



**INCLINE VILLAGE • CRYSTAL BAY CITIZEN ADVISORY BOARD**  
**LAKE TAHOE**  
DRAWER 7896 • INCLINE VILLAGE, NEVADA 89452

DRAFT MINUTES  
**SPECIAL MEETING**

Wednesday, April 1, 2009  
5:00 PM  
893 Southwood Blvd. Incline Village, Nevada

**Call To Order:** - Chairman Gene Brockman called the meeting to order at 5:17 PM.

**Roll Call** – The following members were present: Gene Brockman, Rick Jones, Patrick McBurnett, Mike Sullivan, Dave Zeigler, and alternate member Gerry Eick. Guy Burge arrived at 6:05, Deborah Nicholas was absent  
10 to 12 community members were in attendance.

**Civic Engagement** – Sarah Tone, Community Outreach Coordinator introduced the agenda item. She also introduced Marlene Rebori, with the University of Nevada Cooperative Extension, who led the review of Civic Engagement techniques, which included the following topics:

- History of CABs with emphasis on Incline Village/Crystal Bay
- What is the value of the CABs for the Commissioners
- What is the role of the CABs in Washoe County?  
Brief discussion of chair's role versus Board members
- Should we enhance or improve our role in the County and with fellow citizens
- How can we improve or enhance our role in the County? What role could the IV/CB CAB play in Washoe County Government---while educating cost and improving efficiency?  
Do our expectations of a CAB match the County's?  
Does the CAB need to be restructured to meet this new role?
- We should ensure our recommendations and ideas are conveyed. follow up should be provided to BCC for the April 28 meeting

**Comments and Concerns**

- Ted Fuller stated that we need to find a way to attract people to our meetings.
- Andrew Whyman noted that meetings must be interesting. Should address Quality of Life issues. such as what do we want our schools to look like from elementary through high school . We are in a position to do what we want. There is whole host of things we can do. The Nuisance Ordinance is an example of one issue that created community interest.
- Gerry Eick, agreed with Andy Whyman. We need interesting topics, an example is "Pathways 2007" There is no shortage of interesting topics. CAB Board is advisory only, need advice from county about topics.
- Marlene Rebori gave an overview of the agenda items for the evening
- Sarah Tone went over history of the CABs. Incline was the first Advisory Board established in 1975. She went through the process of becoming a CAB.. As Community liaison she puts out an action report monthly which goes to the commissioners.
- Commissioner Breternitz stated CABs are close to the ground. They distribute and collect information for the commissioners. Citizens have the ability to deal with quality of life issues. CAB needs to set tone for topics.
- Marlene Rebori went over points in handbook. She read IV/CB CAB Special meeting notes. She noted that the Chair sets the agenda. She also noted that comments made at meetings need to be sent to the Commissioners.
- Patrick McBurnett stated that we need summaries. Talked about the need to keep CABs focused Gave examples of groups working together. He noted that CABs are not political in nature. People do have an influence. Not a political agenda. Have highly qualified people on the board as well as in the community.
- Gerry Eick said we have highly accomplished people in the community. Have expectations that something more than a memo or note should sent to identify the issues
- Mike Sullivan does not see any results from actions taken. Things don't get finished.

