



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 April 4, 2019 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 Patricia Phillips at 6:00 p.m.

Member Present: Patricia Phillips, Kimberly Rossiter, Tom Burkhart, Shaun O’Harra, Jim Rummings. A quorum was determined.

Absent: Bob Vaught (alternate, not excused).

2. *PLEDGE OF ALLEGIANCE - Patricia Phillips led the Pledge of Allegiance.

3. *GENERAL PUBLIC COMMENT AND DISCUSSION THEREOF- Hearing no requests for public comment, Patricia Phillips closed the public comment item.

4. APPROVAL OF AGENDA FOR THE MEETING OF APRIL 4, 2019 (for Possible Action) –Tom Burkhart moved to approve the agenda for **APRIL 4, 2019**. Shaun O’ Harra seconded the motion to approve the agenda for **APRIL 4, 2019**. Motion carried unanimously.

5. APPROVAL OF THE MINUTES FOR THE MEETING OF MARCH 7, 2019 (for Possible Action) – Tom Burkhart moved to approve the meeting minutes for **MARCH 7, 2019**. Kimberly Rossiter seconded the motion to approve the meeting minutes for **MARCH 7, 2019**. Motion carried unanimously.

6. DEVELOPMENT PROJECTS– The project description is provided below.

6.A. Administrative Permit Case Number WADMIN19-0006 (Esslin Barn) – 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 7,185 sq. ft. accessory structure to be used for indoor volleyball and basketball practice facility and storage area. The new structure will be larger than the main 2,942 sq. ft. existing residence and will replace an existing 2,520 sq. ft. barn. (for Possible Action)

- Applicant/Property Owner: Sage River Development/Scott and Kerry Esslin Trust
- Location:1600 Holcomb Ranch Lane
- Assessor’s Parcel Number: 044-27-008
- Staff: Julee Olander, Planner, 775-328-3627; jolander@washoecounty.us
- Reviewing Body: Tentatively scheduled for the Board of Adjustment on May 2, 2019

Jeff Turk, project representative, provided project overview:

- The project proposed is 7,000+ square feet (5,000 sq. ft. for the shop, and rest in garage).
- The goal of the accessory dwelling is to serve as storage and training facility for his kids in extra curricular activity.
- He said they went 500 feet to notice the neighbors, and received some positive feedback. He said it will enhance the property value of his home and adjacent properties.

- They provided the photo of the proposed structure
- This is at the 'S' curve on Holcomb Ranch Lane.
- Indoor basketball and volleyball just for the kids. Just the family use.
- Neighbors submitted approval comments, phone calls, and emails, and no concerns were expressed.

MOTION: Shaun O’Harra moved to recommend approval for Administrative Permit Case Number WADMIN19-0006 (Esslin Barn). Kimberly Rossiter seconded the motion to recommend approval. Motion carried unanimously.

6.B.Amendment of Conditions Case Number WAC19-0003 (Lodge Coffee + Wine, WADMIN18-0009) – 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 amendment of conditions to the original approval for Administrative Permit WADMIN18-0009. The request seeks to allow indoor and outdoor live entertainment at the Lodge Coffee + Wine. (for Possible Action)

- Applicant/Property Owner: Burkhart Management Group
- Location: 17025 Mt. Rose Hwy., approx. ½ mile SW of the intersection with Timberline Dr.
- Assessor’s Parcel Number: 047-161-13
- Staff: Kelly Mullin, Senior Planner; 775-328-3608 and kmullin@washoecounty.us
- Reviewing Body: Tentatively scheduled for the Board of Adjustment on May 2, 2019.

Debbie Bullentini, manager of the lodge, provided a project overview:

- She said they have open for two months, and have been well received.
- She said they want to bring in some live music to enhance the experience on the deck. She said they are requesting a cabaret license.
- She said they will obey the curfews.
- Shaun O’Harra asked when and how many nights a week she plans to have live music. She said in the late Spring or early summer, one or two nights: Friday and Saturday night. It will be acoustic or jazz.
- Kimberly Rossiter asked about parking. Debbie said they have the minimum requirement for parking, and overflow parking.
- Patricia Phillips asked how late will the music will be played. Debbie said the latest 9:00 p.m.

