



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 December 3, 2020, 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** – Dave Snelgrove, Tom Burkhart, Shaun O’Harra, Wesley Mewes, Kimberly Rossiter. A quorum was determined.

Absent: Marge Frandsen.

3. ***PUBLIC COMMENT** – With no requests for public comment, Chair Burkhart closed the public comment period.
4. **APPROVAL OF AGENDA FOR THE MEETING OF DECEMBER 3, 2020** – Shaun O’Harra moved approve the agenda of DECEMBER 3, 2020. Kimberly Rossiter seconded the motion to approve the agenda for DECEMBER 3, 2020. Motion carried unanimously.
5. **APPROVAL OF THE MINUTES FOR THE MEETING OCTOBER 1, 2020** – Chair Burkhart moved to approve the minutes of October 1, 2020. Shaun O’Harra seconded the motion to approve the October 1, 2020 minutes. The motion carried unanimously. (NOVEMBER 5, 2020 minutes were not provided for approval)

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.A. Variance Case Number WPVAR20-0007 (Rusk Side and Rear Yard Setback Reduction) – For possible action, hearing, and discussion to approve a variance to reduce the required building setbacks for an Agricultural Building as a Main Use from 100 feet to 25 on the side (west) and from 100 feet to 16 feet on the rear (south). (for Possible Action)

- Applicant\Property Owner: Rusk Family Trust\Bob Rusk
- Location: On the south side of Nikki Lane, at its eastern terminus, which is approximately 1/3 of a mile northeast of its intersection with William Brent Road
- Assessor’s Parcel Number: 055-081-03
- Staff: Roger Pelham, Senior Planner, rpelham@washoecounty.us , 775-328-3622
- Reviewing Body: Tentatively scheduled for the Planning Commission on January 5, 2021-

Dave Snelgrove, applicant representative from CFA, shared a project PowerPoint presentation.

Bob Rusk, applicant, stated he understands this is a required this process. He provided background information on the area regarding open space preservation in Washoe County and conservation easement. He spoke about the little valley fire and making improvements. He added that not one of those parcels out there has a building in the middle of it; it’s near the water rights/water sources. It’s important to know you don’t build in the middle of an irrigation field for those reason. Mr. Snelgrove spoke about the proposal and hardships. He showed the challenges without the variance. Chair Burkhart asked about any objections from the neighbors. They stated there were no objections. Washoe County Planner Roger Pelham was available to answer any questions.

Motion: Shaun O’Harra moved to approve Variance Case Number WPVAR20-0007 (Rusk Side and Rear Yard Setback Reduction). Chair Burkhart seconded the motion to approve. The motion carried unanimously.

7. **Chair/Board member Comments** – There were no comments.

8. General Public comment - With no requests for public comment, Chair Burkhart closed the public comment period.

ADJOURNMENT – meeting adjourned at 6:28 p.m.

Number of CAB members present: 5

Number of Public Present: 0

Presence of Elected Officials: 0

Number of staff present: 1

Submitted By: Misty Moga