



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

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, Marge Frandsen. Wesley Mewes arrived late (During the The Club at ArrowCreek item). A quorum was determined.

Absent: Kimberly Rossiter (not excused)

3. ***PUBLIC COMMENT** – With no requests for public comment, Chair Burkhart closed the public comment period.
4. **APPROVAL OF AGENDA FOR THE MEETING OF NOVEMBER 5, 2020** – Marge Frandsen moved to approve the agenda of **November 5, 2020**. Shaun O’Harra seconded the motion to approve the agenda for **November 5, 2020**. Motion carried unanimously.
5. **APPROVAL OF THE MINUTES FOR THE MEETING OF OCTOBER 1, 2020** – Due to temporary staff shortages, minutes for the October 1, 2020 meeting are not yet complete. The completed minutes will be placed on the next available meeting for approval.

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 WSUP20-0017 (Amundson Roofing) – For possible action, hearing, and discussion to approve the establishment of a construction sales and services use type in accordance with the South Valleys Area Plan Old Washoe City Historic Commercial District Character Management Area. (for Possible Action)

- Applicant\Property Owner: Sector 9, LLC
- Location: 300 US Highway 395 S
- Assessor’s Parcel Number: 050-220-35
- Staff: Dan Cahalane, Planner, dcahalane@washoecounty.us , 775-328-3628
- Reviewing Body: Tentatively scheduled for the Board of Adjustment on December 3, 2020

Scott Wright, applicant representative from Christy Corporation (filling in for Mike Railey), provided a project PowerPoint presentation. In response to Shaun’s inquiry about location, Mr. Wright stated it’s just south of the gas station. Chair Burkhart inquired if there were any concerns by neighbors; Mr. Wright noted he hadn’t heard of any.

Chris Bronczyk, Washoe County Planner, was available to answer questions.

MOTION: Shaun O’Harra moved to approve Special Use Permit Case Number WSUP20-0017 (Amundson Roofing). Dave Snelgrove seconded the motion to approve. The motion carried unanimously.

6.B. Special Use Permit Case Number WSUP20-0018 (Truckee Meadows Fire Station #37) – For possible action, hearing, and discussion to approve a Safety Service use to be redeveloped and improved on parcels with a regulatory zoning of Medium Density Suburban. The proposal involves replacing the existing facilities with a single, larger building that includes administrative offices and an apparatus bay. The proposal also includes improvements to an existing single-family residence that serves as living quarters for on-duty fire crew. (for Possible Action)

- Applicant\Property Owner: Washoe County\Truckee Meadows Fire Protection District
- Location: 3255 W Hidden Valley Drive
- Assessor’s Parcel Number: 051-122-09, 051-122-10, 051-192-01, 021-160-38

- Staff: Chris Bronczyk, Planner, cbronczyk@washoecounty.us, 775-328-3612
- Reviewing Body: Tentatively scheduled for the Board of Adjustment on December 3, 2020

Chris Bronczyk, Washoe County Planner, was available to answer questions.

Stacie Huggins, applicant representative with Wood Rogers, provided a project PowerPoint presentation. TMFPD Chief Moore was also available to answer any questions. Ms. Huggins noted this project has come before the CAB previously and she showed the project changes since the previous presentation. The fire department has purchased the parcel on the corner that is connecting the two parcels. The site was selected to approve response times. The new proposal design includes apparatus bay and administration offices under one roof. On-site living quarters are included in the design.

Chair Burkhart noted the community is lucky to have this. Shaun O’Harra inquired about number of fire trucks. Chief Moore stated it will be the same number of fire trucks. UTV vehicle will stored in RV storage but will be seldomly used; only for search and rescue operations.

Marge Frandsen stated the citizens of Hidden Valley are pleased to have these improvements. It’s a new beginning for TMFPD in our community.

MOTION: Marge Frandsen moved to approve Special Use Permit Case Number WSUP20-0018 (Truckee Meadows Fire Station #37). Shaun O’Harra seconded the motion to approve. Motion carried unanimously.

6.C. Administrative Permit Case Number WADMIN20-0010 (Club at Arrowcreek) – For possible action, hearing, and discussion to allow the land use of indoor recreation for pickle ball courts, in accordance with Washoe County Code (WCC) Table 110.302.05.3 (for Possible Action)

- Applicant\Property Owner: Lucky Star Golf, LLC
- Location: 2905 E. Arrowcreek Parkway
- Assessor’s Parcel Number: 152-021-03
- Staff: Julee Olander, Planner, jolander@washoecounty.us, 775-328-3627
- Reviewing Body: Tentatively scheduled for the Board of Adjustment on December 3, 2020

Dave Snelgrove recused himself. Dave Snelgrove, applicant representative from CFA, provided a project PowerPoint presentation. He introduced Tony, project manager and Ray, owner of Lucky Star Golf. He provided pickleball facility background and proposed location. Wesley Mewes joined the meeting. Julee Olander, Washoe County Planner, was available to answer any questions.

Chair Burkhart inquired if the change was prompted by the neighbors’ concerns. Ray Conrad stated the main reason was to save parking spots and it won’t be close to any homes. The building in the original location would take up too many parking spaces. He said he would have rather kept it at original location but didn’t want to give up those parking spots. Chair Burkhart asked if it was a business decision to change and not because of neighbor complaints. Mr. Conrad stated it was a business decision to save parking spots.

MOTION: Shaun O’Harra moved to approve Administrative Permit Case Number WADMIN20-0010 (Club at Arrowcreek). Wesley Mewes seconded the motion to approve. The motion carried unanimously.

Dave Snelgrove re-joined the board as a board member.

7. Chair/Board member Comments – There were no comments.

8. General Public comment - With no requests for public comment, Chair Burkhart closed the public comment period.

Bob Lucey was available to answer questions. Shaun O’Harra inquired when they can meet in-person again. Commissioner Lucey spoke about COVID-19 numbers. He said he is working with the state on getting the surge under control. He noted

the 18-29-year-old age group and the Latino community are surging. He said this area has been recent topic during elections. He thanked the CAB members continued service.

ADJOURNMENT – meeting adjourned at 6:33 p.m.

Number of CAB members present: 4

Number of Public Present: 0

Presence of Elected Officials: 1

Number of staff present: 2

Submitted By: Misty Moga