



DESIGN REVIEW COMMITTEE MEETING MINUTES

Members

Principals:

Leonard G. Martinez, AIA, Chair
Robert Wideman
Vaughn Hartung
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

August 11, 2011

The regular meeting of the Washoe County Design Review Committee was scheduled for Thursday, August 11, 2011 at 9:00 a.m., in the Washoe County Community Development Large Conference Room.

Trevor Lloyd noted neither the Chair nor the Vice Chair were in attendance and requested a volunteer to chair the meeting. Mike Harper offered and was accepted for the temporary position.

1. Determination of Quorum

Acting Chair Harper called the meeting to order at 9:15 a.m.

The following members and staff were present:

Principal members present: None

Alternate members present: William Weber, Planning Commission

Alternate Reserve members present: Mike Harper, FAICP, Planner
Daniel Salerno, AIA, Architect
Dan Kovach, ASLA, Landscape Architect (arrived at 9:17 a.m.)

Staff present: Trevor Lloyd, Senior Planner, Community Development
Don Morehouse, Planner, Community Development
Greg Salter, Deputy District Attorney, District Attorney's Office
Dawn Spinola, Recording Secretary, Community Development

2. Public Comment

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

3. Approval of Agenda

In accordance with the Open Meeting Law, Member Weber moved to approve the agenda of August 11, 2011. The motion, seconded by Member Salerno, passed by a vote of three in favor, none opposed, none abstaining and two absent.

4. Design Review Committee Items

None

5. Development Items

Agenda Item A

PUBLIC HEARING: Special Use Permit Case No. SB10-007 (STMGID Well Project) - Requested Action: - The committee will review and make recommendations on type and color of building materials, general architectural design, exterior lighting, fencing, landscaping material (if plant material: type, size at time of planting, maturation size at full growth, period of time between planting and full growth), landscaping location, landscaping irrigation system, and financial assurances that landscaping will be planted and maintained for a utility well site. The project site is located at the western end of Rock Haven Drive. The ±33.75-acre parcel is designated Low Density Suburban (LDS) in the Southwest Truckee Meadows Area Plan, and are 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. (APNs: 152-020-91)

Acting Chair Harper opened the public hearing.

Mr. Lloyd reviewed the staff report. He noted the neighbors had requested the applicant limit the size of the trees at maturity so as not to block the views of the mountains.

Applicant's Representative Alan Reich gave a brief visual presentation. He explained the well would be used to overcome a water deficit in the area. The building was to be painted and landscaped similarly to other well buildings previously constructed.

Applicant's Representative Barbara Santner discussed the landscaping plan in further detail, emphasizing the use of native materials for the purpose of minimizing visual impact. She demonstrated that the type of tree to be used satisfied the neighbor's request. The pad had been cut into the hillside, providing further visual mitigation.

Member Salerno asked if Rock Haven Road, which terminated at the site, was planned to be extended at any time in the future. Mr. Lloyd and Ms. Santner discussed the easement that was in place which would prevent its extension and also explained the nearby emergency accesses to the neighboring school.

Mr. Reich further explained building materials and colors. Member Salerno opined the fascia board should be larger and be a darker color similar to the shingles. Mr. Reich explained it was 2" by 12" with a metal covering and the color could be adapted as requested. This was acceptable to Member Salerno. It was agreed the door color should not be changed.

Acting Chair Harper asked if the amount of landscaping was in excess of what was required by code. He expressed concern that too much greenery in a desert landscape would draw attention to the site. Ms. Santner stated the amount was in excess, but species were chosen with foliage to blend in. Acting Chair Harper clarified he was not as concerned with the greenery as much as the amount considering the vegetation surrounding the site is sparse. Ms. Santner suggested thinning some of the proposed plantings.

Member Salerno asked if there was any intent for Sage Ridge School to expand northerly. Mr. Lloyd opined it would not and Acting Chair Harper stated it appeared as though the surrounding subdivisions had deliberately avoided developing the lot next to the well site. Mr. Reich stated there was a deed restriction on the parcel that limits its use to only educational purposes.

Member Kovach felt the landscaping would not be too much for the building. He suggested elimination of the weed barrier so that native vegetation could grow among the planned landscaping.

Acting Chair Harper summarized the recommended changes as follows:

- 1) The applicant shall remove the weed barrier fabric from the landscape plans.
- 2) The applicant shall change the fascia color to match the color of the roof material.

Member Salerno moved to approve the project as presented to include the recommended changes to Special Use Permit Case No. SB10-007 (STMGID Well Project). The motion was seconded by Member Weber and passed by a vote of four in favor, none opposed, none abstaining and one absent.

6. Public Comment

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

7. Adjournment

There being no further business to come before the Design Review Committee, the meeting adjourned at 9:45 a.m.

Respectfully submitted,

Dawn Spinola, Recording Secretary

Approved by Board in session on _____, 2016

Kimberly H. Robinson, MUP
Secretary to the Design Review Committee