



DESIGN REVIEW COMMITTEE MEETING MINUTES

Design Review Committee Members

Principals:

Leonard G. Martinez, AIA, Chair
Robert Wideman
Roger Edwards
Ted Petersen, ASLA
Stacie Huggins

Alternates:

Mercedes de la Garza, AIA
Kim Toulouse
William Weber
Donald Naquin
Susan Donaldson

Alternate Reserves:

Dan Kovach, ASLA
Richard Wood, ASLA
Michael Harper, FAICP
Daniel Salerno, AIA

WASHOE COUNTY DESIGN REVIEW COMMITTEE

Minutes

October 13, 2011

The regular meeting of the Washoe County Design Review Committee was scheduled for Thursday, October 13, 2011 at 9:00 p.m., in the Washoe County Community Development Large Conference Room.

Determination of Quorum

Chair Martinez called the meeting to order at 9:00 a.m. The following members and staff were present:

Principal members present:

Leonard G. Martinez, AIA, Chair
Robert Wideman
Stacie Huggins

Alternate members present:

Mercedes de la Garza, AIA

Alternate Reserve members present:

Dan Kovach, ASLA, Landscape Architect

Staff present:

Trevor Lloyd, Senior Planner, Community Development
Don Morehouse, Planner, Community Development
Gordon Northam, Engineer, Public Works
Greg Salter, Deputy District Attorney, District Attorney's Office
Dawn Spinola, Recording Secretary, Community Development

Public Comment

Ms. Huggins announced the annual state conference of the Nevada chapter of the American Planning Association would be held in October at the Nugget. She briefly described the types of learning and networking opportunities that would be available.

Mr. Lloyd introduced Deputy District Attorney Greg Salter.

As there was no further response to the call for public comment, Chair Martinez closed the public comment period.

Approval of Agenda

In accordance with the Open Meeting Law, Member de la Garza moved to approve the agenda of October 13, 2011. The motion, seconded by Member Wideman, passed unanimously.

Approval of Minutes

Mr. Lloyd announced that from today's meeting forward, formal minutes would be prepared for each meeting and submitted for approval at the following meeting.

4. Design Review Committee Items

Mr. Lloyd announced the Rules, Policies and Procedures (RPPs) for the Design Review Committee were being updated and would be brought before the committee for discussion and adoption.

5. Development Items

Agenda Item A

PUBLIC HEARING: Special Use Permit Case No. SB09-009 - Sierra Fire Protection District - The committee will review and possibly approve changes made to the landscape plans previously approved by the Design Review Committee, to include parking, parking lot circulation and striping, exterior lighting, fencing, landscaping material, landscaping location, landscaping irrigation system and retaining walls (site grading) submitted for a special use permit for a new fire station (Safety Services Use Type) as authorized in Table 110.302.05.2 of the Washoe County Development Code. The project is located on the northeast corner of the intersection of ArrowCreek Parkway and Thomas Creek Road. The ±3.213-acre parcel is designated Low Density Suburban (LDS) in the Southwest Truckee Meadows Area Plan, and is situated in a portion of Section 24, T18N, R19E, MDM, Washoe County, Nevada. The property is located in the Southwest Truckee Meadows Citizen Advisory Board boundary and Washoe County Commission District No. 2. (APN 049-312-22)

Chair Martinez opened the public hearing.

Mr. Lloyd reviewed the staff report, noting there were three changes proposed: 1) roofing material, 2) removal of retaining walls, and 3) omit the walking path.

Mr. Northam explained the request for changes was driven by funding limitations and the fact the building was in a residential area, so some design changes would make it more visually compatible. He provided an overview of the proposed changes. The first was to change the roofing material from metal to a composition shingle with a lighter color to reduce the contrast.

Member de la Garza noted there were large blank walls facing north and east which would invite graffiti (tagging). Mr. Northam explained the plan was to move trees in front of the walls to mitigate the problem. After discussion, it was determined the plans did not reflect any trees planted in front of the wall Ms. de la Garza was referring to.

Discussion ensued regarding the type of vegetation that would best accomplish the goal of deterring taggers and landscaping that would be removed and added that could potentially impact motorist's line of sight.

Member de la Garza requested that, if any future meeting included changes to a design that had already been approved, a copy of the previously-approved drawings be provided so the Committee could clearly see the changes being requested.

Mr. Northam explained the changes to the grading that would eliminate the need for the retaining walls. He then noted the building complied with many of the Leadership in Energy and Environmental Design (LEED) standards. He then explained there had been a number of boulders and other large rocks that had been unearthed during construction and many of them would be incorporated into the landscape design. Member Kovach cautioned that they not be placed in such as manner as to cause visibility problems near intersections.

Member Kovach noted limited success with utilizing non-irrigated native vegetation as a landscape option. Mr. Northam explained the station staff would be participating in planting and maintaining the landscaping so it would likely have a good chance to survive and thrive. Mr. Kovach stated his only condition of approval would be to move one of the evergreen trees into the triangle crated by the bare north- and east-facing walls. He recommended an Arizona Cypress be used.

Member Wideman cautioned against over-specifying, as it would tie the hands of the more knowledgeable landscape architects who were working on the project. He recommended they condition the requested outcome rather than the specific vegetation.

Further discussion ensued regarding the desired level of contrast provided by the different roofing colors. It was decided that the change of color was acceptable and the decision to utilize composition asphalt rather than metal made the building more compatible with the surrounding structures. Member de la Garza requested the bollards be changed to a different color than traffic orange. Mr. Northam further explained how the changes to grading had eliminated the need for the retaining walls.

Mr. Lloyd noted conditions to the prior approval had included anti-graffiti coating and Mr. Northam stated that would not be changed. He noted the prior plans had included more trees than had been required and the current plan contained only the minimum number. Mr. Lloyd reiterated site visibility had been addressed at the last meeting as well. It was suggested the landscaping near the intersections be moved down a bit and Mr. Northam said that would not be a problem.

As there was no response to the call for public testimony, Chair Martinez closed the public hearing.

Member Wideman moved to approve the requested design changes proposed for Special Use Permit Case No. SB09-009 - Sierra Fire Protection District. His motion included addition of vegetation placed to mitigate tagging surfaces and occlude the view of the surfaces.

Member de la Garza suggested, to be more specific, the language reference the north and east surfaces and use the word "screening." Member Wideman accepted the changes.

The motion was seconded by Member Huggins and passed unanimously.

Public Comment

Member Huggins noted conference attendee names would be submitted for educational credit. She stated many different groups of citizens were eligible for reduced-rate attendance fees to the conference.

As there was no further response to the call for public comment, Chair Martinez closed the public comment period.

Adjournment

There being no further business to come before the Design Review Committee, the meeting adjourned at 9:56 a.m.

Respectfully submitted,

Dawn Spinola, Recording Secretary

Approved by Board in session on _____, 2016

Bob Webb, AICP
Secretary to the Design Review Committee