



## 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 March 13, 2017, 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, Carly Borchard, Matthew Buehler, Dale Lazzarone, Joseph (Andy) Giddings.

**Absent:** Charles Guffey, Shelia Peuchaud.

**3. \*PUBLIC COMMENT** –

Charlie Moore, Fire Chief of TMFPD said last August, we had a catastrophic fire started by oily rags during a red flag day. There is controversy regarding the level of response in Verdi. He said Verdi lacks water. The fire station had moved from Verdi to Mogul. He spoke about the lack of water in the rural community. The necessary items needed to put out fires are tools, fire trucks, human resources, access, and water. During the fire, he said they brought 5,000 gallons in a fire tender, but it was not enough water. He said they had to make a tough choice when you don't have enough water. He said they had exposures of structures and wild lands. He said they had to save the neighborhood. He said the neighborhood is concerned about what Truckee Meadows Fire is doing. Board of Fire Commissioner meeting discussed the replacement of the fire tender. He said there is a difference between service levels within rural, suburban. Charlie Moore said they had to hook up 3 pumpers to the water source which takes time. He said they couldn't save the home with limited water supply.

Alex, battalion chief said there are ideas being presented by the community. There were speculations. Many ideas include using the river, but you have to have a draw with suction hoses. Adding more fire hydrants is cost prohibitive. He said it's very expensive. He said we want to look at the options presented to them. He said they have to conduct climate detection for the area. He said there may be delays. He said they wanted to present the facts.

Carly Borchard said she has been part of Verdi and they are coming out with some solutions regarding the fire issue. Volunteers are looking into it. She said the space the volunteers can use is supposedly being donated. She said now is the time to acquire this. She said it's not wise to give that property away while trying to resolve this issue. She said she appreciated the fire men for being here.

Nicholas Mazznoi, Representative from Truckee Meadows Beautiful, said he made a survey to make the river and corridor beautiful. He invited the community to complete the survey.

**4. APPROVAL OF THE AGENDA FOR THE MEETING OF MARCH 3, 2017** – Carly Borchard moved to approve the agenda for the meeting of **MARCH 3, 2017**; Matthew Buehler seconded the motion to approve the agenda. The motion passed unanimously.

**5. APPROVAL OF THE MINUTES FOR THE MEETING OF NOVEMBER 14, 2016** – George tabled the approval of the minutes.

**6. \*PUBLIC OFFICIAL REPORTS**

**6A. \*Washoe County Commissioner** - Commissioner Marsha Berkbigler was unable to attend. 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).

**6B. \*Washoe County Commissioner** - Commissioner Jeanne Herman was unable to attend. Commissioner Herman may be reached at 775-501-0001 or jherman@washoecounty.us. (This item is for information only and no action will be taken by the CAB).

**7. 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](http://www.washoecounty.us/comdev/da/da_index.htm).

**7A. Special Use Permit Case Number WSUP17-0001 (Verdi Reclaimed Lumber – Custom Manufacturing)** – Request for community feedback, discussion and possible recommendation to approve to approve a special use permit to allow custom manufacturing use type.

- Applicant: Alex James Gonzalez PO Box 6264 Tahoe City, CA 96145
- Property Owner: Michael Pierczyk PO Box 1216 Verdi, NV 89439
- Location: 801 Bridge Street, at the southeast corner of Bridge Street and 2nd Street in Verdi, NV
- Assessor's Parcel Number: 038-392-01

- Staff: Roger Pelham, 775-328-3622, [rpelham@washoecounty.us](mailto:rpelham@washoecounty.us)
- Reviewing Body: The following case is tentatively scheduled to be heard by the Board of Adjustment on April 6, 2017

Roger Pelham, Washoe County Staff Planner, said he was here to answer code, policy, process questions. This project will go before the Board of Adjustment in April.

Carly asked for hour of operation, zoning, and the differences. Roger said it will be normal business hours. The zoning is General Commercial, it's not changing – custom manufacturing is allowed under GE zoning. He said the special uses will have to be appropriately mitigated.

Carly said she believes its appropriate location, however, there are residence nearby. She asked about noise and lighting. Roger explained the noise code. He said you can't produce certain amount of noise A-rated, above 55 decibels, average over the full 24 hours.

Zelalem asked about the scope of the permit; how long, scope of work, what it will be for. Roger said once approved, it will run with the land as long as the applicant meets the conditions. There will be conditions of approval. The scope of this work is within the structure; nothing outside of the structure. He can park a 24 foot flatbed outside the structure.

A board member asked about a use type. Roger said custom manufacturing.

Zelalem Bogale said if the applicant leaves, the use stays with the land; the new owner would benefit from the new use on the land. Roger said the new owner is subject to the same conditions of special use approval.

Zelalem asked for Rogers' opinion of the project. Roger said it's too early to determine. He said he will develop a staff report based on this meeting's feedback and the input from other agencies. He said he will take all those opinions together to draft his report.

The applicant, Alex Gonzales said he is 3<sup>rd</sup> generation of woodworking. He said in the last 5 years, he has started a custom furniture company. He said he will use old barn doors, etc. He said he doesn't believe he will have a huge impact to the nearby residences. Andy asked about employees. Alex said he will have employees. He said the wood supply is kept in the studio in Tahoe City. He will haul it from Tahoe City to Verdi.

Carly asked about Mike on the application. Alex said he leases from Mike. George asked about the other uses nearby. Alex said there is a fitness center at the end of the building. Alex said the common wall is 2 foot thick. He said the building is solid. He said the place is very industrial.

George asked about the sprinklers. Roger said it's up to the fire codes. He said that is in compliance and conditions of approval. Alex said the building has had a previous variance.

Andy asked about the quantity. Alex explained his equipment and projects. He said it will be smaller units and equipment.

George asked about the landscaping. Alex said it needs to be brought back. The owner will take care of landscaping.

Matthew asked about hazardous equipment. Alex said BOC free natural oils are used. No lacquers.

Zelalem asked about the hours. Alex said 5 days a week, 8:00 am-4:30pm.

Matthew asked about the nearby school. Alex said there is no danger to the kids.

Carly said she thinks it would be nice to get the neighbors' feedback. She said other businesses in the area have been in compliance. She said she is concerned for noise ordinance. The current zoning allows it. Zoning attracts certain businesses. She said she is in support of it. George said the railroad is in close proximity, so noise shouldn't be an issue.

**MOTION: Matthew Buehler moved to recommend approval to the Board of Adjustments. Daniel Lazzareschi seconded the motion to recommend approval. The motion carries unanimously.**

**8. \*COUNTY UPDATE** – Sarah Tone, Management Analyst from the Office of the County Manager was unable to attend. Please feel free to contact the Office of the County Manager at (775) 328- 2000. To sign up to receive email updates from the County visit [www.washoecounty.us/cmail](http://www.washoecounty.us/cmail). Dana Searsy introduced herself. She is new to the County and will be working with the CABs.

**9. \*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 the fire issue is a big deal in Verdi. People are desperately seeking a resolution. She would like to follow up with that. She would like Chief Moore and a representative Sierra County to attend to give the update. The board also requested an update regarding Fire zones and jurisdictions. Zelalem wants to know what other locations with the same issues are doing.

**10. \*PUBLIC COMMENT** – No public comment.

**ADJOURNMENT at 6:45 p.m.**

**Number of CAB members present: 7**

**Number of Public Present: 4**

**Presence of Elected Officials: 0**

**Number of staff present: 2**

**Submitted By: Misty Moga**