



South Truckee Meadows/Washoe Valley Citizen 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 regular meeting of the South Truckee Meadows/Washoe Valley Citizen Advisory Board held September 5, 2019 6:00 p.m. the South Valleys Library at 15650A Wedge Parkway, Reno, Nevada.

1. *CALL TO ORDER/ DETERMINATION OF QUORUM - Meeting was called to order at by Patricia Phillips at 6:05 p.m.

Member: Wesley Mewes, Patricia Phillips, Tom Burkhart, David Snelgrove (arrived late at 6:09 p.m.). A quorum was determined.

Absent: Kimberly Rossiter (excused), Shaun O’Harra (excused)

6.B. Special Use Permit Case Number WSUP19-0018 (Foothill Storage) – Request for community feedback, discussion and possible action to forward community and Citizen Advisory Board comments to Washoe County staff on a request for the establishment of a business use to store operable vehicles at 1525 Geiger Grade. (for Possible Action)

- **Applicant\Property Owner: Mary and Melanie Hain**
- **Location: 1525 Geiger Grade**
- **Assessor’s Parcel Number: 017-051-04**
- **Staff: Julee Olander, Planner, 775-328-3627; jolander@washoecounty.us**

Reviewing Body: Tentatively scheduled for the Board of Adjustment on October 3, 2019

Mark Hain, representative, provided a project overview. The original storage has 50 spaces. He said they received all the other approvals. New facility will have 50 spaces as well. He said they will lease part to motorcycle repair shop. He said their current facility only receives 3 cars a day.

David Snelgrove said he went by the site and noticed it’s already full. He asked if the entrance is wide enough for entrance and exit. Mark spoke about the different entrances and exits – all vehicles are facing north bound. David asked if King Lane is right-a-way. Mark said it’s an unimproved road. It’s a private lane, and not maintained by the County. He said he has invested his own money to improve the road.

Public Comment:

Bruce Bacon provided a letter. He spoke about a road maintenance agreement. He summarized the findings of the 2006 SUP. He said there are deficiencies indicated by red italics. He said the biggest issue he has is that Mr. Hain took it upon himself to fill ditches to bring in RVs; there are no culverts. Bruce said he had a plan for road maintenance and the agreement. Bruce said he recommended culvert and it never happened. He showed pictures of the subject property and where he lives. The road is not improved for commercial use and not adequate for turning of large vehicles. He said Mr. Hain ignores neighbors good will. He will provide this letter regarding the deficiencies. He said he doesn’t understand how this would be allowed to expand. He’s already doing it without a permit. He was conducting the construction without a permit. He said Mr. Hain illegally stores equipment. He said Washoe County didn’t have a recorded document of the agreement. He asked the board to deny this project and design professionals to look into this road.

Mark Hain said he has been dealing with the Bacons since he moved in. He said they tear up the road. He said the roads are wide enough. He said he has worked to repair the road and Mr. Bacon hasn't. He said Mr. Bacon has stolen items off of his property. He said there is no where to install a culvert. He said water flows freely down the road and doesn't go onto the Bacon property. He said the grading was done professionally. David Snelgrove asked why it needed a stamp of approval by an architect. Mark said he is a professional landscaper. David asked if there is a V ditch, Mark said no, but noted other streets with ditches.

Patricia asked about the vacant land on the west side. Mark showed on the map where other proposed development projects such as personal storage and homes. Patricia provided a recommendation to Mark – consider putting a ditch on their side. Mark said there already is a ditch. The water doesn't flow across their property.

David Snelgrove said he understands the need for the project; however, he agreed with the road conditions need to be addressed. He said it's appropriate use, but there are access issues. He also said drainage standards might need attention. He said there are access questions that need to be addressed.

MOTION: Tom Burkhart moved to recommend approval because the use is appropriate, subject to compliance, and forward community and Citizen Advisory Board comments to Washoe County Staff on a request for the establishment of a business use to store operable vehicles at 1525 Geiger Grade (Special Use Permit Case Number WSUP19-0018 (Foothill Storage). David Snelgrove seconded the motion. The motion passed unanimously.

7. *BOARD MEMBER ITEMS – Patricia requested metal structures going up in residential area.

8. *GENERAL PUBLIC COMMENT AND DISCUSSION THEREOF – There were no requests for public comment.

ADJOURNMENT– the meeting adjourned 7:07 p.m.