



South Truckee Meadows/Washoe Valley Citizens 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 South Truckee Meadows/Washoe Valley Citizens Advisory Board meeting held via zoom on March 4, 2021, 6 p.m.

1. ***CALL TO ORDER/ PLEDGE OF ALLEGIANCE** – Tom Burkhart called the meeting to order at 6:00 P.M.
2. ***ROLL CALL/DETERMINATION OF A QUORUM** – Marge Frandsen, Wesley Mewes, Tom Burkhart, Dave Snelgrove, Kimberly Rossiter. A quorum was determined.

Absent: Shaun O’Harra.

3. ***PUBLIC COMMENT** –

With requests for public comment, Chair Burkhart closed the public comment period.

4. **APPROVAL OF AGENDA FOR THE MEETING OF MARCH 4, 2021** – Marge Frandsen moved approve the agenda of MARCH 4. Kimberly Rossiter seconded the motion to approve the agenda. Motion carried unanimously.

5. **APPROVAL OF THE MINUTES FOR THE MEETING OF FEBRUARY 4, 2021**- The minutes were not available for the Board. The approval of the February 4, 2021 minutes will be on a future agenda.

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: www.washoecounty.us/comdev

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

6.A. Special Use Permit Case Number WSUP21-0004 (Feulner) – For possible action, hearing, and discussion to approve a major grading permit for 90,000sf of grading across 2.476 acres with 3,000 cy of cut and fill and grading within a Sensitive Stream Zone (SSZ).

- **Applicant\Property Owner:** Christopher and Megan Feulner
- **Location:** 0 Mountain Ranch Rd
- **Assessor’s Parcel Number:** 150-250-48
- **Staff:** Dan Cahalane, Planner, dcahalane@washoecounty.us , 775-328-3628
- **Reviewing Body:** Tentatively scheduled for the Planning Commission on April 6, 2021

AND,

6.B. Abandonment Case Number WAB21-0003 (Feulner Abandonment) – For possible action, hearing, and discussion to approve a request to abandon a 33ft roadway and public utility easement along the eastern boundary of the parcel.

- **Applicant\Property Owner:** Christopher and Megan Feulner
- **Location:** 0 Mountain Ranch Rd
- **Assessor’s Parcel Number:** 150-250-48
- **Staff:** Dan Cahalane, Planner, dcahalane@washoecounty.us , 775-328-3628
- **Reviewing Body:** Tentatively scheduled for the Planning Commission on April 6, 2021

Christopher Feulner was available to answer questions. He provided information regarding his requests. He said it’s a simple plan. He said the area triggered the grading threshold. He said they would like to use the area of the requested abandonment for a horse pasture. He said he hasn’t received any objections from the neighbors.

Dave Snelgrove asked about the abandonment. Mr. Feulner said he is requesting to abandon the easement on the eastern side. He said nothing is established there. He said this was in front of the board in 2015, where the northernly

33ft of the road was requested to be abandoned prior to issuing a grading permit. It's the same thing now. It would be removed prior to issuing grading permit. Mr. Snelgrove said there is a two-track path in the north. The road surrounds the property on two sides. Mr. Feulner said the neighbor has a road by prescriptive right. He said the actual pavement goes out of 33 ft on the southern boundary. He said we won't petition that one.

Wes Mewes referenced a rock wall pictured in the report and asked if it will remain. Mr. Feulner said there are two walls. One is located on the western and one on eastern end. Those were built in 2015-2016. He said we cannot find records of them. He said the prior builder built those. He said we did our due diligence to search and found a permit never was issued. The code enforcement shut them down, but they finished them afterward. Mr. Mewes asked if there was a prior condition for the rock walls and if it is affected by the new proposal. Mr. Feulner said no. It doesn't impact his request.

MOTION: Dave Snelgrove moved to approve Special Use Permit Case Number WSUP21-0004 (Feulner) and Abandonment Case Number WAB21-0003 (Feulner Abandonment). He said these old federal government easements aren't always necessary anymore. He said it makes sense to get rid of the one on the eastern side since there are alternate routes. Wesley Mewes seconded the motion to approve both items. The motion carried unanimously.

7. *CHAIRMAN/BOARD MEMBER ITEMS – There were no items.

8. * GENERAL PUBLIC COMMENT AND DISCUSSION THEREOF – With no requests for public comment, Chair Burkhart closed the public comment period.

ADJOURNMENT – meeting adjourned at 6:15 p.m.

Number of CAB members present: 5

Number of Public Present: 1

Presence of Elected Officials: 0

Number of staff present: 1

Submitted By: Misty Moga