



South Truckee Meadows/Washoe Valley
Citizen Advisory Board
Meeting Agenda

May 6, 2021 at 6:00 P.M.

This meeting will be held by teleconference only.

The meeting can be accessed by using the following Zoom webinar link:

<https://us02web.zoom.us/j/83217410287>

Accessibility. There is no physical meeting location, therefore no members of the public will be allowed to attend in person due to concerns for public safety resulting from the COVID-19 emergency and pursuant to the Governor of Nevada's Declaration of Emergency Directive 006 Section 1 which suspends the requirement in NRS 241.023(1)(b) that there be a physical location designated for meetings of public bodies where members of the public are permitted to attend and participate. This meeting will be held by teleconference only. The meeting can be accessed by the following Zoom webinar link: <https://us02web.zoom.us/j/83217410287>

Following the agenda. All number or lettered items on this agenda are hereby designated for possible action as if the words for possible action were written next to each, except for items marked with an asterisk (*). Items on this agenda may be taken out of order, combined with other items, discussed or voted on as a block, removed from the agenda, moved to another agenda of another later meeting as discretion by the Chairman.

Public comment and time limits. Public comments are welcomed during the Public Comment period for all matters, whether listed on the agenda or not, and are limited to three minutes per person or as designated by the Citizen Advisory Board Chair at the beginning of the meeting. Additionally, public comment will be heard during individually numbered items on the agenda. Public Comment. Public comment, whether on action items or general public comment, is limited to three (3) minutes per person. No action may be taken on a matter raised under general public comment until the matter is included on an agenda as an item on which action may be taken.

As required by the Governor's Declaration of Emergency Directive 006 Section 2, members of the public may submit public comment by teleconference by logging into the ZOOM webinar by accessing the following link:

<https://us02web.zoom.us/j/83217410287>

NOTE: This option will require a computer with audio and video capabilities. Additionally, public comment can be submitted via email. The County will make reasonable efforts to include all comments received for public comment by email in the record. Please try to provide comments by 4:00 p.m. on May 5, 2021 to CAB@washoecounty.us Persons may not allocate unused time to other speakers.

Forum restrictions and orderly conduct of business. The Citizen Advisory Board is an advisory body providing community comments and recommendations to Washoe County advisory and governing boards. The presiding officer may order the removal of any person whose statement to other conduct disrupts the orderly, efficient or safe conduct of the meeting. Warning against disruptive conduct may or may not be given prior to removal. The viewpoint of a speaker will not be restricted, but reasonable restrictions may be imposed upon the time, place and manner of speech. Irrelevant and unduly repetitious statements and personal attacks which antagonize or incite others are examples of speech that may be reasonably limited.

Responses to public comments. The Citizen Advisory Board can deliberate or take action only if a matter has been listed on an agenda properly posted prior to the meeting. During the public comment period, speakers may address matters listed or not listed on the published agenda. The Open Meeting Law does not expressly prohibit responses to public comments by the Commission. However, responses from Citizen Advisory Board members to unlisted public comment topics could become deliberation on a matter without notice to the public. On the advice of legal counsel and to ensure the public has notice of all matters the Citizen Advisory Board will consider, Citizen Advisory Board members may choose not to respond to public comments, except to correct factual inaccuracies, ask for County staff clarification, or ask that a matter be addressed on a future meeting or district forum. CAB members may do this either during the public comment item or during the following item: "CHAIRMAN/BOARD MEMBER ITEMS"

Posting locations.

Pursuant to NRS 241.020, this notice has been posted online at notice.nv.gov and www.washoecounty.us/cab.

Pursuant to Section 3 of the Declaration of Emergency Directive 006 ("Directive 006"), the requirement in NRS that notice agendas be physically posted within the State of Nevada has been suspended.

