



WASHOE COUNTY BOARD OF ADJUSTMENT DRAFT Meeting Minutes

Board of Adjustment Members

Clay Thomas, Chair
Kristina Hill, Vice Chair
Lee Lawrence
Brad Stanley
Kim Toulouse
Trevor Lloyd, Secretary

Thursday, September 6, 2018
1:30 p.m.

Washoe County Health District
Conference Room – Bldg. B
1001 East Ninth Street
Reno, NV

The Washoe County Board of Adjustment met in regular session on Thursday, September 6, 2018, in the Washoe County Health District Conference Room – Building B, 1001 East Ninth Street, Reno, Nevada.

1. *Determination of Quorum

Chair Thomas called the meeting to order at 1:30 p.m. The following members and staff were present:

Members present:

Clay Thomas, Chair
Kristina Hill, Vice Chair
Brad Stanley
Kim Toulouse

Members absent:

Lee Lawrence

Staff present:

Julee Olander, Planner, Planning and Building Division
Trevor Lloyd, Planning Manager, Planning and Building Division
Nathan Edwards, Deputy District Attorney, District Attorney's Office
Donna Fagan, Recording Secretary, Planning and Building Division

2. *Pledge of Allegiance

Member Hill led the pledge to the flag.

3. *Ethics Law Announcement

Deputy District Attorney Edwards recited the Ethics Law standards.

4. *Appeal Procedure

Mr. Lloyd recited the appeal procedure for items heard before the Board of Adjustment.

5. *Public Comment

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

6. Approval of Agenda

In accordance with the Open Meeting Law, Member Toulouse moved to approve the agenda of September 6, 2018. The motion was seconded by Member Stanley and passed four in favor and none opposed.

7. Approval of August 2, 2018 Draft Minutes

Member Toulouse had some corrections for August 2, 2018 on page 11, paragraph 1, under disclosures; Mr. Toulouse *worked with Mr. Eekoff, not Mr. Eekoff's wife*. Member Stanley moved to approve the minutes of August 2, 2018 as amended. The motion was seconded by Member Hill and passed four in favor, none opposed.

8. Public Hearings

The Board of Adjustment may take action to approve (with or without conditions), modify and approve (with or without conditions), or deny a request. The Board of Adjustment may also take action to continue an item to a future agenda.

A. Special Use Permit Case Number WSUP18-0016 (Club at Arrowcreek) – For possible action, hearing, and discussion to approve a special use permit to allow for expanded outdoor sports and recreation uses on the property, which includes a construct a pool and pool building, with a commercial kitchen and indoor seating, a golf practice area, putting green, chipping green, bocce ball courts, outdoor fitness area, members patio, golf practice area, expand the driving range and adding more area for golf cart parking. The special use permit includes grading of approximately 13 acres of the ±149.06 acre site with ±33,100 cubic yards of cut and ±29,800 cubic yards of fill to allow slopes greater than 10 feet in height for re-grading and re-contouring required for the new outdoor sports and recreation facilities.

- Applicant/Property Owner: Lucky Star Golf, LLC
- Location: 2905 E. ArrowCreek Pkwy.
- APN: 152-021-03
- Parcel Size: ±149.06
- Master Plan category: Rural Residential (RR)
- Regulatory Zone: Low Density Suburban (LDS) and High Density Rural (HDR)
- Area Plan: Southwest
- Citizen Advisory Board: South Truckee Meadows/Washoe Valley
- Development Code: Authorized in Article 810, Special Use Permits and Article 438, Grading
- Commission District: 2 – Commissioner Lucey
- Staff: Julee Olander, Planner
Washoe County Community Services Department
Planning and Building Division
- Phone: 775-328-3627
- E-mail: jolander@washoecounty.us

There were no member disclosures.

Chair Thomas opened the public hearing.

Julee Olander, Washoe County Planner, provided a staff report presentation.

Member Hill requested a clarification of code requirements. Ms. Olander clarified they requested variance in the code with Special Use Permit. Ms. Olander showed the location of grading, fill, and disturbance.

