



Incline Village Crystal Bay Citizens Advisory Board

DRAFT: Approval of these draft minutes, or any changes to the draft minutes, will be reflected in writing in the next meeting minutes and/or in the minutes of any future meeting where changes to these minutes are approved by the CAB.

Minutes of the Incline Village Crystal Bay Citizens Advisory Board meeting held at Incline Village General Improvement District, 893 Southwood Blvd, Incline Village, NV 89451 on July 27, 2015, 6:00 P.M.

Item 8. Kimble Corabridge gave an update on the Phase I Water Quality Improvement project:

- He gave some background: The Central IV phase 2 wrapped up last week. He said they are happy to have that project down.
- He said this is a \$3 million dollar project. ½ funding is from US Forest, and the other 1/2 is from Nevada Division of State Lands.
- The planning started last year. They are in the concept stage. Part of the permit was to have a public meeting. The design will be finished by January or February.
- He said they go out to bid in the spring and start construction in the Summer.

Andy Hoaggie with HBA, environmentalist gave a slideshow presentation:

- NEPA Process: preliminary Design
- Scoping Period through August 27 to address comments
- US Forest service proposal is complete
- Lumus is preparing the application
- Categorical exemption is appropriate with no significant environmental affects
- Erosion Control Projects: Phase 1, 2, and Fairview phase 3.

- Storm water treatment
- Improve quality within water sheds and reach objectives of TRPA
- He showed slides of the existing conditions
- Preliminary project components: shoulder stabilization, drainage basin
- He showed examples of pervious parking areas
- Storm drainage pipes

Adrian from Lumus showed slides of proposed Improvements:

- Infiltration basin drain on USFS land at Incline Way.
- Stable and shoulder protection
- Shoulder stabilization and/or rock channel on Incline Way, Southwood blvd and Northwood blvd.
- He said they don't want to take away parking
- Retrofit and expansion of storm drain at Ski Way and Country Club.
- Environmental actions: Studies have been done: biological and cultural – no environmental impacts.

Questions/comments:

- Rick Jones asked about the Pedestrian walk ways along Incline Way. He said the middle school walking access is on Incline Way and Southwood. He asked about sidewalks. Adrian said we haven't gotten to that point with sidewalks. Rick Jones said the college is growing. Please don't forget about the sidewalks. Joaquin said the sidewalks won't be affected. Kimble said this is a water quality project and we have a certain amount of funds. We will look into that. Rick asked who will maintain these basins. Washoe County Roads division will maintain them. Rick Jones said in the past these projects that were completed however, there wasn't any funding for maintenance. Rick Jones said the erosion control project didn't have maintenance funding. Kimble said it's funded locally.
- Heather Bacon asked them to keep in mind the roads: Country Club, Ski, Incline Way. She said there is a lot of pedestrian and bike traffic. She said those rocks could be a safety issue. It's easier to navigate over the pervious surface versus the rock basins.
- Judy Miller asked about maintenance. She said they have infiltration basins installed near her home but hasn't seen any maintenance. There is grass growing high and it's a fire hazard. The County should address this. Kimble said he will look into the re-vegetation of the disturbed ground.
- Jack Schroeder said there are major safety issues by the schools. We need to install sidewalks. There are partial sidewalks down from Country Club. The Hyatt also installed sidewalks. We need those existing sidewalks to connect. IVGID should be involved.

