



## 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 11, 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 Present:** Tom Burkhart, Shaun O’Harra, Patricia Phillips. A quorum was determined.

**Absent:** Kimberly Rossiter (excused), Jim Rummings (resigned), Bob Vaught (Resigned last year)

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

**3. \*GENERAL PUBLIC COMMENT AND DISCUSSION THEREOF-**

With no requests for public comment, Patricia Phillips closed the public comment period.

**4. APPROVAL OF AGENDA FOR THE MEETING OF JULY 11, 2019 (for Possible Action)** –Tom Burkhart moved to approve the agenda for **JULY 11, 2019**. Shaun O’Harra seconded the motion to approve the agenda for **JULY 11, 2019**. Motion carried unanimously.

**5. APPROVAL OF THE MINUTES FOR THE MEETING OF MAY 30, 2019 (for Possible Action)** – Tom Burkhart moved to approve the meeting minutes for **MAY 30, 2019**. Shaun O’Harra seconded the motion to approve the meeting minutes. Motion carried unanimously.

**6. ELECTION OF OFFICERS** - Elections by the CAB members will be held to elect the Chair and Vice-Chair for 2019/2020 term, elected officers will be effective immediately. (for Possible Action)

**CHAIR:** Tom Burkhart nominated Patricia Phillips as Chair. Shaun O’Harra seconded the motion. The motion carried unanimously.

**VICE CHAIR:** Patricia Phillips nominated Tom Burkhart as Vice Chair. Shaun O’Harra seconded the motion. The motion carried unanimously.

**7. DEVELOPMENT PROJECTS**– The project description is provided below.

**7.A. Administrative Permit Case Number WADMIN19-0014 (De La Montanya Winery)** – Request for community feedback, discussion and possible action to forward community and Citizen Advisory Board comments to Washoe County staff on a request to establish a boutique winery (tasting and production facility) and crop production on two parcels. (for Possible Action)

- Applicant\Property Owner: Dennis and Tina De La Montanya Trust
- Location: 16435 and 16445 Bordeaux Drive Reno, NV
- Assessor’s Parcel Number: 047-162-21; 047-162-19
- Staff: Chris Bronczyk, Planner, 775-328-3612; [cbronczyk@washoecounty.us](mailto:cbronczyk@washoecounty.us)
- Reviewing Body: Tentatively scheduled for the Board of Adjustment on August 1, 2019

Kurt Stitzer, applicant, provided a powerpoint slideshow:

The project's proposed location is on Bordeaux near Montreux entrance with a winery, production, and tasting room. This applicant's family is 6 generations of farmers; 25 years of wine making. The proposed project would be open to public: April – December, Thursday – Monday with limited operating hours during production and tasting. This would be first of its kind in Washoe County. He said they would use sustainable farming practices and make site improvements with crop production, landscaping. The ground water will be contained. He spoke about architectural design. He said the immediate neighbors have been part of the conversation during design of the project.

Patricia Phillips asked about access to the winery. Kurt said there is an access easement.

Shaun asked about the size of the property. Kurt said its two parcels said it's a 2-acre project.

Rebecca Wolf said her concern is the location near the school bus stop. She said from 2-4 p.m. there are young children around who have been let off the bus. She said people walk their dog and strollers down that street. It may be a danger. Kurt said it's a controlled environment; not meant to be a bar for over consumption. Rebecca Wolf said some people drink even a little bit of wine and are impaired. There are young families on that street. It's an unnecessary concern.

Dennis De La Montanya said he is located near the school in Heldburg. He said hours of operation and level of activity during school hours is limited. He said he has been a good neighbor. It's not a wine bar. He said they have a license not to over pour people. The entrance is closer to Mt. Rose highway. Dennis said most of his operation is on the weekend.

A public member said there have been 2 fatalities coming out of this area. It's at the bottom of the hill. There is a blind corner onto the highway. He said he overlooks this parcel, and hears the screeching of people pulling out. He said there were police out ticketing people there tonight. He said in the proposal, the operating hours are listed, but then the representative said they don't want to be tied to those hours and there are appointment only at other times. He said it doesn't sound like set times. He said it's not a good idea to sell wine by the glass and bottle. He supports winery, but not a tasting room. It's a disaster. Dennis said they don't sell wine by the glass. They provide 1 ounce tastes. Dennis addressed traffic concerns. Montreux has a club house. He said we will be minimal impact. If the two parcels were developed individually as residences, you would have more traffic during the week. Dennis addressed the concern about operating hours. The hours are 11-6, or by appointment during the week.

