



WASHOE COUNTY BOARD OF ADJUSTMENT Notice of Meeting and Agenda

Board of Adjustment Members

Kim Toulouse, Chair
Lee Lawrence, Vice Chair
Philip J. Horan
Robert F. Wideman
Vacant
William Whitney, Secretary

Thursday, April 3, 2014
1:30 p.m.

Washoe County Administration Complex
Commission Chambers
1001 East Ninth Street
Reno, NV

PUBLIC HEARING ITEMS

(Complete case descriptions are provided beginning on page three of this agenda.)

- **Administrative Permit Case Number AP14-001 (Little Church in the Valley)**
- **Administrative Permit Case Number AP14-002 (Woodland Village Watchman's Quarters)**
- **Special Use Permit Case Number SB13-023 (North Valleys Regional Park Grading)**
- **Special Use Permit Case Number SB14-001 (Truckee Meadows Fire Protection District Peavine Volunteer Fire Station #331)**
- **Special Use Permit Case Number SB14-002 (Verizon Wireless)**
- **Special Use Permit Case Number SB14-003 (Kennedy)**
- **Special Use Permit Case Number SB14-004 (Water Reclamation Facility)**
- **Variance Case Number VA14-003 (Desmarais)**

Items for Possible Action. All numbered or lettered items on this agenda are hereby designated for possible action as if the words "for possible action" were written next to each item (NRS 241.020), except for items marked with an asterisk (*). Those items marked with an asterisk (*) may be discussed but action will not be taken on them.

Possible Changes to Agenda Order and Timing. Discussion may be delayed on any item on this agenda, and items on this agenda may be taken out of order, combined with other items and discussed or voted on as a block, removed from the agenda, moved to the agenda of another later meeting or moved to or from the consent section. Items designated for a specified time will not be heard before that time, but may be delayed beyond the specified time.

Public Comment; Disrupting of Meeting. During the "Public Comment" periods listed below, anyone may speak pertaining to any matter either on or off the agenda. Public comment during these periods is limited to three minutes. Additionally, during action items (those *not* marked with an asterisk), public comment will be heard on that particular item before action is taken. See "Public Participation," below, for time limits. In either event, each speaker must fill out a "Request to Speak" form and give it to the Recording Secretary. Unused time may not be reserved or transferred. Comments are to be directed to the Board as a whole and not to one individual. The presiding officer may (with or without advance warning) order the removal of a person whose conduct willfully disrupts the meeting to the extent that its orderly conduct is made impractical.

Public Participation. The Board of Adjustment adopted Rules, Policies and Procedures are available on the website provided next page or by contacting the Planning and Development Division.

At least one copy of items displayed and at least ten copies of any written or graphic material for the Board's consideration should be provided to the Recording Secretary. Materials longer than one page in length submitted within six days of the Board of Adjustment meeting may not be considered by the Board in their deliberations. Subject to applicable law and the Board's Rules, Policies and Procedures, public comment or

testimony may be submitted to the Board in written form for its consideration. However, the Board is not required to read written statements aloud during the meeting.

Time Allocations for Public Hearing Items are as Follow: 15 minutes for staff's presentation; 15 minutes for an applicant's presentation; 5 minutes for a group representative's comments; 3 minutes for individual comment. At the discretion of the Chair, additional time may be provided to any party if the request is made at least 24 hours in advance of the meeting start time. The Chair may reduce the per person time allotment for comment on a particular item; this determination will be made prior to hearing comment on the item.

Posting of Agenda; Website Location. Pursuant to NRS 241.020, this notice has been posted at the Washoe County Administration Complex, 1001 E. Ninth Street, Reno, Nevada, and at the following locations: Washoe County Courthouse (Court and Virginia Streets), Washoe County Library (301 South Center Street), and Sparks Justice Court (1675 East Prater Way, Suite 107). Agendas and staff reports are posted to the Washoe County website at www.washoecounty.us/comdev four days prior to the meeting.

