



AMENDED 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
Kimberly H. Robinson, MUP, Secretary

Thursday June 2, 2011

1:30 p.m.

Washoe County Commission Chambers
1001 East Ninth Street
Reno, NV

PUBLIC HEARING ITEMS

- **Special Use Permit Case No. SB09-002 - Tahoe Estates, LLC**
- **Special Use Permit Case No SB11-002 for Sky Tavern Water Tank**
 - **Review of Special Use Permit Case No. SB08-015**

Complete case descriptions are provided beginning on page two

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

April 7, 2011

*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

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

None

1:30 p.m.

Project Review Items

– Public Comment will be taken for Items One Through Three –

1. **PUBLIC HEARING: Special Use Permit Case No. SB09-002 - Tahoe Estates, LLC** – To extend for two years from April 3, 2011 to April 3, 2013 Special Use Permit Case No. SB09-002 to construct a new 1,200-square-foot detached accessory dwelling unit. The accessory dwelling unit will accompany the tear down and rebuild of a new single family residence.

- Location: 1019 Lakeshore Boulevard, between Tahoe Boulevard (SR 28) and Country Club Drive
- Assessor's Parcel No(s): 130-230-05
- Parcel Size: ±2.02 acres
- Regulatory Zone(s): High Density Suburban (HDS)
- Area Plan: Tahoe
- Citizen Advisory Board: Incline Village/Crystal Bay
- Development Code: Authorized in Article:810, Special Use Permits
- Commission District: 1 – Commissioner John Breternitz
- Section/Township/Range: Within Section 22, T16N, R18E, MDM Washoe County, NV
- Staff: Don Morehouse, Planner
Phone: 775.328.3632
Email: dmorehouse@washoecounty.us

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

2. PUBLIC HEARING: Special Use Permit Case No SB11-002 for Sky Tavern Water Tank
– To construct a new water storage tank of 250,000 gallons and related piping to enhance domestic water service and to provide fire protection at the Sky Tavern Ski Area.

- Location: Southwest corner of Sky Tavern Road and State Route 431
- Assessor's Parcel No: 048-050-03
- Parcel Size: ±143.07
- Regulatory Zone(s): Parks and Recreation (PR)
- Area Plan: Forest Area
- Citizen Advisory Board: Galena/Steamboat
- Development Code: Authorized in Article:810, Special Use Permits
- Commission District: 1– Commissioner John Breternitz
- Section/Township/Range: Within Section 17, T17, R19 MDM, Washoe County, NV
- Staff: Roger D. Pelham, MPA Senior Planner
Phone: 775.328.3622
Email: rpelham@washoecounty.us

3. PUBLIC HEARING: Review of Special Use Permit Case No. SB08-015 - To provide a status report and review of the annual inspection by the State Engineer of a dam that was previously constructed without the appropriate Washoe County permits.

- Location: 435 Timberlake Court, located south and west of St. James Village approximately ½ mile from the intersection of Pine Wild Road and Joy Lake Road.
- Assessor's Parcel No: 046-190-13 & 14
- Parcel Size: ±39.11
- Regulatory Zone(s): Low Density Suburban (LDS) and General Rural (GR)
- Area Plan: Forest Area
- Citizen Advisory Board: Galena/Steamboat
- Development Code: Authorized in Article:810, Special Use Permits
- Commission District: 2– Commissioner David Humke
- Section/Township/Range: Section 15, T17N, R19E MDM, Washoe County, NV
- Staff: Trevor Lloyd, Senior Planner
Phone: 775.328.3620
Email: tlloyd@washoecounty.us

Other Items

***Presentation on Recent Changes to Article 306, Accessory Uses and Structures** – Staff will provide a presentation outlining changes to Article 306 that went into effect on January 1, 2011, as the changes apply to Accessory Structures and Accessory Dwellings. The Board may engage in discussion regarding their perceptions of the recent changes and provide those thoughts to Staff. No action will be taken on this item.

- Staff: Roger D. Pelham, MPA Senior Planner
Phone: 775.328.3622
Email: rpelham@washoecounty.us

Adjournment

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

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/, 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. 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 follows: 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.

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