- Gerry Eick said we need to know what our objectives are. If there are expectations, they should not be dropped.
- Dave Zeigler stated there is a division between the people in Incline and the people in the rest of the County. He talked about expectations and results. Actions have been taken on some items.
- Gene Brockman said there is tons of talent in the community. Mostly untapped
- Rick Jones discussed action versus information. Action comes when there is a need and comes rapidly. Red and green designated snow days are one example. This action has been very effective. The bigger the issue the harder it is to reach results.
- Marlene Rebori distributed pages from the CAB handbook that concern results Does CAB want to move into a new direction?
- Gene Brockman noted that we have no government. IVGID is restricted by statute as to what it can do. We are larger than most of the counties in Nevada. There is no one in place to take leadership role. The CABs could take some of role of government such as Quality of Life. We need a spokesman.
- Mike Sullivan said we should eliminate “Advisory” from Citizens Advisory Board
- Patrick McBurnett said we can be influential and powerful.
- Dave Zeigler likes “Advisory”. We are not an elected body. The role of the CAB should be defined to the community. Need more publicity. Need to let people know who we are.
- Gerry Eick indicated that other CABs are more advisory than advocacy in nature. We need to stand up and represent the body of people. We should elevate ourselves to Advocacy roles not Advisory roles.
- Commissioner Breternitz stated that he listens to the CAB
- Gene Brockman shared that since Incline is separated physically from the rest of the county it is more of a self contained community than elsewhere in the county. We are isolated. We may need a different approach as to what we do. We are most unique. Should we have a different mission than other CABs?
- Marlene Rebori asked if we want to investigate what we want to be? She went over handbook. Open forum shares all viewpoints. Don’t advocate one opinion over another.. Advocates need to share both sides of an issue.
- Gerry Eick Asked what are the limitations
- Ted Fuller stated we are searching to get attention of the county. We can be focal point for ideas in the community.
- Marlene Rebori asked how do you feel about Advocacy?
- Rick Jones discussed proactive versus reactive. Should accept role to be more proactive. Be heads up. Use talents of members of community. Need Board to be proactive. Come up with solutions.
- Dave Zeigler asked how do we get issues to the community?
- Rick Jones: Go to the community to get their ideas. Be more engaging
- Gene Brockman: Need to make community more aware of CAB and issues
- Dave Zeigler: Need to get behind the community.
- Marlene Rebori asked if CAB wants to be more active and more involved, how do they do it? Go to community, ask people. Have open forums with different opinions. Need to talk about role of CAB Make changes one step at a time
- Rick Jones What item might be of interest to community. Have a topic to bring people to CAB. What does CAB do?
- Need a public forum. Ask for items for the agenda How are items placed on the agenda? Let the community know about the process.
- Sarah Tone said information can be placed on the web page
- Guy Burge likes the concept of being proactive. One issue coming up is the redevelopment of the old elementary school site. Interested in big items and development issues. Feels development issues are most important. Need to identify issues. Sidewalks are another item of interest to all. Need to be more proactive. Need to discuss redevelopment issues.
- Patrick McBurnett stated that Fractional Ownership versus Time Share is another issue that could be a focus of discussion.
- An audience member disagreed with some members of Board. Noted that there is not a safe way to get from Incline to Crystal Bay. Need to look at bike paths. Discussed right of way in Crystal Bay. Brought up access easements to the beach. These need to be looked at.

- Wayne Ford Went over Advocacy and Advisory. Noted that the Board of Adjustment does listen and make its' decisions based on the CAB recommendations provided to them on variances and special use permits. It is important to them to get input from the CABs
- Marlene Rebori asked how do you make a decision to change direction? The job on a CAB will become more challenging and also more rewarding. Do changes have any negative impact on County? Is there any increased cost?
- Gene Beockman said budget policy encourages entrepreneurship and volunteerism.
- There is a collection of issues to take to the county.
- Marlene Rebori will continue to be a resource person for the development of new directions for the IV/CB CAB

**Adjournment** - Chair Brockman adjourned the meeting at 7:05



**DRAFT MINUTES**  
**GENERAL MEETING**  
**Incline Village/Crystal Bay Citizen Advisory Board**  
Wednesday,  
April 1, 2009  
7:00 PM  
893 Southwood Blvd. Incline Village, Nevada

**CALL TO ORDER**

Chair Brockman called the meeting to order at 7:10 pm.

**SALUTE TO FLAG**

Chair Brockman led the pledge to the flag.

**ROLL CALL/DETERMINATION OF QUORUM**

Members present: Gene Brockman, Guy Burge, Rick Jones, Patrick McBurnett, Deborah Nicholas, Mike Sullivan, Dave Zeigler, and alternate member Gerry Eick.

Members absent: None.

10 to 12 community members were present

A quorum was present.

**APPROVAL OF AGENDA FOR MEETING OF April 1, 2009**

.Member Zeigler moved, seconded by member Sullivan to approve the agenda for the April 1, 2009. The motion passed unanimously.

**APPROVAL OF MINUTES FOR MEETING OF March 4, 2009**

Member Jones moved, seconded by member Nicholas to approve the minutes of the March 4 meeting. The motion passed unanimously.

**PUBLIC COMMENT**

None

**WASHOE COUNTY SHERIFF'S OFFICE, INCLINE SUBSTATION ITEMS**

Bill Devine reported that the department was working on the budget cuts. Member Zeigler asked about the response times. Sgt Devine stated they are very much the same as in the past.

**WASHOE COUNTY ROAD DEPARTMENT, INCLINE STATION**

Dick. Minto reported that the department is in a period of transition from Winter into Spring. They are doing pot hole repair. The erosion control project in Crystal Bay is moving forward. The department is also looking at a new sweeper. Member Sullivan asked about the problem of sweepers throwing particles.