How to Get Copies of Agenda and Support Material. Copies of this agenda and supporting materials may be obtained through the Planning and Development Division website (http://www.washoecounty.us/comdev/boards_commissions/boa/boa_agenda_index.htm) or at the Planning and Development Division Office (contact Mr. Dan Croarkin, 1001 E. Ninth Street, Building A, Room A275, phone 775.328.3600 or e-mail dcroarkin@washoecounty.us). If you make a request, we can provide you with a link to a website, send you the material by email or prepare paper copies for you at no charge. Support material is available to the public at the same time it is distributed to Board of Adjustment members. If material is distributed at a meeting, it is available within 24 hours after the meeting.

Special Accommodations. Facilities in which this meeting is being held are accessible to the disabled. Persons with disabilities who require special accommodations or assistance (e.g. sign language, interpreters, or assisted listening devices) at the meeting should notify the Planning and Development Division, at 775.328.3600, two working days prior to the meeting.

Appeal Procedure. Most decisions rendered by the Board of Adjustment are appealable to the Board of County Commissioners. If you disagree with the decision of the Board of Adjustment and you want to appeal its action, call the Planning staff immediately at 775.328.6100. You will be informed of the appeal procedure, application fee, and the time in which you must act. Appeal periods vary from seven to fifteen days, depending on the type of application.

AGENDA

1:30 p.m.

1. ***Determination of Quorum**
2. ***Pledge of Allegiance**
3. ***Ethics Law Announcement**
4. ***Appeal Procedure**
5. ***Public Comment**

The public is invited to speak on any item on or off the agenda during this period. However, action may not be taken until this item is placed on an agenda as an action item.

6. **Approval of Agenda**
7. **Approval of February 6, 2014 Draft Minutes**

1:30 p.m.

8. Planning Items and Public Hearings

The Board of Adjustment may take action to approve (with or without conditions), modify and approve (with or without conditions), or deny a request. The Board of Adjustment may also take action to continue an item to a future agenda.

A. Public Hearing: Administrative Permit Case Number AP14-001 (Little Church in the Valley) – To allow a church for religious assembly, meetings, youth programs and fellowship on the ground floor of an existing two-story building.

- Applicant: Little Church in the Valley, Inc.
- Property Owner: Gary and Deborah Brown
- Project Address: 100 Deli Street; located on the west side of Lemmon Drive, approximately 1.2 miles north of the Lemmon Drive/Military Road intersection

- Assessor's Parcel Number: 080-191-06
- Total Parcel Size: ± 0.45 Acres
- Master Plan Category: Commercial (C)
- Regulatory Zone: General Commercial (GC)
- Area Plan: North Valleys
- Citizen Advisory Board: North Valleys
- Development Code: Article 808, *Administrative Permits*
- Commission District: 5 – Commissioner Weber
- Section/Township/Range: Within Section 34, T21N, R19E, MDM Washoe County, NV

- Staff: Grace Sannazzaro, Planner
Washoe County Community Services Department
Planning and Development Division

- Phone: 775.328.3771
- E-mail: gsannazzaro@washoecounty.us

B. Public Hearing: Administrative Permit Case Number AP14-002 (Woodland Village Watchman's Quarters) – To allow a recreational vehicle to be used as a temporary watchman's quarters within an existing construction yard that services the Woodland Village subdivision.

- Applicant/Owner: Woodland Village North
- Project Location: 300' past the end of pavement of New Forest Drive in the Woodland Village subdivision

- Assessor's Parcel Number: 556-290-19
- Total Parcel Size: ± 358 Acres
- Master Plan Category: Suburban Residential (SR)
- Regulatory Zone: Medium Density Suburban (MDS)
- Area Plan: North Valleys
- Citizen Advisory Board: North Valleys
- Development Code: Article 808, *Administrative Permits*
- Commission District: 5 – Commissioner Weber
- Section/Township/Range: Within Section 9, T21N, R18E, MDM Washoe County, NV

- Staff: Trevor Lloyd, Senior Planner
Washoe County Community Services Department
Planning and Development Division
- Phone: 775.328.3620
- E-mail: tlloyd@washoecounty.us

C. Public Hearing: Special Use Permit Case Number SB13-023 (North Valleys Regional Park Grading) – To allow the excavation and grading of approximately 10,100 cubic yards of cut and 10,000 cubic yards of fill, with a disturbed area of approximately 360,300 square feet in preparation for parking areas, playing fields and related amenities, and to allow graded slopes greater than ten feet in height.

