



Spanish Springs
Citizen Advisory Board
Meeting Agenda

January 8, 2020 at 6:00 P.M.

Spanish Springs Library (7100A Pyramid Lake Highway)

Accessibility. The meeting location is accessible to the disabled. If you require special arrangements for the meeting, call the Community Services Department, (775) 328-2722, 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, moved to another agenda of another later meeting as discretion by the Chairman.

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 Commission. 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. CAB 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), Spanish Springs Library (7100A Pyramid Lake Highway), 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 Community Services Department (1001 E. 9th Street, Bldg. A, 2nd Floor, Reno, Nevada), Alice McQuone, 775-328-2722.

AGENDA

1. *CALL TO ORDER/ DETERMINATION OF QUORUM

2. *PLEDGE OF ALLEGIANCE

3. *GENERAL PUBLIC COMMENT AND DISCUSSION THEREOF – 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.

4. APPROVAL OF AGENDA FOR THE MEETING OF JANUARY 8, 2020 (for Possible Action)

5. APPROVAL OF THE MINUTES FOR THE MEETING OF DECEMBER 4, 2019 (for Possible Action)

6. 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: www.washoecounty.us/comdev

6.A. Special Use Permit Case Number WSUP19-0029 (Summit Christian Church) – 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 allow for grading and expansion of religious assembly uses at 7075 Pyramid Highway. The grading includes ±50,000 cubic yards of cuts from the site with ±30,000 cubic yards to be placed on the north end of the site and ±20,000 cubic yards to be exported. The building expansion will occur over the next fifteen years including a new 40,689 sq. ft. two story worship center, a new 33,064 sq. ft. administrative building, and the addition of 369 parking spaces with the existing buildings being reconfigured. **(for Possible Action)**

- **Applicant\Property Owner:** Summit Christian Church
- **Location:** 7075 Pyramid Hwy
- **Assessor's Parcel Number:** 083-730-13
- **Staff:** Julee Olander, Planner, (775) 328-3627; jolander@washoecounty.us
- **Reviewing Body:** Tentatively scheduled for the Board of Adjustment on February 6, 2020

6.B. Abandonment Case Number WAB19-0003 (Cooper Easement) – Request for community feedback, discussion and possible action to forward community and Citizen Advisory Board comments to Washoe County staff on a request for abandoning a portion of the access and utility easement bulb to create a non-constrained buildable area. **(for Possible Action)**

- **Applicant\Property Owner:** Jimmy and Marianna Cooper
- **Location:** 0 El Molina Drive
- **Assessor's Parcel Number:** 076-381-64
- **Staff:** Dan Cahalane, Planner, (775) 328-3628; dcahalane@washoecounty.us and Chris Bronczyk, Planner, (775) 328-3612; cbronczyk@washoecounty.us
- **Reviewing Body:** Tentatively scheduled for the Planning Commission on February 4, 2020

6.C. Variance Case Number WPVAR19-0003 (Cooper Variance) – 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 variance of the setbacks located on the relocated easement per WAB19-0002, and the westerly property line setback. The required setbacks are 30 feet front, and rear, and 50 feet for the side yard setbacks. The westerly property line is a side yard which requires a 50 foot setback, the request is for a 10 foot setback. The setback off the relocated easement is 30', the request is for a 0 foot setback off of a 40 foot easement. **(for Possible Action)**

- **Applicant\Property Owner:** Jimmy and Marianna Cooper
- **Location:** 0 El Molina Drive
- **Assessor's Parcel Number:** 076-381-64
- **Staff:** Dan Cahalane, Planner, (775) 328-3628; dcahalane@washoecounty.us and Chris Bronczyk, Planner, (775) 328-3612; cbronczyk@washoecounty.us
- **Reviewing Body:** Tentatively scheduled for the Board of Adjustment on February 6, 2020

6.D. Special Use Permit Case Number WSUP19-0030 (A Dog's Life) – 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 Commercial Kennel. The project site will consist of a 20,000 square foot building, associated landscape and parking. The building will contain 15,000 sf of space for boarding and doggie day care, 2,000 sf for retail use, and 3,000 sf for a contractor's office. **(for Possible Action)**

- **Applicant\Property Owner:** Dixie D. May Trust
- **Location:** Corner of Ingenuity Ave. and Pyramid Hwy
- **Assessor's Parcel Number:** 530-492-01
- **Staff:** Chris Bronczyk, Planner, (775) 328-3612; cbronczyk@washoecounty.us
- **Reviewing Body:** Tentatively scheduled for the Board of Adjustment on February 6, 2020

7. *WASHOE COUNTY COMMISSIONER UPDATE- Washoe County Commissioner, Vaughn Hartung may be available to provide updated information on discussions and actions by the Board of County Commissioners (BCC). Following his presentation Commissioner Hartung may be available to address questions and concerns from the CAB and the audience. Commissioner Hartung can be reached at (775) 328-2007 or via email at vhartung@washoecounty.us

9. *CHAIRMAN/BOARD MEMBER ITEMS- This item is limited to announcements by CAB members. (This item is for information only and no action will be taken by the CAB).

10. *GENERAL PUBLIC COMMENT AND DISCUSSION THEREOF – 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