Support documentation. Support documentation for the items on the agenda, provided to the CAB is available to members of the public by emailing CAB@washoecounty.us, or calling 775-328-6100, or visiting the Planning and Development website at: https://www.washoecounty.us/csd/planning_and_development/applications/current-applications.php

AGENDA

1. *CALL TO ORDER/ DETERMINATION OF QUORUM

2. *PLEDGE OF ALLEGIANCE

3. *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. Comments are to be addressed to the Board as a whole. Additionally, during action items [those not marked by an asterisk (*)], public comment will be heard on that particular item before action is taken.

4. APPROVAL OF THE AGENDA FOR THE MEETING OF MAY 6, 2021 (for Possible Action)

5. APPROVAL OF THE MINUTES FOR THE MEETINGS OF APRIL 1, 2021 (for Possible Action)

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

6.A. [Special Use Permit Case Number WSUP21-0009 \(Cheyenne Drive\)](#) – Request for community feedback, discussion, and possible action to provide a recommendation to the Board of Adjustment regarding a request to approve a major grading permit for building 3 single family dwellings. The proposed grading includes, 2,700 cubic yards of cut, 3,700 cubic yards of fill, 1,000 cubic yards of importation, and a disturbance of 1.3 acres on slopes greater than 15%.

- **Applicant\Property Owner:** Douglas Barker\American Patriot Homes, LLC
- **Location:** 145, 155, and 165 Cheyenne Drive
- **Assessor's Parcel Number:** 045-221-06; 045-221-07; 045-221-08
- **Staff:** Chris Bronczyk, Planner, cbronczyk@washoecounty.us , 775-328-3628
- **Reviewing Body:** Tentatively scheduled for the Board of Adjustment on June 3, 2021

6.B. [Administrative Permit Case Number WADMIN21-0002 \(Lee Garage\)](#) – Request for community feedback, discussion, and possible action to provide a recommendation to the Board of Adjustment regarding a request to approve a 2,000 SF detached accessory structure that is larger than the existing 924 SF main residence.

- **Applicant\Property Owner:** Brandon Lee
- **Location:** 15280 Kivett Lane
- **Assessor's Parcel Number:** 017-123-22
- **Staff:** Julee Olander, Planner, jolander@washoecounty.us , 775-328-3627
- **Reviewing Body:** Tentatively scheduled for the Board of Adjustment on June 3, 2021

6.C. [Special Use Permit Case Number WSUP21-0014 \(Jimenez-Recendiz Detached Accessory Dwelling\)](#) – Request for community feedback, discussion, and possible action to provide a recommendation to the Board of Adjustment regarding a request to approve a special use permit for the construction of a detached accessory dwelling unit of ±655 sq. ft. on the same parcel of land with a main dwelling of ±2,963 sq. ft.

- **Applicant\Property Owner:** Rogelio Jimenez-Recendiz
- **Location:** 15915 Secret Pass Road, approximately 900 feet south of its intersection with Big Smokey Drive
- **Assessor's Parcel Number:** 017-200-53
- **Staff:** Roger Pelham, Senior Planner, rpelham@washoecounty.us , 775-328-3622
- **Reviewing Body:** Tentatively scheduled for the Board of Adjustment on June 3, 2021

6.D. [Special Use Permit Case Number WSUP21-0010 \(STMWRF\)](#) – Request for community feedback, discussion, and possible action to provide a recommendation to the Board of Adjustment regarding a request to approve the expansion of the South Truckee Meadows Water Reclamation Facility (STMWRF) existing facility from 36,999 SF to 51,405 SF. The request exceeds the threshold for major grading with 268,595 SF disturbed area; 23,000 CY of material excavated from various locations of the site, with 20,500 CY exported and 2,500 CY remaining on site.

- **Applicant\Property Owner:** Washoe County
- **Location:** 8500 Alexander Lake Road
- **Assessor's Parcel Number:** 165-011-05 & 06
- **Staff:** Julee Olander, Planner, jolander@washoecounty.us , 775-328-3627
- **Reviewing Body:** Tentatively scheduled for the Board of Adjustment on June 3, 2021

7. *CHAIRMAN/BOARD MEMBER ITEMS - This item is limited to announcements by CAB members. *(This item is for information only and no action will be taken by the CAB).*

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.

ADJOURNMENT