- Applicant: Washoe County Parks and Open Space, 1001 E. Ninth Street, Reno, NV 89502
- Property Owner: United States of America
- Location: On the north side of Sky Vista Parkway approximately 1000 west of its intersection with Trading Posed Drive.
- Assessor's Parcel Number: 086-390-06
- Parcel Size: 80 Acres
- Regulatory Zone: Parks and Recreation (PR)
- Area Plan: North Valleys
- Citizen Advisory Board: North Valleys
- Development Code: Article 810, *Special Use Permits* and Article 438, *Grading*
- Commission District: 5 – Commissioner Weber
- Section/Township/Range: Section 4, Township 20N, Range 19E MDM
Washoe County, NV
- Staff: Roger Pelham, Senior Planner
Washoe County Community Services Department
Planning and Development Division
- Phone: 775.328.3622
- E-mail: rpelham@washoecounty.us

D. Public Hearing: Special Use Permit Case Number SB14-001 (Truckee Meadows Fire Protection District Peavine Volunteer Fire Station #331) – This is a request to complete tenant improvements/remodel of an existing unfinished metal building to be used in conjunction with, and be part of, the Peavine Volunteer Fire Station #331 in the North Valleys; and to vary the front yard setback standards along Longview Lane from 20 feet to a minimum of ±16 feet.

- Applicant/ Property Owner: Truckee Meadows Fire Protection District (TMFPD)
- Project Location: 11005 Longview Lane, Reno, NV
- Assessor's Parcel Number: 081-040-01
- Parcel Size: ±1.00 acres
- Regulatory Zone: Public Semi-Public Facilities (PSP)
- Master Plan Category: Public Semi-Public Facilities (PSP)
- Area Plan: North Valleys
- Citizen Advisory Board: North Valleys
- Commission District: 5 – Commissioner Weber

- Development Code: Article 302, *Allowed Uses*; Article 304, *Use Classification System*; Article 412, *Landscaping*; and Article 810, *Special Use Permits*
- Section/Township/Range: Section 18, T20N, R18E, MDM, Washoe County, NV
- Staff: Sandra Monsalvè, AICP, Senior Planner
Washoe County Community Services Department
Planning and Development Division
- Phone: 775.328.3608
- E-mail: smonsalve@washoecounty.us

E. Public Hearing: Special Use Permit Case Number SB14-002 (Verizon Wireless) – To allow for the construction of a Wireless Communications Facility consisting of a 100 foot high stealth communications tower containing six antennas, and an equipment shelter containing telecommunication ground equipment, all of which shall be enclosed within a 50' x 50' fenced area on a ±35.73 acre parcel. Three easements located on the subject parcel are also included in the proposal; two of which are Verizon Wireless utility easements for overhead utility poles; and one is for a Verizon Wireless access and utility easement.

- Applicant: Sacramento Valley LP dba Verizon Wireless
- Consultant: Complete Wireless Consulting
- Property Owner: Washoe Valley Storage
- Project Address: 205 US Highway 395 N, Washoe Valley, NV; located on the west side of US 395, across the highway from Old Washoe Drive
- Assessor's Parcel Number: 046-080-42
- Total Parcel Size: ±35.73 Acres
- Total Project Size: 50 feet x 50 feet (2,500 square feet)
- Master Plan Category: Commercial (C)
- Regulatory Zone: General Commercial (GC)
- Area Plan: South Valleys
- Citizen Advisory Board: South Truckee Meadows/Washoe Valley
- Development Code: Article 324, *Communication Facilities* and Article 810, *Special Use Permits*
- Commission District: 2 – Commissioner Humke
- Section/Township/Range: Within Section 24, T17N, R19E, MDM
Washoe County, NV
- Staff: Grace Sannazzaro, Planner
Washoe County Community Services Department
Planning and Development Division
- Phone: 775.328.3771
- E-mail: gsannazzaro@washoecounty.us

F. Public Hearing: Special Use Permit Case Number SB14-003 (Kennedy) – To allow for the construction of a ±799 square foot detached accessory dwelling (total structure size is 1,149 square feet) with an existing 3,742 square foot main residence on a ±0.47 acre parcel

