



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 February 4, 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, Marge Frandsen, Tom Burkhart. A quorum was determined.

Absent: Kimberly Rossiter (excused), Wesley Mewes, Shaun O’Harra.

3. ***PUBLIC COMMENT** –

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

4. **APPROVAL OF AGENDA FOR THE MEETING OF FEBRUARY 4, 2021** – Dave Snelgrove moved approve the agenda of **FEBRUARY 4, 2021**. Marge Frandsen seconded the motion to approve the agenda. Motion carried unanimously.

5. **APPROVAL OF THE MINUTES FOR THE MEETING OF NOVEMBER 5, 2020, DECEMBER 3, 2020, and JANUARY 7, 2021** (for Possible Action)– Dave Snelgrove noted we already approved the November 5, 2020 and December 3, 2020 meeting minutes. Dave Snelgrove noted he recused himself from the entire meeting during the December meeting because he was the applicant representative. Marge Frandsen stated that Tom Burkhart doesn’t recall saying she was no longer on the CAB and that should be removed from the minutes. Dave Snelgrove moved to approve the minutes. Marge Frandsen 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

6.A. **Special Use Permit Case Number WSUP21-0002 (Sage Ridge School)** – For possible action, hearing, and discussion to approve a special use permit to allow for the use of Education, Private School Facilities; and to permit a 24,000 sq. ft. gym, in accordance with Washoe County Code (WCC) Table 110.302.05.2 on a 33.42 acres site at the terminus of Crossbow Ct.

- Applicant\Property Owner: Sage Ridge School
- Location: At the terminus of Crossbow Ct., 1/3-mile north of the intersection with Arrowcreek Pkwy.
- Assessor’s Parcel Number: 152-021-09
- Staff: Julee Olander, Planner, jolander@washoecounty.us , 775-328-3627
- Reviewing Body: Tentatively scheduled for the Board of Adjustment on March 4, 2021

Sallie Armstrong, Chair of Sage Ridge Board of Trustees and Cory Clementson from the Board of Trustees, were on the call.

Paul Slocum, Sage Ridge Applicant Representative, provided a project overview.

Thomas Burkhart asked if there have been any objections from public. Paul said there hasn’t been any.

Dave Snelgrove said this looks like a good addition.

Public Comment:

Dennis Ivans said he is the neighbor across the street from Sage Ridge. He said it looks like a large building that will undoubtedly impact his view but understands everyone needs a facility like this. He said he has young kids.

Judy Flavor said she is neighbor across the street and next door to Dennis. She said Sage Ridge is a great institution. She said she is concerned about the size of the facility. She said she reviewed the map and drawing. She asked if looking from west to east, there seems to be a slope between the school and proposed building. Mr. Slocum said there is a slope that goes up to campus property and 10-15 ft. step down, so the top of the gym won't be any higher than the existing school roofs. He said the parcel goes downhill. He said as we designed the gym, it will build down to keep the roof lines at-, or below the existing roof lines. Judy Flavor said the highest part is on the north side. Paul Slocum confirmed. He said the top of the roof will be 32 feet. She said that is tall. He said there will be a 15-foot slope. The existing roof is 25 feet tall. He said the proposed is still lower this existing roof line. He said its deceiving. The roof line is below existing rooflines. She said they are high enough. She asked for plans for landscaping, so we don't look at a blank wall. Mr. Slocum spoke about screening and landscape plan.

Dennis Ivans asked about the lighting. Paul Slocum said it will be down fixtures. It's like what is there now. Paul Slocum said you cannot put spotlights out there. He spoke about additional lights on pathways and parking. Paul Slocum said the county requires the emergency access road continue to Rock Haven. The school owns that vacant land. He said a cul-de-sac will be built at the end of the existing road. He said there will be a bulb. Dennis Ivans said we are lucky to have Sage Ridge there.

Judy F. said I wish you would put the 32 feet on the other side. Dennis Ivans said he will come over and explain how the grading will work.

MOTION: Dave Snelgrove moved to approve Special Use Permit Case Number WSUP21-0002 (Sage Ridge School). Marge Frandsen seconded the motion to approve. The motion carried unanimously.

The video stopped and restarted. The CAB members rejoined the meeting to complete the agenda items.

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: 3

Number of Public Present: 3

Presence of Elected Officials: 0

Number of staff present: 1

Submitted By: Misty Moga