Member Toulouse asked about condition 1(e) “re-vegetation with a seed mix recommended per Washoe-Storey Conservation District.” Ms. Olander confirmed it will be. Member Toulouse asked for clarification on condition 1(f) regarding the grading and construction activity and operating hours. Ms. Olander said we can change the language to be clearer.

Member Stanley requested clarification regarding the request for SUP and variance combination. Mr. Lloyd said the reason is for full transparency, higher level of review and efficiency of the process.

Member Stanley asked about traffic levels to the Arrowcreek area. Ms. Olander said the membership is limited to 1,200. They are not anticipating a change to membership and that is why the parking lot is not changing. It's members only.

Member Stanley asked about building time, accessibility, and sequencing projects in the area. Ms. Olander said there isn't typically sequencing with various project; there isn't any mechanism to sequence those activities. She said on the same site, there is possibility to sequence in order to limit the traffic.

Member Stanley asked about the anticipated timing. Ms. Olander said May 2019 is when the pool is anticipated to open.

Member Hill asked about condition of approval and compliance with water rights. She asked if they have TMWA water rights. Ms. Olander said she understands they have enough water rights to move forward; it's up to the applicant to make sure they have the appropriate water rights prior to moving forward with building permit.

Ms. Olander provided updated language for construction hours, “if a plan is submitted to Washoe County by the Planning and Building Director for approval, grading activity will be permitted on Sundays. The Board agreed with that updated language.

Dave Snelgrove, CFA, the applicant's representative, provided a project presentation. He referenced the fill map to address cut and fill questions. He showed areas of over 10-feet of cut and fill. He said the 13 acre area will have some contour adjustments with natural landscaping.

He showed current and proposed facility changes. He said he hosted an open house for residents and the project was anonymously approved at the Citizen Advisory Board (CAB). All conditions recommended by various agencies were compiled into the request.

Public Comment:

Jeff Jones, resident of Arrowcreek, said he cannot say enough about the application. He said he is a member of The Club and this will be a great improvement to the area.

Joyce Seelen said she is excited for this project. She said beauty comes with a price. She said she has learned about the difficulty the golf course has experienced in the last couple of years. She said a few homeowners learned how golf courses in the area were surviving and invested in the golf course. She said she was impressed with passion of the community and understands the risk these investors were taking. The proposed changes are positive.

Harold Albright is in support of the project.

Member Stanley said this is the best and most complete package. He said it's nice to see the support from the community. Chair Thomas agreed with Member Stanley.

Member Toulouse moved that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment approve, with the conditions included as Exhibit A to this matter, Special Use Permit Case Number WSUP18-0016 for Lucky Star Golf, LLC, having made all five findings in accordance with Washoe County Code Section 110.810.30. Member Stanley seconded the motion to approve, with the conditions included as Exhibit A to this matter, Special Use Permit Case Number WSUP18-0016 for Lucky Star Golf, LLC. The motion carried unanimously.

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Southwest Area Plan;

2. Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;
3. Site Suitability. That the site is physically suitable for outdoor sports and recreation, grading and for the intensity of such a development;
4. Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area.

9. Chair and Board Items

***A. Future Agenda Items**

Member Toulouse requested a short session dedicated to how the Sphere of Influence works with City of Reno.

***B. Requests for Information from Staff**

Member Hill requested information about terms limits for board members.

10. Director's and Legal Counsel's Items

***A. Report on Previous Board of Adjustment Item**

Mr. Lloyd provided an update on the Arrowcreek Middle School; the Board of County Commissioners heard the item in August and decided to continue the item to the September meeting. No resolution yet. He said the Eekoff item was appealed and will be heard by the Board of County Commissioners on September 25, 2018.

***B. Legal Information and Updates**

There were no updates.

11. *General Public Comment

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

12. Adjournment

The meeting adjourned at 2:12 p.m.

Respectfully submitted by Misty Moga, Independent Contractor

Approved by Board in session on _____, 2018

Trevor Lloyd
Secretary to the Board of Adjustment