



AMENDED WASHOE COUNTY BOARD OF ADJUSTMENT NOTICE OF MEETING AND 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 August 4, 2011
1:30 p.m.

Washoe County Commission Chambers
1001 East Ninth Street
Reno, NV

PUBLIC HEARING ITEMS

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

- **Variance Case No VA11-004 - Tim Sauer**
- **Administrative Permit Case No AP11-001 - Terry Forcom - Nevada Transmission Exchange**
- **Special Use Permit Case No. SB11-004 - Valle Vista**
- **Administrative Permit Case No. AP11-002 - Maranatha Road Detached Accessory Structure**
- **Special Use Permit Case No. SB11-003 - Stevens Residential Wind Turbine**
- **Special Use Permit Case No. SB11-001 - Southwind Communications Facility**

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 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.

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 Clerk's Office-Courthouse (Court and Virginia Streets), Washoe County Library (301 South Center Street), and Sparks Justice Court (630 Greenbrae Drive). Agendas and staff reports are posted to the Washoe County website at www.washoecounty.us/comdev four days prior to 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 Washoe County Community Development, at 775.328.3600, two working days prior to the meeting.

1:30 p.m.

AGENDA

- 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 Minutes

June 2, 2011

8. Consider and Adopt a Resolution Commending Nathan Edwards for his service to Community Development and the Board of Adjustment

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. Election of Officers: Board of Adjustment Chair and Vice Chair
- B. Appointment of Member Representative and Alternate to the Design Review Committee
- C. *Report on Previous Board of Adjustment Items
- D. *Legal Information and Updates

10. *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.)

11. Consent Items

None

12. Project Review Items

- A. **PUBLIC HEARING: Variance Case No VA11-004 - Tim Sauer** - To reduce the required front yard setback from 20 feet to 0 feet to facilitate construction of a proposed porch, entrance, 3-car garage and second story addition.

- Location: 155 Wassou Road in Crystal Bay.
- Assessor's Parcel No(s): 123-071-05
- Parcel Size: .322 acres
- Regulatory Zone(s): Medium Density Suburban (MDS)
- Area Plan: Tahoe
- Citizen Advisory Board: Incline Village / Crystal Bay
- Commission District: 1 – Commissioner Breternitz
- Development Code: Article 804, Variances
- Section/Township/Range: Within Section 19, T16N, R18E, MDM
Washoe County, NV
- Staff: Roger D. Pelham, MPA, Senior Planner
Phone: 775.328.3622
Email: rpelham@washoecounty.us

- B. **PUBLIC HEARING: Administrative Permit Case No AP11-001 - Terry Forcom - Nevada Transmission Exchange** - To allow the operation of an automotive transmission repair facility (Automotive and Equipment – Automotive Repair Use Type).

- Location: 5350 Sun Valley Boulevard. The parcel is located on the east side of Sun Valley Boulevard, approximately 600 feet south of its intersection with 4th Avenue
- Assessor's Parcel No(s): 085-155-18
- Parcel Size: 1.078 acres

- Regulatory Zone(s): General Commercial (GC)
- Area Plan: Sun Valley
- Citizen Advisory Board: Sun Valley
- Commission District: 5 – Commissioner Weber
- Development Code: Article 302, Allowed Uses
- Section/Township/Range: Within Section 19, T20N, R20E, MDM
Washoe County, NV
- Staff: Eva Krause, AICP, Planner
Phone: 775.328.3796
Email: ekrause@washoecounty.us

C. PUBLIC HEARING: Special Use Permit Case No. SB11-004 - Valle Vista - To establish a gated manufactured home park consisting of 75 units on private streets.

- Location: 550 E. 4th Avenue, Sun Valley
- Assessor's Parcel Number: 085-122-03
- Parcel Size: 15.33 acres
- Regulatory Zone: Medium Density Suburban (MDS)
- Area Plan: Sun Valley
- Citizen Advisory Board: Sun Valley
- Commission District: 5 – Commissioner Weber
- Development Code: Article 314, Manufactured Home Parks.
- TMSA: Within the Truckee Meadows Service Area
- Area of Interest: Within the Cities of Reno and Sparks Areas of Interest
- Section/Township/Range: Within Section 20, T20N, R20E, MDM
Washoe County, NV
- Staff: Sandra Monsalve, AICP, Senior Planner
Phone: 775.328.3608
Email: smonsalve@washoecounty.us

D. PUBLIC HEARING: Administrative Permit Case No. AP11-002 - Maranatha Road Detached Accessory Structure – To allow for the construction of a detached accessory structure (DAS) of larger square footage than the existing residence.

- Location: 47 Maranatha Road in Washoe Valley
- Assessor's Parcel No.: 046-031-36
- Parcel Size: ±3.25 acres
- Regulatory Zone: High Density Rural (HDR)
- Area Plan: South Valleys
- Citizen Advisory Board: West Washoe Valley
- Commission District: 2 – Commissioner Humke
- Development Code: Authorized in Article 306, Accessory Uses and Structures
- Section/Township/Range: Within Section 34, T17N, R19E, MDM
Washoe County, NV
- Staff: Don Morehouse, Planner
Phone: 775.328.3632
Email: dmorehouse@washoecounty.us

E. PUBLIC HEARING: Special Use Permit Case No. SB11-003 - Stevens Residential Wind Turbine – To allow for the construction of a 160 foot tall residential wind turbine.

- Location: 100 Winters Creek Lane in Washoe Valley
- Assessor's Parcel No.(s): 046-051-37
- Parcel Size: ±5 acres
- Current Regulatory Zone: Medium Density Rural (MDR)
- Area Plan: South Valleys
- Citizen Advisory Board: West Washoe Valley
- Commission District: 2 – Commissioner Humke
- Development Code: Authorized in Article 326, Wind Machines
- Section/Township/Range: Within Sections 26 and 27, T17N, R19E, MDM Washoe County, NV
- Staff: Don Morehouse, Planner
Phone: 775.328.3632
Email: dmorehouse@washoecounty.us

F. PUBLIC HEARING: Special Use Permit Case No. SB11-001 - Southwind Communications Facility - To allow for the construction of an unmanned wireless communications facility involving the installation of four wireless telephone carriers and/or broadband internet providers.

- Location: 17 Southwind Drive, Washoe Valley
- Assessor's Parcel No(s): 046-060-18
- Parcel Size: ±5 acres
- Regulatory Zone(s): General Rural (GR)
- Area Plan: South Valleys
- Citizen Advisory Board: West Washoe Valley
- Commission District: 2 – Commissioner David Humke
- Development Code: Authorized in Article 324, Communication Facilities
- Section/Township/Range: Within Section 23, T17N, R19E, MDM Washoe County, NV
- Staff: Don Morehouse, Planner
Phone: 775.328.3632
Email: dmorehouse@washoecounty.us

13. *Other Items

None

14. *Public Comment

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15. Adjournment