- Pete Todoroff said he noticed a lot of parking on Southwood. He asked what will happen when we get snow. He asked if the plows with this issue with parking with this project. Kimble said the maintenance is involved with our committee. Kinble said there are rules and regulations about parking during snow season. We are providing areas for them to store snow and it can drain with controlled sediment. The sheriffs enforce the parking.
- Kevin Lyons asked about the annual maintenance and what is the plan. Kimble said it's in the budget. Maintenance includes: Street sweeping, Vector trucks for basins, sediment traps, backhoe front loader, weed control, and mowing/weed whacking. Kimble said there are two jurisdictions: NDOT and Washoe County and private streets involved.
- Judy Miller said the infiltration basin near her home is forest service property but in between resident lots on Granite Court.
- Andrew Wolf talked about safety and sidewalks concerns. He asked if they have considered the safety during constructions; not blocking existing walkways. He asked about master planning. Draining improvements should not eliminate the possibility of future walkways. Kimble said he will look into the master plan.
- Rick Jones said this board has been involved with bike path committees and public input. This information was submitted to the County. There is an extensive amount of information about the pedestrian and bike path that is needed in this community. Please consider this.
- Wayne Ford said he had brought this up in a meeting 6 months ago. He said you have heavy metal lids on the LDIs. He said no one is taking the time to clip those down. When you plow the snow, snow will go into the lids. The lids will get knocked off. The roads people need to finish the lock down of those lids. For instance, the lids on McDonald, McCurry. Mr. Ford said there is one that sticks out about 1 foot. He said those are a habitat issue. They don't have any screens on them. Critters will get stuck in there. It needs to allow sediment flow without it being a trap for animals. Someone needs to look at that application here in the mountains. There needs to be a back plate.
- Kevin Lyons asked where the water goes. The Lumus representative, Gianna said the water runs into Third, Incline Creek and then into the lake. The pipes go into the retention basin, then into the creeks that go into the lake. Joaquin said the treatment is within the infiltration chambers; water from the streets will be captured and released slowly.
- Kimble said they received an award on a project kept 200 cubic yards from running into the lake.
- Gianna said the preliminary load estimate will be 40% reduction in fine sediment.
- Wayne Ford asked about what determined one method over another. Adrian said the stabilization and protection is goal and the driving force including secondary treatment of vaults and basins. Kimble said we need to stabilize the conveyance and install a sediment basins. Wayne Ford said he has worked with Dick [Roads Department] in the past. Dick was very adamant about maintenance. He said he said give the basins 10 years, they will be expensive to do maintenance to dig them out and start over. Mr. Jones said it's costly. Wayne said the pipes were good because they could be cleaned out.
- Russ Berry asked what was the justification for not having a continuous system with the rock basin. Kimble said they are working with the state to reduce the fine sediment particles. This stable and protected shoulder gives us much credit. If someone already has a stable and protected shoulder, it didn't require the rock basins to be installed.

1. *CALL TO ORDER/ PLEDGE OF ALLEGIANCE – Al Rogers called the meeting to order 6:00pm.

2. *ROLL CALL/DETERMINATION OF A QUORUM - Miller, Judy; Lyons, Kevin, Todoroff, Pete, Wolf, Andrew. A quorum was determined.

3. *PUBLIC COMMENT –

Heather Bacon gave an update on the park as part of the Boulder Bay project. It will be located on the eastern side on the Mariner lot. She said they hosted a meeting on July 24 at the Biltmore, taking suggestions and comments from the community about what they wanted in the park. She said fantastic suggestions came out of the meeting. She provided the meeting minutes and business cards for additional comments. A 3rd party has put together a plan as a result of that meeting. She said they are working with Washoe County. The park will be eventually owned by Washoe County. If you have any comments or anyone from the public has a comment, please submit those to Heather or Alison.

Rick Jones said a year ago, he contacted Waste Not to remove debris. There was a mattress dumped. He asked the County roads crew to remove it and it was removed within 3 days the mattress. He said these guys are on top of it. He said they take care of us. If you see your County Roads Department, give them kudos.

Rick Jones also spoke about Vacation Rentals. He said this has been an ongoing issue with CAB for several years. He said he enjoyed a drum line on the 3rd of the July in the vacation rental above him. He said spoke to another vacation Chair, Mark Alexander, 775.772.9128 Recording Secretary, Misty Moga – mistybray33@yahoo.com CAB Program – 775.328.2720

renter and they spoke about restrictions in other communities across the country. They are addressing these issues in other communities. He said there was a Lacrosse tournament last weekend, the people attending had a hard time finding enough rentals. The ordinance needs teeth and it falls on the resident's shoulders. The resident is identified to the offending party when you file a complaint. We need to develop a plan and use the TOT taxes to create an ordinance with teeth. Please address this.

4. APPROVAL OF THE AGENDA FOR THE MEETING OF JULY 27, 2015 – Al Rogers requested item 8A to be moved to be the first item of the meeting. Judy Miller moved to approve the agenda for the meeting of **JULY 27, 2015** with the requested item change. Kevin Lyons seconded the motion to approve the agenda with proposed changes. The motion passed unanimously.

5. APPROVAL OF THE MINUTES FOR THE SPECIAL MEETING OF JUNE 1, 2015 – Judy Miller made a motion to approve the minutes from the special meeting of **JUNE 1, 2015**. Pete Todoroff seconded the motion to approve the minutes. The motion passed unanimously.

6. ELECTION OF OFFICERS – Citizen Advisory Board members will select and appoint members for the Chair and Vice Chair. Officer positions are one year terms. Officers will assume their role immediately after appointment.

- Pete nominated himself for Chairman. There was no second. No vote. The motion died.
- Kevin moved to nominate Judy Miller for Chair, Judy second. The vote did not carry. The motion died.
- Andrew Wolf voted to have Mr. Todoroff to be the temporary Chair until we have a 5th CAB member. Kevin Lyons seconded the motion. Vote passed unanimously.
- Andrew Wolf voted to have Judy Miller to be the temporary Vice Chair. Vote passed unanimously.

