



South Truckee Meadows/Washoe Valley Citizen Advisory Board Meeting Agenda

SEPTEMBER 14, 2017 at 6:00 P.M.

South Valleys Library, 15650A Wedge Parkway, Reno, Nevada

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 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 governing boards. The presiding officer may order the removal of any person whose statement to 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/NEXT AGENDA 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), South Valleys Library (15650A Wedge Parkway), 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. 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 SEPTEMBER 14, 2017

5. APPROVAL OF THE MINUTES FOR THE MEETING OF JULY 13, 2017

6.*PUBLIC OFFICIAL REPORTS

6A. *Washoe County Commissioner – Commissioner Bob Lucey will provide an update on Board of County Commissioner activities and will be available to answer questions or concerns. Please feel free to contact Lucey at blucey@washoecounty.us or (775) 328-2012. *(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

7A. **Special Use Permit Case Number WSUP17-0014 (Gail Willey)** – Request for community feedback, discussion and possible recommendation to the Washoe County Board of Adjustment on a special use permit application to permit the business operation of Gail Willey Landscaping and Color Rock, which the applicant has described as a wholesale nursery facility. A separate special use permit (not yet submitted) would be necessary to facilitate proposed access to the operation, which would include construction of a vehicle bridge across Steamboat Creek, an identified Significant Hydrologic Resource.

Special Use Permit Case Number WSUP17-0014 (Gail Willey)

- **Applicant/ Property Owner:** Willey land, LLC
- **Location:** 134 Andrew Lane, approximately 500 feet south of its intersection with Highway 395
- **Assessor's Parcel Number:** 017-430-01
- **Staff:** Planner Kelly Mullin, 777-328-3608, kmullin@washoecounty.us
- **Reviewing Body:** Tentatively scheduled for Board of Adjustment, October 5, 2017.

7B. **Special Use Permit Case Number WSUP17-0019 (2 Cent Cattle Company)** - Request for community feedback, discussion and possible recommendation to the Washoe County Board of Adjustment on a special use permit to permit the continuing operation of an existing commercial stable that was originally approved by Administrative Permit AP6-4-97, Administrative Permit AP03-008 and Amendment of Conditions AC04-0001. The previously approved permits allowed varying numbers of boarded horses, varying number and types of special events and for the construction of a semi enclosed arena on five different parcels. This special use permit application requests authorization to board up to 15 horses and host 15 special events / competitions per year only on APN: 050-320-16 (3275 Lakeshore Drive). Each event/competition is proposed to be limited to a maximum of 50 people on the site at any time and will be held during daylight hours only. This special use permit application will supersede all previous approved discretionary actions and approvals as listed earlier in this description.

- **Applicant/ Property Owner:** 2 Cent Cattle Company
- **Location:** 3275 Lakeshore Drive Washoe Valley, NV 89704
- **Assessor's Parcel Number:** 050-320-16
- **Staff:** Senior Planner Roger Pelham and Planner Julee Olander, 775-328-3622 or 775-328-3627 respectively, rpelham@washoecounty.us and jolander@washoecounty.us.
- **Reviewing Body:** Tentatively scheduled for Board of Adjustment, October 5, 2017.

8. **Development Code Amendment Case Number WDCA17-0003 (Outdoor Entertainment)** – Request for community feedback, discussion and possible recommendation on a proposed amendment to Washoe County Code Chapter 110 (Development Code) within *Article 302, Allowed Uses*, to establish the regulatory zones wherein the Outdoor Entertainment commercial use-type is permitted by right or by discretionary action, to create a new Article, *Article 338 Outdoor Entertainment*, for establishing the processes, regulations and standards specific to establishing both

temporary and permanent outdoor entertainment: and, Article 226 (Warm Springs modifiers), Section 110.226.18(b) Equestrian Facilities, to subject certain activities occurring under the Equestrian Facilities use type to the outdoor entertainment regulations.

The proposed *Article 338, Outdoor Entertainment*, expands the definition of Outdoor Entertainment to include both facilities and events for the assembly of 100 or more people for any purpose in any outdoor location; identifies a wider range of typical outdoor entertainment activities; establishes an administrative review and approval process for activities with an attendance between 100 and 999 people on any one day, and a public hearing review and approval process for activities with 1,000 or more people in attendance on any one day; provides for both temporary and permanent activities; and, provides for certain exemptions for establishing the use-type on Federal land. The Amendment also makes the necessary changes to Article 304, *Use Classification System*, to amend the description of the Outdoor Entertainment use-type to be consistent with the new description found in the proposed Article 338, and Article 310, *Temporary Uses*, to establish the criteria for determining when a temporary outdoor entertainment use-type requires a permit.

- **Applicant/ Property Owner:** Washoe County
- **Staff:** Senior Planner Eric Young, 775-328-3613, eyoung@washoecounty.us.
- **Reviewing Body:** Tentatively scheduled for Planning Commission, October 3, 2017.

9. *COUNTY UPDATE – A representative from the Office of the County Manager will provide an update on County services and is available to answer questions and concerns. Please feel free to contact the Office of the County Manager at (775) 328- 2000. To sign up to receive email updates from the County visit www.washoecounty.us/cmail. *(This item is for information only and no action will be taken by the CAB).*

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

11. *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