



South Truckee Meadows/Washoe Valley Citizens Advisory Board

Minutes of the South Truckee Meadows/Washoe Valley Citizens Advisory Board meeting held via zoom on May 6, 2021, 6 p.m.

1. *CALL TO ORDER/ PLEDGE OF ALLEGIANCE – Tom Burkhart called the meeting to order at 6:00 P.M.

The pledge was recited.

2. *ROLL CALL/DETERMINATION OF A QUORUM – Marge Frandsen, Tom Burkhart, Dave Snelgrove, Kimberly Rossiter, Wesley Mewes (arrived at 6:09 p.m.). A quorum was determined.

Absent: Rob Dunbar, Shaun O’Harra

3. *PUBLIC COMMENT –

With no requests for public comment, Chair Burkhart closed the public comment period.

4. APPROVAL OF AGENDA FOR THE MEETING OF MAY 6, 2021 – Marge Frandsen moved to approve. Kimberly Rossiter seconded the motion which passed unanimously.

5. APPROVAL OF THE MINUTES FOR THE MEETING OF APRIL 1, 2021 – Marge Frandsen moved to approve the minutes. Kimberly Rossiter seconded the motion. The motion was carried unanimously.

6.A. Special Use Permit Case Number WSUP21-0009 (Cheyenne Drive) – Request for community feedback, discussion, and possible action to provide a recommendation to the Board of Adjustment regarding a request to approve a major grading permit for building 3 single family dwellings. The proposed grading includes, 2,700 cubic yards of cut, 3,700 cubic yards of fill, 1,000 cubic yards of importation, and a disturbance of 1.3 acres on slopes greater than 15%.

- Applicant\Property Owner: Douglas Barker\American Patriot Homes, LLC
- Location: 145, 155, and 165 Cheyenne Drive
- Assessor’s Parcel Number: 045-221-06; 045-221-07; 045-221-08
- Staff: Chris Bronczyk, Planner, cbronczyk@washoecounty.us , 775-328-3628
- Reviewing Body: Tentatively scheduled for the Board of Adjustment on June 3, 2021

Chris Bronczyk, Washoe County Planner, introduced Derek Kirkland.

Derek Kirkland, Wood Rodgers, Applicant Representative, provided a PowerPoint slideshow.

Dave Snelgrove asked about sheet pile walls 10 feet in height. Mr. Kirkland stated stacked walls meet County code requirements and minimize wall height by stacking them and creating tiered effect.

Dave Snelgrove asked about impervious surface and runoff into the system. He asked if the existing facilities could accommodate. Mr. Kirkland said they haven’t done a full analysis. He said we are working with staff to analyze. He said we are improving the drainage and ditch along Cheyenne and will improve the existing ditch and any improvements needed once the analysis is complete. He said there is a proposed condition that will address having a full drainage report.

Kimberly Rossiter requested to see the sheet pile walls photos.

Ms. Frandsen asked about fire access. Mr. Kirkland spoke about fire access for fire trucks. He added the fire district is requesting steps to access with hose. Mr. Kirkland stated vegetation and landscaping will be installed as well.

Wes Mewes entered the meeting at 6:09 p.m.

Tom Burkhart stated he received several phone calls from community members who were concerned about the modular construction instead of stick built. Mr. Kirkland stated we received letters and we are looking into that. He said the SUP is for grading. The SUP for grading would be same regardless of construction type. He said if the attorney decides the construction type, then we will do that.

Tom Burkhart stated it is mix construction out there. He asked what they are objecting to. Mr. Kirkland stated they are objecting to modular constructed home. He said 20 years ago, the modular homes had a certain look. He said modular homes have to blend in with the surrounding architecture and have to be on a slab. He said if there are CC&Rs that don't allow modular, then they will do stick built. He said it's being reviewed by the attorney. Mr. Burkhart said modular homes have to follow the same codes. Mr. Kirkland said the old mobile homes are different than modular homes that are designed today. Regardless of the design, the SUP is the same.

