



## South Truckee Meadows/Washoe Valley Citizens 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 South Truckee Meadows/Washoe Valley Citizens Advisory Board meeting held via zoom on January 7, 2021, 6 p.m.

**1. \*CALL TO ORDER/ PLEDGE OF ALLEGIANCE** – Tom Burkhart called the meeting to order at 6:00 P.M.

**2. \*ROLL CALL/DETERMINATION OF A QUORUM** – Dave Snelgrove, Tom Burkhart, Shaun O’Harra, Kimberly Rossiter. A quorum was determined. Tom Burkhart noted Marge Frandsen is no longer on the CAB.

Absent: Wesley Mewes

**3. \*PUBLIC COMMENT** –

Jeff Church introduced himself. He said he is a newly elected Trustee for Washoe County School District. He said looks forward to serving and is enthusiastic about improving quality of education. He hopes to reach out to Spanish speaking community. He said he is retired Air Force and Reno Police.

With no further requests for public comment, Chair Burkhart closed the public comment period.

**4. APPROVAL OF AGENDA FOR THE MEETING OF JANUARY 7, 2021** – Dave Snelgrove moved approve the agenda of JANUARY 7, 2021. Shaun O’Harra seconded the motion to approve the agenda. Motion carried unanimously.

**5. APPROVAL OF THE MINUTES FOR THE MEETING OF NOVEMBER 5, 2020 AND THE MEETING OF DECEMBER 3, 2020**– Dave Snelgrove noted he recused himself from the entire December meeting as he was the presenter. Tom Burkhart moved to approve the minutes as corrected. Dave Snelgrove seconded the motion to approve the minutes. The motion carried unanimously.

**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](http://www.washoecounty.us/comdev)

**6.A. Special Use Permit Case Number WSUP20-0023 (Burns Family Grading)** – For possible action, hearing, and discussion to approve a special use permit to allow Major Grading, including previous unpermitted grading and earthwork totaling approximately 1,500 cubic yards of excavation, and disturbance of a total area of approximately 187,308 square feet (approximately 4.3 acres). Grading of more than one acre on a parcel that is less than six acres in size is Major Grading in accordance with the Washoe County Development Code at 110.438.35(a)(1)(i)(A).

- Applicant\Property Owner: Burns Living Trust
- Location: 3160 Clark Drive, approximately 750 feet southeast of its intersection with Magpie Way, in Washoe Valley
- Assessor’s Parcel Number: 050-550-10
- Staff: Roger Pelham, Senior Planner, [rpelham@washoecounty.us](mailto:rpelham@washoecounty.us), 775-328-3622
- Reviewing Body: Tentatively scheduled for the Board of Adjustment on February 4, 2021

Derek Wilson, Rubicon Design Group, Applicant Representative, provided a PowerPoint slideshow.

Derek Wilson stated a had realtor told the landowner that it would be better to sell the property if they removed the vegetation. Tom Burkhart asked why did the owner bother and let the new landowner figure it out.

Roger Pelham, Washoe County Planner, said unpermitted grading is not his favorite type of project. He said this is relatively simple project to rectify because they didn’t change the topography. The site is relatively flat opposed to a steep grade. This is primarily a permit to restore the property because it does constitute major grading. There is a berm

of the stripped vegetation and topsoil that will can be spread over the disturbed area. As grading goes, this is straight forward.

Shaun O’Harra asked what if it doesn’t get approved. Mr. Snelgrove said there has been examples of that and it’s not fun. Roger Pelham said it would be a convoluted process that involves code enforcement and the applicant would have to appeal to Board of County Commissioners and there would be steps imposed for remediation.

Dave Snelgrove said he hopes it gets approved because the alternative is complicated. He said he hopes the Board of Adjustment approves this as it’s a fix.

**MOTION: Dave Snelgrove moved to approve Special Use Permit Case Number WSUP20-0023 (Burns Family Grading). Shaun O’Harra seconded the motion. The motion carried unanimously.**

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

**8. \* GENERAL PUBLIC COMMENT AND DISCUSSION THEREOF** – With no requests for public comment, Chair Burkhart closed the public comment period.

**ADJOURNMENT** – meeting adjourned at 6:14 p.m.

Number of CAB members present: 4

Number of Public Present: 1

Presence of Elected Officials: 0

Number of staff present: 1

Submitted By: Misty Moga