



# BOARD OF ADJUSTMENT MEETING AGENDA

## Board of Adjustment Members

Philip J. Horan, Chair  
Robert F. Wideman, Vice Chair  
Mary S. Harcinske  
Richard "R.J." Cieri  
Kim Toulouse  
Adrian P. Freund, FAICP, Secretary

Thursday October 7, 2010  
1:30 p.m.

Washoe County Commission Chambers  
1001 East Ninth Street  
Reno, NV

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## PUBLIC HEARING ITEMS ON THIS AGENDA

(complete case descriptions are provided beginning on page two of this agenda)

- **Administrative Permit Case No. AP10-001 (Springwood Ranch Equestrian Facility)**

## AGENDA MAINTENANCE

In accordance with NRS 241.020, this agenda closes three (3) days prior to the meeting date. Only emergency items or items otherwise specifically excepted from the three day requirement by law may be added to the agenda within the three day period. Agendas and staff reports are posted to the Washoe County website at [www.washoecounty.us/comdev/](http://www.washoecounty.us/comdev/), four days prior to the meeting. This agenda has been posted at the following locations: Washoe County Administration Building (1001 E. 9th Street), Washoe County Clerk's Office-Courthouse (Court and Virginia Streets), Washoe County Library (301 South Center Street), and Sparks Justice Court (630 Greenbrae Drive).

## MEETING ACCESS

The 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 Washoe County Department of Community Development, 24 hours prior to the meeting at 775.328.3600.

## PUBLIC PARTICIPATION

The Board of Adjustment adopted *Rules, Policies and Procedures* are available on the website provided above or by contacting the Community Development Department.

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.

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.

## AGENDA ITEMS

Items on the agenda may not necessarily be considered in the order in which they appear. An asterisk (\*) is used to denote non-action items. Action items may be acted upon by the Board of Adjustment.

## 1:30 p.m. \*Determination of Quorum

### \*Pledge of Allegiance

### \*Ethics Law Announcement

As a reminder to each of the board members, at the time each item on the agenda is called, you are legally responsible to disclose conflicts of interest if you have any, including a pecuniary interest in the matter, receipt of a gift or loan in connection with the matter, or a commitment in a private capacity to the interests of others in the matter. If you make a disclosure, you will next need to state on the record if your independence of judgment would be materially affected by the conflict. If so, you must recuse yourself and not participate in that matter's consideration.

### \*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 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 (7) to fifteen (15) days, depending on the type of application.

### Approval of Agenda

### Approval of Minutes

August 5, 2010

### \*Public Comment

Public comment may be heard on items both on and off the agenda, except that public comment under this section will not be taken on any items for which a separate public comment is expressly provided on the agenda; comments are limited to a three-minute time limit, however the Board reserves the right to reduce this three-minute time limit. No action will be taken upon a matter raised under this agenda item until the matter has been specifically included on a future agenda as an action item.

### 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. \*Legal Information and Updates  
Deputy District Attorney Nathan Edwards, Esq.
- c. \*Planning Commission and Board of Adjustment Workshop Series

Non-action items are denoted with an asterisk (\*).

## Director's Items

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

- a. \*National Community Planning Month, October 2010

## CONSENT ITEMS

### 1:30 p.m. PROJECT REVIEW ITEMS

– Public Comment will be taken for Item One –

1. **PUBLIC HEARING: Administrative Permit Case No. AP10-001 (Springwood Ranch Equestrian Facility)** – To establish a new equestrian facility for horse boarding, lessons and indoor/outdoor show events, as authorized in Article 808 of the Washoe County Development Code. The proposed facility will include the construction of a ±68,000 square foot equestrian building that will include 44 horse boarding stalls, tack rooms, several indoor arenas, a round pen, offices, stall washes, farrier and grooming areas, concessions area, and lounge. Ancillary uses include horse training, lessons/clinics, and overnight parking spaces for show participants with RV's and/or trailers. Additionally, the facility will include an outdoor arena with announcer's tower, shop building, bunk house and five (5) fenced pasture areas. The subject property is located at 5600 Whiskey Springs Road, at the intersection of Whiskey Springs Road and Ironwood Road, approximately 900 feet east of Pyramid Highway (SR445). The +/-38.78-acre parcel is designated General Rural (GR) Medium Density Rural (MDR) and Neighborhood Commercial (NC) in the Warm Springs Specific Plan Area, a part of the Warm Springs planning area, and is situated in a portion of Section 6, T22N, R21E, MDM, Washoe County, Nevada. The property is located in the Warm Springs Citizen Advisory Board boundary and Washoe County Commission District No. 4. (APN: 076-242-05)

Staff Representative: Sandra Monsalvè, AICP, Senior Planner 775.328.3608

## OTHER ITEMS

## ADJOURNMENT

Non-action items are denoted with an asterisk (\*).