Public comment:

Cindy and John Tegen said we are aware of modular homes. He said we are concerned the modular are set on a slope. He asked if they are on blocks or foundation. He said we have a declaration of restrictions. You cannot move a home onto the site. There are 12 lots on the west side of south Virginia. Commercial on the east side of Virginia. He said they have a home on the same side of this proposal. He said we are concerned with run off on the steep hill and fire concerns. We are concerned with wells and sewage. You have to drill 300 feet for wells. We are concerned about the noise that bounces off the walls. He asked if you can do keystone and stick built. Cindy Tegen stated there isn't a mixture. They are all stick-built homes that have been here for years. We want to keep our property homes. Tom Burkhart asked if these lots are within the CC&R. John Tegen said yes, it's within the Foothill Subdivisions.

Chris Bronczyk stated plot 279, which are the 3 lots in question: 8, 7, and 6, which are part of the subdivision. Mr. Burkhart asked about the CC&Rs. Mr. Bronczyk stated the County doesn't get involved with CC&Rs. We are only reviewing the application for grading. We know the applicant wants to move forward with three single family homes. The County considers the modular as a single-family home. He said he has received comments from the neighbors about CC&Rs, but we cannot get involved with that.

Steven Pastoni said he lives on Cheyenne. He said we have issues with the grading. There is only one DI that goes over to the steamboat ditch. We have had numerous problems. They kept raising the elevation of the road. He said the majority of run off will come off of the Tegen's property. There will be erosion. He spoke about impacts on the neighbors and culverts that fill up. There have been issues with existing properties. He said we are concerned with runoff from the proposed dirt work. Once they pave the road, runoff will multiply when it rains. He said there is major concern with run off.

Richard Dunn said he lives on Cheyenne. He said he is the property on the corner of the easement, across from the Tegen's. He said he is below where the project is being built. He asked if the houses will face the retainer wall. Applicant representative said we don't have a final plan. This is an SUP for grading. He said we have entitled lots and we can drill wells. We will have access overlooking Washoe and little Washoe. Richard said if they are facing the wall, you will create an environment of illegal actions. He said he considered buying the property and putting Victorians up there, but there are issues with drainage. He said his home has been there since '76 and has had his backyard flooded in mud.

Carolyn Gonzales had technical difficulties. Mr. Bronczyk told her to send a message via chat.

Mike Vicks, Monta Vista consulting, addressed questions about drainage. He spoke about storm water retention so the runoff does not increase. The county requires that we demonstrate that there is no additional run off. There will be more stabilization with this improvement. The stability of slope will be improved along with the improved roadway. There will be improved landscaping that will help mitigate increase of storm water. Based on feedback, we can help improve things by controlling the water effectively. He said we will control flow into drainage facilities. We will create a barrier between this project and the existing neighborhood.

Nikki and Nate Cohen said they live below this proposed project. He said we share the grading concerns. In respect with CC&Rs, the Foothill Subdivision neighbors had to sign the CC&Rs. He is concerned with legitimacy of the permit and the grading.

Angie Cherry spoke about concerns with grading and erosion control with that kind of slope. In regard to the ditch, she agrees with Tegen's about the runoff concerns.

Ms. Frandsen asked about wells and septic. She asked if each property would have a well and septic. The applicant representative said each property will have their own well and septic. Each lot is over 1 acre and large enough for well and septic.

There were no further requests for public comment.

Tom Burkhart stated he is concerned with issues with the CC&Rs.

Dave Snelgrove stated the site seems more appropriate with slope adaptive architecture. He spoke about the height of the walls. He spoke about working with the driveways and the contours. He said his general concerns were about the visual aspect of the walls and the drainage.

MOTION: Tom Burkhart moved to recommend denial of Special Use Permit Case Number WSUP21-0009 (Cheyenne Drive). Dave Snelgrove seconded the motion which carried unanimously.

6.B. Administrative Permit Case Number WADMIN21-0002 (Lee Garage) – Request for community feedback, discussion, and possible action to provide a recommendation to the Board of Adjustment regarding a request to approve a 2,000 SF detached accessory structure that is larger than the existing 924 SF main residence.