Patricia asked about events. Dennis said we have had two wine club events a year. He said it has to go through a special use permit for events.

Shaun asked how many people attend his other wineries. Dennis said 5-20 people during week, 20-80 during the weekends. Dennis said it will have a small, agricultural, tasting room feel. It's not the big commercial Napa winery. He said they have to comply with different standards.

David Collins said he is stunned that someone would apply for a vineyard on Bordeaux. He said he is a new resident on Bordeaux. He moved there for the quality of the community. He said to suggest one can put a commercial operation in a gated residential commercial stuns him. It's like suggesting putting a gas station and limit who can use it. It's a community, not a site for commercial activity. He asked why in that location? Why this site? What was about this site that attracted you as a business man? Dennis said it's not located in Montreux; it's located outside of Montreux's entrance. This project location was chosen because it has great access, utilities, and a good site.

Dennis said there are very few properties within the County that has the services. It's a quasi-commercial location. Mr. Collins asked if Dennis had a back-up site. Dennis said no, and that they looked at 4-5 other sites. Dennis provided the reasons why the other sites didn't work such as CCRs, utilities. Mr. Collins said he appreciates the concern with young kids. He is concerned with the appropriateness of establishing commercial operation. It has potential of the success. He is concerned it will start out as a sophisticated facility and will grow beyond the original intent.

Peter Durfee said they use the word Montreaux in the development. He said he isn't a traffic engineer but is concerned with access from Mt. Rose Highway. One way in and one way out to Mt. Rose isn't considered a great access. He spoke about other access points within that area. He asked if you can consume a purchased bottle on site. He asked about special events in this zoning. If you put on special events at that site, there will congestion and potential harm in that narrow space. He said he is a wino and would love to see this in town. He asked, based on website and grape growing philosophy, how will the climates and soils do compare to other wineries. Dennis said he knows they will be Malbec, sparkling or rose and maybe not table wine. Dennis said we can import 25% of grapes from the other winery with the rest from Nevada. He doesn't know how it will turn out. Peter Durfee asked if the other road could be used.

Chris Bronzyc addressed question about zoning and special event. LDS doesn't permit special events. You won't see weddings held there. It's prohibited within the code and staff report. Chris addressed questions regarding traffic. Conditions will be part of the approval process. Engineers will provide comments and conditions in response to the application. Chris invited comments and concerns. He said he can provide staff report once it's been published.

Ginger Pierce asked if agricultural water rights have been purchased. Dennis said plan is to purchase TMWA with agricultural uses.

July Collins asked clarification on going through the Montreux gate. Kurt said no. He showed on the map the entrance. She said she is concerned of commercial use on the property. She asked if a kitchen was part of the application. Dennis said no. it's a boutique tasting room. It's not a event center.

Jane Farnsworth said she shares similar concerns expressed. She asked how many trucks will come in each day. Dennis said not per day, per year. He said the total amount of trucks coming into the property will be 5-10 a year. Dennis said some crush grapes and some juice will be brought in. Jane asked about signage. Dennis said the engineer will determine that based on code. Chris said the signs will be small. Planning Staff is not reviewing the sign at this time. We are reviewing their use.

Patricia said some grapes will grow there which requires staff. Dennis said he will have 3 employees possibly. Patricia asked about talking to the neighbors. Dennis said he spoke with immediate neighbors. The neighbors agree with this project instead of additional homes. They abandoned CCRs on this property to allow this to happen. Chris said public notices have gone out.

Dennis said there will be 3-5 wines. There is potential for the customer to consume 3 ounces of wines. He addressed concerns about opening and consuming a bottle on property. He doesn't know what Nevada allows. He said that's not their intent.

Tom Burkhart said he recused himself from voting on this item.

Shaun said he would recommend this. He said he believes they will build something nice. He said he understands the concerns with alcohol because he has a young child. He said people are drinking more at the club house than they would at this winery. He said there are already big events happening at Montreu.

Patricia said she is concerned about access. She said she doesn't know if the grapes are able to grow here. She said she lived in St. Helena, and it can smell. Dennis said rose winey requires the removal of grapes early. He is concerned of wildlife. Patricia said she received a letter from Jason Katz who stated his concerns.

