



Incline Village/Crystal Bay Citizen Advisory Board Meeting Agenda

March 5, 2018 at 5:30 P.M.

Incline Village General Improvement District, 893 Southwood Blvd, Incline Village, NV

Accessibility. The meeting location is accessible to the disabled. If you require special arrangements for the meeting, call the Office of the County Manager, (775) 328-2000, two working days prior to the meeting.

Following the agenda. All number or lettered items on this agenda are hereby designated for possible action as if the words for possible action were written next to each, except for items marked with an asterisk (*). Items on this agenda may be taken out of order, combined with other items, discussed or voted on as a block, removed from the agenda, or moved to the agenda of a later meeting at the discretion of the Chair.

Public comment and time limits. Public comments are welcomed during the Public Comment period for all matters, whether listed on the agenda or not, and are limited to three minutes per person or as designated by the Citizen Advisory Board Chair at the beginning of the meeting. Additionally, public comment will be heard during individually numbered items on the agenda. Persons are invited to submit comments in writing on the agenda items and/or attend and make comment on that item at the Citizen Advisory Board meeting. Persons may not allocate unused time to other speakers.

Forum restrictions and orderly conduct of business. The Citizen Advisory Board is an advisory body providing community comments and recommendations to Washoe County advisory and governing boards. The presiding officer may order the removal of any person whose statement or other conduct disrupts the orderly, efficient or safe conduct of the meeting. Warning against disruptive conduct may or may not be given prior to removal. The viewpoint of a speaker will not be restricted, but reasonable restrictions may be imposed upon the time, place and manner of speech. Irrelevant and unduly repetitious statements and personal attacks which antagonize or incite others are examples of speech that may be reasonably limited.

Responses to public comments. The Citizen Advisory Board can deliberate or take action only if a matter has been listed on an agenda properly posted prior to the meeting. During the public comment period, speakers may address matters listed or not listed on the published agenda. The Open Meeting Law does not expressly prohibit responses to public comments by the Board. However, responses from Citizen Advisory Board members to unlisted public comment topics could become deliberation on a matter without notice to the public. On the advice of legal counsel and to ensure the public has notice of all matters the Citizen Advisory Board will consider, Citizen Advisory Board members may choose not to respond to public comments, except to correct factual inaccuracies, ask for County staff clarification, or ask that a matter be addressed on a future meeting or district forum. Citizen Advisory Board members may do this either during the public comment item or during the following item: "CHAIRMAN/BOARD MEMBER ITEMS "

Posting locations. Pursuant to NRS 241.020, this notice has been posted at the Washoe County Administration Building (1001 E. Ninth Street, Bldg. A); Washoe County Courthouse (75 Court Street), Downtown Reno Library (301 S. Center St.), Sparks Justice Court (1675 East Prater Way), Incline Village General Improvement District (893 Southwood Blvd.), and online at notice.nv.gov and www.washoecounty.us/cab.

Support documentation. Support documentation for the items on the agenda, provided to the CAB is available to members of the public at the County Manager's Office (1001 E. 9th Street, Bldg. A, 2nd Floor, Reno, Nevada), Alice McQuone, Office of the County Manager, 775-328-2722.

AGENDA

1. *CALL TO ORDER/ DETERMINATION OF QUORUM

2. *PLEDGE OF ALLEGIANCE

3. *PUBLIC COMMENT – Limited to no more than three (3) minutes. Anyone may speak pertaining to any matter either on or off the agenda. Additionally, during action items [those not marked by an asterisk (*)], public comment will be heard on that particular item before action is taken. 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.

4. APPROVAL OF AGENDA FOR THE MEETING OF MARCH 5, 2018

5. APPROVAL OF THE MINUTES FOR THE MEETING OF SEPTEMBER 25, 2017

6. *PUBLIC OFFICIAL REPORTS

A.***Washoe County Commission Update** — Washoe County Commissioner Marsha Berkbigler may be available to provide updated information on discussions and actions by the Board of County Commissioners (BCC). Following her presentation Commissioner Berkbigler will be available to address questions and concerns from the CAB and the audience. Commissioner Berkbigler can be reached at (775) 328-2005 or via email at mberkbigler@washoecounty.us (This item is for information only and no action will be taken by the CAB).

7. **DEVELOPMENT PROJECTS** – The project description is provided below with links to the application or you may visit the Planning and Building Division website and select the Application Submittals page:

https://www.washoecounty.us/csd/planning_and_development/index.php

7.A **Administrative Permit Case Number WADMIN18-0002 (Incline Village Fine Art Festival)** — Request for community feedback, discussion and possible action to forward community and Citizen Advisory Board comments to Washoe County staff on a request for an outdoor community event in the Parks and Recreation (PR) zoning district. The proposed outdoor community event would occur at Preston Field on August 10-12, 2018 from 10:00 a.m. to 5:00 p.m.

- **Applicant/ Property Owner:** CWB Events, LLC/ Incline Village General Improvement District
- **Location:** 700 Tahoe Blvd, Incline Village (Preston Field)
- **Assessor's Parcel Number:** 124-032-33
- **Staff:** Chris Bronczyk, Planner, 775-328-3612, cbronczyk@washoecounty.us
- **Reviewing Body:** Tentatively scheduled for Board of Adjustment, April 5, 2018.

7.B. **Special Use Permit Case Number WSUP18-0002 (Rutz Residence Grading)** – Request for community feedback, discussion and possible action to forward community and Citizen Advisory Board comments to Washoe County staff on a request for a special use permit to permit Major Grading, totaling approximately 188 cubic yards of excavation, to facilitate construction of a driveway to access one dwelling, that traverses a natural slope of 30% or greater. Grading for any driveway or road that traverses a slope of 30% or greater is Major Grading in accordance with the Washoe County Code Section 110.438.35(a)(3).

- **Applicant/ Property Owner:** Brandon Mitchell/ David and Tammy Rutz
- **Location:** 786 Randall Ave., at the northwest corner of Randall and Gerladine
- **Assessor's Parcel Number:** 125-251-08
- **Staff:** Roger Pelham, Senior Planner, 775-328-3622, rpelham@washoecounty.us
- **Reviewing Body:** Tentatively scheduled for Board of Adjustment, April 5, 2018.

7.C. **Regulatory Zone Amendment Case Number WRZA18-0003 (Coches/Towers)** – Request for community feedback, discussion and possible action to forward community and Citizen Advisory Board comments to Washoe County staff on a request for a regulatory zone amendment for parcels at 1131 and 1135 Lakeshore Boulevard. The current zoning is Medium Density Suburban (MDS, typically three units per acre) and the requested zoning is Low Density Suburban (LDS, typically one unit per acre).

- **Applicant/ Property Owner:** Coches, LLC and Tower, LLC
- **Location:** 1135 Lakeshore Blvd. Incline Village
- **Assessor's Parcel Numbers:** 130-312-25 and 130-312-30
- **Staff:** Eva Krause, Planner, 775-328-3628, ekrause@washoecounty.us
- **Reviewing Body:** Tentatively scheduled for Planning Commission, April 3, 2018.

8. *CHAIRMAN/BOARD MEMBER ITEMS- This item is limited to announcements by CAB members.

9. *PUBLIC COMMENT – Limited to no more than three (3) minutes. Anyone may speak pertaining to any matter either on or off the agenda. 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.

ADJOURNMENT