

# SOUTHWEST TRUCKEE MEADOWS CITIZEN ADVISORY BOARD



DRAFT

Minutes of the regular meeting of the Southwest Truckee Meadows Citizen Advisory Board held July 16, 2009 at the South Valleys Library at 15650A Wedge Parkway, Reno, Nevada

1. **CALL TO ORDER** – The meeting was called to order at 6:30 p.m. by Patricia Phillips, Acting Chair.
2. **MEMBERS PRESENT** – Bryan Hansen, an At-Large Alternate, Raymond Hebert, At-Large, James Johns, South Hills, Beverly Osowski, Zolezzi/Spring Valley/Westridge, Patricia Phillips, V. Chair, Nathan Robison, Jess Traver. At-Large and Richard Wood.
3. **APPROVAL OF THE AGENDA** – James Johns moved to approve the agenda as posted. Nathan Robison seconded the motion. The motion carried. Patricia Phillips stated that she posted that agenda at ??
4. **APPROVAL OF THE MINUTES OF MEETING** – Nathan Robison moved to approve the minutes of the June 18, 2009 meeting as submitted. Beverly Osowski seconded the motion. The motion carried.
5. **UPDATES/ANNOUNCEMENTS/CORRESPONDENCE** – (CAB files and correspondence which are part of the public record are on file in the Washoe County Department of Community Development and are available for public review. Written correspondence and testimony will be included in the public record when a request is made to make the document a part of the public record and when a copy is provided to the CAB Chair, who forwards the document to the County. Copies of correspondence should be on file in the Washoe County Department of Community Development and are available for public review).
  - Patricia Phillips provided copies of a written report on Washoe County issues and events. Citizens can call 328-2400, Washoe County Code Enforcement regarding land use or maintenance issues.
6. **PUBLIC COMMENT** - Comment heard under this item will be limited to items not on the agenda and will also be limited to three minutes per person. This three-minute rule shall also apply to public testimony given during an agenda item. The Chair may modify this time limit for all public comment and testimony at the beginning of the meeting, but the time limit per person shall be no less than three minutes. Testimony during an agenda item shall be limited to the subject of the agenda item. Comments are to be made to the CAB as a whole.
  - Patricia Phillips asked for public comment and hearing none, closed this item.
- 7.\* **FIRE SAFETY ITEMS** – Chief Michael Greene, Sierra Fire Protection District was available to address fire safety issues and recent calls for service. Chief Greene reported on the wildfires north of Reno, adjacent to US 395. One of the fires was caused from a flat tire on a trailer which caused sparks that ignited dry vegetation. Chief Greene addressed questions regarding current fuels reduction in the Galena area. Chief Greene addressed questions regarding the underserved areas that the new fire station at Thomas Creek and ArrowCreek. Funding would come from stimulus funds and from existing revenues. Chief Greene stated that regardless of the jurisdiction, fire fighters closest to a fire will respond. There should not be a duplication of services. Citizens are encouraged to attend a meeting with the City of Reno and Washoe County to address fire services to the community. Chief Greene discussed questions raised regarding consolidation of fire services. Nathan Robison asked Chief Greene for updated reports on fire safety and consolidation of fire services. In response to questions raised, Chief Greene clarified that fire fighters do enter buildings with tile roofs.
- 8.\* **WASHOE COUNTY SHERIFF'S DEPARTMENT** – A representative of the Washoe County Sheriff's Department was not available to report on area law enforcement topics/issues, recent calls for service. .
- 9.\***COUNTY COMMISSIONER UPDATES:** Your County Liaison is available to answer your question and concerns. Please contact Sarah Tone at [stone@washoecounty.us](mailto:stone@washoecounty.us) or (775) 328-2721
10. **NEW BUSINESS** - (The staff contact listed on items for Community Development may not be in attendance but can be contacted with code and policy questions.)
  - A. **Election of Officers** - Patricia Phillips asked the CAB members to introduce themselves and give a brief review of their background and community interests. Elections were held to elect a Chair, Vice Chair and Secretary to serve for the 2009-2010 term of office. Richard Wood moved to elect Patricia Phillips, Chair. Nathan Robison seconded the motion. The motion carried. Beverly Osowski moved to elect Nathan Robison, Vice Chair. Richard Wood seconded the motion. The motion carried. Nathan Robison moved to elect Beverly Osowski, Secretary. Richard Wood seconded the motion. The motion carried.
  - B.\* **Washoe County Health District, Vector Borne Disease Prevention Program** – Tracie Douglas from Washoe County District Health presented an update of the 2009 mosquito abatement program and discussion of West Nile Virus and other mosquito-borne illness in Washoe County. Copies of the Vector News was available. Following her presentation, Ms. Douglas was available to address questions and concerns. In response to questions raised, Ms. Douglas encouraged everyone to replace water and clean pet dishes and dump any

standing water daily. Citizens are urged to use insect repellent containing Deet. (This item was for information only and the CAB took no action.)