- Applicant\Property Owner: Brandon Lee
- Location: 15280 Kivett Lane
- Assessor's Parcel Number: 017-123-22
- Staff: Julee Olander, Planner, jolander@washoecounty.us , 775-328-3627
- Reviewing Body: Tentatively scheduled for the Board of Adjustment on June 3, 2021

Julee Olander, Washoe County Planner, introduced the item. There were no public comment. There were no Board comments.

MOTION: Dave Snelgrove moved to recommend approval of Administrative Permit Case Number WADMIN21-0002 (Lee Garage). Wesley Mewes seconded the motion which carried unanimously.

6.C. Special Use Permit Case Number WSUP21-0014 (Jimenez-Recendiz Detached Accessory Dwelling) – Request for community feedback, discussion, and possible action to provide a

recommendation to the Board of Adjustment regarding a request to approve a special use permit for the construction of a detached accessory dwelling unit of ±655 sq. ft. on the same parcel of land with a main dwelling of ±2,963 sq. ft.

- Applicant\Property Owner: Rogelio Jimenez-Recendiz
- Location: 15915 Secret Pass Road, approximately 900 feet south of its intersection with Big Smokey Drive
- Assessor's Parcel Number: 017-200-53
- Staff: Roger Pelham, Senior Planner, rpelham@washoecounty.us , 775-328-3622
- Reviewing Body: Tentatively scheduled for the Board of Adjustment on June 3, 2021

Roger Pelham, Washoe County Planner, introduced the item and was available to answer any questions. There were no public comment. The Board had no comments.

MOTION: Wesley Mewes moved to recommend approval of Special Use Permit Case Number WSUP21-0014 (Jimenez-Recendiz Detached Accessory Dwelling). Tom Burkhart seconded the motion which carried unanimously.

6.D. Special Use Permit Case Number WSUP21-0010 (STMWRF) – Request for community feedback, discussion, and possible action to provide a recommendation to the Board of Adjustment regarding a request to approve the expansion of the South Truckee Meadows Water Reclamation Facility (STMWRF) existing facility from 36,999 SF to 51,405 SF. The request exceeds the threshold for major grading with 268,595 SF disturbed area; 23,000 CY of material excavated from various locations of the site, with 20,500 CY exported and 2,500 CY remaining on site. Community Services Department, 328-2722.

- Applicant\Property Owner: Washoe County
- Location: 8500 Alexander Lake Road
- Assessor's Parcel Number: 165-011-05 & 06
- Staff: Julee Olander, Planner, jolander@washoecounty.us , 775-328-3627
- Reviewing Body: Tentatively scheduled for the Board of Adjustment on June 3, 2021

Julee Olander introduced Alan Jones and Robert Wimer, Washoe County representatives who provided a PowerPoint presentation.

Tom Burkhart stated this is to expand services and can't see how people can object to this.

Dave Snelgrove asked about the increased effluent. Alan Jones stated this is a zero-discharge facility. It is a challenge to find sites to use the effluent for irrigation. We are always looking for a site for expansion and growth. He stated we are looking at Hidden Valley Park.

MOTION: Tom Burkhart moved to recommend approval of Special Use Permit Case Number WSUP21-0010 (STMWRF). Marge Frandsen seconded the motion which carried unanimously.

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).

Dave Snelgrove said we had two items for accessory dwelling units and asked why do they need to come to the CAB. Julee Olander stated it's required to go before the CAB and Board of Adjustment. In some cases, there is the possibility to get signatures instead of going before the Boards. Mr. Snelgrove asked if these could be used as rental units. Julee Olander explained that the item was for an accessory structure to be used as a garage, not a dwelling. If they wanted to make it a living quarters, they would have to apply to make it a detached accessory dwelling unit. She explained how they could make a

dwelling unit. Dave Snelgrove spoke about challenges with housing supply and asked how the process could change to help with housing supply.

8. * GENERAL PUBLIC COMMENT AND DISCUSSION THEREOF – There were no requests for public comment.

ADJOURNMENT – meeting adjourned at 6:59 p.m.

Number of CAB members present: 5

Number of Public Present: 10

Presence of Elected Officials: 0

Number of staff present: 3

Submitted By: Misty Moga