**7.B. Administrative Permit Case Number WADMIN19-0015 (Children's Cabinet event)** – 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 business license, for an evening event including live and silent auction and a three course meal at the Montreux Golf Course, Practice Hole 3, on August 23, 2019 from 4:00 p.m. to 9:00 p.m. (for Possible Action)

- Applicant\Property Owner: The Children's Cabinet \Montreux Golf & Country Club Inc.
- Location: 17150 Bordeaux Drive
- Assessor's Parcel Number: 148-010-55
- Staff: Julee Olander, Planner, 775-328-3627; [jolander@washoecounty.us](mailto:jolander@washoecounty.us)

Reviewing Body: Tentatively scheduled for the Board of Adjustment on August 1, 2019

Amelia Lane, Children's Cabinet event manager for Art of Childhood event, provided a presentation: 2<sup>nd</sup> year held at Montreux.

Tom Burkhart said it's a great idea.

Jan Farnsworth said she remembers the event last year with 600 people. She said the only issue was with parking. She asked if they could arrange additional busing. Amelia said no. Amelia said parking was a concern last year, and they hired twice as many valet staff than last year. She said parking will be by practice hole-3 and over by overflow if necessary. She said volunteers were bused in and carpooled. Limos will bring some guest and donors. It was previously held at the Governor's mansion, and parking was a concern too.

**MOTION: Tom Burkhart moved to recommend approval. Shaun O'Harra seconded the motion to recommend approval. The motion carried unanimously.**

**7.C. Master Plan Amendment Case Number WMPA19-0004 and Regulatory Zone Amendment WRZA19-0003 (Bennington Court)** – Request for community feedback, discussion and possible action to forward community and Citizen Advisory Board comments to Washoe County staff on a request (1) To adopt an amendment to the Forest Area Plan, a component of the Washoe County Master Plan, to approve a Master Plan Amendment from the Open Space (OS) to Suburban Residential (SR) master plan designation on one parcel of land, totaling approximately 2.227 acres; and (2) Subject to final approval of the associated Master Plan Amendment, to recommend adoption of an amendment to the Forest Regulatory Zone Map, to approve a Regulatory Zone Amendment from the Open Space (OS) regulatory zone to Low Density Suburban (LDS) regulatory zone on one parcel of land, totaling approximately 2.227 acres. (for Possible Action)

- Applicant\Property Owner: Washoe County\David Houston 1997 Trust
- Location: 0 Bennington Court, Reno, NV
- Assessor's Parcel Number: 046-151-05
- Staff: Julee Olander, Planner, 775-328-3627; [jolander@washoecounty.us](mailto:jolander@washoecounty.us)

Reviewing Body: Tentatively scheduled for the Board of Adjustment on August 1, 2019.

This agenda item satisfies the requirements of NRS 278.210 for a neighborhood meeting.

Julee Olander provided a brief presentation. She said this request will allow the staff to clean-up and acknowledge the zoning that should be there. It was a mistake.

Patricia asked about if it was heard by the HOA of St. James. Julee said they won't get involved with this; they will get involved when development needs to meet CCRs.

Pete Durfee asked how big the parcel is. Julee said the parcel is 2.2 acre. He said they could put two houses on that parcel. Julee said that is possible. The parcels could be made smaller, but the CCRs could dictate it.

**MOTION: Tom Burkhart moved to recommend approval. Shaun O'Harra seconded the motion to recommend approval. The motion carried unanimously.**

**8. \*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).

Patricia requested the following items be on the agenda: Patricia said she lives on 5 acres in rural area. She came back from vacation to find a neighbor's 3-story metal barn. She said the sun reflects off of the barn into her bedroom and living room. She also mentioned 3 other metal buildings that have been built in the area in the past year. The barn is bigger than the dwelling unit.

She spoke about a warehouse with 6 flood lights that shine in rural area. The warehouse belongs to Parks & Recreation Department of Washoe County. It's a building for Bartley Ranch. She reported the complaints last October. They said they would take care of it. She called the County to see what they can do.

She would like an update from TWMA regarding wells and impacts other wells, and changes in the previous legislative session. She wants to know how do they communicate they are digging the wells in the area.

**9. \* GENERAL PUBLIC COMMENT AND DISCUSSION THEREOF** – With no requests for public comment, Patricia Phillips closed the public comment period.

ADJOURNMENT– the meeting adjourned 7:11 p.m.

Number of CAB members present: 3

Number of Public Present: 15

Presence of Elected Officials: 0

Number of staff present: 2