



West Truckee Meadows Citizens Advisory Board

Minutes of the West Truckee Meadows Citizen Advisory Board meeting held at **Roy Gomm Elementary School, 4000 Mayberry Drive, Reno, NV** on November 14, 2016, 6:00pm.

1. ***CALL TO ORDER/PLEDGE OF ALLEGIANCE** – George Georgeson called the meeting to order at 6:00 pm.

2. ***ROLL CALL/DETERMINATION OF A QUORUM** –

Members present: George Georgeson, Zelalem Bogale, Daniel Lazzareschi (alternate filling in for Matthew Bueller), Carly Borchard.

Absent: Matthew Bueller (excused), Joseph Giddings (excused), Dale Lazzarone (excused), Charles Guffey, Shelia Peuchaud.

3. ***PUBLIC COMMENT** – no public comment

4. **APPROVAL OF THE AGENDA FOR THE MEETING OF NOVEMBER 14, 2016** – Zelalem Bogale moved to approve the agenda for the meeting of **JUNE 13, 2016**; Carly Borchard seconded the motion to approve the agenda.

5. **APPROVAL OF THE MINUTES FOR THE MEETING OF JUNE 13, 2016** – Daniel Lazzareschi moved to approve the minutes for the meeting of **NOVEMBER 9, 2015**; Zelalem Bogale seconded the motion to approve the minutes. Motion passed unanimously.

6. **ELECTION OF OFFICERS** – Citizen Advisory Board members will select and appoint members for Vice Chair. Officer positions are one year terms. Officers will assume their role immediately after appointment.

VICE CHAIR: George Georgeson nominated Zelalem Bogale to be the Vice Chair. Daniel Lazzareschi seconded the nomination to make Zelalem Bogale Vice Chair. The motion passed unanimously.

7. ***PUBLIC OFFICIAL REPORTS**

7A. *Washoe County Commissioner - Commissioner Marsha Berkbigler will provide updated information on discussions and actions by the Board of County Commissioners (BCC). Commissioner Berkbigler may be reached at 775-328-2005 or mberkbigler@washoecounty.us. (This item is for information only and no action will be taken by the CAB).

Commissioner Berkbigler was unable to attend. Sarah Tone said Commissioner Herman will also be joining us at this meeting in the future now that it's a joint meeting with Verdi.

8. **DEVELOPMENT PROJECTS** – The project description is provided below with links to the application or you may visit the Planning and Development Division website and select the Application Submittals page:

http://www.washoecounty.us/comdev/da/da_index.htm.

8A. Variance Case Number VA16-008 (Puccinelli) - Request for community feedback, discussion and possible recommendation to approve a front yard setback reduction from 30 feet to 10 feet to allow for the construction of a single-family residence and attached garage.

Applicant/Property Owner: Roger and Sandy Puccinelli

Location: 345 Lakeview Drive

APN: 038-042-26 Staff: Washoe County Planner Kelly Mullin, kmullin@washoecounty.us, 775-328-3608

Reviewing Body: Board of Adjustment

- Kelly Mullin, Washoe County Planner, introduced herself. She said she can answer policy and procedures
- Roger and Sally Puccinelli, the home owners, presented the project:
- Roger thanked the board.
- He said his home burned a few months ago. It was a two story home, and he said they want to rebuild the home as a one story home. The home will be a bigger foot print but less square footage due to the fact it's one story instead of two stories. They have to accommodate the slope on the land. He said another building option would require them to remove large old trees, and that's why they wanted to move the variance forward. He said they will move some utilities to the street underground. He said they already lost too many trees to the fire.
- All the adjacent neighbors have approved and are looking forward to the construction. The owners said they don't prefer to do a retaining wall.
- Zelalem asked about the garage setback is 10 feet; he asked where the variance will be. The applicant showed the property map. The house is further back than the garage. Roger said they received signatures from the nearby neighbor for approval.
- George asked about the powerline. Kelly said the Washoe County Engineering staff and NV Energy will review the powerline easement. Roger said it's the Washoe County right-a-way. George said they power company owns

the nearby property. As long as you don't have a problem in the future if you build too close to the powerline. Roger said there are a lot of homes near the powerline.

- Zelalem asked the purpose of the setback. Kelly explained the setbacks and regulatory zoning. She said it provides light and air between structures. When you go from rural to suburban, the homes get closer together. The 30 setback is the zoning requirement of LDS. Further to the south of this home, the houses have less setback.
- Daniel asked about the county right-a-way; he asked if the county plans to expand the road. She said she doesn't know the future need for widening the road. Kelly said the current roadway meets those needs.
- George said they contacted the neighbors from north and south. Carly said this is great the neighbors looked at it provided their feedback. She said she has seen the site. She asked if other properties have this similar variance on their lots. She said some have driveways are different. She wondered if any issues arose from that change. Kelly said there are some homes in the south of the subject property that have higher density (MDS), so they are closer to property line and to other properties which have different zones and setbacks. Carly said she feels it fits, and feels it responsible for the property owners.
- Zelalem expressed his sorrow for their fire incident. He read a setback statement. He asked what the special features and constrains there are that will be met by this variance. Roger said keeping the old trees, walking trail, retaining wall, tree roots they are trying to save.

Motion: Carly Borchard moved to recommend to this variance to the Board of Adjustment. Daniel Lazzareschi seconded. Motion passed unanimously.

9.*COUNTY UPDATE – Sarah Tone, Office of the County Manager will provide an update on the West Truckee Meadows Verdi CAB and County services. Ms. Tone is available to answer questions and concerns. Please feel free to contact her at Stone@washoecounty.us or (775) 328-2721. To sign up to receive email updates from the County visit www.washoecounty.us/cmail. (This item is for information only and no action will be taken by the CAB).

Sarah gave a County update:

- Successful election season. Registrar's office is out of the County offices. She said they had 89 polling locations on Election Day. It was extremely successful.
- Big change with this CAB. This CAB merged WTM with VERDI community. New members. 7 members total for this year, and then it will be only 5 members next year.
- New board chairman in January for County Commission.
- Issues on the ballot: Recreation marijuana (Washoe County has a team working on zoning, fines fees, sheriffs, and other topics regarding recreational marijuana);
- Trash franchise agreement will be heard on November 29th. New services includes sticker service, single stream recycling, bear containers (wildlife containers) for those who need them.
- Board of County Commissioners meeting tomorrow: Hoop houses (high tunnels for gardens) used to extend growing season. The second reading of that topic will be tomorrow.
- Two more BCC meetings will be held on November 29 (trash and marijuana), WC1 to make that law. And December 13 will be the last BCC meeting of the year.
- Discussion about Mayberry garden is privately owned, and it's closing – prospective development. City of Reno planning commission and NAB will review the proposed development. They have had local community gatherings regarding that. Daniel said it's a multi stage process. They bought property for 2.6 in 2008. He said he invited them to present to this CAB.

10. *CHAIRMAN/BOARD MEMBER ITEMS/NEXT AGENDA ITEMS - This item is limited to announcements by CAB members and topics/issues posed for future workshops/agendas. (This item is for information only and no action will be taken by the CAB).

Carly said she would love to share what is presented for the Mayberry gardens project.

11. *PUBLIC COMMENT –No public comment.

ADJOURNMENT at 6:38 p.m.

Number of CAB members present: 4

Number of Public Present: 3

Presence of Elected Officials: 0

Number of staff present: 2

Submitted By: Misty Moga