



DESIGN REVIEW COMMITTEE MEETING MINUTES

Design Review Committee Members

Principals:

Leonard G. Martinez, AIA, Chair
Robert Wideman
Roger Edwards
Ted Petersen, ASLA
Stacie Huggins

Alternates:

Mercedes de la Garza, AIA
Kim Toulouse
William Weber
Donald Naquin
Susan Donaldson

Alternate Reserves:

Dan Kovach, ASLA
Richard Wood, ASLA
Michael Harper, FAICP
Daniel Salerno, AIA

WASHOE COUNTY DESIGN REVIEW COMMITTEE

Minutes

March 8, 2012

The regular meeting of the Washoe County Design Review Committee was scheduled for Thursday, March 8, 2012 at 9:00 p.m., in the Washoe County Community Development Large Conference Room.

Determination of Quorum

Chair Martinez called the meeting to order at 9:00 a.m. The following members and staff were present:

Principal members present:

Leonard G. Martinez, AIA, Chair
Robert Wideman
Stacie Huggins
Roger Edwards
Ted Petersen

Alternate members present:

Mercedes de la Garza, AIA
Susan Donaldson

Alternate Reserve members present:

Dan Kovach, ASLA, Landscape Architect

Staff present:

Trevor Lloyd, Senior Planner, Community Development
Roger Pelham, Senior Planner, Community Development
Greg Salter, Deputy District Attorney, District Attorney's Office

Public Comment

As there was no response to the call for public comment, Chair Martinez closed the public comment period.

Approval of Agenda

In accordance with the Open Meeting Law, Member Petersen moved to approve the agenda of March 8, 2012. The motion, seconded by Member Kovach, passed unanimously.

Approval of Minutes

None

4. Design Review Committee Items

Mr. Lloyd explained to the Committee the Rules, Policies and Procedures (RPP) of the Planning Commission (PC) and Board of Adjustment (BOA) were under review. After they are finalized, the RPPs for the Design Review Committee will be updated so that they are similar in structure to those of the PC and BOA, and will be brought back to the Committee for adoption.

5. Development Items

Agenda Item A

PUBLIC HEARING: Special Use Permit Case No. SB11-002 – Sky Tavern - The committee will review and make recommendations on the landscaping and stabilization plan for a new water storage tank of 250,000 gallons and related piping to enhance domestic water service and to provide fire protection at the Sky Tavern Ski Area.

- Location: At the southwest corner of Sky Tavern Road and State Route 431.
- Assessor's Parcel No: 048-050-03
- Parcel Size: ±143.07
- Regulatory Zone(s): Parks and Recreation (PR)
- Area Plan: Forest Area
- Citizen Advisory Board: Galena / Steamboat
- Development Code: Authorized in Article 810, Special Use Permits
- Commission District: 1– Commissioner Breternitz
- Section/Township/Range: Within Section 17, T17N, R19E, MDM Washoe County, NV

Chair Martinez opened the public hearing.

Mr. Pelham reviewed the staff report, emphasizing the reason for the meeting was to discuss the landscaping and grading for the new tank. He pointed out it was located near a children's ski school, so safety was an important consideration.

Mr. Pelham passed out paper copies of proposed changes to the conditions. The first read as follows:

Due to the change from a rip-rap treatment of the 2:1 slope to a bonded fiber matrix treatment, the applicant shall contact the Department of Community Development (Roger Pelham) and the Department of Public Works and Engineering (Leo Vesely) about mid-summer one year following installation of the water tank to arrange for an inspection of the slope to ensure continued stabilization. If erosion of the slope is observed at that time the applicant shall provide additional slope stabilization measures to the satisfaction of the County Engineer. Inspections shall continue annually until stabilization is satisfactory to the County Engineer.

Mr. Pelham went on to note that four trees were proposed to be planted for each one removed, and the second proposed condition would read:

The applicant shall contact the Department of Community Development (Roger Pelham) about mid-summer one year following installation of the water tank to arrange for an inspection of all plantings and revegetation areas. Any dead trees shall be replaced. Ground cover shall be considered to be sufficient when all

disturbed areas have vegetative coverage approximately equal to 50% of the vegetative coverage of the adjacent areas not disturbed by construction of the water tank. If substantial areas devoid of vegetation are observed at that time the applicant shall provide additional revegetation measures to the satisfaction of the Director of Community Development. Inspections shall continue annually until revegetation is satisfactory to the Director of Community Development.

