



## 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 January 2, 2020 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 Tom Burkhart at 6:00 p.m.

**Member:** Wesley Mewes Tom Burkhart, David Snelgrove. A quorum was determined.

**Absent:** Patricia Phillips, Marge Frandsen, Kimberly Rossiter, Shaun O’Harra (not excused)

**2. \*PLEDGE OF ALLEGIANCE** - The Pledge of Allegiance was recited.

**3. \*GENERAL PUBLIC COMMENT AND DISCUSSION THEREOF-** There were no requests for public comment.

**4. Approval of Agenda for the Meeting of January 2, 2020** - Dave Snelgrove moved to approve the agenda of January 2, 2020. Wes Mewes seconded the motion to approve the agenda. The motion carried unanimously.

**5. Approval of the Minutes for the Meetings of November 7, 2019** – Dave Snelgrove made a correction on page 3, in the motion, second line...it should state 'but it hasn't been a situation *treated* with the greatest sensitivity.' Dave Snelgrove moved to approve the minutes for the meeting of November 7, 2019 with correction. Wes Mewes seconded the motion to approve the minutes as corrected. The motion carried unanimously.

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

**6.A. Special Use Permit Case Number WSUP19-0023 (DDC Enterprises)** – 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 construction sales and services use type and to allow for Operable Vehicle Storage within the General Commercial Regulatory Zone in Washoe Valley. The application also seeks to approve 1.6 acres (69,696 sq. ft) of previously completed grading. The project location is found within the Old Washoe City Historic District (OWCHD) in the South Valleys Area Plan. The OWCHD has its own Allowed Uses, both Construction Sales and Services, and Storage of Operable Vehicles require a Special Use Permit. (for Possible Action)

- Applicant\Property Owner: DDC Enterprises
- Location: 470 Old US Highway 305
- Assessor’s Parcel Number: 050-234-62
- Staff: Chris Bronczyk, Planner, cbronczyk@washoecounty.us ; 775-328-3612; Dan Cahalane, Planner, dcahalane@washoecounty.us
- Reviewing Body: Tentatively scheduled for the Board of Adjustment on February 6, 2020

David Curtis, representative, stated they are using a satellite yard to build a shop to store materials. He noted their main office is in Gardnerville. He said they work for telecom companies. He stated the storage would be used to store conduit, and a yard for trailers and equipment. He said it's not a major operation as this will store extra equipment instead of having to go down to Gardnerville to get equipment.

Dave Snelgrove asked about the back part of the lot. David Curtis said they will put some trees along the back to provide screening from the neighbors. He added they will add gravel to help with dust. Dave Snelgrove said the use fits with the other uses in the area with the zoning.

Tom Burkhart asked if they had issues with any neighbors. David Curtis said he has had no issues with neighbors. Wes asked about operating hours. David explained the hours.

**MOTION:** Dave Snelgrove recommended to forward Citizen Advisory Board comments to Washoe County staff and recommended approval of Special Use Permit Case Number WSUP19-0023 (DDC Enterprises). Wes Mewes seconded the motion to recommend approval. The motion carried unanimously.

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

**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.

There were no requests for public comment.

**ADJOURNMENT**– the meeting adjourned 6:07 p.m.

Cab members present: 3

Staff present: 1

Public members present: 3

Elected officials present:0