



South Truckee Meadows/Washoe Valley Citizen Advisory Board Meeting Agenda

January 12, 2017 at 6:00 P.M.

South Valleys Library, 15650A Wedge Parkway, Reno, Nevada

Accessibility. The meeting location is accessible to the disabled. If you require special arrangements for the meeting, call the Office of the County Manager, (775) 328-2000, 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, moved to another agenda of another later meeting as discretion by the Chairman.

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 governing boards. The presiding officer may order the removal of any person whose statement to 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 Commission. 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. CAB members may do this either during the public comment item or during the following item: "CHAIRMAN/BOARD MEMBER ITEMS/NEXT AGENDA 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), Sarah Tone, Office of the County Manager, 775-328-2721.

AGENDA

1. *CALL TO ORDER/ DETERMINATION OF QUORUM

2. *PLEDGE OF ALLEGIANCE

3. *PUBLIC COMMENT - 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.

4. APPROVAL OF AGENDA FOR THE MEETING OF JANUARY 12, 2017

5. APPROVAL OF THE MINUTES FOR THE MEETING OF NOVEMBER 10, 2016

6.*PUBLIC OFFICIAL REPORTS

6A. *Washoe County Commissioner – Commissioner Bob Lucey will provide an update on Board of County Commissioner activities and will be available to answer questions or concerns. Please feel free to contact Lucey at blucey@washoecounty.us or (775) 328-2012. *(This item is for information only and no action will be taken by the CAB).*

7. DEVELOPMENT PROJECTS – The project description is provided below with links to the application or you may visit the Planning and Development Division website and select the Application Submittals page:

www.washoecounty.us/comdev/da/da_index.htm.

7A. **Tentative Subdivision Map Case Number WTM16-003 (Bailey Creek Estates)** – Request for community feedback, discussion and possible recommendation to approve a 56-lot, single-family residential subdivision on two parcels totaling 28.76 acres. . The tentative subdivision map is proposed to include lots sizes ranging from a minimum of ±0.33 acres (±14,520 square feet) to a maximum of ±.81 acres (±21,780 square feet) with an average lot size of ±0.41 acres (±17,869). The subdivision includes .75 acres of common area for drainage facilities.

- **Applicant:** Silver Crest Homes
- **Property Owner:** Charles Maddox
- **Location:** Immediately south of the intersection of Geiger Grade Road and Shadow Hills Drive
- **Assessor's Parcel Number(s):** 017-520-03 and 017-480-02
- **Staff:** Kelly Mullin, Planner, kmullin@washoecounty.us, 775-328-3608
- **Reviewing Body:** This case is tentatively scheduled to be heard by Planning Commission on February 7, 2017

7B. **Variance Case Number WPVAR16-002 (Sierra RV Storage Lot)** – Request for community feedback, discussion and possible recommendation to approve a variance to permit: 1) use of the property as RV storage without a commercial structure 2) 8ft high fence in front yard setback 3) reduce landscaping requirements 4) eliminate lighting requirements 5) reduce paving requirements.

- **Applicant and Property Owner:** Sierra RV Super Center, Inc.
- **Location:** 16400 S. Virginia Street
- **Assessor's Parcel Number:** 071-320-15
- **Staff:** Eva Krause, Planner, ekrause@washoecounty.us, 775-328-3623
- **Reviewing Body:** This case is tentatively scheduled to be heard by the Board of Adjustment on February 2, 2017

7C. **Special Use Permit WSUP16-001 (Ophir Hill)** – Request for community feedback, discussion and possible recommendation to approve a special use permit for grading in excess of thresholds established in the Washoe County development code (Sec. 110.438.35) and to provide for an overall code compliance plan for the existing non-conforming commercial rock quarry operation.

- **Applicant and Property Owner:** Burdick Excavating Co., Inc. & Boulder Creek Enterprises.
- **Location:** 3270 Old US Highway 395, Washoe Valley
- **Assessor's Parcel Numbers:** 046-032-02, 046-032-04 and 046-032-04
- **Staff:** Chad Giesinger, Senior Planner, cgiesinger@washoecounty.us, 775-328-3626

8.*COUNTY UPDATE – Sarah Tone, Management Analyst, Office of the County Manager will provide an update on County services and is available to answer questions and concerns. Please feel free to contact the Office of the County Manager at (775) 328- 2000. To sign up to receive email updates from the County visit www.washoecounty.us/cmail. *(This item is for information only and no action will be taken by the CAB).*

AGENDA

9. *CHAIRMAN/BOARD MEMBER ITEMS/NEXT AGENDA ITEMS - This item is limited to announcements by CAB members and topics/issues posed for future workshops/agendas. *(This item is for information only and no action will be taken by the CAB).*

10. *PUBLIC COMMENT – 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