



## 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 2, 2020 6:00 p.m. via Zoom teleconference.

**1. \*CALL TO ORDER/ DETERMINATION OF QUORUM** - Meeting was called to order at by Tom Burkhart at 6:03 p.m.

**Member:** Tom Burkhart (Chair), David Snelgrove, Shaun O' Harra, Marge Frandsen (alternate). A quorum was determined.

**Absent:** Wesley Mewes (excused); Kimberly Rossiter (unexcused)

**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 July 2, 2020** – Marge Frandsen moved to approve the agenda of July 2, 2020. Shaun O'Harra seconded the motion to approve the agenda. The motion carried unanimously.

**5. Approval of the Minutes for the Meeting of June 11, 2020** – Marge Frandsen moved to approve the minutes for the meeting of June 11, 2020. David Snelgrove seconded the motion to approve the minutes. The motion carried unanimously.

**6. ELECTION OF OFFICERS** – Dave Snelgrove moved to nominate Tom Burkhart for Chair, Marge Frandsen seconded the motion. The motion passed unanimously. Marge Frandsen moved to nominated Dave Snelgrove for Vice Chair, Tom Burkhart seconded the motion. Motion passed unanimously.

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

**7.A. [Administrative Permit Case Number WADMIN20-0007 \(Kurtz Residence\)](#)** – 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 construction of a 6,000 square foot residence. **(for Possible Action)**

- **Applicant\Property Owner:** Monte Vista Consulting/Chris and Freda Kurtz
- **Location: Assessor's Parcel Number:** 017-390-22
- **Staff:** Chris Bronczyk, [cbronczyk@washoecounty.us](mailto:cbronczyk@washoecounty.us) ,775-328-3612
- **Reviewing Body:** Tentatively scheduled for the Board of Adjustment on August 6, 2020

Michael Vicks, the applicant representative, presented the project plans for the 6,000 square foot residence. The Chris Kurtz, residence owner, said that there were no objections from the neighbors. There is only one house adjacent to the property and is approximately 100 yards away, screened a series of trees. The lots on the other sides surrounding the property are unoccupied. Tom Burkhart commented that the only reason that the CAB was hearing this project is because the garage is bigger than the residence. Tom then asked if any of the CAB members had any questions or comments. Dave Snelgrove commented that it looks like site is 15 acres and there is 1.9 acres of disturbance associated with the new house and driveway. Mike confirmed. Dave said that he agrees with the identification and analysis that this house matches the density and intensity. It meets the character of the neighborhood. It appears that the back part of the driveway on the eastern side

will connect in with Chance Lane and asked if that was correct. Mike answered that he was not positive. He said that there are existing dirt roads and they are going to abandon the dirt road the south. Chris Kurtz answered that there are no plans to connect Chance Lane. The dirt roads are ATV trails. Dave Snelgrove suggested that a gated emergency access road might benefit the neighborhood with access to Chance Lane. No open access. He would leave it up to the County and fire but he felt it was a benefit. Marge Frandsen stated that they would not be crossing other properties. Chris Bronczyk, Washoe County Planner commented that while there is other development going on, the project before the CAB is the Admin permit for the garage larger than the house.

Tom Burkhart asked for public comment.

There was no public comment.

MOTION: Shaun O’Harra moved to approve WC Admin Permit 20-0007010 (Kurtz Residence). Dave Snelgrove seconded the motion to approve. The motion carried unanimously.

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

**8. \* GENERAL PUBLIC COMMENT AND DISCUSSION THEREOF** –

There were no requests for public comment.

**ADJOURNMENT**– the meeting adjourned 6:26 p.m.

CAB members present: 6

Staff present: 4

Representatives present: 2

Public members present: 0

Elected officials present:0