade. (for Possible Action)

- Applicant\Property Owner: Mary and Melanie Hain
- Location: 1525 Geiger Grade
- Assessor's Parcel Number: 017-051-04
- Staff: Julee Olander, Planner, 775-328-3627; jolander@washoecounty.us

Reviewing Body: Tentatively scheduled for the Board of Adjustment on October 3, 2019

Mark Hain, representative, provided a project overview. The original storage has 50 spaces. He said they received all the other approvals. New facility will have 50 spaces as well. He said they will lease part to motorcycle repair shop. He said their current facility only receives 3 cars a day.

David Snelgrove said he went by the site and noticed it's already full. He asked if the entrance is wide enough for entrance and exit. Mark spoke about the different entrances and exits – all vehicles are facing north bound. David asked if King Lane is right-a-way. Mark said it's an unimproved road. It's a private lane, and not maintained by the County. He said he has invested his own money to improve the road.

Public Comment:

Bruce Bacon provided a letter. He spoke about a road maintenance agreement. He summarized the findings of the 2006 SUP. He said there are deficiencies indicated by red italics. He said the biggest issue he has is that Mr. Hain took it upon himself to fill ditches to bring in RVs; there are no culverts. Bruce said he had a plan for road maintenance and the agreement. Bruce said he recommended culvert and it never happened. He showed pictures of the subject property and where he lives. The road is not improved for commercial use and not adequate for turning of large vehicles. He said Mr. Hain ignores neighbors good will. He will provide this letter regarding the deficiencies. He said he doesn't understand how this would be allowed to expand. He's already doing it without a permit. He was conducting the construction without a permit. He said Mr. Hain illegally stores equipment. He said Washoe County didn't have a recorded document of the agreement. He asked the board to deny this project and design professionals to look into this road.

Mark Hain said he has been dealing with the Bacons since he moved in. He said they tear up the road. He said the roads are wide enough. He said he has worked to repair the road and Mr. Bacon hasn't. He said Mr. Bacon has stolen items off of his property. He said there is no where to install a culvert. He said water flows freely down the road and doesn't go onto the Bacon property. He said the grading was done professionally. David Snelgrove asked why it needed a stamp of approval by an architect. Mark said he is a professional landscaper. David asked if there is a V ditch, Mark said no, but noted other streets with ditches.

Patricia asked about the vacant land on the west side. Mark showed on the map where other proposed development projects such as personal storage and homes. Patricia provided a recommendation to Mark – consider putting a ditch on their side. Mark said there already is a ditch. The water doesn't flow across their property.

David Snelgrove said he understands the need for the project; however, he agreed with the road conditions need to be addressed. He said it's appropriate use, but there are access issues. He also said drainage standards might need attention. He said there are access questions that need to be addressed.

MOTION: Tom Burkhart moved to recommend approval because the use is appropriate, subject to compliance, and forward community and Citizen Advisory Board comments to Washoe County Staff on a request for the establishment of a business use to store operable vehicles at 1525 Geiger Grade (Special Use Permit Case Number WSUP19-0018 (Foothill Storage). David Snelgrove seconded the motion. The motion passed unanimously.

7. *BOARD MEMBER ITEMS – Patricia requested metal structures going up in residential area.

8. *GENERAL PUBLIC COMMENT AND DISCUSSION THEREOF – There were no requests for public comment.

ADJOURNMENT– the meeting adjourned 7:07 p.m.