Public Comment:

Patricia Phillips a prepared statement provided by a concerned neighbor, Karen Mullen-Ely, expressing opposition to the amendment of conditions case.

Dennis Callahan, Mt. Rose Highway resident, said he is 700 feet from the wine shop. He said the community welcomed them. It’s nice to have someone back in that building. He said our neighborhood has been negatively impacted by the lighting. It’s 3-4 times brighter than what it was; it’s light pollution. He said he’s asking the board to deny it. This current owner could have a soft quartet band, but it doesn’t guarantee the next owner won’t have the same soft music. It’s not character of the rural neighborhood. They have been good neighbors, but this establishment has never had any outdoor music. This is potential to turn into something that isn’t conducive to residential neighborhood. He said people are already using the parking across the street by the mailboxes for that business. He is concerned if the manager doesn’t have control or if the new owner manager doesn’t manage it well.

Donna Pennington, Galena Forest Estates, said she attended the lodge twice. She said she has gone in for coffee and bagels. She said she likes to socialize. She never sees the parking lot full. She said it’s a nice

gathering place for neighbors. She said it would be nice to hear some ambient music. She spoke about decibel control. The traffic is louder than the guitar. She said she is in full support. She said it's a nice community offering for socialization. Perhaps the board could suggest putting a decibel limit on it. She said she welcomes it.

Cindy Callahan, lives across from the lodge, she reiterated the future impact on any other businesses that come into that location. It would impact her enjoyment of our property. She said she has been to the lodge and it's beautiful. They did a good job. She is concerned about traffic. She said we live directly across the street. The parking across the street hinders us. It's a safety concern. Ambient music is great in an indoor environment. She asked about regulatory possibility for decibels. She wants that clarified. She wants to know if this permit would roll over to new owner. If it went from a wine bar to a marijuana dispensary or another type of business, they might not be as accommodating. The lights were turned off to accommodate the neighborhood which has been fantastic. She said someone could come in and have rock music. She thanked Debbie for what she has done.

Julee Olander, Washoe County Planner, provided code and policy information:

Indoor/outdoor entertainment is an agreed upon use stays with the property. It could be conditioned. The entertainment stay within the hours. She said the next owner could play Metallica. If they stop doing that activity use for two years, that use is gone. Shaun O'Harra asked about certain decibel levels. Julee Olander said yes, LDN is the decibel level. She addressed how the neighborhood is across the street, not adjacent to the property. Julee Olander said she is here filling in for Kelly Mullin who is the planner for this application, and would have to look up. Patricia Phillips asked if we could only give permission to the current owner. Julee Olander said there isn't a mechanism for that. This is to amend the administrative permit conditions to add live entertainment to be added.

Tony Gonzalez asked about decibel reading. Julee Olander said if a neighbor is being noisy, the sheriff or code enforcement will manage it. In this case, because they have a permit, the code enforcement can go out and measure the decibels. The property owner needs to show they are staying within the limit.

Patricia Phillips asked Debbie Bullentini if there is a way to put up a sound barrier to keep the sound in the area. Debbie said we brought in an engineer to build a screen to block the sound of the highway. The engineer said it would make it worse. It would enhance the noise.

Shaun O'Harra said he understands the concern if the next owner would play loud rock music. Perhaps they had an agreement with current owner and neighbors, and nothing carries over to the next owner.

Dennis Callahan said the band has to compete with the highway noise. There is a possibility there would be a new owner in the future, and they would want different music. It's a nice place to meet. We aren't against that. We are concerned that there isn't a guarantee. He said we can measure the sound and call for help and the music would stop by the time they came out. We don't want to get into a battle over enjoying our property.

Patricia Phillips asked Julee Olander if there was a new owner, and the use isn't continued for a certain amount of time, it goes away. Julee said you can condition this application that it has to be 65 LDN decibel sound averages and stop by 9:00 p.m. Julee said the decibels are measured by an average of day and night noises. Noise could seem a lot louder at night and sometimes music travels. We can conditions lights, hours, and sound.