**NORTH LAKE TAHOE FIRE PROTECTION DISTRICT ITEMS**

Ryan Summers stated the department is working on the budget. It has not been adopted as of yet. They are watching the legislation. There were about the same number of calls this year as last.

**IVGID ITEMS**

IVGID Trustee and Alternate CAB member Gerry Eick reported and discussed

- IVGID is working on the budget. So far they are in the planning stage. No vote has been taken.
- IVGID is watching the bills that are in the legislature
- Highway 28 repairs started Monday. Beginning May 3 the highway will be totally closed for 3 weeks. The IVGID road work has been scheduled to work in with the complete closure.
- Diamond Peak is scheduled to close April 12
- May 15 golf operations will begin. The Champ course will open May 20.
- TRPS has new ordinance. IVGID is going over it
- Alternate member Eick went over details of boat inspections. 4071 boat launches took place last year. There was some discussion about parking
- Questions were asked about docking and launching of boats there was discussion about getting boats off the lake and who is responsible.
- The dog parks will close on April 15.

### **UPDATES/ANNOUNCEMENTS/CORRESPONDENCE**

Member Nicholas reported that she had attended the March 30 meeting of the Nuisance Working Group the group set up a schedule of meetings they are open to the public and are held at the Bonanza headquarters. A workshop format is used They are looking for ordinance changes. Chairman Brockman noted that there will be specific standards for the Lake area because of TRPA

### **CHANGE OF INCLINE VILLAGE/CRYSTAL BAY CAB MEETING DATES**

Chair Brockman introduced the item for discussion and possible recommendations to the county commissioners to change the regular meeting dates from the Wednesday before the first Thursday of each month at 7:00 p.m. to the fourth Monday of each month at 6:30 p.m. Chair Brockman noted that the proposed change will take place for the June meeting, which, if approved, will be Monday June 22 at 6:30. The proposed changes will be scheduled for final discussion and recommendations at the May 6, 2009 CAB meeting.

**Motion** Member McBurnett moved, seconded by member Sullivan to recommend approval of the proposed change. The motion passed unanimously/

### **Comments and Concerns**

- Chair Brockman shared that Commissioner Breternitz has scheduled his monthly meeting in Incline for the 4<sup>th</sup> Monday of each month at 5:00 which corresponds with the proposed new meeting date
- No negative comments were voiced by any member of the audience.

### **COUNTY COMMISSION/COMMUNITY LIAISON UPDATES**

Commissioner Breternitz was present.

- He announced that the commission is working on the budget. It is affecting every aspect of the county operation and will be difficult for everyone.
- The Clerks Office in Incline will be closing. The county wants to keep the marriage business.
- Reno, Sparks, and Washoe are looking at integrating services.
- At the 4-28 Commission meeting CAB organization will be on the agenda
- Fire districts will be meeting on 4-28 at 11:30. community members are encouraged to attend.

Community Liaison Sarah Tone reported that there will be meetings at designated libraries to discuss budget constraints and solutions.

### **NEW BUSINESS**

**.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: Eva Krause, Planner 775.328.3796

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.

Dale Smith, consultant for the project, was in attendance to present the variance. He gave a detailed overview of the hardship, which involves the slope of the property. Member Zeigler asked about tree removal. The Popishell's have the support of their neighbors for this request. Neighbor Dan Blumenfeld requested the statement "No vehicle, truck, and/or equipment from 645 Fairview Blvd. is permitted to park, or driven upon or used for any purpose on he driveway/road at 613 Fairview Blvd" be included in the variance.

**Motion** - Member Jones moved seconded by member Zeigler to recommend approval with the request of neighbor Dan Blumenfeld included in the requirement. The motion passed unanimously/

**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.

Rob Olson was present to make the presentation.. he went over the request in detail, noting that the only part of the request that needs a variance is the guest house. Member Jones brought up the objections of the neighbors. Member Eick asked about tree removal. **Motion** - Member Zeigler moved seconded by member Jones to recommend approval, provided an agreement could be reached between applicant Olson and the neighbor. The vote was 6-1 with member Sullivan opposed.

## OLD BUSINESS

None

## CHAIRMAN/BOARD MEMBER ITEMS

- Member Zeigler noted that Charter Communications has closed their local office. He would like Charter to share their situation with the CAB board Chair Brockman will check with the County to see if this advisable
- Chairman Brockman shared that people do not understand the Nuisance Ordinance. There was discussion about making this a regular agenda item.

## ADJOURNMENT

Chairman Brockman adjourned the meeting at 9:00 PM.