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

A. Variance Case Number VA15-004 (Nudelman) – Hearing, discussion, and possible approval of a variance reducing the front yard setback from 15 feet to 6 feet to construct a covered entry way on the existing house.

- Applicant: Barry and Lori Nudelman
- Location: 557 Dale Drive
- Staff: Eva M. Krause: 775-328-3796, ekrause@washoecounty.us.
- Hearing Date: August 6, 2015. • Reviewing Body: Board of Adjustment

Wayne Ford gave a brief overview of the subject property and proposed variance request:

- Safety of getting into the home was the issues.
- The current entry wasn't adequate enough for protection. Ice builds up.
- In 1968, the home was built. It's approximately 2,800 square foot house.
- 29% slope in the back. Therefore, the house was built closer to the street. The house set-back was 11 feet.
- 1984, the county gave it another permit without a variance.
- The zoning for that garage didn't go through a variance process. The got built closer to the road.
- 1995, there was a permit for enclosed front walkway.
- Wayne said they want a 6-8 foot entry, but are receiving opposition from the County.
- He said we are trying to preserve the roof system.
- The house is in the setbacks. The road department will get a hold harmless agreement for the whole house.
- Wayne showed pictures of the property. He said they are asking a 6 foot setback and overhang. Provide walkway and create zone for snow to drop near the entry. They attempted to put a gable. The pitch doesn't carry the water, and creates ice in the winter.
- He said they are also proposing to move the walk way. The entry will make the house appear nicer.
- The neighbors have submitted letters approving this variance because it will make the house look nicer.
- He showed pictures of the roof and the attempts to remediate the issue with drainage.
- He said the alternatives are good ideas, however, they aren't feasible.
- The 'row affect' won't happen because there is vegetation screening

Board questions and comments:

- Kevin Lyons asked about the 15 foot setback requirement. Wayne said properties with a 20ft slope, there is a 15 foot setback is a consideration. Wayne said the road department needs space for plow and snow removal.

Chair, Mark Alexander, 775.772.9128 Recording Secretary, Misty Moga – mistybray33@yahoo.com CAB Program – 775.328.2720

- Judy Miller asked about parking. Wayne said there is railroad ties, 2 feet of the car hangs into the street. They have two parking spaces in front of the garage.
- Andrew Wolf asked about the area cut out of the driveway. Wayne showed it on a map. Andrew asked about the roof wall and overhang. Wayne said we are coming out 6 feet of the building wall.
- Kevin Lyons asked how a 'row affect' is a road issue? Wayne said there is a philosophy developed under Mr. Whitney that there are too many variances given out in Incline. The decision was made to hold the line on variances. They want to reduce the row affect too close to the road. Wayne said its for safety and protection. Kevin Lyons said he didn't understand why a row affect is prevented. Wayne said applications are being denied. T
- Pete said if it complies with code and safety. He said he approve it without a doubt.
- Judy Miller said she knows people in the neighborhood. Parking would normally be a concern, however, not in this case. It would approve safety. She said she supports it as well.
- Andrew Wolf said there are bridges, curbs, and rock walls. He said this doesn't impact the environment. He said he would approve it.

MOTION: Chairman Pete moved to recommend the approval of the variance. Andrew seconded the motion. Vote passed unanimously.

B. Variance Case Number VA15-005 (Ayuson) – Hearing, discussion, and possible approval of a variance reducing the front yard setback from 15 feet to 1 foot to construct a new four story single family dwelling with an attached one story, two car garage and workshop. • Applicant: Elise Fett & Associates LTD • Location: 424 Gonowabie Rd. • Staff: Chad Giesinger: 775-328-3626, cgiesinger@washoecounty.us. • Hearing Date: August 6, 2015. • Reviewing Body: Board of Adjustment

Pete said he was concerned about the roof line. Chad said can't cross the property line. Hold harmless agreement will also be included. Chad said the existing condition is such that they have been granted setbacks, such as zero foot setback. Address 424 on that same street has a zero setback. This property has similar conditions as adjacent properties with steepness.

Andrew Wolf said the applicant is talking about reducing the corner setback to 1 foot. Because of the triangle, it angles away from the County rightaway. This is consistent with the surroundings on Gonowabi. He said it would penalize this property owner not to approve this. Andrew said he was inclined to support it.

Chad said the upslope neighbor wanted a staff report. Andrew asked what the staff recommends. Chad said 'approval with conditions': hold harmless agreement and stake property line would be included.