Debbie Bullentini addressed the letter writer's concern and said we didn't try to sneak this in. We applied for this over a year ago at the County office. Tom Burkhart paid for it, but it fell through the County's cracks. She said we have been compliant with everything that is required by the County. The lodge is beautifully designed. It's not a trashy bar. It's high scale to go with the neighborhood. We have been following everything by the book. We love being in the neighborhood. She said she understands we are a business in a residential neighborhood.

Shaun O'Harra said if this gets approved, and gets loud and neighbors complain, can this be revoked. Julee said usually you have to get a special use permit or admin permit, so if the music is too loud, the code enforcement or sheriff would fine them. Sound is a tough sense to capture. She said it's a day and night average. For instance, an alarm cannot be in violation because it's an average throughout the day. Julee said this will go to the Board of Adjustment, and Kelly will address those questions and concerns.

Debbie Bullentini asked if this doesn't get approved, she asked if she could apply for special use permit. Julee said yes, there are permits for outdoor activity. She would have to look up the zoning.

Patricia said notices are sent out for special events at Montreux, this may be necessary for something like this.

MOTION: Shaun O'Harra moved to forward all the comments onto the Board of Adjustment. Jim Rummings said there are some open ended issues; it's hard to decide on anything. Jim Rummung seconded the motion to forward comments. He said the other boards should have more information to make a firm decision. The motion passed unanimously.

6.C. Administrative Permit Case Number WADMIN19-0005 (Zweifel Garage Addition)– 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 Administrative Permit for a detached accessory structure that is larger than the existing main structure on the same parcel. The Administrative Permit is needed to bring an existing detached accessory structure into compliance with County Code requirements.(for Possible Action)

- Applicant/Property Owner: Jerry and Adrienne Zweifel
- Location: 2405 Walnut Street, Reno, NV
- Assessor's Parcel Number: 021-132-04
- Staff:Jacob Parker, Planner; 775-328-3628 and jparker@washoecounty.us
- Reviewing Body: Tentatively scheduled for the Board of Adjustment on May 2, 2019.

Jerry Sweifel, Walnut Street, said we have lived in the area for 8 year at this location. He said we have done whatever it takes to improve the appearance for the neighborhood by adding trees, built a garage addition, and painted them the same color; we don't have storage container, horse huts, and junk cars that are throughout the neighborhood. There are only a few places that keep their place up. He said he has applied for this permit for 3 years. He doesn't understand what they have against it. He said he dug up the septic and leach field to make sure it wasn't going under the structure. The Health Department approved it. The County cancelled it. The shop is bigger than the house.

Shaun O'Harra asked if neighborhood has an issue with it. He said one gentleman had an issue, but he has passed away since then.

Mike Montgomery said he lives across the way from the property. He said the subject property is the nicest property in the neighborhood. The owner keeps it neat.

Tom Burkhart asked how long it's been up. Jerry Sweifel said it's been up for 3 years without a permit, and we want to get it permitted. He said the neighbors have horse huts. There are a lot of properties that need to be addressed and weren't permitted as well. He said he wanted to apply for the permit. Jerry said he was told that it was built over the leach field, so he dug it up to prove it wasn't built over it. The Health Department signed off on it.

Jacob Parker, Washoe County Planner, said it's an admin permit to permit an accessory dwelling larger than the house so he can then get a building permit to be in compliance.

Veera Matthews said she lives behind them by 50 feet. She said we are the closest to the property, and we don't have a problem with it.

Jerry Zweifel asked the planner about the structure size, Parker said it's accumulative size.

MOTION: Shaun O'Harra moved to recommend approval of Administrative Permit Case Number WADMIN19-0005. Jim Rummings seconded the motion to recommend approval. Motion carried unanimously.

7. *CHAIRMAN/BOARD MEMBER ITEMS – No announcements.

8. * 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.

Hearing no requests for public comment, Patricia Phillips closed the public comment item.

ADJOURNMENT

ADJOURNMENT – the meeting adjourned 7:03 p.m.

Number of CAB members present: 5

Number of Public Present: 25

Presence of Elected Officials: 0

Number of staff present: 2