



WASHOE COUNTY BOARD OF ADJUSTMENT Notice of Meeting and Agenda ~Amended~

Board of Adjustment Members

Kim Toulouse, Chair
Lee Lawrence, Vice Chair
Kristina Hill
Robert F. Wideman
Vacant
William Whitney, Secretary

Thursday, August 7, 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 AP14-004 (Incline Village Fine Art Festival)**
- **Special Use Permit Case Number SB14-008 (Truckee Meadows Water Authority)**
- **Special Use Permit Case Number SB14-012 (Truckee River Restoration, West McCarran Ranch)**
- **Special Use Permit Case Number SB14-013 (Crossbow Court Neighborhood Center)**

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; Location of Website. In accordance with NRS 241.020, this agenda has been posted at: Washoe County Administration Building (1001 E. Ninth Street); Washoe County Courthouse (75 Court Street); Washoe County Library (301 South Center Street); and Sparks Justice Court (1675 East Prater Way, Suite 107) and <https://notice.nv.gov>. 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 Donna Fagan, 1001 E. Ninth Street, Building A, Room A275, phone 775.325.8050 or e-mail dfagan@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 June 5, 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 AP14-004 (Incline Village Fine Art Festival) (continued from June 5, 2014 agenda) – To approve an

administrative permit and outdoor community event business license for the Incline Village Fine Art Festival, an outdoor art display event to be held at Preston Field in Incline Village, Nevada on August 15, 16, and 17, 2014. The proposed event will be held between the hours of 10:00 a.m. and 5:00 p.m. (Friday through Sunday). The event will consist of approximately 50 artists, three food booths, acoustic entertainment (no amplification or stages), and possible wine tasting. Each artist will set up their own 10' x 10' canopy in which to display their original art work. Primary parking is proposed on-site utilizing the existing parking for Preston Field. Event organizers estimate that approximately 50 participants and a maximum of 500 spectators will take part in the event during any one day of the three-day event period. Based on the testimony and evidence presented at the hearing, to include the report of reviewing agencies, the Board of Adjustment may approve the issuance of the administrative permit and business license with conditions, or deny the application.

Please
Note: This
application
has been
withdrawn.

- Applicant: West Coast Artists Corporation, Ronda Mills-Beck
- Property Owner: Incline Village General Improvement District
- Location: 700 Tahoe Blvd
Incline Village, NV 89451
- Assessor's Parcel Number: 124-032-33
- Parcel Size: 5.09 acres
- Master Plan Category: Rural (R)
- Regulatory Zone: Parks and Recreation (PR)
- Area Plan: Tahoe
- Citizen Advisory Board: Incline Village/Crystal Bay
- Development Code: Authorized in Article 310, Temporary Uses and Structures, and Washoe County Code Chapter 25, Business License Ordinance
- Commission District: 1 –Commissioner Berkbigler
- Section/Township/Range: Within Section 16, T16N, R18E, MDM, Washoe County, NV
- Staff: Chad Giesinger, AICP, Senior Planner
Washoe County Community Services Department
Planning and Development Division
- Phone: 775-328-3626
- E-mail: cgiesinger@washoecounty.us

B. PUBLIC HEARING: Special Use Permit Case Number SB14-008 (Truckee Meadows Water Authority) – To establish a public service yard.

- Applicant/Property Owner: Truckee Meadows Water Authority (TMWA)
- Location: 180 Bridge Street, Verdi, NV, approximately 250 feet north of the intersection of Bridge Street and US Highway 40

- Assessor's Parcel Numbers: 038-060-30 and 038-394-06
- Parcel Size: ± 11.31 acres
- Master Plan Designation: Commercial (C)
- Regulatory Zone: Public and Semi-Public Facilities (PSP)
- Area Plan: Verdi
- Citizen Advisory Board: Verdi Township (inactive)
- Commission District: 5 – Commissioner Weber
- Development Code: Authorized in Article 810, Special Use Permits
- Section/Township/Range: Within Sections 8 and 17, T19N, R18E, MDM Washoe County, NV
- Staff: Roger Pelham, MPA, Senior Planner
Washoe County Community Services Department
Planning and Development Division
- Phone: 775-328-3622
- E-mail: rpelham@washoecounty.us

C. PUBLIC HEARING: Special Use Permit Case Number SB14-012 (Truckee River Restoration, West McCarran Ranch) – To allow grading for restoration of flood plain including 100,500 cubic yards of excavation and approximately 26 acres of disturbed area.

- Applicant/Property Owner: The Nature Conservancy
1 E. First Street, Suite 1007
Reno, NV 89501
- Location: South of Interstate 80, east of the Mustang Exit, west of Patrick and adjacent to the Truckee River
- Assessor's Parcel Number: 084-450-02
- Parcel Size: 61.4 Acres
- Master Plan Category: Rural (R)
- Regulatory Zone: General Rural (GR)
- Area Plan: Truckee Canyon
- Citizen Advisory Board: East Truckee Canyon (inactive)
- Development Code: Authorized in Article 810, Special Use Permits; and Article 438, Grading Standards
- Commission District: 4 – Commissioner Hartung
- Section/Township/Range: T19N R21E, Section 11, MDM Washoe County, NV
- Staff: Roger Pelham, MPA, 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 SB14-013 (Crossbow Court Neighborhood Center) – To construct a ±12,000 square foot Neighborhood Commercial Center comprised of two separate ±6,000 square foot buildings on two contiguous parcels, to be located at the northeast corner of Crossbow Court and Arrowcreek Parkway.

- Applicant/Property Owner: Helvetica CTV Crossbow, LLC
Attn: Chad Mestler or Dave Gash
- Professional Consultant: Kenneth Krater, P.E.

- Location: 2500 & 2540 Crossbow Court
Reno, NV 89511
- Assessor's Parcel Numbers: 152-921-01 and 152-921-02
- Parcel Size: ±.75 and ±1.06 acres
- Master Plan Category: Suburban Residential (SR)
- Regulatory Zone: Low Density Suburban (LDS)
- Area Plan: Southwest Truckee Meadows
- Citizen Advisory Board: South Truckee Meadows/Washoe Valley
- Development Code: Authorized in Article 810, Special Use Permits and
Section 110.304.25, Commercial Use Types
- Commission District: 2 – Commissioner Humke
- Section/Township/Range: Portion of SW ¼ Section 24, T18N, R19E, MDM
Washoe County, NV
- Staff: Sandra Monsalve, AICP, Senior Planner
Washoe County Community Services Department
Planning and Development Division
- Phone: 775-328-3608
- E-mail: smonsalve@washoecounty.us

9. Chair and Board Items

- A. Election of Officers, Chair and Vice-Chair
- B. *Report on Previous Board of Adjustment Items
- C. 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