



South Truckee Meadows/Washoe Valley Citizen 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 regular meeting of the South Truckee Meadows/Washoe Valley Citizen Advisory Board held November 9, 2017 at 6:00 p.m. the South Valleys Library at 15650A Wedge Parkway, Reno, Nevada.

1. *CALL TO ORDER/ DETERMINATION OF QUORUM - Meeting was called to order at by Steven Kelly at 6:00 p.m.

Member Present: Patricia Phillips, Jim Rummings, Kimberly Rossiter, Steven Kelly. A quorum was determined.

Absent: Bob Vaught (Alternate); Jason Katz (excused).

2. *PLEDGE OF ALLEGIANCE - Steven Kelly led the Pledge of Allegiance.

3. *PUBLIC COMMENT -

Julie Ullman, managing librarian at South Valleys Library spoke about the dementia friendly program made up of public agencies to make Washoe County an easier and better place for people who live with dementia or Alzheimer's. She encouraged everyone to take a survey on improving living in Washoe County.

4. APPROVAL OF AGENDA FOR THE MEETING OF OCTOBER 12, 2017 – Jim Rummings moved to approve the agenda for **OCTOBER 12, 2017**. Patricia Phillips seconded the motion to approve the agenda for **OCTOBER 12, 2017**. Motion passed unanimously.

5. APPROVAL OF THE MINUTES FOR THE MEETING OF NOVEMBER 9, 2017 – Patricia Phillips moved to approve the minutes of **NOVEMBER 9, 2017**. Jim Rummings seconded the motion to approve the minutes. Motion passed unanimously.

6. DEVELOPMENT PROJECTS– The project descriptions are provided below with links to the application.

6.A. Special Use Permit Case Number 17-0022 (T-Mobile Lighthouse Baptist Church)- Request for community feedback, discussion and possible action to make an advisory recommendation for approval or denial, with potential comments on specific project components concerning a request to construct a three legged 55' stealth tower to install antennas south of Pembroke Drive, approximately .4 mile from S. McCarran Blvd. Panels will be installed with a cross to screen the antennas and there will be a stucco enclosure constructed to match the church building.

- Applicant/ Property Owner: T-Mobile/Lighthouse Baptist Church
- Location: 5350 Pembroke Drive, Reno, NV
- Staff: Chad Giesinger, 775-328-3626, cgiesinger@washoecounty.us
- Reviewing Body: Tentatively scheduled for Board of Adjustment, December 7, 2017

Karen Lienert, T-Mobile representative gave an overview:

- We originally proposed a steeple for their church; she said unfortunately, the building couldn't support the steeple.
- She said they now propose a cross structure with lighting; the antenna would be placed behind the structure.

Discussion/comments:

Steven Kelly asked about a small building for equipment. Karen said the ground equipment is at the base with a proposed stucco wall to match the church with landscaping. The proposed location already has a lot of landscaping.

Patricia Phillips asked if they have received any of the neighbors' feedback. Karen said not yet, but this is the first public form.

Tom Judy asked questions. He asked about the height. He spoke about lighting; he spoke about down lighting to reduce impact in the area. The proposed lights are contrary from when the church was built. He spoke about the proximity to the road. He said it's not compatible with the area. It's a flood plain. He said he wants to know about the County requirements. Is this an exception to existing zoning. He said the special use permit notification went to certain proximity from the church, but affects people further away.

Karen said the structure is 55 feet; original proposal was slightly taller than the new proposal. She showed a photo simulation. Its 50 feet from the road. It's further away from the residents. Karen said the lighting can be adjusted according to the County ordinance. It was the church who requested the proposed lighting.

Chad Giesinger said he was concerned about lighting as well. He said it will have to be above the cross pointing down. He said it doesn't have to be lit at night. It has to go to the airport authority since it's near the runway. He said they will come up with appropriate conditions. It complies with code – height is in accordance to the distance from the road. Pat asked about height and coverage. Karen said they are at the bare minimum to do what they need to do for coverage. Karen said the existing roof of the church is 30 feet tall.

MOTION: Pat said pending the decision by FAA regarding the lighting is an issue; if it can be dimmed, downward light, meeting code, not affecting the night sky, with a timer, she recommended approval. Jim Rummings seconded the motion to recommend approval. Motion passed unanimously.

6.B. ANX18-00002 (Rilite Inc.) - Request for community feedback, discussion and possible action to make an advisory recommendation for approval or denial, with potential comments on specific project components concerning a request for annexation of a ±3.96 acre parcel that is contiguous to the City limits and is located east of the terminus of Banta Avenue, ±550 feet east of its intersection with Western Skies Drive. The subject site has a Washoe County zoning designation of Low Density Suburban (LDS) and a Washoe County Land Use designation of Suburban Residential; and is located within the City of Reno Sphere of Influence.

- Applicant/ Property Owner: Rilite Aggregate Company
- Applicant Representative: Angela Fuss, Planning Manager, Lumos & Associates, 827-6111, afuss@lumosinc.com
- Location: East of the terminus of Banta Avenue, + 550 feet east its intersection with Western Skies Drive.
- Staff: Heather Manzo, Assistant Planner, City of Reno; manzoh@reno.gov, (775) 334-2668
- Reviewing Body: Reno City Council

Angela Fuss, Lumos, gave a project overview:

- 3.96 acre parcel of a larger 40 acre parcel.
- There is a need for a substation. NV energy will take up 4 acres to be used for a new substation. February will start construction related to the substation. They will be undergrounding the Kv power line.

MOTION: Jim Rummings moved to recommend approval of annexation. Kimberly Rossiter seconded the motion to recommend approval. Motion passed unanimously.

7. *CHAIRMAN/BOARD MEMBER ITEMS - There were no items discussed.

8. *PUBLIC COMMENT –no public comment.

ADJOURNMENT - Meeting adjourned at 6:24pm.

Number of CAB members present: 4

Number of Public Present: 9

Presence of Elected Officials: 0

Number of staff present: 1