- C. Variance Case VA09-005 (Shauna Olsen-Tone)** – Jeremy Lewis, M. B. Lewis presented the request to reduce the front yard setback along Odile Court from front yard setback along Odile Court from 30 feet to 12 feet for the construction of a detached garage. The project is located at 4000 Odile Court and is situated on the northeast corner of its intersection with Lamay Lane and is approximately 410 feet west of Fairview Road. The ±1.126-acre parcel is designated Low Density Suburban (LDS) in the Southwest Truckee Meadows Area Plan, and is situated in a portion of Sections 11 and 12, 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 040-491-43) Shauna Olsen-Tone, applicant was available to address questions and concerns. Staff Representative: Grace Sannazzaro, 775.328.3771 Tri State Surveying, Attn: George Lindesmith. This application is scheduled to be heard by the Board of Adjustment on August 6, 2009. **MOTION:** Richard Wood moved to recommend that VA09-005 Shauna Olsen-Tone be tabled for further information. The motion failed without a second. **MOTION:** Beverly Osowski moved to recommend that the applicant and applicant's representative meet with adjacent neighbors to address concerns. Raymond Hebert seconded the motion. The motion carried unanimously. **MOTION:** Nathan Robison moved to recommend that the contractor meet with the Washoe County Building Department to see if the plans meet code and requirements. Beverly Osowski seconded the motion. The motion failed with all board members opposed.

#### **Comments and Concerns**

- Concerns were raised regarding negative visual impacts to adjacent property owners.
- Questions were raised regarding potential negative impacts to Steamboat Ditch.
- Richard Warner, resident on Odile Court stated opposition to the proposed detached garage and concern regarding access to the subject property. Mr. Warner also stated opposition to the negative visual impact of the existing accessory building. Mr. Warner asked for additional specification information.
- Tony Bhatia, adjacent neighbor on Lamay asked for specifications on the driveway opening. In response to questions raised, Mr. Lewis stated that the intent is to improve the visual impact to the neighborhood. Mr. Lewis stated that vehicles would be inside the building and a 30 foot set-back would be visible from the roadway.
- John Farahi, property owner on Odile Court stated concern that this would be the only structure on that street that would not be in compliance with the Codes, Covenants and Restrictions of the Home Owners Association.
- In response to concerns raised, Mr. Lewis stated that the roof line would be at the level of the existing rock wall. For a property owner to be granted a variance, they need to show a hardship.
- Mr. Lewis was asked to meet with adjacent property owners to address their concerns.
- Concerns were raised regarding which side of the structure the doors will be located.
- In response to questions raised, Ms. Olsen-Tone stated that it is the intent to clean up the property by parking trailers and other vehicles in the building and out of sight.
- Mr. Lewis was asked if they could excavate to lower the elevation of the proposed structure.
- Ms. Olsen-Tone stated that the driveway will be concrete.
- Questions were raised regarding the appropriate drainage.
- Mr. Lewis was asked to consider alternatives building sites on the subject property.
- Ms. Olsen-Tone stated that they have considered other sites on the property.
- Mr. Farahi stated that he and his neighbors want to work with the applicant and they are not here to stop the proposed project.
- Mr. Lewis stated that he provided 10 sets of plans that the planner recommended that he not provide to the CAB.

#### **11. OLD BUSINESS**

- A.\* Sierra Fire Protection District Second Fire Station** – This item was covered under item 7. Report on the status of a second fire station to be constructed at ArrowCreek and Thomas Creek. (This item was information only and no action was taken.)

#### **12.\*CHAIRMAN/BOARD MEMBER ITEMS**

- Richard Wood requested an update on Code Enforcement Violations.
- **Next Agenda Items:** Fire Services Update, Code Enforcement Update, Public Outreach for CAB meetings.

- 13. ADJOURNMENT** – Richard Wood moved to adjourn the meeting at 8:46 p.m. Jess Traver seconded the motion. The motion carried.

Respectfully submitted By: Allayne Donnelly-Everett, Recording Secretary