Applicant's Representative Douglas Buck noted the applicant had received a Federal Emergency Management Association (FEMA) grant to assist in paying for the tank and associated expenses. He explained that they had changed the plans originally submitted for the special use permit (SUP), decreasing the cut footprint and increasing the fill, making the slope safer. They intended to utilize rip-rap and 2:1 slopes as opposed to vertical retaining wall stabilization, again, increasing safety.

Chair Martinez asked if it was a balanced cut and fill and Mr. Buck replied it was, with a shrinkage factor included. He explained the Sky Tavern property still carried an old highway cut and the owner intended to obtain the necessary permits to fill it in, so any leftover material from the tank project could be utilized for that purpose.

Member Kovach asked if they anticipated uncovering any boulders during grading and Mr. Buck replied they had determined there would be no substantial impediments and no need for blasting. Mr. Kovach then asked if the existing tank would remain in service and Mr. Buck stated it would. He explained how water coming in from the creek would be routed to the two tanks and drained as necessary.

Applicant Kreg Mebust stated the City of Reno understood the sensitivity of the area so they had brought in a specialist to help with the seed mix, viability of the soil and erosion control. He explained bonded fiber matrix (BFM) material had been used successfully in other areas for soil stabilization. They had decided against utilizing sagebrush as part of the seed mixture.

Mr. Mebust went on to explain the soil on the steeper slopes would be mixed with the mulched vegetation removed during the grading, providing a solid base for re-establishing plants. He reiterated there were two different types of stabilization treatments utilized depending on the steepness of the slope, and one seed mix for both. He explained the types of trees, fertilizers and water systems that would be used. Snowmelt would be the primary source of water and would be supplemented for two years by a dry watering method. Exposed rock would be stained.

Discussion ensued regarding aspects of the plan. Mr. Mebust stated they would have an aggressive straw wattle system in place to combat erosion while the plants were being established. The trees were being planted in a way that did not obstruct the ski run. He stated they did not anticipate having to make any major deviations from the plans. The access road would have an aggregate base. The design of the road would reduce runoff and the new grading would keep water in the existing ditch that often overflows. The tank would be brown, matching the tree trunks and maximizing heat gain in the winter. The contractor had been given the liberty of determining the best type of roof based on snow load requirements.

As there was no response to the call for public testimony, Chair Martinez closed the public hearing.

Member Edwards moved to approve the requested design changes proposed for Special Use Permit Case No. SB11-002 – Sky Tavern. The motion was seconded by Member Huggins.

Mr. Pelham asked if the motion included the additional conditions noted earlier. Member Edwards amended his motion to include the amended conditions and the second concurred.

Member Kovach noted the staff report had stated the revegetation would not occur until sometime in September and suggested the amendments stay in line with that timeframe to give it a full year. Mr. Pelham stated a full year after installation was fine.

Mr. Buck explained the BFM was very effective at erosion control and occasionally retards growth of plant life due to its unique properties. He asked if the area could be evaluated after a year to see if the BFM was still performing as it should, so there wouldn't be any reason to tear it out and start over if the 50% vegetative cover criteria had not yet been met. Mr. Pelham stated he would have no problem amending the conditions to note the initial inspection would occur after two years rather than one, and inspect annually after that.

Member Kovach pointed out the second condition stated: "Ground cover shall be considered to be sufficient when all disturbed areas have vegetative coverage approximately equal to 50% of the vegetative coverage of the adjacent areas not disturbed by construction of the water tank." He asked if Mr. Pelham would like to change the sentence to require that there be no erosion, rather than requiring the 50% coverage.

Mr. Pelham proposed the following language: "Ground cover shall be considered to be sufficient when all disturbed areas demonstrate no erosion from the disturbed areas. If substantial areas devoid of vegetation are observed, additional revegetation measures..."

Chair Martinez verified the new language for the condition and that the motioner and second agreed, which they did.

The motion passed unanimously.

Mr. Lloyd told the Committee that Sky Tavern was in the process of making improvement plans for the facility and their programs.

Public Comment

As there was no response to the call for public comment, Chair Martinez closed the public comment period.

Adjournment

There being no further business to come before the Design Review Committee, the meeting adjourned at 9:49 a.m.

Respectfully submitted,


Dawn Spinola, Recording Secretary

Approved by Board in session on April 14, 2016


Trevor Lloyd, Senior Planner
Secretary to the Design Review Committee