



Incline Village/Crystal Bay Citizen Advisory Board Notice of Regular Meeting

Wednesday,
March 4, 2009
7:00 PM

893 Southwood Blvd. Incline Village, Nevada

AGENDA

- 1.* **CALL TO ORDER**
- 2.* **SALUTE TO FLAG**
- 3.* **ROLL CALL/DETERMINATION OF QUORUM**
4. **APPROVAL OF AGENDA FOR MEETING OF March 4, 2009**
5. **APPROVAL OF MINUTES FOR MEETING OF February 4, 2008**
- 6.* **PUBLIC COMMENT.** Comment heard under this item will be limited to items not on this agenda and will also be limited to three minutes per person. Public comment and/or testimony, as applicable, will also be allowed under each individual agenda item and will likewise be subject to the same three minute limitation per speaker. 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.
7. Discussion and possible action on a new direction for the IV/CB CAB including presentation by Marlene Reboni and possible changes of meeting time and date."
- 8.* **WASHOE COUNTY SHERIFF'S OFFICE, INCLINE SUBSTATION ITEMS**
A representative from the Incline Substation will report on public safety and recent calls for service.
- 9.* **WASHOE COUNTY ROAD DEPARTMENT, INCLINE STATION ITEMS** – Dick Minto, Road Supervisor will report on road construction and repair in Incline Village/Crystal Bay.
- 10.* **NORTH LAKE TAHOE FIRE PROTECTION DISTRICT ITEMS** – A representative from the Fire District will report on fire protection and safety issues.
- 11 * **IVGID ITEMS**
General Manager, Bill Horn, or an IVGID representative will give an update on the various IVGID projects and will report on any upcoming events.

- 12.* **UPDATES/ANNOUNCEMENTS/CORRESPONDENCE.** This item is limited to updates or announcements from CAB members, or review of correspondence received by the CAB (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 and when a copy is provided the CAB Chair.
- 13.* **COUNTY COMMISSION/COMMUNITY LIAISON UPDATES:** The Community Outreach Coordinator, will be providing an update on County issues.
14. **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. SPECIAL USE PERMIT CASE NO. SB09-002 (TAHOE ESTATES, LLC) –**
The CAB will review and make recommendations to the Board of Adjustment To construct a new 1,200-square-foot detached accessory dwelling unit. The accessory dwelling unit will accompany the tear down and rebuild of a new single family residence. **The project is located at 1019 Lakeshore Boulevard, between Tahoe Boulevard (SR 28) and Country Club Drive in Incline Village.** The ±2.02-acre parcel is designated High Density Suburban (HDS) in the Tahoe Area Plan, and is situated in a portion of Section 22, T16N, R18E, MDM, Washoe County, Nevada. The property is located in the **Incline Village/Crystal Bay Citizen Advisory Board** boundary and Washoe County Commission District No. 1 (APN 130-230-05)
Staff Representative: Don Morehouse, Planner 775.328.3632
Property Owner/Applicant: Tahoe Estates, LLC, 101 Ygnacio Valley Road, Walnut Creek, CA 94596
Professional Consultant: Olson-Olson Architects, P.O. Box 7949, Tahoe City, CA 96145
This application is tentatively scheduled for the April 2, 2009 Washoe County Board of Adjustment meeting.
- B. VARIANCE CASE NO. VA09-001 (BRAD AND CAROL POSPICHEL)** The CAB will review and make recommendations to the Board of Adjustment To reduce the front yard setback from 15 feet to 0 feet on an interior lot in order to facilitate the tear down of the existing residence and the construction of a new residence with an attached two-car garage. **The project is located at 645 Fairview Boulevard in Incline Village near the intersection of Cristina Drive and Fairview Boulevard.** The ±0.63-Acre parcel is designated Medium Density Suburban (MDS) in the Tahoe Area Plan, and is situated in a portion of Section 14, T16N, R18E, MDM, Washoe County,

Nevada. The property is located in the **Incline Village/Crystal Bay Citizen Advisory Board** boundary and Washoe County Commission District No. 1. (APN: 131-211-25)

Staff Representative: Don Morehouse, Planner 775.328.3632

Applicant: Brad and Carol Pospichel, 2710 Sweet Clover Lane, Galena, OH 43021

Professional Consultant: Smith Design Group, 120 Country Club Drive #17, Incline Village, NV 89451

This application is tentatively scheduled for the April 2, 2009 Washoe County Board of Adjustment meeting.

16. **OLD BUSINESS**

None

17.* **CHAIRMAN/BOARD MEMBER ITEMS**

This item is limited to announcements by CAB members of topics/issues posed for future workshops/agendas. The CAB will not discuss matters raised during this item.

18. **ADJOURNMENT**

Citizen Advisory Board Members:

Gene Brockman, Guy Burge, Rick Jones, Patrick McBurnett, Deborah Nicholas, Mike Sullivan, Dave Zeigler

Alternates: Susan Fagan (At large), Gerald W. Eick (IVGID)

Note: Items on the agenda may not necessarily be considered in the order they appear

Unless otherwise indicated by an asterisk (*), all items on the agenda are action items upon which the CAB will take action.

PURSUANT TO NRS 241.020., THIS NOTICE HAS BEEN POSTED AT THE FOLLOWING LOCATIONS: INCLINE VILLAGE POST OFFICE, CRYSTAL BAY POST OFFICE, IVGID OFFICES, INCLINE VILLAGE PUBLIC LIBRARY, AND WASHOE COUNTY ADMINISTRATIVE BUILDING.

Facilities in which this meeting is being held are accessible to the disabled. Persons with disabilities who require special accommodations or assistance (e.g. sign language, interpreters, or assisted listening devices) at the meeting should notify Washoe County Community Development at 328-3600, 24 hours prior to the meeting.

If you are unable to attend this meeting, you may provide your comments and thoughts to the CAB by email at inclinevillage-crystalcab@washoecounty.us. The Nevada Open Meeting Law precludes CAB members from responding to your email, but your comments will be read by the CAB members.