



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, December 2, 2010
1:30 p.m.

Washoe County Commission Chambers
1001 East Ninth Street
Reno, NV

PUBLIC HEARING ITEMS ON THIS AGENDA

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

- **Variance Case No. VA10-004 (Litman Residence)**
- **Special Use Permit Case SB10-010 (Sierra Fire Protection District)**
- **Special Use Permit Case SB10-011 (Palomino Valley General Improvement District)**

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 exempted 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/, 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

October 7, 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 an 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. Appointment of Member Representatives to the Design Review Committee
- d. *February meeting location change
- e. Request for volunteer to be part of the "Grading Update Group" to review, comment and participate in the update of Article 438.

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

- f. Discussion and possible action to amend and clarify the Board of Adjustment's Rules, Policies and Procedures regarding speaker time limits. Members of the Board of Adjustment will discuss the existing Rules, Policies and Procedures of the Board of Adjustment regarding speaker time limits. Action may be taken to modify the Rules, Policies and Procedures and/or to provide direction to staff.

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.)

Consent Items

- A. **Annual Review of Administrative Permit Case No. AP06-008 (Twisted Sisters Stable)** - To conduct a one-year review of compliance with conditions of approval as required by condition of approval 6(i), of operations of an approved commercial stable offering horse boarding and training for no more than fifteen (15) horses as authorized in Section 110.304.25(c)(2) of the Washoe County Development Code. (APN 50-550-09)

Staff Representative: Roger Pelham, Senior Planner, 775.328.3622

1:30 p.m. Project Review Items

– Public Comment will be taken for Items One, Two and Three –

1. **PUBLIC HEARING: Variance Case No. VA10-004 (Litman Residence)** – To reduce the front yard setback along Alpine View Drive from 20 feet to 0 feet to facilitate the construction of a roof cover over an existing entry porch as authorized in Section 110.804 of the Washoe County Development Code. The project is located at 535 Alpine View Drive near the intersection of State Route 431 and Country Club Drive in Incline Village. The ± .645 acre parcel is designated Medium Density Suburban (MDS) in the Tahoe Area Plan, and is situated in a portion of Section 15, T16, R18, MDM, Washoe County, Nevada. The property is located in the **Incline Village/Crystal Bay Citizen Advisory Board** boundary and Washoe County Commission District No. 1. (APN 131-212-02)

Staff Representative: Don Morehouse, Planner, 775.328.3632

2. **PUBLIC HEARING: Special Use Permit Case No. SB10-010 (Sierra Fire Protection District)** – Request to install and operate two 25kW wind turbines at Sierra Fire Protection District Station #36 as authorized in Article 326 of the Washoe County Development Code. The address of the project site is 13500 Thomas Creek Road, Reno. The parcel is located on the northeast corner of the intersection of Arrowcreek Parkway and Thomas Creek Road. The 3.21 acre parcel is designated Low Density Suburban (LDS) in the Southwest Truckee Meadows Area Plan, and is situated in a portion of Section 24, T18N, R19E, MDM, Washoe County, Nevada. The property is located in the **Southwest Truckee Meadows Citizen Advisory Board** boundary and Washoe County Commission District No. 2. (APN 049-312-22)

Staff Representative: Grace Sannazzaro, Planner, 775.328.3771

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

3. **PUBLIC HEARING: Special Use Permit Case No. SB10-011 (Palomino Valley General Improvement District - PVGID)** – To develop a public service yard, a permanent aggregate facility and a water truck fill station (Utility Services use type) as authorized in tables 110.302.05.2 and 110.302.05.3 of the Washoe County Development Code. The parcel is ±42.53 acres in size and is currently designated General Rural Residential (GRR), an application for a Regulatory Zone Amendment to change to General Rural (GR) is pending at this time. The parcel is located within the Warm Springs Area Plan, and is situated in a portion of Section 33, T23N, 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: 077-350-02)

Staff Representative: Roger Pelham, Senior Planner, 775.328.3622

Other Items

Adjournment

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