



South Truckee Meadows/Washoe Valley Citizen Advisory Board Meeting Agenda

April 4, 2019 at 6:00 P.M.

South Valleys Library (Meeting Room)
15650A Wedge Parkway, Reno, Nevada

Accessibility. The meeting location is accessible to the disabled. If you require special arrangements for the meeting, call the Community Services Department, (775) 328-2722, two working days prior to the meeting.

Following the agenda. All number or lettered items on this agenda are hereby designated for possible action as if the words for possible action were written next to each, except for items marked with an asterisk (*). Items on this agenda may be taken out of order, combined with other items, discussed or voted on as a block, removed from the agenda, or moved to the agenda of a later meeting at the discretion of the Chair.

Public comment and time limits. Public comments are welcomed during the Public Comment period for all matters, whether listed on the agenda or not, and are limited to three minutes per person or as designated by the Citizen Advisory Board Chair at the beginning of the meeting. Additionally, public comment will be heard during individually numbered items on the agenda. Persons are invited to submit comments in writing on the agenda items and/or attend and make comment on that item at the Citizen Advisory Board meeting. Persons may not allocate unused time to other speakers.

Forum restrictions and orderly conduct of business. The Citizen Advisory Board is an advisory body providing community comments and recommendations to Washoe County advisory and governing boards. The presiding officer may order the removal of any person whose statement or other conduct disrupts the orderly, efficient or safe conduct of the meeting. Warning against disruptive conduct may or may not be given prior to removal. The viewpoint of a speaker will not be restricted, but reasonable restrictions may be imposed upon the time, place and manner of speech. Irrelevant and unduly repetitious statements and personal attacks which antagonize or incite others are examples of speech that may be reasonably limited.

Responses to public comments. The Citizen Advisory Board can deliberate or take action only if a matter has been listed on an agenda properly posted prior to the meeting. During the public comment period, speakers may address matters listed or not listed on the published agenda. The Open Meeting Law does not expressly prohibit responses to public comments by the Board. However, responses from Citizen Advisory Board members to unlisted public comment topics could become deliberation on a matter without notice to the public. On the advice of legal counsel and to ensure the public has notice of all matters the Citizen Advisory Board will consider, Citizen Advisory Board members may choose not to respond to public comments, except to correct factual inaccuracies, ask for County staff clarification, or ask that a matter be addressed on a future meeting or district forum. Citizen Advisory Board members may do this either during the public comment item or during the following item: "CHAIRMAN/BOARD MEMBER ITEMS"

Posting locations. Pursuant to NRS 241.020, this notice has been posted at the Washoe County Administration Building (1001 E. Ninth Street, Bldg. A); Washoe County Courthouse (75 Court Street), Downtown Reno Library (301 S. Center St.), Sparks Justice Court (1675 East Prater Way), South Valleys Library (15650A Wedge Parkway), and online at notice.nv.gov and www.washoecounty.us/cab.

Support documentation. Support documentation for the items on the agenda, provided to the CAB is available to members of the public at the County Manager's Office (1001 E. 9th Street, Bldg. A, 2nd Floor, Reno, Nevada), Alice McQuone, Community Services Department, 775-328-2722.

AGENDA

1. *CALL TO ORDER/ DETERMINATION OF QUORUM

2. *PLEDGE OF ALLEGIANCE

3. *GENERAL PUBLIC COMMENT AND DISCUSSION THEREOF- Limited to no more than three (3) minutes.

Anyone may speak pertaining to any matter either on or off the agenda. The public are requested to submit a Request to Speak form to the Board Chairman. Comments are to be addressed to the Board as a whole.

Additionally, during action items [those not marked by an asterisk (*)], public comment will be heard on that particular item before action is taken.

4. APPROVAL OF AGENDA FOR THE MEETING OF April 4, 2019 (for Possible Action)

5. APPROVAL OF THE MINUTES FOR THE MEETING OF MARCH 7, 2019 (for Possible Action)

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

6.A. [Administrative Permit Case Number WADMIN19-0006 \(Esslin Barn\)](#) – 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 7,185 sq. ft. accessory structure to be used for indoor volleyball and basketball practice facility and storage area. The new structure will be larger than the main 2,942 sq. ft. existing residence and will replace an existing 2,520 sq. ft. barn. **(for Possible Action)**

- **Applicant/Property Owner:** Sage River Development/Scott and Kerry Esslin Trust
- **Location:** 1600 Holcomb Ranch Lane
- **Assessor's Parcel Number:** 044-27-008
- **Staff:** Julee Olander, Planner, 775-328-3627; jolander@washoecounty.us
- **Reviewing Body:** Tentatively scheduled for the Board of Adjustment on May 2, 2019

6.B. [Amendment of Conditions Case Number WAC19-0003 \(Lodge Coffee + Wine, WADMIN18-0009\)](#) – 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 amendment of conditions to the original approval for Administrative Permit WADMIN18-0009. The request seeks to allow indoor and outdoor live entertainment at the Lodge Coffee + Wine. **(for Possible Action)**

- **Applicant/Property Owner:** Burkhart Management Group
- **Location:** 17025 Mt. Rose Hwy., approx. ½ mile SW of the intersection with Timberline Dr.
- **Assessor's Parcel Number:** 047-161-13
- **Staff:** Kelly Mullin, Senior Planner; 775-328-3608 and kmullin@washoecounty.us
- **Reviewing Body:** Tentatively scheduled for the Board of Adjustment on May 2, 2019.

6.C. [Administrative Permit Case Number WADMIN19-0005 \(Zweifel Garage Addition\)](#) – 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 Administrative Permit for a detached accessory structure that is larger than the existing main structure on the same parcel. The Administrative Permit is needed to bring an existing detached accessory structure into compliance with County Code requirements. **(for Possible Action)**

- **Applicant/Property Owner:** Jerry and Adrienne Zweifel
- **Location:** 2405 Walnut Street, Reno, NV
- **Assessor's Parcel Number:** 021-132-04
- **Staff:** Jacob Parker, Planner; 775-328-3628 and jparker@washoecounty.us
- **Reviewing Body:** Tentatively scheduled for the Board of Adjustment on May 2, 2019.

7. *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).*

8. * GENERAL PUBLIC COMMENT AND DISCUSSION THEREOF – Limited to no more than three (3) minutes.

Anyone may speak pertaining to any matter either on or off the agenda. The public are requested to submit a Request to Speak form to the Board Chairman. Comments are to be addressed to the Board as a whole.

ADJOURNMENT