- Applicant/Property Owner: Steven and Nancy Kennedy
- Location: 1095 High Chaparral Drive near Geiger Grade
- Assessor's Parcel Number: 140-091-03
- Parcel Size: ±0.47 acre
- Master Plan Category: Suburban Residential (SR)

- Regulatory Zone: Medium Density Suburban (MDS)
- Area Plan: Southeast Truckee Meadows
- Citizen Advisory Board: South Truckee Meadows/Washoe Valley
- Development Code: Article 810, *Special Use Permits*
- Commission District: 2 – Commissioner Humke
- Section/Township/Range: Section 27, T18N, R20E, MDM
Washoe County, NV
- Staff: Trevor Lloyd, Senior Planner
Washoe County Community Services Department
Planning and Development Division
- Phone: 775.328.3620
- E-mail: tlloyd@washoecounty.us

G. Public Hearing: Special Use Permit Case Number SB14-004 (Water Reclamation Facility) – To allow the expansion of a wastewater treatment facility [Major Public Facilities Use Type Development Code Section 110.304.20(i)(2)] greater than 50% the size of the existing facility, to allow Major Grading [Development Code Section 110.438.35] for improvement of the driveway access, to allow final slopes greater than 3 horizontal to 1 vertical [Development Code Section 110.438.35] and to eliminate required landscaping for the project [Development Code Article 412].

- Applicant: Washoe County Community Services Department, Water Resources Branch
- Property Owner: Washoe County
- Location: South of Alexander Lake Road, approximately two miles southeast of its intersection with South McCarran Boulevard
- Assessor's Parcel Numbers: 165-012-01, 164-022-05, 165-011-05 & 165-011-06
- Parcel Size: ± 83.3 acres total
- Master Plan Categories: Suburban Residential (SR) and Rural (R)
- Regulatory Zones: Public and Semi-Public Facilities (PSP) and General Rural (GR)
- Area Plan: Southeast Truckee Meadows
- Citizen Advisory Board: South Truckee Meadows/Washoe Valley
- Development Code: Article 810, *Special Use Permits* and Article 438, *Grading*
- Commission District: 2 – Commissioner Humke
- Section/Township/Range: Section 4, Township 18 North, Range 20 East, MDM
- Staff: Roger Pelham, Senior Planner
Washoe County Community Services Department
Planning and Development Division
- Phone: 775.328.3622
- E-mail: rpelham@washoecounty.us

H. Public Hearing: Variance Case Number VA14-003 (Desmarais) – To reduce the front yard setback from 15 feet to zero feet to construct a new attached garage. The subject parcel is located at 778 Geraldine Drive, Incline Village, approximately 100 feet northeast of the intersection of Geraldine Drive and Charles Court.

- Applicant: Jean Andre' Desmarais
- Property Owner: Jean Andre' Desmarais

- Location: 778 Geraldine Drive, Incline Village, NV
- Assessor's Parcel Number: 125-352-01
- Parcel Size: ±0.21 acres
- Master Plan Category: Suburban Residential (SR)
- Regulatory Zone: Medium Density Suburban (MDS)
- Area Plan: Tahoe
- Citizen Advisory Board: Incline Village/Crystal Bay
- Development Code: Article 406, *Building Placement Standards*
Article 804, *Variances*
- Commission District: 1 – Commissioner Berkgigler
- Section/Township/Range: Section 9, T16N, R18E, MDM, Washoe
- Staff: Eva Krause, AICP, Planner
Washoe County Community Services Department
Planning and Development Division
- Phone: 775.328.3796
- E-mail: ekrause@washoecounty.us

9. Chair and Board Items

(Unless otherwise listed with a topic description, this portion of the agenda is limited to announcements, staff discussion of items or suggested items to be scheduled proposed for action at future meetings, and reports on planning issues and/or activities of organizations in which individual members may be involved.)

A. *Report on Previous Board of Adjustment Items

B. Future Agenda Items and Reports

10. Director's Items

A. *Legal Information and Updates

11. *Public Comment

The public is invited to speak on any item on or off the agenda during this period. However, action may not be taken until this item is placed on an agenda as an action item.

12. Adjournment