Wayne Ford asked about the snow shed over the property line. Chad said that will be a condition not to shed snow over the property line. Chad said realistically, it probably will.

Rick Jones asked about address 424 Gonowabi location. He said they have a tree with a '424' address and been attempting to sell 3 lots.

Andrew Wolf asked about the assessor's map of Crystal Bay with dedicated corners. He asked if it is marked and accessible. He asked if they can they make it down to the water. Rick Jones said there are two to Gonowabi. The hair pen turn is state land and is lake access.

Motion: Judy Miller moved to recommend approval with conditions. Kevin Lyons seconded the motion. Passed unanimously.

8. * EAST INCLINE PHASE I WATER QUALITY PROJECT – Kimble Corbridge Washoe County Engineering and Capital Projects and invited consultants will provide information on the East Incline Phase I Water Quality Project (expected construction in Spring of 2016). Staff will be available to answer questions and concerns. For additional information please contact CSD at 775-328-6100. **MOVED TO ITEM 1.**

9. *COUNTY UPDATE – Al Rogers, Management Services Director for Washoe County will provide an update on County issues and Washoe County Constituent Services programs including the Citizen Advisory Board. Mr. Rogers will be available to answer member and resident concerns. For additional information, please contact the Washoe County Manager's Office at (775) 328-2000.

Al Rogers, Management Services Director, gave an update:

Chair, Mark Alexander, 775.772.9128 Recording Secretary, Misty Moga – mistybray33@yahoo.com CAB Program – 775.328.2720

Al welcomed Andy and thanked the board for their participation. Washoe County be having additional training for the CAB: Wednesday, August 19th, 5:30pm, TBD location. There will be additional trainings about Open Meeting Law. Washoe County will host annual training for CAB members. The CAB structure will be shifting and transitioning to planning and developing projects. The plan moving forward is to focus on the projects. The District Forum will be less formal. We want to put efforts in streamlining the CAB. The CAB members said they would like to keep the 5:30pm start time for the meeting. The goals is to keep the meeting two hours, if possible.

Judy Miller said if we only have 4 meetings a year, there will be projects we won't hear before it goes to the Board of Adjustment or Planning. Al Rogers said you can still submit individual comment sheets. He said we will discuss the frequency of the meetings and review the needs in a year. Judy asked about additional issues such as Vacation Rentals, will we have a forum for these? Al said the district forums will address those topics. They can be general or topical. He said we used it as a topical district forum for medicinal marijuana forum. He said if there is a hot topic, we will host a district forum. Kevin asked what is left without including updates; what do the meetings look like. Al Rogers said we will seek input from the board. Other CABs have experienced long meetings that can be cumbersome. He said these are new ideas and tools to engage everyone. Kevin asked if this meets the counties needs. Al Rogers said it will vary by project. It meets the needs moving forward on the focus of CAB meetings. He said they want to received input.

Andrew said why there wasn't a representative for the variance. Al said that isn't typical; however, they aren't mandated to be present. Presentations and representations aid in the community input, however, it's not mandatory.

Pete Todoroff said he had a friend who contacted Clara regarding a crosswalk at Tahoe at Incline. There has been a counter installed to count the traffic. Al Rogers said he will follow up with Clara. He said it's a planning/development topic.

Judy said Sarah said she made a great effort to put these meetings in the paper. Judy said there is lack of attendance. She would hope to have the agenda earlier to get the word out. Pete said the agenda wasn't posted at the post office.

Al Rogers said we spoke with the commissioner to have a district forum to talk about some of these topics with updates.

10.*CHAIRMAN/BOARD MEMBER ITEMS – This item is limited to announcements by CAB members of topics/issues posed for future workshops/agendas. (This item is informational only and no action will be taken by the CAB.)

- Kevin wants an updated from planning and development on variances.
- Vacation Rental item for District Forum
- Judy Miller would like to have the Area Plan update (September?)

11.*PUBLIC COMMENT – Limited to no more than three (3) minutes. Anyone may speak pertaining to any matter either on or off the agenda. Members of 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. (This item is for information only and no action will be taken by the CAB.)

No public comment.

12. ADJOURNMENT – Kevin Lyons moved to adjourn the meeting. Andrew Wolf seconded the motion. The meeting adjourned at 8:02pm.

16. ADJOURNMENT – Kevin Lyons moved to adjourn the meeting. **Judy Miller** seconded the motion to adjourn the meeting. The meeting was adjourned at **7:30pm**.

Number of CAB members present: 4 Number of Public Present: 28 Presence of Elected Officials: 0
Number of staff present: 1
Submitted By: Misty Moga